
PLANNING COMMISSION SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
SEPTEMBER 29, 2020
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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 Vice Chair Andria Welch at 11:30 a.m., telephonically using Conference Call Number, 657-204-3264, Conference ID: 130 064 624#.

FLAG SALUTE

The flag salute was led by Vice Chair Welch.

ROLL CALL

PRESENT: Andria Welch, Vice Chair
Jacob Cortez, Commissioner
Sandra Divers, Commissioner
Hilda Rodriguez, Commissioner
Becky Simon, Commissioner

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Bianca Sparks, City Attorney; and Julie Robles, Secretary.

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

5.1 CONSIDERATION OF APPOINTMENT OF CHAIRPERSON AND VICE CHAIRPERSON

RECOMMENDED ACTION:

Consider nominations and make appointments.

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

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

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

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

CONSENT CALENDAR

6.1 CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 8, 2020 REGULAR MEETING

RECOMMENDED ACTION:

Approve as submitted.

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

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

Vice Chair Andria Welch and Commissioner Sandra Divers recused themselves from item 7.1 on the agenda and for the remainder of the meeting due to a potential conflict of interest and left the meeting at 11:35 a.m.

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PUBLIC HEARING ITEMS

7.1 PUBLIC HEARING FOR THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT GPA NO. 20-2 TO CHANGE THE GENERAL PLAN LAND USE MAP DESIGNATION FROM COMMERCIAL TO EMPLOYMENT, ZONING AMENDMENT ZA NO. 20-2, TO CHANGE THE ZONING DESIGNATION FROM “C” – COMMERCIAL TO “M” – INDUSTRIAL, FOR THE PROPERTIES LOCATED AT 15246 AND 15252 VALLEY BOULEVARD; AND ZA NO. 20-3, AMENDING THE CITY’S ZONING CODE TO REQUIRE A CONDITIONAL USE PERMIT FOR AUTOMOBILE AND TRUCK TOWING YARDS CITYWIDE IN THE “M” – INDUSTRIAL ZONE; AND CONDITIONAL USE PERMIT CUP NO. 20-02, FOR THE PROPOSED OPERATION OF AN AUTOMOBILE AND TRUCK TOWING YARD FOR THE PROPERTY LOCATED AT 15252 VALLEY BOULEVARD

Secretary Julie Robles read Resolution # PC 2020-06.

a. CONSIDERATION OF RESOLUTION NO. PC 2020-06 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR GENERAL PLAN AMENDMENT NO. 20-02, AND ZONING CODE AMENDMENT NOS. ZA NO. 20-2 AND 20-3, FOR THE PROPERTIES AT 15246 AND 15252 VALLEY BOULEVARD, AND TO ALLOW FOR TRUCK TOWING YARDS CITYWIDE IN THE INDUSTRIAL ZONE, AND A CONDITIONAL USE PERMIT FOR THE OPERATION OF AN AUTOMOBILE AND TRUCK TOWING YARD LOCATED AT 15252 VALLEY BOULEVARD, CITY OF INDUSTRY, CALIFORNIA

Recommended Action:
06.

Adopt Resolution No. PC 2020-

MOTION BY CHAIR CORTEZ AND SECOND BY COMMISSIONER RODRIQUEZ TO ADOPT RESOLUTION NO. PC 2020-06. MOTION CARRIED 3-0, WITH TWO MEMBERS ABSENT BY THE FOLLOWING VOTE:

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

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Secretary Julie Robles read Resolution # PC 2020-07.

b. CONSIDERATION OF RESOLUTION NO. PC 2020-07 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 20-2, AMENDING THE EXISTING GENERAL PLAN LAND USE DESIGNATION FOR 15252 VALLEY BOULEVARD AND 15246 VALLEY BOULEVARD, CITY OF INDUSTRY, CALIFORNIA, FROM COMMERCIAL TO EMPLOYMENT, AND MAKING FINDINGS IN SUPPORT THEREOF

Recommended Action:
07.

Adopt Resolution No. PC 2020-

MOTION BY CHAIR CORTEZ AND SECOND BY COMMISSIONER RODRIQUEZ TO ADOPT RESOLUTION NO. PC 2020-07. MOTION CARRIED 3-0, WITH TWO MEMBERS ABSENT BY THE FOLLOWING VOTE:

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

Secretary Julie Robles read Resolution # PC 2020-08.

c. CONSIDERATION OF RESOLUTION NO. PC 2020-08 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND SECTION 17.28.060 (MAP-ADOPTED) OF CHAPTER 17.28 (ZONED DISTRICTS) OF TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE TO CHANGE THE EXISTING ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 15246 VALLEY BOULEVARD AND 15252 VALLEY BOULEVARD, FROM "C" – COMMERCIAL TO "M" – INDUSTRIAL

Recommended Action:
08.

Adopt Resolution No. PC 2020-

MOTION BY COMMISSIONER SIMON, AND SECOND BY CHAIR CORTEZ TO ADOPT RESOLUTION NO. PC 2020-08. MOTION CARRIED 3-0, WITH TWO MEMBERS ABSENT BY THE FOLLOWING VOTE:

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

Secretary Julie Robles read Resolution # PC 2020-09.

d. CONSIDERATION OF RESOLUTION NO. PC 2020-09 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTION 17.16.010 (PERMITTED USES) AND SECTION 17.16.025 (USES PERMITTED WITH A CONDITIONAL USE PERMIT) OF CHAPTER 17.16 (INDUSTRIAL ZONE), OF TITLE 17 (ZONING), OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO IMPOSE A CONDITIONAL USE PERMIT REQUIREMENT FOR AUTOMOBILE AND TRUCK TOWING YARDS IN THE CITY

Recommended Action:
10.

Adopt Resolution No. PC 2020-

MOTION BY CHAIR CORTEZ, AND SECOND BY COMMISSIONER RODRIQUEZ TO ADOPT RESOLUTION NO. PC 2020-09. MOTION CARRIED 3-0, WITH TWO MEMBERS ABSENT BY THE FOLLOWING VOTE:

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

Secretary Julie Robles read Resolution # PC 2020-10.

e. CONSIDERATION OF RESOLUTION NO. PC 2020-10 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. 20-2 FOR THE OPERATION OF AN AUTOMOBILE AND TRUCK TOWING YARD LOCATED AT 15252 VALLEY BOULEVARD, CITY OF INDUSTRY, CALIFORNIA

Recommended Action:
10.

Adopt Resolution No. PC 2020-

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MOTION BY CHAIR CORTEZ, AND SECOND BY COMMISSIONER SIMON TO ADOPT RESOLUTION NO. PC 2020-10. MOTION CARRIED 3-0, WITH TWO MEMBERS ABSENT BY THE FOLLOWING VOTE:

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

ORAL COMMENTS FROM THE PLANNING COMMISSION

There were none.

ORAL COMMENTS FROM STAFF

City Manager Troy Helling thanked everyone for shifting their schedules to accommodate this special meeting.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:55 a.m.



JULIE ROBLES
SECRETARY



JACOB CORTEZ
CHAIR