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# PLANNING COMMISSION

## CITY OF INDUSTRY

REGULAR MEETING AGENDA  
APRIL 9, 2019  
11:30 A.M.



CHAIRMAN MICHAEL GREUBEL  
COMMISSIONER SANDRA DIVERS  
COMMISSIONER HILDA RODRIGUEZ  
COMMISSIONER BECKY SIMON  
COMMISSIONER ANDRIA WELCH

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*Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California*

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### **Addressing the Planning Commission:**

- ▶ **Agenda Items:** *Members of the public may address the Planning Commission on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any item listed on the Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary prior to the individual being heard by the Planning Commission.*
- ▶ **Public Comments (Non-Agenda Items):** *Anyone wishing to address the Planning Commission on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary and prior to the individual being heard by the Planning Commission.*

### **Americans with Disabilities Act:**

- ▶ *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

### **Agendas and other writings:**

- ▶ *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Friday 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

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1. Call to Order
  2. Flag Salute
  3. Roll Call
  4. Public Comments
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5. **ACTION ITEMS**

- 5.1 Consideration of the minutes of the January 8, 2019 regular meeting

*RECOMMENDED ACTION: Approve as submitted.*

- 5.2 Consideration of Resolution No. PC 2019-02 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING THE SUMMARY VACATION OF CERTAIN PORTIONS OF OLD BREA CANYON ROAD WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED VACATION WITH THE CITY OF INDUSTRY GENERAL PLAN PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402

*RECOMMENDED ACTION: Adopt Resolution No. PC 2019-02.*

6. **ORAL COMMENTS FROM THE PLANNING COMMISSION**

7. **ORAL COMMENTS FROM STAFF**

8. Adjournment. Next regular meeting will be held on Tuesday, May 7, 2019 at 11:30 a.m.

*PLANNING COMMISSION*

ITEM NO. 5.1

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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 8, 2019  
PAGE 1

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**CALL TO ORDER**

The Regular Meeting of the Planning Commission of the City of Industry, California, was called to order by Chairman Michael Greubel at 11:30 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Michael Greubel.

**ROLL CALL**

PRESENT: Michael Greubel, Chairman  
Hilda Rodriguez, Commissioner  
Becky Simon, Commissioner  
Andria Welch, Commissioner

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Julie Robles, Assistant Secretary; Bianca Sparks, Assistant City Attorney; Nathalie Vasquez, Contract Assistant Planner II; Lynn Thompson, Administrative Technician I; and Maria Hagerty, Planning Technician.

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 11, 2018 REGULAR MEETING**

MOTION BY COMMISSIONER SIMON, AND SECOND BY COMMISSIONER WELCH TO APPROVE AS SUBMITTED. MOTION CARRIES 4-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:	WELCH, SIMON, RODRIGUEZ, GREUBEL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE



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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 8, 2019  
PAGE 2

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**PUBLIC HEARING FOR THE CONSIDERATION OF TENTATIVE PARCEL MAP 353, TO SUBDIVIDE AN EXISTING 341.33 ACRE PARCEL INTO SEVEN DEVELOPABLE PARCELS, ELEVEN NON-DEVELOPABLE PARCELS AND TWO ROADWAYS LOCATED NORTH OF THE SR-57/SR-60 AND WEST OF GRAND AVENUE**

**CONSIDERATION OF RESOLUTION NO. PC 2019-01 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 353 TO SUBDIVIDE AN EXISTING 341.33 ACRE PARCEL INTO SEVEN DEVELOPABLE PARCELS, ELEVEN NON-DEVELOPABLE PARCELS AND TWO NEW ROADWAYS, AT THE PROPERTY GENERALLY LOCATED WESTERLY OF GRAND AVENUE AND NORTHERLY OF STATE ROUTE 57/60 FREEWAY, IN THE CITY OF INDUSTRY, CALIFORNIA AND APPROVING AN ADDENDUM TO THE INDUSTRY BUSINESS CENTER ENVIRONMENTAL IMPACT REPORT**

Chairman Greubel opened the public hearing 11:33 a.m.

City Manager Helling spoke of a couple of handouts given to Commissioners due to corrections on the agenda.

Contract Assistant Planner II, Nathalie Vasquez presented a staff report to the Planning Commission.

Chairman Greubel inquired if anyone was wishing to speak on the matter. There were no comments.

Chairman Greubel closed the public hearing 11:38 a.m.

**MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER RODRIGUEZ, TO ADOPT RESOLUTION NO. PC 2019-01. MOTION CARRIES 4-0, BY THE FOLLOWING VOTE:**

AYES:	COMMISSIONERS:	WELCH, SIMON, RODRIGUEZ, GREUBEL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 8, 2019  
PAGE 3

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**ORAL COMMENTS FROM THE PLANNING COMMISSION**

Chairman Greubel spoke on the passing of Vice Chairman Divers.

**ORAL COMMENTS FROM STAFF**

There were none.

**ADJOURNMENT**

There being no further business, the Planning Commission adjourned at 11:39 a.m.

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MICHAEL GREUBEL  
CHAIRMAN

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JULIE ROBLES  
ASSISTANT SECRETARY

*PLANNING COMMISSION*

ITEM NO. 5.2



# CITY OF INDUSTRY

## MEMORANDUM

**TO:** Chairman Greubel and Members of the Planning Commission

**FROM:** Troy Helling, City Manager *TH*

**STAFF:** Joshua Nelson, Contract City Engineer, CNC Engineering *JN*  
Mathew Hudson, Project Manager, CNC Engineering *MH*

**DATE:** April 9, 2019

**SUBJECT:** A Resolution of The Planning Commission of The City of Industry, California, Making Certain Findings Concerning The Summary Vacation of Certain Portions of Old Brea Canyon Road With Respect To The Consistency Of The Proposed Vacation With The City Of Industry General Plan Pursuant To California Government Code Section 65402

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### **Background:**

The Successor Agency to the Industry Urban-Development Agency has redeveloped the parcels east and west of Grand Avenue, south of the Union Pacific Railroad Los Angeles Subdivision and north of the State Route 57/60 Freeways creating new roadways, infrastructure and pads for future use. On June 12, 2018, the Planning Commission approved Tentative Parcel Map 352 to subdivide an existing 597.38-acre parcel into five developable and ten non-developable parcels. As part of the subdivision, there is excess right of way for Old Brea Canyon Road that is encroaching into one of the proposed parcels.

### **Discussion:**

Before the final parcel map can be recorded, the City needs to vacate the right of way for that portion of Old Brea Canyon Road. As part of the Industry Business Center project, a new road way is being constructed, Grand Crossing Parkway. This will eliminate the need for a portion of Old Brea Canyon Road. Therefore, pursuant to Government Code Section 65402, it is necessary for the Planning Commission to find that the vacation is consistent with the City's General Plan.

The vacation of Old Brea Canyon Road is consistent with the General Plan because the area of the vacation is designated as a "collector street" roadway type and the vacation won't alter the roadway capacity as a collector Street. In addition, the vacation does not alter circulation patterns or emergency access and allows for efficient use of this remnant piece of right of way.



**Fiscal Impact:**

There is no Fiscal Impact.

**Recommendation:**

Staff recommends the Planning Commission find that this vacation is consistent with the City's General Plan pursuant to California Government Code Section 65402 and adopt Resolution No. PC 2019-02 pertaining to the summary vacation of a portion of Old Brea Canyon Road.

**Exhibit:**

A. Resolution No. PC 2019-02

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TH/JN/MH:jv

**EXHIBIT A**

Resolution No. PC 2019-02

[Attached]

**RESOLUTION NO. PC 2019-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING THE SUMMARY VACATION OF CERTAIN PORTIONS OF OLD BREA CANYON ROAD WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED VACATION WITH THE CITY OF INDUSTRY GENERAL PLAN PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402**

**WHEREAS**, the City desires to vacate a portion of right-of-way dedicated for road purposes located along the north side of Old Brea Canyon Road, west of the intersection with Grand Avenue in the City of Industry (the "Property"); and

**WHEREAS**, the Property is excess right-of-way that is not needed due to a new roadway being constructed; and

**WHEREAS**, the Property is legally described in Exhibit "A" and depicted on the map in Exhibit "B", both of which are attached hereto and incorporated herein by this reference; and,

**WHEREAS**, prior to vacating the Property, Government Code § 65402(a) requires that the Planning Commission find that the vacation conforms to the City's General Plan; and

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1:** The Planning Commission finds that all of the facts, findings and conclusions set forth above are true and correct.

**SECTION 2:** In accordance with, and pursuant to the requirements of California Government Code §65402(a), the Planning Commission hereby finds that the proposed vacation of the Property conforms to the City's General because the area of the vacation is designated as a "collector street" roadway type and the vacation won't alter the roadway capacity as a collector street. In addition the vacation does not alter circulation patterns or emergency access, and allows for efficient use of this remnant piece of right of way.

**SECTION 3:** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**SECTION 4:** The Planning Commission hereby directs the Secretary of the Planning Commission to transmit a full, true and correct copy to the City Clerk.

**SECTION 5:** That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Industry at a regular meeting held on April 09, 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Michael Greubel  
Chairman

ATTEST:

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Julie Gutierrez-Robles  
Assistant Secretary

**STATE OF CALIFORNIA**            )  
**COUNTY OF LOS ANGELES**    ) **ss.**  
**CITY OF INDUSTRY**             )

**ASSISTANT SECRETARY'S  
CERTIFICATION  
RE: ADOPTION OF PLANNING  
COMMISSION RESOLUTION**

I, Julie Gutierrez-Robles, Assistant Secretary of the City of Industry Planning Commission, do HEREBY CERTIFY that the foregoing Resolution No. PC 2019-02 was duly passed and adopted at a regular meeting of the Planning Commission of the City of Industry held on the 11<sup>th</sup> day of April 2019, by the following vote, to wit:

AYES:	COMMISSIONERS:	_____
NOES:	COMMISSIONERS:	_____
ABSENT:	COMMISSIONERS:	_____
ABSTAIN:	COMMISSIONERS:	_____

\_\_\_\_\_  
Julie Gutierrez-Robles, Assistant Secretary  
Planning Commission  
City of Industry, California

(SEAL)