
PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
SEPTEMBER 7, 2021
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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 Cortez at 11:30 a.m., telephonically using Conference Call Number, 657-204-3264, Conference ID: 741 350 281#.

FLAG SALUTE

The flag salute was led by Chairman Cortez.

ROLL CALL

PRESENT: Jacob Cortez, Chairman
Andria Welch, Vice Chair
Sandra Divers, Commissioner
Roy Haber, Commissioner
Manuel Perez, Commissioner

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

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE MINUTES OF THE MAY 11, 2021 REGULAR MEETING

RECOMMENDED ACTION:

Approve as submitted.

MOTION BY COMMISSIONER PEREZ AND SECOND BY CHAIRMAN CORTEZ TO APPROVE THE CONSENT CALENDAR AS SUBMITTED. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: COMMISSIONER: DIVERS, HABER, PEREZ, VC/WELCH,
C/CORTEZ
NOES: COMMISSIONER: NONE
ABSENT: COMMISSIONER: NONE
ABSTAIN: COMMISSIONER: NONE

PUBLIC HEARING ITEMS

6.1 PUBLIC HEARING FOR INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT GPA NO. 20-1, ZONE CHANGE AMENDMENT ZA NO. 20-1, DEVELOPMENT PLAN NO. 20-4, AND CONDITIONAL USE PERMIT NO. 20-1 FOR THE PROPOSED GENERAL PLAN AMENDMENT (GPA NO. 20-1), TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM INSTITUTIONAL TO COMMERCIAL, ZONE AMENDMENT (ZA NO. 20-1) TO CHANGE THE ZONING FROM "INST" – INSTITUTIONAL TO "C"- COMMERCIAL; CONDITIONAL USE PERMIT (CUP NO. 20-1) FOR THE OPERATION OF A GASOLINE SERVICE STATION, DEVELOPMENT PLAN (DP NO. 20-4), APPROVING THE REMODEL OF AN EXISTING 2,500 SQUARE-FOOT STRUCTURE TO BE CONVERTED INTO A CONVENIENCE STORE AND CONSTRUCTION OF A NEW 1,800 SQUARE-FOOT CANOPY AND FOUR FUEL DISPENSERS THAT WILL ACCOMMODATE EIGHT GAS PUMPS AND ZONE EXCEPTION (ZE NO. 20-1) ALLOWING FOR A MINOR PARKING REDUCTION AT THE PROPERTY LOCATED AT 841 7TH AVENUE.

Consultant Assistant Planner II, Nathalie Vasquez provided a staff report for items 6.1a, 6.1b, 6.1c, 6.1d, and 6.1e. She also conveyed a revision to the conditions from the Water Board that were submitted by letter after the agenda had already been prepared. The Applicant, Developer, and Property Owner shall comply with the California Regional Water Quality Board requirements prior to issuance of a building permit.

Chairman Cortez opened the public hearing at 11:39 a.m.

Chairman Cortez inquired if anyone wanted to be heard.

Thomas Serna, Project Manager with Core States Group spoke to the Council via teleconferencing about the 7-11 project and said he was very excited about the project and in joining into the community. Also, property owners for this site were available on the phone. He was available to answer any questions.

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Sookyung Kim, spoke in opposition to the project. She is owner of Park's Liquor, a SH Corporation, located at 907 7th Avenue, Hacienda Heights. She expressed her reasons of concern to include too many liquor stores already, public health concerns, homeless problems, safety concern, parking exists and her financial struggles having additional competition.

Chairman Cortez closed the public hearing at 11:49 a.m.

a. Consideration of Resolution No. PC 2021-04 - 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. 20-01, ZONING CODE AMENDMENT NO. 20-1, DEVELOPMENT PLAN NO. 20-4, CONDITIONAL USE PERMIT NO. 20-1, AND ZONE EXCEPTION NO. 20-1, FOR THE DEVELOPMENT AND OPERATION OF A GASOLINE SERVICE STATION AND CONVENIENCE STORE, LOCATED AT 841 7TH AVENUE, CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION:
04.

Adopt Resolution No. PC 2021-

MOTION BY COMMISSIONER HABER, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2021-04. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONER:	DIVERS, HABER, PEREZ, VC/WELCH, C/CORTEZ
NOES:	COMMISSIONER:	NONE
ABSENT:	COMMISSIONER:	NONE
ABSTAIN:	COMMISSIONER:	NONE

b. CONSIDERATION OF RESOLUTION NO. PC 2021-05 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 20-1, AMENDING THE EXISTING GENERAL PLAN LAND USE DESIGNATION FOR 841 7TH AVENUE, CITY OF INDUSTRY, CALIFORNIA, FROM INSTITUTIONAL TO COMMERCIAL, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION:
05.

Adopt Resolution No. PC 2021-

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MOTION BY COMMISSIONER DIVERS, AND SECOND BY COMMISSIONER HABER TO ADOPT RESOLUTION NO. PC 2021-05. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONER:	DIVERS, HABER, PEREZ, VC/WELCH, C/CORTEZ
NOES:	COMMISSIONER:	NONE
ABSENT:	COMMISSIONER:	NONE
ABSTAIN:	COMMISSIONER:	NONE

c. CONSIDERATION OF RESOLUTION NO. PC 2021-06 -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 PROPERTY LOCATED AT 841 7TH AVENUE, FROM "INST" – INSTITUTIONAL TO "C" – COMMERCIAL, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION:
06.

Adopt Resolution No. PC 2021-

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSION HABER TO ADOPT RESOLUTION NO. PC 2021-06. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONER:	DIVERS, HABER, PEREZ, VC/WELCH, C/CORTEZ
NOES:	COMMISSIONER:	NONE
ABSENT:	COMMISSIONER:	NONE
ABSTAIN:	COMMISSIONER:	NONE

d. CONSIDERATION OF RESOLUTION NO. PC 2021-07 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT PLAN NO. 20-4, FOR THE DEVELOPMENT OF A NEW GASOLINE SERVICE STATION WITH CONVENIENCE STORE, AND ZONE EXCEPTION NO. 20-1 FOR A PARKING REDUCTION FROM 15 SPACES TO 14 SPACES FOR THE PROPERTY LOCATED AT 841 7TH AVENUE, CITY OF INDUSTRY, CALIFORNIA

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RECOMMENDED ACTION:
07.

Adopt Resolution No. PC 2021-

Board Member Perez asked for an explanation of the revision to the conditions. Assistant City Attorney, Bianca Sparks asked, for the record, that Nathalie read the revision requested in the letter. Consultant Assistant Planner II, Nathalie Vasquez said the revision stated that an additional site assessment be made prior to starting construction by doing an analysis of the ground water. Assistant City Manager, Bing Hyun then mentioned there had been previous contamination at that site and the water would need further exploration and documentation provided, showing that the ground water met the Boards standards.

MOTION BY COMMISSIONER PEREZ, AND SECOND BY CHAIRMAN CORTEZ TO ADOPT RESOLUTION NO. PC 2021-07, WITH THE REVISED CONDITION. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONER:	DIVERS, HABER, PEREZ, VC/WELCH, C/CORTEZ
NOES:	COMMISSIONER:	NONE
ABSENT:	COMMISSIONER:	NONE
ABSTAIN:	COMMISSIONER:	NONE

e. CONSIDERATION OF RESOLUTION NO. PC 2021-08 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. 20-1 FOR THE OPERATION OF A GASOLINE SERVICE STATION AND CONVENIENCE STORE LOCATED AT 841 7TH AVENUE, CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION:
08.

Adopt Resolution No. PC 2021-

MOTION BY CHAIRMAN CORTEZ, AND SECOND BY COMMISSION PEREZ TO ADOPT RESOLUTION NO. PC 2021-08. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: COMMISSIONER: DIVERS, HABER, PEREZ, VC/WELCH,
C/CORTEZ
NOES: COMMISSIONER: NONE
ABSENT: COMMISSIONER: NONE
ABSTAIN: COMMISSIONER: 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 11:54 a.m.



JULIE ROBLES
SECRETARY



JACOB CORTEZ
CHAIR