
PLANNING COMMISSION

CITY OF INDUSTRY

REGULAR MEETING AGENDA
SEPTEMBER 8, 2020
11:30 A.M.



VICE CHAIR ANDRIA WELCH
COMMISSIONER SANDRA DIVERS
COMMISSIONER BECKY SIMON
COMMISSIONER HILDA RODRIQUEZ

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

Addressing the Commission:

NOTICE OF TELEPHONIC MEETING:

- **Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission shall be held telephonically. Members of the public shall be able to attend the meeting telephonically, and offer public comment by calling the following conference call number: 657-204-3264, and entering the following Conference ID: 503 664 11#. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public, Council Chambers will not be open for the meeting, and all public participation must occur by telephone at the number set forth above. Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 333-2211 by 2:00 p.m. on Friday, September 4, 2020, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.**
- **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 matter listed on the Agenda.
- **Public Comments (Non-Agenda Items Only):** 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.

Agendas and other writings:

- *In compliance with Government Code Section 54957.5(b), 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 of the City Council during regular business hours, Monday through Thursday, 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. City Hall doors open to the public Monday through Friday 9:00 a.m. to 11:30 a.m. and 1:30 p.m. to 3:30 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211*

-
-
1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comments

5. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the Planning Commission, the public, or staff request specific items be removed from the Consent Calendar for separate action.

- 5.1 Consideration of the minutes of the July 7, 2020 regular meeting

RECOMMENDED ACTION: Approve as submitted.

6. **ACTION ITEMS**

- 6.1 Consideration of Resolution No PC 2020-04 A Resolution of the Planning Commission of the City of Industry, California, Making Certain Findings Concerning the Summary Vacation of a Roadway Slope Easement 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 2020-04

- 6.2 Consideration of Resolution No. PC 2020-05 A Resolution of The Planning Commission of the City of Industry, California, Making Certain Findings Concerning the Purchase of a Portion of the Real Property Located at 14604 Nelson Avenue, City of Industry, California, with Respect to the Consistency of the Proposed Purchase with the City of Industry's General Plan, Pursuant to California Government Code Section 65402

RECOMMENDED ACTION: Adopt Resolution No. PC 2020-05

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

8. **ORAL COMMENTS FROM STAFF**

9. Adjournment. Next regular meeting will be held on Tuesday, October6, 2020 at 11:30 a.m.

PLANNING COMMISSION

ITEM NO. 5.1

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 7, 2020
PAGE 1

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., TELEPHONICALLY USING Conference Call Number, 657-204-3264, Conference ID: 127 564 08#.

FLAG SALUTE

The flag salute was led by Chairman Greubel.

ROLL CALL

PRESENT: Michael Greubel, Chairman
Andria Welch, Vice Chair
Sandra Divers, Commissioner
Hilda Rodriguez, Commissioner
Becky Simon, Commissioner

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Bianca Sparks, City Attorney; Julie Robles, City Clerk; and Lynn Thompson, Administrative Technician II.

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE MINUTES OF THE MARCH 10, 2020 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER DIVERS TO APPROVE AS SUBMITTED. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 7, 2020
PAGE 2

AYES: COMMISSIONER: DIVERS, RODRIGUEZ, SIMON, VC/WELCH
C/GREUBEL
NOES: COMMISSIONER: NONE
ABSENT: COMMISSIONER: NONE
ABSTAIN: COMMISSIONER: NONE

ACTION ITEMS

6.1 CONSIDERATION OF RESOLUTION NO. PC 2020-03 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING ACCEPTANCE OF AN EASEMENT FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT WITH RESPECT TO THE CONSISTENCY OF PROPOSED EASEMENT WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402

RECOMMENDED ACTION: Adopt Resolution No. PC 2020-03.

Product Manager, Mat Hudson, from CNC Engineering provided a staff report and was available to answer any questions.

MOTION BY CHAIRMAN GREUBEL, AND SECOND BY VICE CHAIR WELCH TO ADOPT RESOLUTION NO. PC 2020-03. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COMMISSIONER: DIVERS, RODRIGUEZ, SIMON, VC/WELCH
C/GREUBEL
NOES: COMMISSIONER: NONE
ABSENT: COMMISSIONER: NONE
ABSTAIN: COMMISSIONER: NONE

7. ORAL COMMENTS FROM THE PLANNING COMMISSION

It was questioned as to whether a regular meeting for August was planned. Assistant City Manager Bing Hyun, mentioned it was not yet determined. City Manager Troy Helling, said if we did, it would be telephonically and not in the Council Chamber.

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 7, 2020
PAGE 3

8. ORAL COMMENTS FROM STAFF

There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:38 a.m.

MICHAEL GREUBEL
CHAIRMAN

JULIE ROBLES
SECRETARY

PLANNING COMMISSION

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

TO: Members of the Planning Commission

FROM: Troy Helling, City Manager *TH*

STAFF: Joshua Nelson, Director of Public Works/City Engineer *JN*
Mathew Hudson, Project Manager, CNC Engineering *MH*

DATE: September 8, 2020

SUBJECT: Consideration of Resolution No PC 2020-04 A Resolution of the Planning Commission of the City of Industry, California, Making Certain Findings Concerning the Summary Vacation of a Roadway Slope Easement with Respect To the Consistency of the Proposed Vacation with the City of Industry General Plan, Pursuant to California Government Code Section 65402

Background:

During the construction of the SR 60 Freeway, Caltrans quitclaimed a remnant Roadway Slope Easement to the City. The easement encroaches into a parcel now known as 17673 and 17695 Gale Avenue.

Discussion:

The City ultimately widened Gale Avenue to its current width which removed the necessity of the slope easement. PT Enterprises, LLC is currently in construction at 17673 and 17695 Gale Avenue, and to finalize the entitlement, the City needs to vacate the existing easement. 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 the Roadway Slope Easement 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.

Fiscal Impact:

There is no Fiscal Impact associated with this Resolution.

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 2020-04 pertaining to the summary vacation of a portion of a Roadway Slope Easement.

Exhibit:

A. Resolution No. PC 2020-04

TH/JN/MH:as

EXHIBIT A

Resolution No. PC 2020-04

[Attached]

RESOLUTION NO. PC 2020-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING THE SUMMARY VACATION OF A ROADWAY SLOPE EASEMENT 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 roadway slope easement located along the north side of Gale Avenue, east of the intersection with Azusa Avenue in the City of Industry (the "Property"); and

WHEREAS, the Property is a roadway slope easement that is not needed due to Gale Avenue being built to its ultimate width; and

WHEREAS, the Property is depicted in Exhibit "A" which is attached hereto and incorporated herein by this reference; and

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

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, and are incorporated herein by reference.

SECTION 2: In accordance with, and pursuant to the requirements of California Government Code Section 65402(a), the Planning Commission hereby finds that the proposed vacation of the Property conforms to the City's General Plan because the area of the vacation is designated as a "collector street" roadway type, and the vacation will not alter the roadway capacity as a collector street.

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 September 8, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Chair _____

Julie Gutierrez-Robles, Secretary

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

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

I, Julie Gutierrez-Robles, Secretary of the City of Industry Planning Commission, do HEREBY CERTIFY that the foregoing Resolution No. PC 2020-04 was duly passed and adopted at a regular meeting of the Planning Commission of the City of Industry held on the 8th day of September, 2020 by the following vote, to wit:

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

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

(SEAL)

158/74

PARCEL MAP NO. 234

SHEET 1 OF 4 SHEETS

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXHIBIT "A"

PORTION OF LOTS 5 THROUGH 9 OF ROWLAND, BEING A PORTION OF THOMAS ROWLAND'S ESTATE OF RANCHO LA PUENTE, IN THE CITY OF INDUSTRY, AS PER MAP RECORDED IN BOOK 3 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF INDUSTRY, AND PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 3423, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDERLINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. WE HEREBY DEDICATE TO THE CITY OF INDUSTRY ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP, AND ALSO DEDICATE TO THE CITY OF INDUSTRY, THE EASEMENTS FOR SEWER AND STORM DRAIN PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERE-TO INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

Scella Harrison Annie Faure
SCELLA HARRISON CHAIRMAN ANNIE FAURE SECRETARY
INDUSTRY URBAN DEVELOPMENT AGENCY, A BODY POLITIC (OWNER)

Francis Chan Edward L. Miller
FRANCIS CHAN PRESIDENT EDWARD L. MILLER SECRETARY
AMERICAN INDUSTRIAL AND COMMERCIAL DEVELOPERS, INC.
A CALIFORNIA CORPORATION (OWNERS)

James T. Haight Richard G. Eils
James T. Haight, S.W.P. Secretary Richard G. Eils, President
THRIFTY CORPORATION
BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 20, 1982 AS INSTRUMENT NO. 82-1271728, O.R., RECORDED AUGUST 31, 1983, AS INSTRUMENT NO. 83-1018248, AND RECORDED JUNE 19, 1984, AS INSTRUMENT NO. 84-724931.

FILED
AT REQUEST OF OWNER
AUG 14 1986
MIN 2:24 PM
PAST
IN BOOK 188
AT PAGE 74
OF PARCEL MAPS
LOS ANGELES COUNTY, CA
REGISTERED-Recorder,
Deputy
FEE \$ 12.00

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES

ON August 7, 1986
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED SCELLA HARRISON, PERSONALLY KNOWN TO ME TO BE THE CHAIRMAN AND ANNIE FAURE, PERSONALLY KNOWN TO ME TO BE THE SECRETARY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY, CITY OF INDUSTRY, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITIC, WHICH EXECUTED THE WITHIN INSTRUMENT AND ALSO PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID AGENCY AND ACKNOWLEDGED TO ME THAT SUCH AGENCY EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

SEAL
BETTY SELINSKE
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COM. EXPIRES OCT 28, 1987

Betty Selinske
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

BASIS OF BEARINGS

THE BEARING, NORTH 81° 22' 00" WEST, AS SHOWN ON BONITA VISTA LANE ON ROWLAND TRACT, MB 3/93-94, AND SHOWN AS NORTH 81° 31' 24" WEST ON THE CENTERLINE OF CALE AVENUE ON THIS MAP WAS USED AS THE BASIS FOR THIS MAP.

LEGEND

■ DENOTES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
○ DENOTES FOUND MONUMENT AS NOTED
○ DENOTES 2" I.P. AND TAG (R.C.E. 25089) TO BE SET
○ DENOTES 1" I.P. AND TAG (R.C.E. 25089) TO BE SET
■ DENOTES S.W. & T. (R.C.E. 25089) TO BE SET

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES

ON August 8, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Francis Chan PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT, AND Edward L. Miller PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

OFFICIAL SEAL
OLIVIA VALENCIANA
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Sep. 29, 1989

SIGNATURE Olivia Valenciana

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

ON August 1, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard G. Eils PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT, AND James T. Haight PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

OFFICIAL SEAL
MURIEL M. MOON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires August 15, 1985

SIGNATURE Muriel M. Moon

ENGINEERS CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF DICKER - WARMINGTON PROPERTIES. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. MONUMENTS SHOWN HEREON AS "TO BE SET" WILL BE SET BY ME AND THAT THE TIE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER, 24 MONTHS FROM THE FILING DATE SHOWN HEREON.

Forrest L. Switzer
FORREST L. SWITZER RCE 25089
REGISTRATION EXPIRES 12/31/89

REGISTERED PROFESSIONAL ENGINEER
FORREST L. SWITZER
C 25089
CIVIL
STATE OF CA

CITY ENGINEERS CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

DATED: 8/11/86
John R. Radecki, Jr.
JOHN R. RADECKI, JR. RCE 20330
CITY ENGINEER, CITY OF INDUSTRY

CITY CLERKS CERTIFICATE

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES

I Philip L. Triarte CITY CLERK OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF INDUSTRY AT A REGULAR MEETING THEREOF HELD ON THE 14th DAY OF August 1986, AND THAT THEREUPON SAID CITY COUNCIL DID BY AN ORDER DULY PASSED AND ENTERED APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF INDUSTRY ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS TOGETHER WITH THE SEWER AND STORM DRAIN EASEMENTS, ALL AS SHOWN ON SAID MAP.

DATED: August 14, 1986
Philip L. Triarte
CITY CLERK, CITY OF INDUSTRY

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(1) OF THE SUBDIVISION MAP ACT; ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY LOCAL AGENCY.

- COUNTY OF LOS ANGELES, EASEMENT HOLDER PER INSTR. NO. 81-408057, 4-21-81
- CITY OF INDUSTRY, EASEMENT HOLDER PER RELINQUISHMENT IN BOOK R-2954 PAGE 919 O.R.
- GENERAL TELEPHONE CO., EASEMENT HOLDER, PER DEED RECORDED IN BOOK D-229 PAGES 291, 292 & 293 O.R.
- GENERAL TELEPHONE CO., EASEMENT HOLDER, PER DEED RECORDED IN BOOK 31765 PAGE 364 O.R.
- COUNTY OF LOS ANGELES, EASEMENT HOLDER, PER DEED RECORDED IN BOOK 50798 PAGE 89 O.R.
- COUNTY OF LOS ANGELES, EASEMENT HOLDER, PER DEED RECORDED IN BOOK D-5534 PAGE 1 O.R.
- SOUTHERN CALIFORNIA EDISON CO., EASEMENT HOLDER, PER DEED RECORDED IN BOOK D-510 PAGE 456 O.R.
- SOUTHERN CALIFORNIA EDISON CO., EASEMENT HOLDER, PER DEED RECORDED IN BOOK D-4726 PAGE 22 O.R.

THE SIGNATURE OF JOHN F. FLEWING AND JOHN L. FLEWING, ALSO KNOWN AS J. L. FLEWING OR THEIR SUCCESSOR IN INTEREST, HOLDER OF RIGHTS TO OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BY DEED RECORDED DECEMBER 9, 1948 AND SEPTEMBER 15, 1953 in book 28910 PAGE 285, AND BOOK 42683 PAGE 163, RESPECTIVELY, BOTH OF OFFICIAL RECORDS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (C) (3) OF THE SUBDIVISION MAP ACT.

099-317

BOOK 188 PAGE 74

188175

SCALE: 1"=100'

PARCEL MAP NO. 234

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 2 OF 4 SHEETS

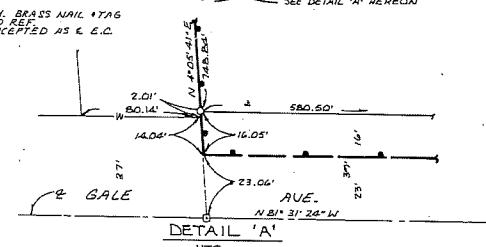
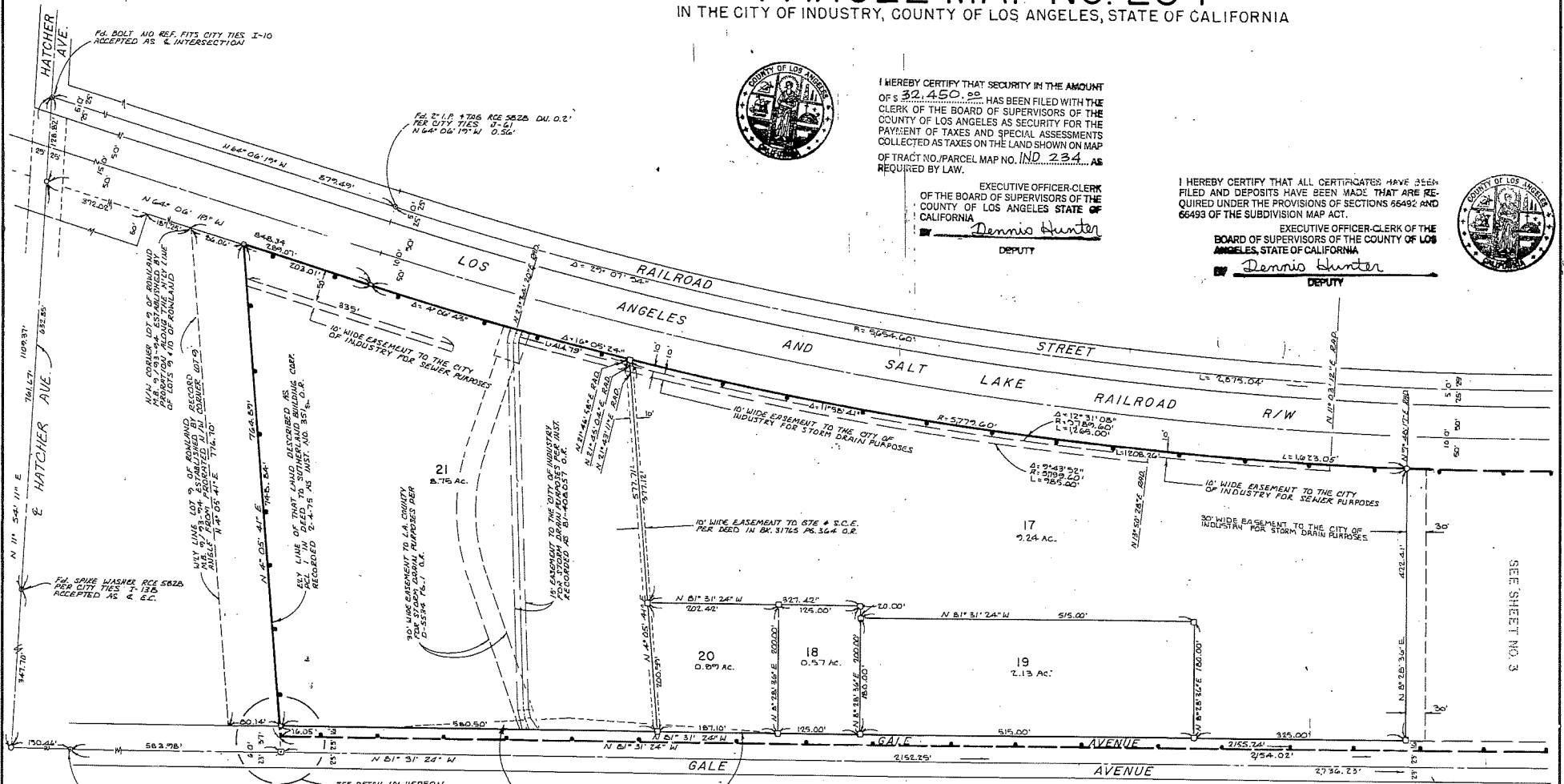


I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 32,450.00 HAS BEEN FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO./PARCEL MAP NO. IND 234 AS REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA
Dennis Hunter
DEPUTY

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
Dennis Hunter
DEPUTY



SEE SHEET NO. 3

FILED WITH LOS ANGELES COUNTY CLERK'S OFFICE AUG 14 1988

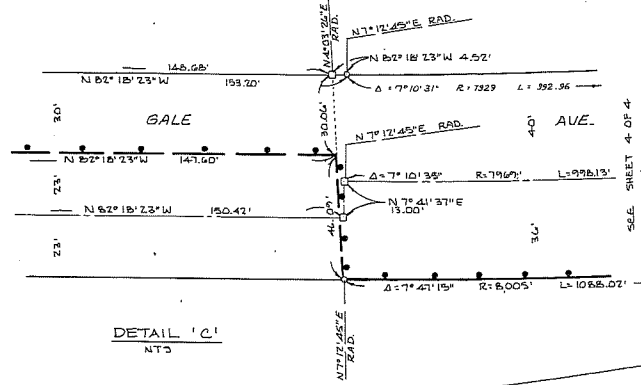


BOOK 188 PAGE 75

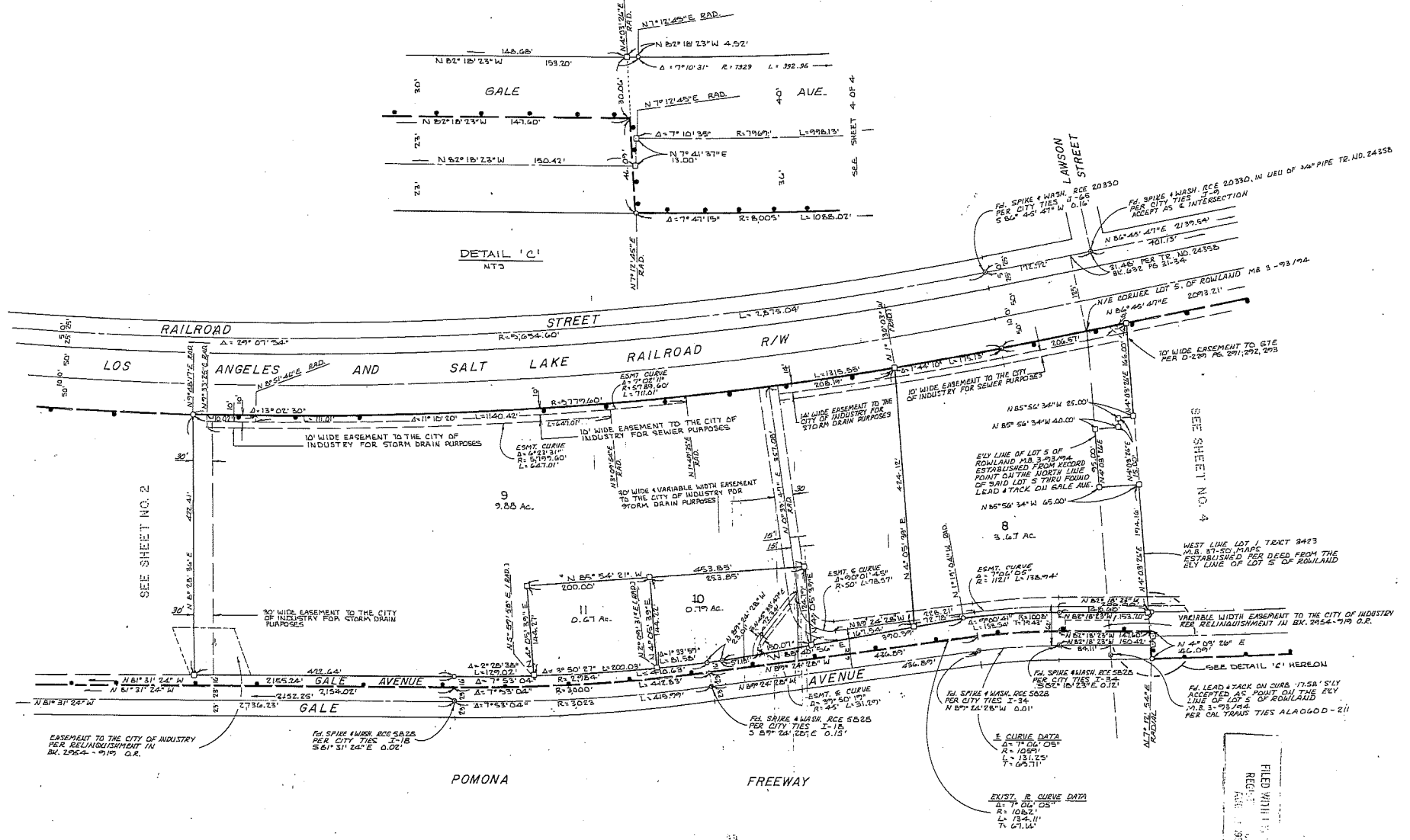
PARCEL MAP NO. 234

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

188' 16



DETAIL 'C'
NTD



SEE SHEET NO. 2

SEE SHEET NO. 4

FILED WITH 11-1-58
RECORDS
CITY OF INDUSTRY



BOOK 188 PAGE 76

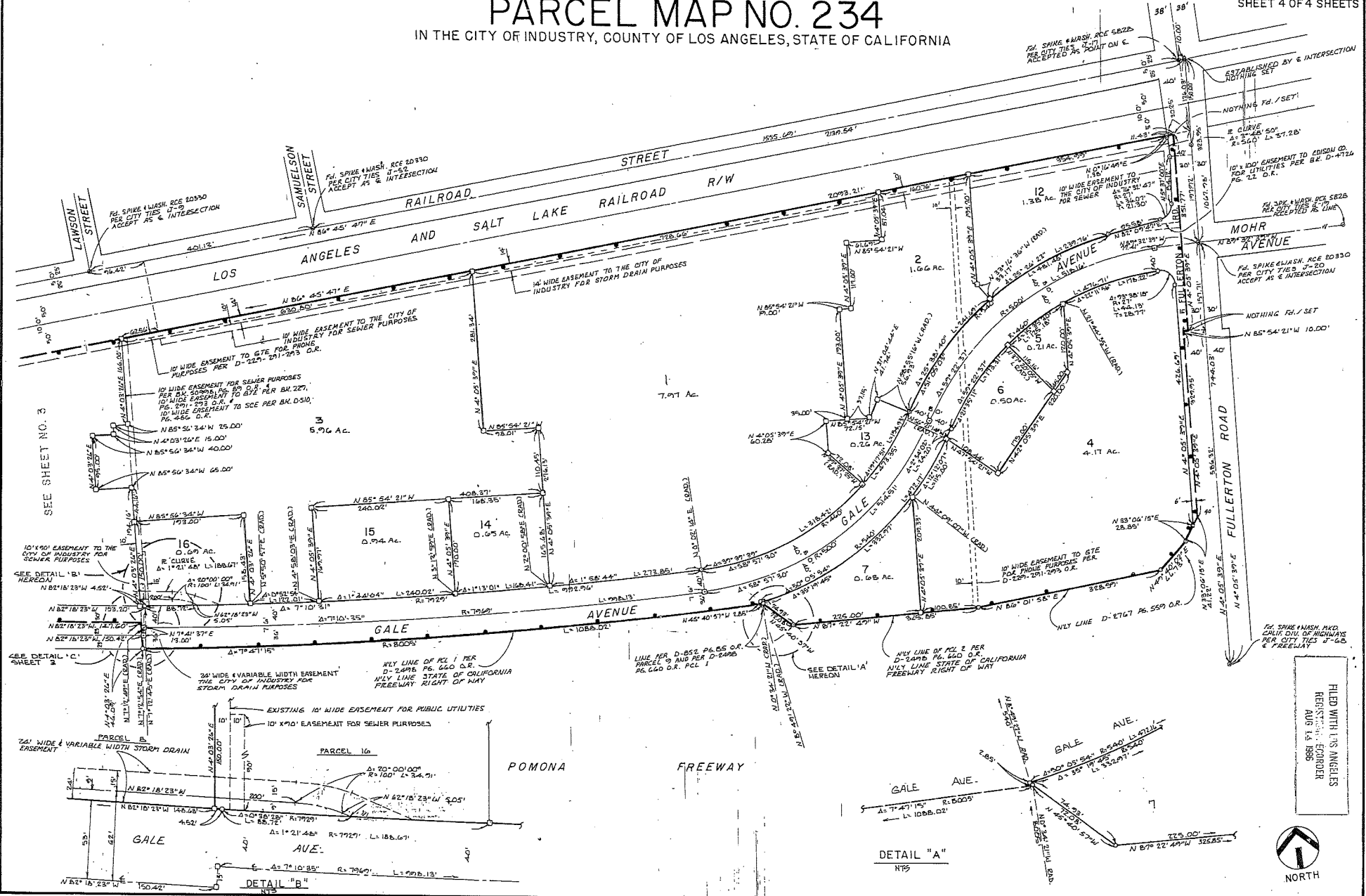
SCALE: 1"=100'

158177

PARCEL MAP NO. 234

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 4 OF 4 SHEETS



FILED WITH LOS ANGELES REGISTERED ENGINEER AND 15 1980

BOOK 188 PAGE 77



PLANNING COMMISSION

ITEM NO. 6.2



CITY OF INDUSTRY

MEMORANDUM

TO: Members of the Planning Commission

FROM: Troy Helling, City Manager *TH*

STAFF: Joshua Nelson, Director of Public Works/City Engineer *JN*

DATE: September 8, 2020

SUBJECT: Consideration of Resolution No. PC 2020-05 A Resolution of The Planning Commission of the City of Industry, California, Making Certain Findings Concerning the Purchase of a Portion of the Real Property Located at 14604 Nelson Avenue, City of Industry, California, with Respect to the Consistency of the Proposed Purchase with the City of Industry's General Plan, Pursuant to California Government Code Section 65402

Background:

As part of the upcoming widening project at the intersection of Sunset Avenue and Nelson Avenue ("Project"), a 424 square feet of the corner property located at 14604 Nelson Avenue, must be acquired by the City from the San Gabriel Valley Water Company ("SGVWC"). The acquisition of the property will allow the curb return to be widened, which will facilitate larger trucks to turn right from northbound Sunset Avenue onto eastbound Nelson Avenue. The City Council approved the purchase of the right of way property on June 25, 2020, subject to a finding of consistency by the Planning Commission.

Discussion:

In order for the City to acquire property for a public purpose, the Commission must find that the acquisition of the property complies with the City's General Plan ("GP"), per Government Code Section 65402. Specifically, as set forth in Goal C1-3 of the GP Circulation Element, one goal of the GP is to "[m]aintain and rehabilitate the circulation system as necessary and as funding is available with a focus on identifying and improving roadways and intersections that are approaching or have reached unacceptable levels of service".

The acquisition of property from SGVWC at 14604 Nelson Avenue is consistent with the GP because the property serves to rehabilitate the circulation system and improve the intersection, as the area of the property adjacent to the roadway is designated as a "Major Highway" roadway type on Sunset Avenue, and as a "Collector Street" on Nelson Avenue (Figures 5 and 6 of the General Plan). The acceptance of the property will not alter the roadway capacity as a Major Highway or a Collector Street. Because the property

complies with the City's General Plan, and the acquisition of the property is necessary to move forward with the Project, Staff is recommending that the Planning Commission adopt the conformity resolution.

Fiscal Impact:

There is no fiscal impact to the Commission associated with the adoption of this resolution.

Recommendation:

Staff recommends the Planning Commission find that acceptance of this property is consistent with the City's General Plan pursuant to California Government Code Section 65402 and adopt Resolution No. PC 2020-05.

Exhibit:

A. Resolution No. PC 2020-05

TH/JN/MH/SC:as

EXHIBIT A

Resolution No. PC 2020-05

[Attached]

RESOLUTION NO. PC 2020-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING THE PURCHASE OF A PORTION OF THE REAL PROPERTY LOCATED AT 14604 NELSON AVENUE, CITY OF INDUSTRY, CALIFORNIA WITH RESPECT TO THE CONSISTENCY OF PROPOSED PURCHASE WITH THE CITY OF INDUSTRY'S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402

WHEREAS, the City desires to purchase real property for a portion of right-of-way dedicated for street and highway purposes located at 14604 Nelson Avenue, along the corner of Sunset Avenue and Nelson Avenue in the City of Industry (the "Property"); and

WHEREAS, the Property is right-of-way that is needed for the intersection widening project; 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 purchasing the Property, Government Code §65402(a) requires that the Planning Commission find that the purchase conforms to the City's General Plan; and

WHEREAS, the Planning Commission has reviewed the proposed property purchase and finds that it conforms to the City's General Plan because Goal C1-3 of the Circulation Element states that the City should "[m]aintain and rehabilitate the circulation system as necessary and as funding is available with a focus on identifying and improving roadways and intersections that are approaching or have reached unacceptable levels of service". The purchase of the Property is consistent with the General Plan because it serves to rehabilitate the circulation system and improve the roadway intersection, as the Property is designated as a "Major Highway" and "Collector Street" roadway type (Figures 5 and 6 of the General Plan). The purchase of the Property will not alter the roadway capacity as a Major Highway and Collector Street; and

WHEREAS, at a regular meeting on September 8, 2020, the Planning Commission adopted Resolution No. PC 2020-05 finding that the property is consistent with the City's General Plan pursuant to Government Code section 65402, subdivision (a).

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, and are incorporated herein by reference.

SECTION 2: In accordance with, and pursuant to the requirements of California Government Code Section 65402(a), the Planning Commission hereby finds that the proposed purchase of the Property conforms to the City's General because Goal C1-3 of the Circulation Element states that the City should "[m]aintain and rehabilitate the circulation system as necessary and as funding is available with a focus on identifying and improving roadways and intersections that are approaching or have reached unacceptable levels of service". The purchase of the Property is consistent with the General Plan because the property serves to rehabilitate the circulation system and improve the roadway intersection, as the Property is designated as a "Major Highway" and "Collector Street" roadway type (Figures 5 and 6 of the General Plan). The purchase of the Property will not alter the roadway capacity as a Major Highway and Collector Street.

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 Secretary of the Planning Commission 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 September 8, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair _____

ATTEST:

Julie Gutierrez-Robles
Secretary

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

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

I, Julie Gutierrez-Robles, Secretary of the City of Industry Planning Commission, do HEREBY CERTIFY that the foregoing Resolution No. PC 2020-05 was duly passed and adopted at a regular meeting of the Planning Commission of the City of Industry held on the 8th day of September 2020, by the following vote, to wit:

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

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

(SEAL)

EXHIBIT "A"
LEGAL No. 836-R2


LEGAL DESCRIPTION

THAT PORTION OF LOT No. 442 OF TRACT No. 606, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 15, PAGES 142 AND 143 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 442; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 442, SOUTH 48° 07' 00" EAST, 47.00 FEET TO **THE TRUE POINT OF BEGINNING,** SAID POINT OF BEGINNING ALSO BEING IN THE SOUTHWESTERLY LINE OF NELSON AVENUE, 60.00 FEET WIDE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, SOUTH 48° 07' 00" EAST, 64.60 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE, NORTH 50° 16' 07" WEST, 59.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 46.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 23° 53' 59" EAST; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 72° 00' 59", AN ARC DISTANCE OF 57.82 FEET TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 442, SAID PARALLEL LINE ALSO BEING THE SOUTHEASTERLY LINE OF SUNSET AVENUE, 100.00 FEET WIDE, THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 41° 53' 00" EAST, 8.00 FEET; THENCE LEAVING SAID PARALLEL LINE

NORTH 48° 07' 00" WEST, 4.00 FEET; THENCE NORTH 41° 53' 00" EAST, 17.00 FEET; THENCE SOUTH 48° 07' 00" EAST, 4.67 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 27.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 35° 17' 04" WEST; THENCE EASTERLY ALONG LAST SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 77° 10' 04", AN ARC DISTANCE OF 36.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 424 SQUARE FEET, (0.0097 ACRES) OF LAND, MORE OR LESS.



Teddy Ohana, PLS 8583

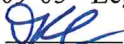
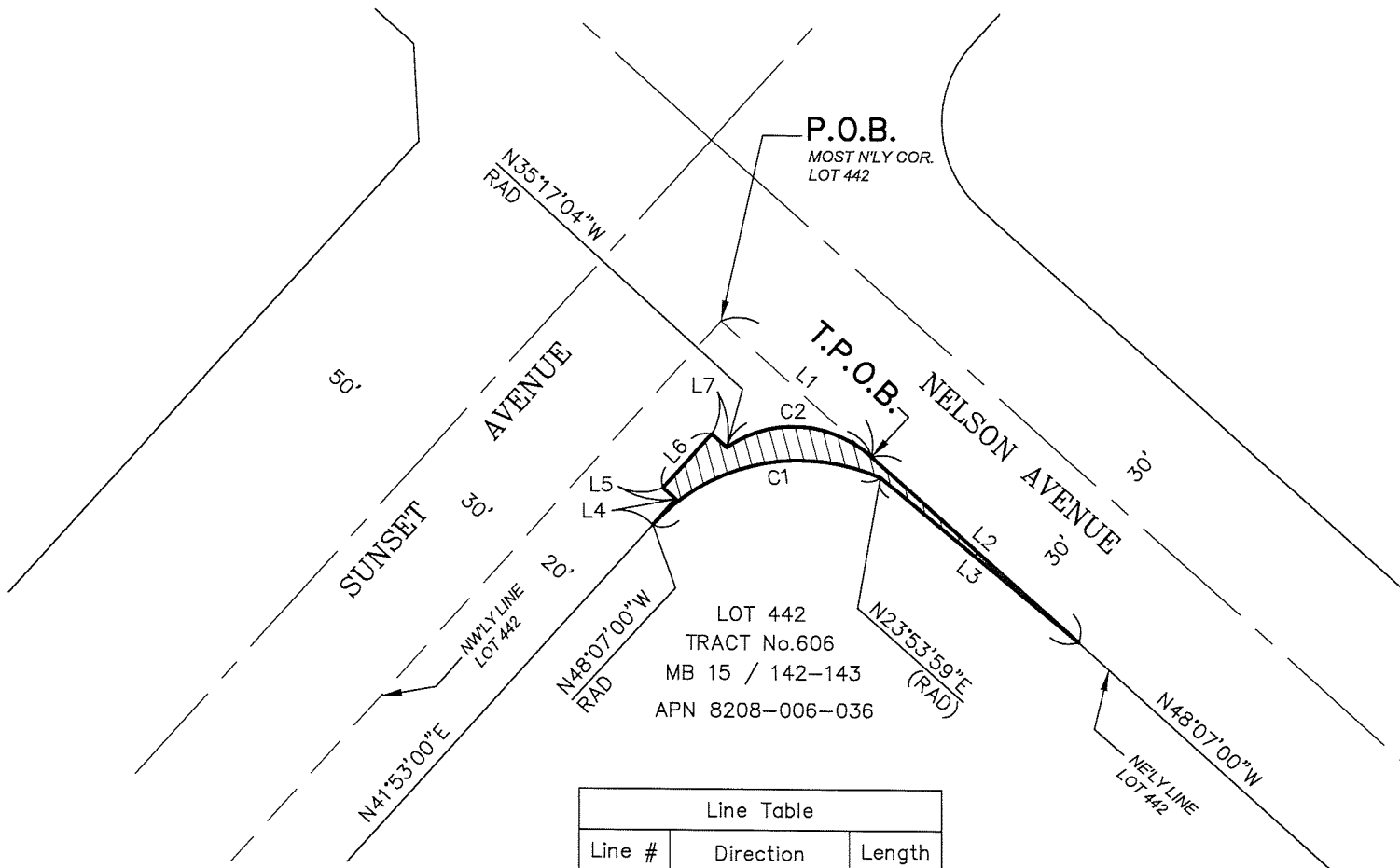
CNC Engineering
Job No. MP 09-05 Legal No.836-R2
Checked by:  May 22, 2020



EXHIBIT "B"



SCALE 1"=40'

LOT 442
TRACT No.606
MB 15 / 142-143
APN 8208-006-036

Curve #	Radius	Delta	Length
C1	46.00	72°00'59"	57.82
C2	27.00	77°10'04"	36.36

Line #	Direction	Length
L1	S48° 07' 00"E	47.00
L2	S48° 07' 00"E	64.60
L3	N50° 16' 07"W	59.85
L4	N41° 53' 00"E	8.00
L5	N48° 07' 00"W	4.00
L6	N41° 53' 00"E	17.00
L7	S48° 07' 00"E	4.67

Prepared by:
CNC ENGINEERING
255 N. HACIENDA BLVD, Suite 222
CITY OF INDUSTRY, CA. 91744
Phone (626) 333-0336

Job No. MP 09-05 May 22, 2020