
PLANNING COMMISSION SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 9, 2023
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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 Chair Cortez at 11:30 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chair Cortez.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote, due to having a quorum and there were no Commissioners taking part remotely. The webcast was then terminated.

ROLL CALL

PRESENT: Jacob Cortez, Chair
Andria Welch, Vice Chair
Rhonda Contreras, Commissioner
Sandra Divers, Commissioner
Roy Haber, Commissioner

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

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

Chair Cortez asked if anyone from the public had any comments regarding the Consent Calendar. There were none.

6.1 CONSIDERATION OF THE MINUTES OF THE NOVEMBER 8, 2022 AND DECEMBER 6, 2022 REGULAR MEETINGS

RECOMMENDED ACTION:

Approve as submitted.

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

| | | |
|----------|---------------|---|
| AYES: | COMMISSIONER: | CONTRERAS, DIVERS, HABER, VC/WELCH, C/CORTEZ |
| NOES: | COMMISSIONER: | NONE |
| ABSENT: | COMMISSIONER: | NONE |
| ABSTAIN: | COMMISSIONER: | NONE |

PUBLIC HEARING ITEMS

7.1 CONSIDERATION OF THE FOLLOWING RESOLUTIONS RELATED TO THE CITY'S ADOPTION OF THE HOUSING ELEMENT 2021-2029 UPDATE:

a. CONSIDERATION OF RESOLUTION NO. PC 2023-02 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE 2014 INITIAL STUDY/NEGATIVE DECLARATION (SCH NO. 2014011026) FOR THE 2013-2021 HOUSING ELEMENT, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION:

Adopt Resolution No. PC 2023-02.

b. CONSIDERATION OF RESOLUTION NO. PC 2023-03 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 23-01, TO ADOPT THE HOUSING ELEMENT 2021-2029 UPDATE

RECOMMENDED ACTION:

Adopt Resolution No. PC 2023-03.

c. CONSIDERATION OF RESOLUTION NO. PC 2023-04 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT NO. 23-01, ESTABLISHING THE HOUSING OVERLAY ZONE, AND AMENDING THE CITY'S LAND USE MAP SET FORTH IN SECTION 17.28.060 OF THE CITY'S MUNICIPAL CODE

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RECOMMENDED ACTION:
04.

Adopt Resolution No. PC 2023

Assistant City Manager Bing Hyun provided a staff report summarizing the Housing Element 2021-2029 Update. All local governments must adopt plans and regulatory systems that provide opportunities for housing development to adequately plan to meet the housing needs of the community. To complete certification with HCD and comply with state law, the Housing Element, zoning ordinance amendments, and re-zoning of one (1) parcel is being submitted to the Planning Commission for consideration. Assistant City Manager Bing Hyun provided a detailed summary of the proposed Housing Element Update, new Housing Overlay Zone, Zone Change for 20249 E. Walnut Drive South, City of Industry, California, and Addendum to the 2014 Initial Study/Negative Declaration. Backup documentation was provided within the agenda packet. Assistant City Manager Bing Hyun recommended the Planning Commission adopt the related resolutions and was available to answer any questions.

Chair Cortez opened the public hearing at 11:32 a.m.

Chair Cortez inquired if anyone wanted to be heard in opposition or in favor of the project. There were none.

Chair Cortez closed the public hearing at 12:02 p.m.

MOTION BY VICE CHAIR WELCH AND SECOND BY COMMISSIONER HABER TO APPROVE TO ADOPT RESOLUTION NO. PC 2023-02. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

| | | |
|----------|---------------|---|
| AYES: | COMMISSIONER: | CONTRERAS, DIVERS, HABER, VC/WELCH, C/CORTEZ |
| NOES: | COMMISSIONER: | NONE |
| ABSENT: | COMMISSIONER: | NONE |
| ABSTAIN: | COMMISSIONER: | NONE |

MOTION BY COMMISSIONER DIVERS AND SECOND BY CHAIR CORTEZ TO ADOPT RESOLUTION NO. PC 2023-03. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

MOTION BY COMMISSIONER HABER AND SECOND BY COMMISSIONER DIVERS
TO ADOPT RESOLUTION NO. PC 2023-04. MOTION CARRIED 5-0, BY THE
FOLLOWING VOTE:

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

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

Chair Jacob Cortez stated that he attended a Planning Commission Academy from March 29th through March 31st, where they went through new state bills, current state bills, housing and general procedures for the Planning Commission and how to effectively conduct meetings.

COMMISSIONER COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 12:04 p.m.

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JACOB CORTEZ
CHAIR



JULIE GUTIERREZ-ROBLES
SECRETARY