



**PLANNING COMMISSION
REGULAR MEETING
AGENDA**

CHAIR JACOB CORTEZ
VICE CHAIR ANDRIA WELCH
COMMISSIONER RHONDA CONTRERAS
COMMISSIONER SANDRA DIVERS
COMMISSIONER ROY HABER

AUGUST 12, 2025 AT 11:30 AM

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 Councilmember 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: 238 602 664 570 9

Meeting Passcode: 74hr95t8

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 702 021 616#

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. **CONSENT ITEMS**
 - 6.1. Consideration of the minutes of March 26, 2024 special meeting, October 8, 2024 regular meeting, December 10, 2024 special meeting, January 21, 2025 special meeting, and the March 11, 2025 regular meeting

RECOMMENDED ACTION: Approve as submitted.
7. **ACTION ITEMS-NONE**
8. **PUBLIC HEARINGS-NONE**
9. **ADMINISTRATION OF OATH OF OFFICE**
10. **CITY MANAGER REPORTS**
11. **AB 1234 REPORTS**
12. **COMMISSIONER COMMUNICATIONS**
13. Adjournment. The next regular Planning Commission Meeting is Tuesday, September 9, 2025, at 11:30 AM.

ITEM NO. 6.1

PLANNING COMMISSION SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MARCH 26, 2024
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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 since 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: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; Bianca Sparks, Assistant City Attorney (online); Kathy Tai, Development Services Manager; and Julie Gutierrez-Robles, Secretary.

Presentation - Planning Commission Milestone Recognition

City Manager Josh Nelson announced that in the past few years we have been distributing pins to City Staff, acknowledging their years of service. We have decided to extend the same to the Board Members. Josh Nelson distributed three pins today, one to Sandra Divers for over 5 years of service, one to Roy Haber for over 15 years of service and a third to Andrea Welch for over 20 years of service. Pictures were then taken in the Chamber and Josh Nelson thanked them for their service.

PUBLIC HEARING ITEMS

6.1. CONSIDERATION OF RESOLUTION NO. PC 2024-07, RESCINDING RESOLUTION NO. PC 2024-02, AND RECOMMENDING THAT THE CITY COUNCIL

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ADOPT ZONING CODE AMENDMENT NO. 24-02, AMENDING CHAPTER 17.08 (DEFINITIONS), CHAPTER 17.18 (INSTITUTIONAL ZONE), CHAPTER 17.22 (HOUSING OVERLAY ZONE), AND CHAPTER 17.26 (RECREATION AND OPEN SPACE ZONE), OF TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO IMPLEMENT THE CITY'S 2021-2029 HOUSING ELEMENT, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION:
07.

Adopt Resolution No. PC 2024-

Assistant City Manager Bing Hyun stated that Development Services Manager Kathy Tai would be presenting a staff report but first he wanted to clarify to both the audience and the commission that there is no project being proposed today nor any specific property. This is a regulatory code change that the City must act on, as required to comply with state law. Also, the City's Assistant Attorney, Bianca Sparks, is in attendance today online and available to answer any questions.

Development Services Manager Kathy Tai provided a staff report and was available to answer any questions.

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

Chair Cortez inquired if anyone wanted to be heard in opposition or in favor of the project.

Multiple people in the audience spoke on agenda Item No. 6.1 and were given one minute each to speak about their opposition. The concern from each person was that this Resolution was not something the people in the City of Industry or the surrounding areas wished for, especially the building of a homeless shelter now or in the future within or around their communities.

1. Miltinnie Yih, a resident of Diamond Bar, spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry. She asked how many locations would be affected.
2. Victoria Sarabia, spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry. She stated that a park would be her desire for the area.
3. Philip Yu spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry. He stated he did not agree with a homeless shelter and suggested a park area instead. He

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lives 2 blocks away, has recently retired from 35 years at the MTA, and does not want a shelter in his neighborhood.

4. Mari Sarabia spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry. She stated that she did not agree with a homeless shelter, that this cannot be solved in 1 to 3 minutes, and said she cannot explain this to her kids.
5. Ahron Sarabia spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry. *She stated* this is our community and there is enough land for a park or something to benefit the community. We have funds and blueprints to accomplish this.
6. Diana Shorafa, resident of Diamond Bar, spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry. She is here to support neighbors and please keep in mind our kids and neighborhood.
7. Nicole Sarabia spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry. She suggested developing a park area instead.
8. Mari on behalf of Judy, spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry.
9. Shelley Gentry spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry. She thanked the Council for listening, she lives on Glendale Drive, and we are feeling anxiety, concerned about the future, and that our neighborhood is at risk.
10. Kim spoke in opposition to Resolution No. PC 2024-07, due to the concern of a homeless shelter being built within or around the City of Industry. In Pomona, due to the homeless, we cannot come together within our cities, it is not safe, and we ask you to preserve our community.

Chair Cortez closed the public hearing at 12:03 p.m.

MOTION BY COMMISSIONER HABER, AND SECOND BY VICE CHAIR WELCH TO ADOPT RESOLUTION NO. PC 2024-07. 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

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CITY MANAGER REPORTS

City Manager Josh Nelson told the audience to stay after the meeting if you wish to ask more questions to the Staff. We can also make appointments if you prefer.

AB 1234 REPORTS

There were none.

COMMISSIONER COMMUNICATIONS

There were none.

ADJOURNMENT

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

JACOB CORTEZ
CHAIR

JULIE GUTIERREZ-ROBLES
SECRETARY

PLANNING COMMISSION REGULAR MEETING MINUTES
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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 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: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, Secretary.

PUBLIC COMMENTS

There were none.

CONSENT

**6.1 CONSIDERATION OF THE MINUTES OF JULY 9, 2024 REGULAR MEETING,
AND THE AUGUST 6, 2024 REGULAR MEETING**

RECOMMENDED ACTION:

Approve as submitted.

There were no public comments.

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MOTION BY COMMISSIONER HABER, AND SECOND BY COMMISSIONER DIVERS TO APPROVE 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

7.1 CONSIDERATION OF RESOLUTION NO. PC 2024-16, ACCEPTING THE SURRENDER OF CONDITIONAL USE PERMIT NO. 09-02, AND APPROVING CONDITIONAL USE PERMIT NO. 24-01, FOR A CLASS 41 ABC LICENSE TO ALLOW FOR THE SALE OF BEER AND WINE AT AN EXISTING FULL-SERVICE RESTAURANT, YOUPENG SEAFOOD GOBELIEVE, LOCATED AT 18558 GALE AVENUE, SUITES 186 & 188, CITY OF INDUSTRY, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION:
16.

Adopt Resolution No. PC 2024-

Contract Planning Technician Eduardo Manriquez provided a staff report and was available to answer any questions.

Chair Cortez asked if any Commissions had any questions. There were none.

Chair Cortez opened the public hearing at 11:38 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 11:38 a.m.

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER HABER TO ADOPT RESOLUTION NO. PC 2024-16. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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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 9:30 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: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, Secretary.

PRESENTATION

There were none.

PUBLIC HEARING ITEMS

6.1 CONSIDERATION OF RESOLUTIONS RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT PLAN APPLICATION NO. 23-02, AND CONDITIONAL USE PERMIT 23-09 TO ALLOW COSTCO TO ENLARGE ITS EXISTING GASOLINE PUMP CANOPY FROM 3,818 SQUARE FEET TO 9,418 SQUARE FEET, INCREASE THE NUMBER OF MULTI-FUEL DISPENSERS FROM 8 TO 15, AND MAKE ASSOCIATED SITE IMPROVEMENTS AT 17550 CASTLETON STREET, CITY OF INDUSTRY, CALIFORNIA, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME, AND MAKE FINDINGS IN SUPPORT THEREOF

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RECOMMENDED ACTION:
22 and 2024-21.

Adopt Resolutions No. PC 2024-

Contract Planning Technician Eduardo Manriquez provided a staff report and was available to answer any questions.

Chair Cortez asked if any Commissions had any questions. There were none.

Chair Cortez opened the public hearing at 9:44 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 9:45 a.m.

MOTION BY COMMISSIONER DIVERS, AND SECOND BY COMMISSIONER HABER TO ADOPT RESOLUTIONS NO. PC 2024-22 AND 2024-21. 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

There were none.

COMMISSIONER COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 9:47 a.m.

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JACOB CORTEZ
CHAIR

JULIE GUTIERREZ-ROBLES
SECRETARY

PLANNING COMMISSION SPECIAL MEETING MINUTES
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JANUARY 21, 2025
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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; Troy Helling, Special Projects Manager; online, Kathy Tai, Development Services Manager; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, Secretary.

PRESENTATION

There were none.

Before opening Public Hearing, Assistant City Manager Bing Hyun clarified that this resolution is to make regulatory changes only, based on state law. There is no specific project and once approved it will go to the City Council for approval.

PUBLIC HEARING ITEMS

6.1 CONSIDERATION OF RESOLUTION NO. PC 2024-23, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CODE AMENDMENT NO. 24-08, AMENDING SECTION 17.04.010 (ZONES-CLASSIFICATIONS) OF CHAPTER 17.04 (GENERAL

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PROVISIONS) OF TITLE 17 (ZONING); AND AMENDING CHAPTER 17.22 (HOUSING OVERLAY ZONE) OF TITLE 17 (ZONING); AND ADDING CHAPTER 17.72 (AFFORDABLE HOUSING DENSITY BONUS), TO TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO IMPLEMENT THE CITY'S 2021-2029 HOUSING ELEMENT, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME, AND MAKE FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION:
23

Adopt Resolution No. PC 2024-

Troy Helling, Special Projects Manager, spoke regarding the City's wishes to continue to comply with State regulations and maintain its Housing Element certification by amending the City's Code. Troy Helling was available to answer any questions.

Chair Cortez asked if any Commissioners had any questions. There were none.

Chair Cortez opened the public hearing at 11:42 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 11:43 a.m.

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER HABER TO ADOPT RESOLUTIONS NO. PC 2024-23. 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

Assistant City Manager Bing Hyun replied with "Happy New Year."

AB 1234 REPORTS

There were none.

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COMMISSIONER COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:43 a.m.

JACOB CORTEZ
CHAIR

JULIE GUTIERREZ-ROBLES
SECRETARY

PLANNING COMMISSION REGULAR MEETING MINUTES
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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 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

ABSENT: Roy Haber, Commissioner

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

CONSENT ITEMS

CONSIDERATION OF THE MINUTES OF THE NOVEMBER 12, 2024 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER DIVERS TO APPROVE THE CONSENT ITEMS AS SUBMITTED. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

PUBLIC HEARING ITEMS

6.1 CONSIDERATION OF CONDITIONAL USE PERMIT NO. 23-06, TO ALLOW A FAST-FOOD RESTAURANT WITH A CLASS 41 ABC LICENSE FOR THE SALE OF BEER AND WINE FOR ONSITE CONSUMPTION, LOCATED AT 18558 GALE AVENUE, SUITES 266 & 268, CITY OF INDUSTRY, CALIFORNIA.

RECOMMENDED ACTION: *Staff recommends that the Planning Commission approve Conditional Use Permit 23-06 and approve Resolution No. PC 2025-01, with the Standard Requirements and Conditions of Approval, and notice of exemption regarding same.*

Contract Associate Planner Eduardo Manriquez provided a staff report and was available to answer any questions.

Chair Cortez asked if any Commissioners had any questions. There were none.

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

Chair Cortez inquired if anyone wanted to be heard in opposition or in favor of the project.

The applicant Eddie Peng on behalf of Focus BBQ LA LLC., came forward and asked if any Commissioners had any questions. There were none.

Chair Cortez closed the public hearing at 11:40 a.m.

MOTION BY COMMISSIONER DIVERS, AND SECOND BY VICE CHAIR WELCH TO APPROVE CONDITIONAL USE PERMIT 23-06 AND APPROVE RESOLUTION NO. PC 2025-01, WITH THE STANDARD REQUIREMENTS AND CONDITIONS OF APPROVAL, AND NOTICE OF EXEMPTION REGARDING SAME. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

COMMISSIONER COMMUNICATIONS

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:41 a.m.

JACOB CORTEZ
CHAIR

JULIE GUTIERREZ-ROBLES
SECRETARY