
PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MARCH 6, 2018
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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 Michael Greubel at 11:30 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Chairman Michael Greubel.

ROLL CALL

PRESENT: Michael Greubel, Chairman
Jim Divers, Vice Chairman
Becky Simon, Commissioner
Andria Welch, Commissioner

ABSENT: Hilda Rodriguez, Commissioner

STAFF PRESENT: Troy Helling, Senior Planner; Tim D'Zmura, Planning Consultant; Bianca Sparks, City Attorney; Diane M. Schlichting, Secretary; and Maria Hagerty, Planning Technician.

PUBLIC COMMENTS

There were no public comments.

5.1 CONSIDERATION OF GENERAL PLAN AMENDMENT 17-1 TO AMEND THE GENERAL PLAN LAND USE ELEMENT AND TO CHANGE THE GENERAL PLAN DESIGNATION OF THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH ("PROPERTY") FROM EMPLOYMENT TO RESIDENTIAL. ZONE CHANGE 17-1 TO CREATE A RESIDENTIAL ZONE IN THE CITY'S ZONING CODE AND TO CHANGE THE ZONING OF THE PROPERTY FROM INDUSTRIAL TO RESIDENTIAL. LOT LINE ADJUSTMENT 83 TO SHIFT THE EXISTING LOT LINE WEST, AND DEVELOPMENT PLAN 17-13 TO DEVELOP 25 NEW DETACHED SINGLE-FAMILY RESIDENTIAL UNITS, AND A MITIGATED NEGATIVE DECLARATION REGARDING SAME

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5.1a CONSIDERATION OF RESOLUTION NO. PC 2018-01 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL DENIAL OF THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR GENERAL PLAN AMENDMENT (GPA 17-1), AN AMENDMENT TO THE CITY’S MUNICIPAL CODE AND ZONING MAP TO ESTABLISH A RESIDENTIAL ZONE (ZC 17-1), LOT LINE ADJUSTMENT (LLA 83) AND DEVELOPMENT PLAN (DP 17-13) FOR THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH

RECOMMENDED ACTION: *Approve Resolution No. PC 2018-01.*

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER DIVERS, TO ADOPT RESOLUTION NO. PC 2018-01. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	WELCH, SIMON, DIVERS, GREUBEL
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	RODRIGUEZ
ABSTAIN:	COUNCIL MEMBERS:	NONE

5.1b CONSIDERATION OF RESOLUTION NO. PC 2018-02 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL DENIAL OF GENERAL PLAN AMENDMENT (GPA 17-1), AMENDING THE GENERAL PLAN TO ESTABLISH A RESIDENTIAL LAND USE DESIGNATION IN THE LAND USE ELEMENT; AMEND RELATED TEXT AND EXHIBITS OF THE CITY’S GENERAL PLAN; AND CHANGE THE LAND USE DESIGNATION OF 20137 E. WALNUT DRIVE SOUTH AND 20249 E. WALNUT DRIVE SOUTH FROM EMPLOYMENT TO RESIDENTIAL (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

RECOMMENDED ACTION: *Approve Resolution No. PC 2018-02.*

MOTION BY COMMISSIONER DIVERS, AND SECOND BY COMMISSIONER WELCH, TO ADOPT RESOLUTION NO. PC 2018-02. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: WELCH, SIMON, DIVERS, GREUBEL
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: RODRIGUEZ
ABSTAIN: COUNCIL MEMBERS: NONE

5.1c CONSIDERATION OF RESOLUTION NO. PC 2018-03 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DENY ADOPTION OF AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE CITY’S MUNICIPAL CODE TO ADD CHAPTER 17.30 (RESIDENTIAL ZONE), AND AMENDING CHAPTER 17.28.060 (MAP-ADOPTED) TO AMEND THE CITY’S ZONING MAP TO CHANGE THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH FROM INDUSTRIAL TO RESIDENTIAL

RECOMMENDED ACTION: Approve Resolution No. PC 2018-03.

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER DIVERS, TO ADOPT RESOLUTION NO. PC 2018-03. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: WELCH, SIMON, DIVERS, GREUBEL
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: RODRIGUEZ
ABSTAIN: COUNCIL MEMBERS: NONE

5.1d CONSIDERATION OF RESOLUTION NO. PC 2018-04 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL DENIAL OF LOT LINE ADJUSTMENT 83, FOR THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH IN THE CITY OF INDUSTRY, CALIFORNIA, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: Approve Resolution No. PC 2018-04.

MOTION BY COMMISSIONER DIVERS, AND SECOND BY COMMISSIONER WELCH, TO ADOPT RESOLUTION NO. PC 2018-04. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: WELCH, SIMON, DIVERS, GREUBEL
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: RODRIGUEZ
ABSTAIN: COUNCIL MEMBERS: NONE

5.1e CONSIDERATION OF RESOLUTION NO. PC 2018-05 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL DENIAL OF DEVELOPMENT PLAN (17-13) TO CONSTRUCT TWENTY-FIVE DETACHED DWELLING UNITS INCLUDING TWO VERY – LOW AND TWO LOW INCOME UNITS, AND 4,300 SQUARE FEET OF COMMUNITY RECREATIONAL AREA, ON A 3.86-ACRE PROPERTY, LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH

RECOMMENDED ACTION: Approve Resolution No. PC 2018-05.

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER DIVERS, TO ADOPT RESOLUTION NO. PC 2018-05. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: WELCH, SIMON, DIVERS, GREUBEL
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: RODRIGUEZ
ABSTAIN: COUNCIL MEMBERS: NONE

ORAL COMMENTS FROM THE PLANNING COMMISSION

There were none.

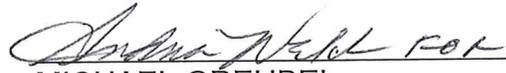
ORAL COMMENTS FROM STAFF

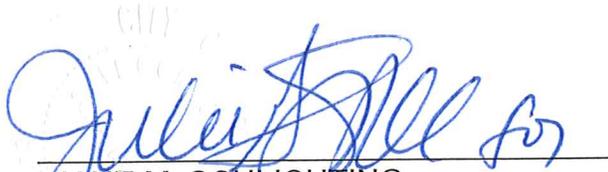
There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:40 a.m.

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MICHAEL GREUBEL
CHAIRMAN


DIANE M. SCHLICHTING
SECRETARY