



CITY OF INDUSTRY

NOTICE OF PUBLIC HEARING

ZONING CODE AMENDMENT NO. 24-07 (REGULATIONS FOR BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES IN THE INDUSTRIAL ZONE), CONDITIONAL USE PERMIT NO. 24-03, DEVELOPMENT PLAN NO. 24-09, AND COMMUNITY BENEFIT AGREEMENT NO. 25-01 FOR THE DEVELOPMENT OF A BESS FACILITY LOCATED AT 16233, 16207, AND 16253 GALE AVENUE (ASSESSOR'S PARCEL NUMBERS 8242-016-033, -034, -044, AND -061), AND MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Industry will hold a public hearing on January 27, 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, in the Council Chambers, located at 15651 Mayor Dave Way, City of Industry, California, to consider the following matter:

Project Description: Consideration of a resolution recommending that the City Council approve Zoning Code Amendment No. 24-07, an Amendment to the Zoning Code to amend Chapter 17.16.010 (Permitted Uses) of Chapter 17.16 (Industrial Zone) and adding Chapter 17.20 (Battery Energy Storage System Facilities) to Title 17 (Zoning).

Further, consideration of resolutions recommending that the City Council approve a Development Plan for the site design and construction of a BESS facility, a Conditional Use Permit for the operation of a BESS facility, and Community Benefit Agreement No. 25-01, and adopting a Mitigated Negative Declaration regarding same, and making findings in support thereof.

Project Location: Zoning Code Amendment No. 24-07 applies to Industrial Zones within the City. Conditional Use Permit No. 24-03, Development Plan No. 24-09, and Community Benefit Agreement No. 25-01 apply to 16233, 16207, and 16253 Gale Avenue (Assessor's Parcel Numbers 8242-016-033, -034, -044, and -061)

A copy of all relevant material, including the ordinance, are on file in the City's Administrative Offices, 15625 Mayor Dave Way, Suite 100, City of Industry, California 91744 or via the City of Industry's website at www.cityofindustry.org. Please contact Kathy Tai, Development Services Manager, at the City of Industry at 626-333-2211 extension 232 or by email at ktai@cityofindustry.org if you have questions.

The time, date and place of such hearing is as follows:

Time: 11:30 a.m.
Date: January 27, 2026
Place: City Council Chamber
15651 Mayor Dave Way
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place. Written comments may be sent via U.S. Mail or by hand delivery to the City of Industry, at 15625 Mayor Dave Way, Suite 100, City of Industry, CA 91744 or via email to the email address listed above. All comments must be received at, or prior to, the date and time of the hearing listed above.



CITY OF INDUSTRY

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.


Julie Gutierrez-Robles, City Clerk