

CITY OF INDUSTRY

CITY COUNCIL
REGULAR MEETING AGENDA

OCTOBER 22, 2015
9:00 AM



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

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 the minutes of the July 9, 2015 regular meeting; July 9, 2015 special meeting; July 23, 2015; August 13, 2015; and August 27, 2015 regular meetings.

RECOMMENDED ACTION: Approve as submitted.

5.3 Consideration of a proposal between the City of Industry and the Dolphin Group to provide communications and media relations services.

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

6. **PUBLIC HEARING**

6.1 Public Hearing regarding Zone Exception 15-13 to allow deviations from standards for landscaping, site coverage, and the loss of loading bays with 100 feet of clearance and Development Plan 15-13 for an 8,850 square foot addition to an existing building located at 18421 Railroad Street.

Consideration of Resolution No. CC 2015-35 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING ZONE EXCEPTION 15-3 TO ALLOW DEVIATIONS FROM STANDARDS FOR LANDSCAPING, SITE COVERAGE, AND THE LOSS OF LOADING BAYS WITH 100 FEET OF CLEARANCE; AND DEVELOPMENT PLAN NO. 15-13 FOR AN 8,850 SQUARE FOOT ADDITION TO AN EXISTING BUILDING; FOR THE PROPERTY LOCATED AT 18421 RAILROAD STREET IN THE CITY OF INDUSTRY, WITHIN THE “M”-MANUFACTURING ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF, AND THE NOTICE OF EXEMPTION REGARDING SAME.

RECOMMENDED ACTION: Adopt Resolution No. CC 2015-35.

7. **ACTION ITEMS**

- 7.1 Consideration of Development Plan Application 15-2 submitted by JWL Associates Inc. on behalf of Arrow Realty Inc. for an addition to, and remodel of, a retail building located at 17961 Gale Avenue.

Consideration of Resolution No. CC 2015-36 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA APPROVING DEVELOPMENT PLAN NO. 15-2 FOR THE ADDITION TO AND REMODEL OF A RETAIL BUILDING LOCATED AT 17961 GALE AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME.

RECOMMENDED ACTION: Adopt Resolution No. CC 2015-36.

- 7.2 Consideration of Development Plan Application 15-19 submitted by Transystems on behalf of Union Pacific Railroad, for a new maintenance building at an existing intermodal rail facility located at 17225 Arenth Avenue.

Consideration of Resolution No. CC 2015-37 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA APPROVING DEVELOPMENT PLAN NO. 15-19 FOR THE CONSTRUCTION OF A 6,750 SQUARE FOOT MAINTENANCE BUILDING LOCATED AT 17225 ARENTH AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME.

RECOMMENDED ACTION: Adopt Resolution No. CC 2015-37.

- 7.3 Discussion and direction regarding an interlocal Loan Agreement in the amount of \$5,952,908 between the City of Industry and the City of La Puente for mitigation of noise, traffic and railroad impacts and for other purposes along Valley Boulevard.

RECOMMENDED ACTION: Discuss and provide direction to staff.

- 7.4 Consideration of a Professional Services Agreement between the City of Industry and CASC Engineering and Consulting, Inc. to perform NPDES engineering services for 23400-23600 East Fork Road, Azusa, California, in the amount of \$34,660.00.

RECOMMENDED ACTION: Approve the Agreement.

- 7.5 Consideration of a Professional Services Agreement between the City of Industry and Sage Environmental Group LLC, to perform environmental engineering services to obtain resource agency approvals for 23400-23600 East Fork Road, Azusa, California, in the amount of \$23,000.00.

RECOMMENDED ACTION: Approve the Agreement.

- 7.6 Consideration of Resolution No. CC 2015-38 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, APPROVING A PURCHASE AGREEMENT BETWEEN THE CITY OF INDUSTRY AND CT CHESTNUT LLC, FOR THE PROPERTY LOCATED AT 948 S. AZUSA AVENUE, CITY OF INDUSTRY, CALIFORNIA AND ADOPTING THE NOTICE OF EXEMPTION REGARDING SAME.

RECOMMENDED ACTION: Adopt Resolution No. CC 2015-38.

8. **CITY COUNCIL COMMITTEE REPORTS**

9. **AB 1234 REPORTS**

10. **CITY COUNCIL COMMUNICATIONS**

11. **CLOSED SESSION**

- 11.1 Conference with real property negotiators pursuant to Government Code Section 54956.8

Property: 948 Azusa Avenue, City of Industry
(APN: 8264-025-911)
City Negotiators: Paul J. Phillips, City Manager and
James M. Casso, City Attorney
Negotiating Party: CT Chestnut LLC
Under Negotiation: Price and Terms of Payment

12. Adjournment. Next regular meeting: Thursday, November 12, 2015 at 9:00 a.m.