



**PLANNING COMMISSION
REGULAR MEETING
AGENDA**

SEPTEMBER 8, 2026 AT 11:30 AM

CHAIR JACOB CORTEZ
COMMISSIONER RHONDA CONTRERAS
COMMISSIONER SANDRA DIVERS
COMMISSIONER ROY HABER
COMMISSIONER MICHAEL RUBALCAVA

LOCATION: City Council Chambers, 15651 Mayor Dave Way
City of Industry, California

ADDRESSING THE COMMISSION:

Agenda Items: Members of the public may address the Commission on any matter listed on the Agenda. Anyone wishing to speak to the Commission is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Commission.

Public Comments (Non-Agenda Items): Anyone wishing to address the Commission on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Commission from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Commission.

At the time of publication, no Commissioner intends to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Commissioner will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 255 693 741 703 296

Meeting Passcode: Tr9GM9h2

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 872 018 872#

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

AGENDAS AND OTHER WRITINGS:

In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. PUBLIC COMMENTS
6. **PUBLIC HEARINGS**
 - 6.1. Consideration of Resolutions Recommending that the City Council Adopt a Mitigated Negative Declaration, General Plan Amendment No. 24-03, Zone Change Amendment No. 24-09, Annexation No. 24-111, and Development Plan No. 24-01, for the CRP IV Valley Center, LLC Project, located at 184 S. 6th Avenue and 14436 Valley Boulevard

RECOMMENDED ACTION: Continue the public hearing to the regularly scheduled Planning Commission meeting of October 6, 2026, at 11:30 am, in Council Chambers.
7. **CITY MANAGER REPORTS**
8. **AB 1234 REPORTS**
9. **COMMISSIONER COMMUNICATIONS**
10. Adjournment. The next regular Planning Commission Meeting is Tuesday, October 6, 2026, at 11:30 AM.

ITEM NO. 6.1



CITY OF INDUSTRY

TO: Planning Commission

FROM: Joshua Nelson, City Manager

DATE: September 8, 2026

SUBJECT: Consideration of Resolutions Recommending that the City Council Adopt – a Mitigated Negative Declaration, General Plan Amendment No. 24-03, Zone Change Amendment No. 24-09, Annexation No. 24-111, and Development Plan No. 24-01, for the CRP IV Valley Center, LLC Project, located at 184 S. 6th Avenue and 14436 Valley Boulevard

Project/Applicant Information

Project Summary: A request to consider a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, General Plan Amendment No. 24-03, Zone Change Amendment No. 24-09, Annexation No. 24-111, and Development Plan No. 24-01, contingent upon City Council approval, for the development of a new 140,720 square foot, tilt-up concrete industrial building, and project-related offsite improvements, located at 184 South 6th Avenue and 14436 Valley Boulevard, City of Industry, California.

Project Location: 184 South 6th Avenue (APN 8206-027-058) and 14436 Valley Boulevard (APN 8206-027-080) (southeast corner of 6th Avenue and Valley Boulevard)

Applicant: CRP IV Valley Center, LLC

Property Owner: CRP IV Valley Center, LLC

Staff recommends continuing this item to the Planning Commission's regular meeting of October 6, 2026, at 11:30 am, in Council Chambers, to allow additional time to prepare for the public hearing.

I. Recommendation

Continue the public hearing to the regularly scheduled Planning Commission meeting of October 6, 2026, at 11:30 am, in Council Chambers.