



**PLANNING COMMISSION  
SPECIAL MEETING  
AGENDA**

CHAIR JACOB CORTEZ  
COMMISSIONER Michael Rubalcava  
COMMISSIONER RHONDA CONTRERAS  
COMMISSIONER SANDRA DIVERS  
COMMISSIONER ROY HABER

**DECEMBER 17, 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 Commission 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](http://www.microsoft.com/microsoft-teams/join-a-meeting)

Meeting ID: 275 748 127 726 2

Meeting Passcode: ri65P7bK

**Or call in (audio only)**

+1 657-204-3264,

Phone Conference ID: 492 305 468#

**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. CONSENT ITEMS**

5.1. Consideration of the minutes for the August 12, 2025 regular meeting

*RECOMMENDED ACTION: Approve as submitted.*

**6. PUBLIC HEARINGS**

6.1. Consideration of Resolution No. PC 2025-02, Recommending that the City Council Adopt Zoning Code Amendment No. 25-02, Amending Chapter 17.08 (Definitions) and Chapter 17.24 (Planned Development Overlay Zone (P-D Overlay)) of Title 17 (Zoning) of the City of Industry Municipal Code, and Adopt a Notice of Exemption Regarding Same, and Making Findings In Support Thereof

*RECOMMENDED ACTION: Adopt Resolution No. PC 2025-02*

**7. CITY MANAGER REPORTS**

**8. AB 1234 REPORTS**

**9. COMMISSIONER COMMUNICATIONS**

10. Adjournment. The next regular Planning Commission Meeting is Wednesday, December 17, 2025, at 9:00 AM.

ITEM NO. 5.1

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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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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: Sam Pedroza, Assistant City Manager; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

Mayor Cory Moss shared her admiration for retiring Vice Chair Andria Welch and her dedication to the City since 2002. Andria Welch was on the Urban Development Committee from 2002 through 2012, then represented the Planning Commission since 2012. Cory Moss thanked her not only for her work on the boards, but for her work within the community supporting both the Rodeo and YAL. With utmost respect we wish her a wonderful retirement and thanked her for their friendship.

**CONSENT ITEMS**

**6.1 CONSIDERATION OF THE MINUTES OF MARCH 26, 2024 SPECIAL MEETING, OCTOBER 8, 2024 REGULAR MEETING, DECEMBER 10, 2024 SPECIAL MEETING,**

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PLANNING COMMISSION REGULAR MEETING MINUTES  
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**JANUARY 21, 2025 SPECIAL MEETING, AND THE MARCH 11, 2025 REGULAR MEETING**

*RECOMMENDED ACTION:*

*Approve as submitted.*

MOTION BY COMMISSIONER HABER, AND SECOND BY CHAIR CORTEZ TO APPROVE THE CONSENT ITEMS 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       |         |           |

**ACTION ITEMS-NONE**

**PUBLIC HERINGS – NONE**

**ADMINISTRATIVE OF OATH OF OFFICE**

Secretary Julie Gutierrez-Robles administered the Oath of Office to two re-appointed Commissioners, Jacob Cortez and Roy Haber and newly appointed Michael Rubalcava.

Chair Jacob Cortez thanked Andria Welch for her friendship and wished her a happy retirement.

Assistant City Manger Sam Pedroza said there will be a reception after the meeting and said Michael Rubalcava is ready to step up.

**CITY MANAGER REPORTS**

There were none.

**AB 1234 REPORTS**

There were none.

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PLANNING COMMISSION REGULAR MEETING MINUTES  
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**COMMISSIONER COMMUNICATIONS**

Commissioner Rhonda Contreras welcomed Michael Rubalcava and stated that Andria Welch will be missed.

**ADJOURNMENT**

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

\_\_\_\_\_  
JACOB CORTEZ  
CHAIR

\_\_\_\_\_  
JULIE GUTIERREZ-ROBLES  
SECRETARY

ITEM NO. 6.1



# CITY OF INDUSTRY

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Joshua Nelson, City Manager

**STAFF:** Bing Hyun, Assistant City Manager  
Kathy Tai, Development Services Manager

**DATE:** December 17, 2025

**SUBJECT:** Consideration of Resolution No. PC 2025-02, Recommending that the City Council Adopt Zoning Code Amendment No. 25-02, Amending Chapter 17.08 (Definitions) and Chapter 17.24 (Planned Development Overlay Zone (P-D Overlay)) of Title 17 (Zoning) of the City of Industry Municipal Code, and Adopt a Notice of Exemption Regarding Same, and Making Findings In Support Thereof

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### **Background:**

Data centers contain specialized equipment that store, process, and manage large volumes of digital information. Demand for these facilities has increased with the expansion of cloud computing, artificial intelligence, e-commerce, and digital communication. As businesses depend more on online services and real-time data operations, there has been a commensurate increase in demand for secure and high-performance facilities to store servers and network systems. To ensure the City continues to support current and future business needs, Staff is presenting Zoning Code Amendment No. 25-02 for the Planning Commission's consideration.

### **Discussion:**

The intent of the proposed text amendment is to create a regulatory framework for the development of data centers in the Planned Development Overlay Zone ("P-D Overlay Zone"). The P-D Overlay Zone applies to all properties within the City. Therefore, approval of the proposed Zoning Code Amendment will allow data centers anywhere within the City, subject to the proposed regulations.

Specifically, Zoning Code Amendment No. 25-02 adds Section 17.08.170 (Data center), creating a definition for data centers, amends Chapter 17.24.030, adding data centers as a permitted use, pursuant to a City Council approved planned development project in the P-D Overlay Zone, and a Community Benefit Agreement and/or Development Agreement,  
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subject to the City Manager's discretion; amends 17.24.040 (Minimum area), setting the minimum area for a planned development at 100 acres; and amends 17.24.050 (Application), requiring a deposit and reimbursement agreement to be executed in place of a set fee amount.

**Staff Analysis:**

Staff recommends that the Planning Commission adopt Resolution No. PC 2025-02, recommending that the City Council adopt Zoning Code Amendment No. 25-02 and a Notice of Exemption. The following findings apply to the proposed Zoning Code Amendment:

- a. The proposed ordinance is in conformity with the goals and policies of the City's General Plan because it is consistent with General Plan Land Use Element Goal LU2 to support "[a] competitive business climate and blend of businesses that best serve the long-term economic future of the City of Industry", by attracting high-value technology businesses that broaden the City's business community, contributing to a more resilient local economy.

Additionally, it is consistent with General Plan Policy LU2-3 to "[e]ncourage the consolidation of smaller lots and large industrial lots to be occupied by a single tenant as opposed to multiple tenants", as the amendment decreases the minimum area for a planned development from 150 acres to 100 acres, thereby making it easier to assemble individual parcels for data center development.

Furthermore, it is consistent with General Plan Policy LU2-5 to "[m]aximize the competitive advantage of locating a business in the City of Industry by constructing and maintaining adequate infrastructure and services", because the amendment will encourage businesses to stay or relocate in the City by promoting investment in reliable power supply, high-speed broadband connectivity, and resilient utility systems that are essential to data center operations.

Lastly, it is consistent with General Plan Policy LU3-1 to "[m]inimize impacts (including noxious fumes, air pollutants, excessive noise, and hazardous materials) to non-business uses through the use of land use regulations, site planning, and design controls", because it allows the development of data centers that typically generate less noise, traffic, and air emissions than other industrial or commercial uses, and therefore their development is consistent with the City's objective to reduce environmental and neighborhood compatibility impacts commonly associated with industrial activities.

- b. The adoption of the ordinance is consistent with the City's Zoning Code because Zoning Code Section 17.24.010.A provides that "[i]t is the intent of and purpose of the planned development overlay zone to [e]stablish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delays, and inequities which would otherwise result in application of land use regulations and administrative procedures designed primarily for smaller parcels." Data centers typically need large, contiguous

sites and specialized infrastructure. Allowing data centers in the P-D Overlay Zone and reducing the minimum area for a planned development from 150 acres to 100 acres fits the goal of reducing overly rigid land use regulations by reducing obstacles to assembling enough land to comply with the minimum area requirement, and allowing the use, pursuant to City Council approval.

- c. The proposed Zoning Code amendment is not detrimental to the public health, safety or general welfare, because data centers generally produce less noise and traffic than other industrial or commercial uses. Data centers commonly create higher greenhouse gas emissions levels and use more water and electricity than typical industrial and commercial developments, however, data center development is regulated to comply with state regulations, including the Green Building Code and Building Energy Efficiency Standards. It is a simple text amendment, and does not propose any specific development project. To establish a data center on a specific site, a separate environmental analysis will be performed at that time to ensure that no significant effects will result from the proposed project.

### **Environmental Analysis**

Based on Staff's review and assessment, the proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA", Public Resources Code § 21000 et seq.) pursuant to the general rule in Section 15061(b)(3) of the CEQA Guidelines (Chapter 3, of Title 14, of the California Code of Regulations) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed amendment does not contemplate any specific project requiring discretionary review. Any future project that requires discretionary review will be analyzed at the appropriate time in accordance with any applicable CEQA requirements

### **Public Hearing:**

The required Public Hearing Notice (Exhibit B) was published in the *San Gabriel Valley Tribune* on November 27, 2025, and was posted at City Hall, Fire Station 118, City Hall, Council Chambers, and the City's webpage on November 27, 2025.

### **Fiscal Impact:**

There is no fiscal impact associated with the proposed amendment.

### **Recommendation:**

Based on the analysis provided with this Staff report, Staff recommends that the Planning Commission adopt Resolution No. PC 2025-02, recommending that the City Council adopt Zoning Code Amendment No. 25-02, amending Title 17 (Zoning) of the City of Industry Municipal Code, to amend Chapter 17.08 (Definitions) and Chapter 17.24 (Planned Development Overlay Zone (P-D Overlay)), and adopt a Notice of Exemption regarding same, and making findings in support thereof.

**Exhibit:**

- A. Resolution No. PC 2025-02, Recommending that the City Council Adopt Zoning Code Amendment No. 25-02, Amending Chapter 17.08 (Definitions) and Chapter 17.24 (Planned Development Overlay Zone (P-D Overlay)) of Title 17 (Zoning) of the City of Industry Municipal Code, and Adopt a Notice of Exemption Regarding Same, and Making Findings In Support Thereof
  - B. Notice of Public Hearing
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JN/BH:kt

## RESOLUTION NO. PC 2025-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CODE AMENDMENT NO. 25-02, ADDING SECTION 17.08.170 (DATA CENTER) TO CHAPTER 17.08 (DEFINITIONS) OF TITLE 17 (ZONING); AND AMENDING SECTION 17.24.030 (USES PERMITTED), SECTION 17.24.040 (MINIMUM AREA), AND SECTION 17.24.050 (APPLICATION) OF CHAPTER 17.24 (PLANNED DEVELOPMENT OVERLAY ZONE (P-D OVERLAY)) OF TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME, AND MAKE FINDINGS IN SUPPORT THEREOF

## RECITALS

**WHEREAS**, data centers contain specialized equipment that store, process, and manage large volumes of digital information. Demand for these facilities has increased with the expansion of cloud computing, artificial intelligence, e-commerce, and digital communication. As businesses depend more on online services and real-time data operations, the demand for secure and high-performance facilities to store servers and network systems has grown; and

**WHEREAS**, the City desires to continue to support current and future business needs and attract high-value technology businesses, while protecting public health, safety, and welfare; and

**WHEREAS**, based on Staff's review and assessment, the proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA", Public Resources Code § 21000 et seq.) pursuant to the general rule in Section 15061(b)(3) of the CEQA Guidelines (Chapter 3, of Title 14, of the California Code of Regulations) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed amendment does not contemplate any specific project requiring discretionary review. Any future project that requires discretionary review will be analyzed at the appropriate time in accordance with any applicable CEQA requirements; and

**WHEREAS**, on November 27, 2025, notice of the Planning Commission's December 17, 2025, public hearing on Resolution No. PC 2025-02 was published in the San Gabriel Valley Tribune, in compliance with the City's Municipal Code and Government Code Section 65090; and

**WHEREAS**, on November 27, 2025, notice of the Planning Commission's December 17, 2025, public hearing on Resolution No. PC 2025-02 was posted at City Hall, the City's Council Chambers, Fire Station 118, and on the City's website; and

**WHEREAS**, on December 17, 2025, the Planning Commission of the City of Industry conducted a duly noticed public hearing to consider the proposed Zoning Code Amendment No. 25-02, and considered all testimony written and oral; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:**

**SECTION 1:** The Planning Commission finds that all of the facts set forth in the Recitals are true and correct and are incorporated herein by reference.

**SECTION 2:** Based upon substantial evidence presented to the Planning Commission during the December 17, 2025 public hearing, including public testimony and written and oral staff reports, and which includes without limitation, CEQA, the CEQA Guidelines, and any documents provided by the public to the Planning Commission at the December 17, 2025 public hearing, the Planning Commission finds as follows:

The proposed Municipal Code amendment has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). The Planning Commission has determined that the text amendment does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that adoption of the ordinance has no possibility of having a significant effect on the environment. The proposed amendment does not contemplate any specific project requiring discretionary review. Any future project that requires discretionary review will be analyzed at the appropriate time in accordance with any applicable CEQA requirements. Based on the foregoing, the Planning Commission recommends that the City Council adopt a Notice of Exemption for the proposed Zoning Code amendment.

**SECTION 3:** Based upon substantial evidence presented to the Planning Commission during the December 17, 2025 public hearing, including public testimony and written and oral staff reports, and which includes without limitation, CEQA, the CEQA Guidelines, and the City's Code, and any documents provided by the public to the Planning Commission at the December 17, 2025 public hearing, the Planning Commission finds as follows:

- a. The proposed ordinance is in conformity with the goals and policies of the City's General Plan because it is consistent with General Plan Land Use Element Goal LU2 to support "[a] competitive business climate and blend of businesses that best serve the long-term economic future of the City of Industry", by attracting high-value technology businesses that broaden the City's business community, contributing to a more resilient local economy.

Additionally, it is consistent with General Plan Policy LU2-3 to “[e]ncourage the consolidation of smaller lots and large industrial lots to be occupied by a single tenant as opposed to multiple tenants”, as the amendment decreases the minimum area for a planned development from 150 acres to 100 acres, thereby making it easier to assemble individual parcels for data center development.

Furthermore, it is consistent with General Plan Policy LU2-5 to “[m]aximize the competitive advantage of locating a business in the City of Industry by constructing and maintaining adequate infrastructure and services”, because the amendment will encourage businesses to stay or relocate in the City by promoting investment in reliable power supply, high-speed broadband connectivity, and resilient utility systems that are essential to data center operations.

Lastly, it is consistent with General Plan Policy LU3-1 to “[m]inimize impacts (including noxious fumes, air pollutants, excessive noise, and hazardous materials) to non-business uses through the use of land use regulations, site planning, and design controls”, because it allows the development of data centers that typically generate less noise, traffic, and air emissions than other industrial or commercial uses, and therefore their development is consistent with the City’s objective to reduce environmental and neighborhood compatibility impacts commonly associated with industrial activities.

- b. The adoption of the ordinance is consistent with the City’s Zoning Code because Zoning Code Section 17.24.010.A provides that “[i]t is the intent of and purpose of the planned development overlay zone to [e]stablish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delays, and inequities which would otherwise result in application of land use regulations and administrative procedures designed primarily for smaller parcels.” Data centers typically need large, contiguous sites and specialized infrastructure. Allowing data centers in the P-D Overlay Zone and reducing the minimum area for a planned development from 150 acres to 100 acres fits the goal of reducing overly rigid land use regulations by reducing obstacles to assembling enough land to comply with the minimum area requirement, and allowing the use, pursuant to City Council approval.
- c. The proposed Zoning Code amendment is not detrimental to the public health, safety or general welfare, because data centers generally produce less noise and traffic than other industrial or commercial uses. Data centers commonly create higher greenhouse gas emissions levels and use more water and electricity than typical industrial and commercial developments, however, data center development is regulated to comply with state regulations, including the Green Building Code and Building Energy Efficiency Standards. It is a simple text amendment, and does not propose any specific development project. To establish a data center on a specific site, a separate environmental analysis

will be performed at that time to ensure that no significant effects will result from the proposed project.

**SECTION 4:** Based on the foregoing findings, the Planning Commission of the City of Industry recommends that the City Council adopt an ordinance adding Section 17.08.170 (Data center), and amending Section 17.24.030 (Uses permitted), Section 17.24.040 (Minimum area), and Section 17.24.050 (Application) to Title 17 (Zoning) of the City of Industry Municipal Code, attached hereto as Exhibit A, and incorporated herein by reference, and making findings in support thereof.

**SECTION 5:** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**SECTION 6:** That the Planning Commission Secretary shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Industry at a special meeting held on December 17, 2025, by the following vote:

|          |                |
|----------|----------------|
| AYES:    | COMMISSIONERS: |
| NOES:    | COMMISSIONERS: |
| ABSTAIN: | COMMISSIONERS: |
| ABSENT:  | COMMISSIONERS: |

\_\_\_\_\_  
Jacob Cortez, Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Gutierrez-Robles, Secretary

**EXHIBIT A**

[ATTACHED]

**ORDINANCE NO. 838**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO ADD SECTION 17.08.170 (DATA CENTER) OF CHAPTER 17.08 (DEFINITIONS) OF TITLE 17 (ZONING); AND AMEND SECTION 17.24.030 (USES PERMITTED), SECTION 17.24.040 (MINIMUM AREA), AND SECTION 17.24.050 (APPLICATION) OF CHAPTER 17.24 (PLANNED DEVELOPMENT OVERLAY ZONE (P-D OVERLAY)), AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, pursuant to the police powers delegated to it by the California Constitution, the City of Industry has the authority to enact laws that promote the public health, safety, and welfare of its citizens, including sidewalk vending; and,

**WHEREAS**, this Zoning amendment proposes a text amendment to add the definition of data center, revise the permitted uses under the P-D Overlay designation to include data center as permitted pursuant to a planned development approved by the City Council, and revise the minimum area for a planned development; and,

**WHEREAS**, based on Staff's review and assessment, the proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA", Public Resources Code § 21000 et seq.) pursuant to the general rule in Section 15061(b)(3) of the CEQA Guidelines (Chapter 3, of Title 14, of the California Code of Regulations) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed amendment does not contemplate any specific project requiring discretionary review. Any future project that requires discretionary review will be analyzed at the appropriate time in accordance with any applicable CEQA requirements; and,

**WHEREAS**, on November 27, 2025, notice of the Planning Commission's December 17, 2025 public hearing on the proposed Zoning Code amendment was published in the San Gabriel Valley Tribune, and was posted at City Hall, the City's Council Chambers, Fire Station 118, and on the City's website; and

**WHEREAS**, on November 27, 2025, the Planning Commission of the City of Industry conducted a duly noticed public hearing on Zoning Code Amendment No. 25-02, and considered all testimony written and oral, and adopted Resolution No. PC 2025-02, recommending the City Council adopt the Ordinance; and

**WHEREAS**, on \_\_\_\_, notice of the City Council's \_\_\_\_ public hearing on Ordinance No. 838 was published in the San Gabriel Valley Tribune, in compliance with the City's Municipal Code and Government Code Section 65090; and

**WHEREAS**, on \_\_\_ notice of the City Council's \_\_\_ public hearing on Ordinance 838 was posted at City Hall, the City's Council Chambers, Fire Station 118, and on the City's website; and

**WHEREAS**, on \_\_\_\_, the City Council of the City of Industry conducted a duly noticed public hearing on Ordinance No. 838, and considered all testimony written and oral; and

**WHEREAS**, all legal prerequisites to the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1. Findings.**

The City Council finds that based on substantial evidence presented to the City Council during the [DATE], 2025 public hearing, including public testimony and oral staff reports, that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

**SECTION 2. CEQA Findings.**

Based upon substantial evidence presented to the City Council during the [DATE], 2025 public hearing, including public testimony and written and oral staff reports, and which includes without limitation, CEQA, the CEQA Guidelines, and any documents provided by the public to the City Council at the [DATE], 2025 public hearing, the City Council finds as follows:

The proposed Municipal Code amendment has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). The City Council has determined that the text amendment does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that adoption of the ordinance has no possibility of having a significant effect on the environment. The proposed amendment does not contemplate any specific project requiring discretionary review. Any future project that requires discretionary review will be analyzed at the appropriate time in accordance with any applicable CEQA requirements.

**SECTION 3. Municipal Code Amendment.**

Section 17.08.170 (Data Center) is hereby added to Chapter 17.08 (Definitions), of Title 17 (Zoning) of the City of Industry Municipal Code, to read in its entirety as follows:

**17.08.170 Data center.**

"Data center" is a use whose primary purpose is to house computer servers, systems, or telecommunications switching facilities or internet nodes for entities, including but not limited to web hosting organizations, large enterprises or any other internet service

organizations. A server farm, telecom hotel, carrier hotel, darkened datacenter, co-location center or any other term applicable to facilities which are used for these specified purposes is deemed a data center.

**SECTION 4. Municipal Code Amendment.**

Section 17.24.030 (Uses permitted) is hereby amended in Chapter 17.24 (Planned Development Overlay Zone (P-D Overlay)), of Title 17 (Zoning) of the City of Industry Municipal Code, to read in its entirety as follows:

17.24.030 Uses permitted.

A. All uses permitted in the underlying industrial and commercial zones shall be permitted without public hearing pursuant to this chapter, provided that the applicable requirements contained in this title are met.

B. The following uses shall be permitted pursuant to a planned development approved by the city council pursuant to this chapter:

1. All uses permitted in the commercial zone may be permitted in a plan of development;

2. All uses permitted in the industrial zones may be permitted in a plan of development;

3. Hotel and motel uses may be permitted in a plan of development;

4. Recreational uses, such as parks, golf courses, theaters, amusement parks, pavilions, tennis courts, equestrian facilities, pools, health clubs, cultural/historical museums, athletic gymnasiums/fields, botanical gardens, bowling alleys, ice skating/roller skating rinks or other recreational facilities, may be permitted in a plan of development;

5. Data center, may be permitted subject to a Community Benefit Agreement and/or Development Agreement, at the City Manager's discretion.

**SECTION 5. Municipal Code Amendment.**

Section 17.24.040 (Minimum area) is hereby amended in Chapter 17.24 (Planned Development Overlay Zone (P-D Overlay)), of Title 17 (Zoning) of the City of Industry Municipal Code, to read in its entirety as follows:

17.24.040 Minimum area.

The minimum area for a planned development is one hundred acres.

**SECTION 4. Municipal Code Amendment.**

Section 17.24.050 (Application) is hereby amended in Chapter 17.24 (Planned Development Overlay Zone (P-D Overlay)), of Title 17 (Zoning) of the City of Industry Municipal Code, to read in its entirety as follows:

**17.24.050 Application.**

Any property owner(s) or representative of such property owner(s) desirous of obtaining approval to proceed with a planned development shall file an application for the approval of a plan of development with the city, which shall be accompanied by a completed deposit and reimbursement agreement. The application shall be accompanied by the following:

- A. Conceptual site plans showing the dimensions and locations of all proposed structures, buildings, streets, parking, yards, playgrounds, school sites, open spaces, walls or fences, and other public or private facilities. The plan shall include a statement of all uses proposed to be established and the location of each use;
- B. Elevations or architectural drawings showing, for each different type of building or structure, the design of all exterior walls and structures and the size, materials, colors and architectural treatments thereof, and the size and spacing of windows, doors and other openings;
- C. Preliminary drainage and grading plans;
- D. Preliminary landscaping plans;
- E. Proposed site development standards for all commercial, industrial, lodging and recreational site uses;
- F. Any other information or plans which the city may reasonably require, or which the applicant wishes to supply for the purpose of determining that the contemplated arrangement or use makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this title.

**SECTION 4. Clerical Errors.**

The City Council directs the City Clerk to correct any clerical errors found in this Chapter, including, but not limited to, typographical errors, irregular numbering, and incorrect section references.

**SECTION 5. Severability.**

Should any section, subsection, clause, or provisions of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity of unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unenforceable, or unconstitutional.

**SECTION 6. Effective Date.**

In accordance with California Government Code § 36937, this Ordinance shall take effect and be in force thirty (30) days from passage and adoption.

**SECTION 7. Publication.**

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this ordinance to be published and posted as required by law.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Industry, California, at a regular meeting held on [DATE], by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

\_\_\_\_\_  
Cory C. Moss, Mayor

ATTEST:

\_\_\_\_\_  
Julie Gutierrez-Robles  
City Clerk



## NOTICE OF PUBLIC HEARING

### ZONING CODE AMENDMENT NO. 25-02 (REGULATIONS FOR DATA CENTERS FOR THE PLANNED DEVELOPMENT OVERLAY ZONE (P-D OVERLAY))

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Industry will hold a public hearing on December 17, 2025 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 Resolution No. PC 2025-02, Recommending that the City Council approve Zoning Code Amendment No. 25-02, an Amendment to the Zoning Code to amend Chapter 17.08 (Definitions) to add the definition for data center; amend Section 17.24.030 (Uses permitted) to add data centers as a permitted use; amend Section 17.24.040 (Minimum area) to revise the minimum area for a planned development; amend Section 17.24.050 (Application) to require a deposit and reimbursement agreement for each application, and adopt a notice of exemption regarding same, and making findings in support thereof.

**Project Location:** Citywide

A copy of all relevant material, including the ordinance, are on file in the City 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](http://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](mailto:ktai@cityofindustry.org) if you have questions.

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

Time: 11:30 a.m.  
Date: December 17, 2025  
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.

If you challenge the proposed ordinance 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