
PLANNING COMMISSION SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 13, 2018
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CALL TO ORDER

The Special 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
Jim Divers, Vice Chairman
Hilda Rodriguez, Commissioner
Becky Simon, Commissioner
Andria Welch, Commissioner

STAFF PRESENT: Troy Helling, Senior Planner; Tim D’Zmura, Planning Consultant; Bianca Sparks, City Attorney; Diane M. Schlichting, Secretary; and Maria Hagerty, Planning Technician.

PUBLIC COMMENTS

There were none.

5a. CONSIDERATION OF RESOLUTION NO. PC 2018-01 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR GENERAL PLAN AMENDMENT (GPA 17-1), AN AMENDMENT TO THE CITY’S MUNICIPAL CODE AND ZONING MAP TO ESTABLISH A RESIDENTIAL ZONE (ZC 17-1), LOT LINE ADJUSTMENT (LLA 83) AND DEVELOPMENT PLAN (DP 17-13) FOR THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

RECOMMENDED ACTION:

Adopt Resolution No. PC 2018-01.

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Senior Planner Troy Helling provided a staff report for Items 5a, 5b, 5c, 5d, and 5e, and indicated that this is a carryover from the February 6th meeting, with the amendment of the added conditions stated at last month's meeting. A reference is in front of each of you with the conditions that have been read. Mr. Helling was available to answer to any questions.

Three speakers, Pamela Warnken, Judy Wu, and David Cornwell each spoke in opposition to the Development Plan.

In response to the speakers concerns, Attorney Sparks asked for the record, whether or not the Commissioners had been to the property. Commissioners Welch, Divers and Simon said they had. Commissioners Greubel and Rodriguez, said they had not.

In addition, for the record, Attorney Sparks asked if any Commissioners had any contact with the developer for this project, of which all said no.

City Attorney Sparks said, should this resolution be denied and since a denial resolution has not been prepared, it was her request that you come back at the next meeting with an amended resolution denying the Mitigated Negative Declaration.

MOTION BY CHIARMAN GREUBEL, AND SECOND BY COMMISSION WELCH, TO DIRECT STAFF TO RETURN TO THE NEXT MEETING WITH A RESOLUTION DENYING THE MITIGATED NEGATIVE DECLARATION FOR THE SUBJECT PROPERTY. MOTION CARRIED 3-2, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	WELCH, DIVERS, GREUBEL
NOES:	COUNCIL MEMBERS:	SIMON, RODRIGUEZ
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

5b. CONSIDERATON OF RESOLUTION NO. PC 2018-02 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT (GPA 17-1), AMENDING THE GENERAL PLAN TO ESTABLISH A RESIDENTIAL LAND USE DESIGNATION IN THE LAND USE ELEMENT; AMEND RELATED TEXT AND EXHIBITS OF THE CITY'S GENERAL PLAN; AND CHANGE THE LAND USE DESIGNATION OF 20137 E. WALNUT DRIVE SOUTH AND 20249 E. WALNUT DRIVE SOUTH FROM EMPLOYMENT TO RESIDENIAL (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

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RECOMMENDED ACTION:

Adopt Resolution No. PC 2018-02.

MOTION BY CHAIRMAN GREUBEL, AND SECOND BY COMMISSIONER WELCH, TO DIRECT STAFF TO RETURN TO THE NEXT MEETING WITH A RESOLUTION CONTAINING THE REQUISITE FINDINGS TO DENY THE GENERAL PLAN AMENDMENT FOR THE PROPERTY SET FORTH ON ITEM 5B OF THE AGENDA. MOTION CARRIED 3-2, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: WELCH, DIVERS, GREUBEL
NOES: COUNCIL MEMBERS: SIMON, RODRIGUEZ
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

5c. CONSIDERATION OF RESOLUTION NO. PC 2018-03 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE CITY'S MUNICIPAL CODE TO ADD CHAPTER 17.30 (RESIDENTIAL ZONE), AND AMENDING CHAPTER 17.28.060 (MAP-ADOPTED) TO AMEND THE CITY'S ZONING MAP TO CHANGE THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH FROM INDUSTRIAL TO RESIDENTIAL (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

RECOMMENDED ACTION:

Adopt Resolution No. PC 2018-03.

Resident Pamela Warnken mentioned she had property management experience and felt that there were too many residents for the size of the property.

MOTION BY CHAIRMAN GREUBEL, AND SECOND BY COMMISSIONER WELCH, TO DIRECT STAFF TO RETURN TO THE NEXT MEETING WITH A RESOLUTION CONTAINING THE REQUISITE FINDINGS TO DENY THE ZONING CODE AMENDMENT SET FORTH FOR THE PROPERTY ON ITEM 5C OF THE AGENDA. MOTION CARRIED 3-2, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: WELCH, DIVERS, GREUBEL
NOES: COUNCIL MEMBERS: SIMON, RODRIGUEZ
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

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5d. CONSIDERATION OF RESOLUTION NO. PC 2018-04 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF LOT LINE ADJUSTMENT 83, FOR THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH IN THE CITY OF INDUSTRY, CALIFORNIA, AND MAKING FINDINGS IN SUPPORT THEREOF (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

RECOMMENDED ACTION: *Adopt Resolution No. PC 2018-04.*

MOTION BY CHAIRMAN GREUBEL, AND SECOND BY COMMISSIONER WELCH, TO DIRECT STAFF TO RETURN TO THE NEXT MEETING WITH A RESOLUTION CONTAINING THE REQUISITE FINDINGS TO DENY LOT LINE ADJUSTMENT 83, SET FORTH FOR THE PROPERTY ON ITEM 5D OF THE AGENDA. MOTION CARRIED 3-2, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	WELCH, DIVERS, GREUBEL
NOES:	COUNCIL MEMBERS:	SIMON, RODRIGUEZ
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

5e. CONSIDERATION OF RESOLUTION NO. PC 2018-05 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF DEVELOPMENT PLAN (17-13) TO CONSTRUCT TWENTY-FIVE DETACHED DWELLING UNITS INCLUDING TWO VERY – LOW AND TWO LOW INCOME UNITS, AND 4,300 SQUARE FEET OF COMMUNITY RECREATIONAL AREA, ON A 3.86-ACRE PROPERTY, LOCATED AT 20249 E. WALNUT DRIVE SOUTH (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

RECOMMENDED ACTION: *Adopt Resolution No. PC 2018-05.*

MOTION BY CHAIRMAN GREUBEL, AND SECOND BY COMMISSIONER WELCH, TO DIRECT STAFF TO RETURN TO THE NEXT MEETING WITH A RESOLUTION CONTAINING THE REQUISITE FINDINGS FOR THE DENIAL OF THE DEVELOPMENT PLAN SET FORTH IN ITEM 5E OF THE AGENDA. MOTION CARRIED 3-2, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: DIVERS, WELCH, GREUBEL
NOES: COUNCIL MEMBERS: SIMON, RODRIGUEZ
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

ORAL COMMENTS FROM THE PLANNING COMMISSION

There were none.

ORAL COMMENTS FROM STAFF

There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:58 a.m.



MICHAEL GREUBEL
CHAIRMAN



DIANE M. SCHLICHTING
SECRETARY