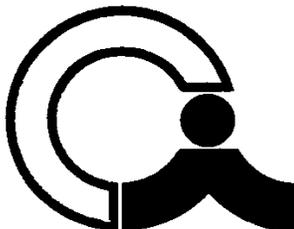


# CITY OF INDUSTRY

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CITY COUNCIL  
REGULAR MEETING AGENDA

OCTOBER 8, 2015  
9:00 AM



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Mayor Mark Radecki  
Mayor Pro Tem Cory Moss  
Council Member Abraham Cruz  
Council Member Roy Haber, III  
Council Member Newell Ruggles

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California 91744

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## **Addressing the City Council:**

- ▶ **Agenda Items:** Members of the public may address the City Council on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the City Council 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 and prior to the individual being heard by the City Council.
- ▶ **Public Comments (Non-Agenda Items):** Anyone wishing to address the City Council 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 three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the City Council from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the City Council 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 City Council.

## **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 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

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1. Call to Order
  2. Flag Salute
  3. Roll Call
  4. Public Comments

## 5. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the City Council, the public, or staff request specific items be removed from the Consent Calendar for separate action.

### 5.1 Consideration of Register of Demands.

*RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate City Officials to pay the bills.*

### 5.2 Consideration of a Conflict Waiver for Casso & Sparks, LLP for various City projects.

*RECOMMENDED ACTION: Approve the Conflict Waiver.*

### 5.3 Consideration of a Professional Services Agreement between the City of Industry and Cordoba Corporation for real estate advisory services.

*RECOMMENDED ACTION: Approve the Agreement, and authorize the City Manager to execute the Agreement.*

### 5.4 Consideration of the minutes of the June 25, 2015 regular meeting.

*RECOMMENDED ACTION: Approve as submitted.*

### 5.5 Consideration of the minutes of the June 25, 2015 special meeting.

*RECOMMENDED ACTION: Approve as submitted.*

## 6. **PUBLIC HEARING**

### 6.1 Public Hearing regarding Zone Exception 15-2 to allow a ten foot tall wall within the front setback, Development Plan 15-10 to develop two industrial buildings (84,660 square feet and 45,510 square feet), and the accompanying Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program at 489 and 499 Parriott Place.

- a. Consideration of Resolution No. CC 2015-31 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA MAKING FINDINGS AND ADOPTING THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR A DEVELOPMENT PLAN AND ZONE EXCEPTION FOR THE CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS AT THE PROPERTY LOCATED AT 489 AND 499 PARRIOTT PLACE IN

THE CITY OF INDUSTRY.

*RECOMMENDED ACTION: Adopt Resolution No. CC 2015-31.*

- b. Consideration of Resolution No. CC 2015-32 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA APPROVING ZONE EXCEPTION 15-2 TO ALLOW A TEN FOOT TALL SCREEN WALL IN THE FRONT SETBACK; AND DEVELOPMENT PLAN NO. 15-10 FOR THE CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS FOR THE PROPERTY LOCATED AT 489 AND 499 PARRIOTT PLACE IN THE CITY OF INDUSTRY.

*RECOMMENDED ACTION: Adopt Resolution No. CC 2015-32.*

## 7. **ACTION ITEMS**

- 7.1 Consideration of Development Plan 15-7 submitted by Donlon Builders to develop a new 125,344 square foot industrial building at 15000 Nelson Avenue.

- a. Consideration of Resolution No. CC 2015-33 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA MAKING FINDINGS AND ADOPTING THE NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 125,344 SQUARE FOOT INDUSTRIAL BUILDING AT 15000 NELSON AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA, WITHIN THE MANUFACTURING ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

*RECOMMENDED ACTION: Adopt Resolution No. CC 2015-33.*

- b. Consideration of Resolution No. CC 2015-34 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN 15-7 FOR THE CONSTRUCTION OF A 125,344 SQUARE FOOT INDUSTRIAL BUILDING AT 15000 NELSON AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA, WITHIN THE MANUFACTURING ZONE.

*RECOMMENDED ACTION: Adopt Resolution No. CC 2015-34.*

- 7.2 Presentation and discussion regarding the Climate Action Plan, a comprehensive roadmap outlining the activities the City will undertake to reduce greenhouse gas emissions.

*RECOMMENDED ACTION: Discuss and provide direction to staff.*

- 7.3 Consideration of a Construction, Operation and Maintenance Agreement between the City of Industry, the Alameda Corridor East Construction Authority and Union Pacific Railroad for the Fullerton Grade Separation Project at the Los Angeles Subdivision of the Union Pacific Railroad.

*RECOMMENDED ACTION: Approve the Agreement.*

- 7.4 Consideration of Amendment No. 1 to the Memorandum of Understanding between the City of Industry and the Los Angeles County Metropolitan Transportation Authority for the Grand Avenue Westbound On-Ramp Project.

*RECOMMENDED ACTION: Approve Amendment No. 1.*

- 7.5 Information regarding the issuance of an encroachment permit to Southern California Edison for the closure of two lanes on Gale Avenue immediately east of Azusa Avenue for a maximum of four weeks to replace a vault.

*RECOMMENDED ACTION: Receive and file.*

- 7.6 Presentation and discussion regarding three conceptual housing developments generally located at the Industry Hills Expo Center, Parriott Place West, and Walnut Drive South.

*RECOMMENDED ACTION: Review, discuss and provide direction to staff.*

- 7.7 Consideration of an Agreement between the City of Industry and Lang, Hansen, O'Malley & Miller to provide governmental relations services.

*RECOMMENDED ACTION: Approve the Agreement, and authorize the City Manager to execute the Agreement.*

8. **CITY COUNCIL COMMITTEE REPORTS**

9. **AB 1234 REPORTS**

10. **CITY COUNCIL COMMUNICATIONS**

11. Adjournment. Next regular meeting: Thursday, October 22, 2015 at 9:00 a.m.