

PH- B Municipal Code Amendment (MCA) No. 21-001 for an amendment to Chapter 9 of the Municipal Code to add Article V to establish sustainability standards to improve air and other environmental qualities for warehouse (industrial commerce center) developments throughout the city.

Vice Chair Sangha opened the Public Hearing Item.

Rina Leung, Senior Planner presented the staff report.

The commission and staff discussed the solar power requirement for this project.

The following individuals spoke in opposition of this project:

Bill Blankenship
Amparo Muñoz
Elizabeth Sena
Ana Gonzalez

The following individual spoke in favor of this project:

Andrea De Leon

The Public Hearing was closed.

The commission discussed owner's property rights and how the Code Amendment is a good document that will serve as guidelines for future developments.

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution PC No. 2021-050 and forward a recommendation to the City Council to:

1. Determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(B)(3) (the common-sense exemption) and, alternatively, pursuant to CEQA Guidelines Section 15307 (Actions by Regulatory Agencies for Protection of Natural Resources) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA; and,
2. Adopt an Ordinance approving Municipal Code Amendment (MCA) No. 21-001 to amend Chapter 9 (Environmental Protection and Resource Extraction) of the Municipal Code to add a new Article for "Industrial Commerce Centers Sustainability Standards" for warehouses throughout the city as shown in the Attachment No. 1 as referenced herein.

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 3-0 to adopt the Resolution presented. The motion carried by the following vote:

Aye: Vice Chair Sangha, Secretary Sanchez, Commissioner Gordon

Absent: Chair Fort, Commissioner Thrasher