

# CITY OF INDUSTRY

CITY COUNCIL  
REGULAR MEETING  
AGENDA

APRIL 11, 2024  
9:00 AM



Mayor Cory C. Moss  
Mayor Pro Tem Cathy Marcucci  
Council Member Michael Greubel  
Council Member Mark D. Radecki  
Council Member Newell Ruggles

Location: City Council Chambers,  
15651 Mayor Dave Way, City of Industry  
California

### 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 one-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 one-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.

At the time of publication, no Councilmembers intend 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: 232 775 135 178

Meeting Passcode: v5CBwn

### Or call in (audio only)

+1 657-204-3264

Phone Conference ID: 414 242 29#

### 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. Presentation- By Kate Movius in Recognition of Autism Acceptance Month,

6. **CONSENT CALENDAR**

- 6.1 Consideration of the Register of Demands for April 11, 2024

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

7. **ACTION ITEMS-NONE**

8. **PUBLIC HEARINGS**

- 8.1 Introduction and Consideration of an Ordinance Amending Title 17 (Zoning) of the City of Industry Municipal Code to Amend Chapter 17.08 (Definitions), Chapter 17.18 (Institutional Zone), Chapter 17.22 (Housing Overlay Zone), and Chapter 17.26 (Recreation and Open Space Zone), to Implement the City's 2021-2029 Housing Element, and Adopting a Notice of Exemption Regarding Same, and Making Findings In Support Thereof

*RECOMMENDED ACTION: 1) Waive the reading of Ordinance No. 830, and read by title only; 2) Introduce Ordinance No. 830, an Ordinance of the City Council of the City of Industry, amending Title 17 (Zoning) of the City of Industry Municipal Code, to amend Chapter 17.08 (Definitions), Chapter 17.18 (Institutional Zone), Chapter 17.22 (Housing Overlay Zone), and Chapter 17.26 (Recreation and Open Space Zone), adopting a Notice of Exemption, and making findings in support thereof*

9. **CLOSED SESSION**

- 9.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case
- 9.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case

9.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8

Property: 1 Industry Hills Parkway, City of Industry, CA, 91744 also known as Assessor Parcel Numbers (portion of) 8247-014-900, (portion of) 8247-013-908, 8262-001-900, 8262-001-902, (portion of) 8262-011-930, 8262-011-931, 8262-012-270, 8262-012- 271, 8262-012-272, 8262-012-273, (portion of) 8262-012-274, (portion of) 8262-012-275, 8262-012-276,(portion of) 8262-015-900, (portion of) 8262-015-901, 8262-015-902, 8262-015-904, (portion of) 8262-015-905, 8263-008-270, 8263-008-271, 8263-008-904 and 8263-027-270

Agency Negotiators: Joshua Nelson, City Manager  
James M. Casso, City Attorney

Negotiating Parties: Majestic Industry Hills, LLC, a Delaware limited liability company

Under Negotiation: Price and terms of payment

9.4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8:

Property: 1548 S Azusa Avenue; 8265-004-045

Agency Negotiators: Joshua Nelson, City Manager  
James M. Casso, City Attorney

Negotiating Parties: 1600 Azusa SB One LLC, 1552 Azusa One LLC, 1552 Azusa Two LLC, 1552 Azusa Three LLC

Under Negotiation: Price and terms of payment

10. **CITY MANAGER REPORTS**

11. **AB 1234 REPORTS**

12. **CITY COUNCIL COMMUNICATIONS**

13. **PUBLIC COMMENTS**

14. Adjournment. The next regular City Council Meeting is Thursday, April 25, 2024, at 9:00 a.m.

*CITY COUNCIL*

ITEM NO. 6.1

**CITY OF INDUSTRY  
AUTHORIZATION FOR PAYMENT OF BILLS  
CITY COUNCIL MEETING OF APRIL 11, 2024**

**FUND RECAP:**

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	2,558,018.96
103	PROP A FUND	19,375.70
107	MEASURE W FUND	49,656.41
120	CAPITAL IMPROVEMENTS	232,764.77
TOTAL ALL FUNDS		2,859,815.84

**BANK RECAP:**

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BANK OF AMERICA - CKING ACCOUNT	67,793.20
PROP/A	PROP A - CKING ACCOUNT	19,375.70
M/W	MEASURE W - CKING ACCOUNT	49,656.41
WFBK	WELLS FARGO - CKING ACCOUNT	2,722,990.53
TOTAL ALL BANKS		2,859,815.84

**APPROVED PER CITY MANAGER**

**DATE**

  
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4-3-24  
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**CITY OF INDUSTRY  
BANK OF AMERICA  
April 11, 2024**

Check	Date	Payee Name	Check Amount
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**CITYGEN.CHK - City General**

Check	Date	Payee Name	Check Amount
WT1370	03/19/2024	CAL-PERS	\$67,793.20
	Invoice	Description	Amount
	APR-24	CALPERS MEDICAL PREMIUM FOR APRIL 2024	\$67,793.20

Checks	Status	Count	Transaction Amount
	Total	1	\$67,793.20

**CITY OF INDUSTRY  
PROP A  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>PROPA.CHK - Prop A Checking</b>				
90567	03/27/2024		WALNUT VALLEY WATER DISTRICT	\$248.81
	Invoice	Date	Description	Amount
	4933678A	03/11/2024	2/1-2/29/24 SVC-IRR METROLINK STN-SPANISH LN	\$224.87
	4934620A	03/12/2024	2/1-2/29/24 SVC-PLATFORM-METROLINK BREA CYN	\$23.94
90568	04/03/2024		SOUTHERN CALIFORNIA EDISON	\$227.49
	Invoice	Date	Description	Amount
	2024-00001663	03/21/2024	2/21-3/20/24 SVC-600 S BREA CYN RD B	\$227.49
90569	04/11/2024		CNC ENGINEERING	\$13,430.00
	Invoice	Date	Description	Amount
	509914	03/28/2024	ANNUAL BUS STOP ADA IMPROVEMENTS	\$787.50
	509915	03/28/2024	METROLINK STATION COMMUTER RAIL STATION	\$1,605.00
	509916	03/28/2024	FULLERTON RD GRADE SEPARATION	\$11,037.50
90570	04/11/2024		INDUSTRY SECURITY SERVICES	\$5,366.40
	Invoice	Date	Description	Amount
	1106	03/22/2024	SECURITY SVC-METROLINK	\$2,683.20
	1086	03/15/2024	SECURITY SVC-METROLINK	\$2,683.20
90571	04/11/2024		SO CAL INDUSTRIES	\$103.00
	Invoice	Date	Description	Amount
	680997	03/19/2024	RR RENTAL-METROLINK	\$103.00

Checks	Status	Count	Transaction Amount
	Total	5	\$19,375.70

**CITY OF INDUSTRY  
MEASURE W  
April 11, 2024**

Check	Date	Payee Name	Check Amount
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**MEASUREW.WF.CHK - Measure W Wells Fargo Checking**

<b>300089</b>	04/11/2024	<b>CNC ENGINEERING</b>	<b>\$10,490.00</b>
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Invoice	Date	Description	Amount
509911	03/28/2024	FOUR GRADE SEPARATION PUMP STATIONS	\$4,427.50
509912	03/28/2024	NPDES STORM WATER	\$5,072.50
509913	03/28/2024	REPAIRS/UPGRADES TO CITY OWNED PUMP STATION	\$990.00

<b>300090</b>	04/11/2024	<b>LOS ANGELES COUNTY PUBLIC WOR</b>	<b>\$39,166.41</b>
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Invoice	Date	Description	Amount
PW-24031105309	03/11/2024	PUMP HOUSE MAINT	\$22,586.74
PW-24031105316	03/11/2024	PUMP HOUSE MAINT	\$16,579.67

Checks	Status	Count	Transaction Amount
	Total	2	\$49,656.41



**CITY OF INDUSTRY  
WELLS FARGO VOIDED CHECKS  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
82224	01/25/2024	04/02/2024	CINTAS CORPORATION LOC 693	(\$83.11)
	Invoice	Date	Description	Amount
			VOIDED-CK NEVER RECEIVED	
	4179443705	01/08/2024	DOOR MATS	(\$83.11)
82629	03/28/2024	04/01/2024	NELSON, JOSHUA	(\$539.81)
	Invoice	Date	Description	Amount
			VOIDED-INCORRECT SIGNATURE	
	3/13/2024	03/14/2024	REIMBURSE FOR TRAVEL EXPENSE-WASHINGTON DC	(\$539.81)

Checks	Status	Count	Transaction Amount
	Total	2	(\$622.92)

**CITY OF INDUSTRY  
WELLS FARGO BANK  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
82661	03/27/2024		FRONTIER	\$325.79
	Invoice	Date	Description	Amount
	2024-00001629	03/10/2024	3/10-4/9/24 SVC-600 BREA CYN RD	\$325.79
82662	03/27/2024		INDUSTRY PUBLIC UTILITY COMMISSI	\$15,445.61
	Invoice	Date	Description	Amount
	2024-00001632	03/14/2024	2/1-3/1/24 SVC-600 S BREA CYN RD CHARGING STN	\$6,748.11
	2024-00001633	03/14/2024	2/15-3/1/24 SVC-600 BREA CYN RD	\$8,697.50
82663	03/27/2024		SAN GABRIEL VALLEY WATER CO.	\$1,010.80
	Invoice	Date	Description	Amount
	2024-00001639	03/13/2024	2/8-3/12/24 SVC-336 EL ENCANTO	\$45.55
	2024-00001640	03/12/2024	2/7-3/11/24 SVC-14329 VALLEY	\$965.25
82664	03/27/2024		SOUTHERN CALIFORNIA EDISON	\$13,407.29
	Invoice	Date	Description	Amount
	2024-00001630	03/15/2024	2/14-3/14/24 SVC-1023 U FAIRWAY DR	\$280.16
	2024-00001631	03/15/2024	2/14-3/14/24 SVC-17635 GALE AVE	\$2,691.02
	2024-00001634	03/15/2024	2/14-3/14/24 SVC-VARIOUS SITES	\$8,071.36
	2024-00001635	03/15/2024	2/9-3/14/24 SVC-VARIOUS SITES	\$2,101.54
	2024-00001636	03/15/2024	2/14-3/14/24 SVC-1341 FULLERTON RD	\$147.19
	2024-00001637	03/15/2024	2/14-3/14/24 SVC-VARIOUS SITES	\$81.04
	2024-00001638	03/15/2024	2/14-3/14/24 SVC-PECK RD S/O PELLISSIER	\$34.98
82665	03/27/2024		WALNUT VALLEY WATER DISTRICT	\$1,348.50
	Invoice	Date	Description	Amount
	4934867	03/12/2024	2/1-2/29/24 SVC-1004 U FAIRWAY DR GRADE SEP	\$37.75

**CITY OF INDUSTRY  
WELLS FARGO BANK  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
	4934853	03/12/2024	2/1-2/29/24 SVC-NOGALES PUMP STN	\$72.28
	4934621	03/12/2024	2/1-2/29/24 SVC-PUMP STN BREA CYN	\$168.49
	4934601	03/12/2024	2/1-2/29/24 SVC-PUMP STN N/W CHERYL LN/MAYO	\$37.75
	4933825	03/11/2024	2/1-2/29/24 SVC-BAKER PKWY METER #1	\$115.83
	4933826	03/11/2024	2/1-2/29/24 SVC-BAKER PKWY METER #2	\$113.69
	4933832	03/11/2024	2/1-2/29/24 SVC-GRAND AVE CROSSING 130905	\$116.55
	4933833	03/11/2024	2/1-2/29/24 SVC-GRAND AVE CROSSING 130906	\$113.69
	4933835	03/11/2024	2/1-2/29/24 SVC-22002 VALLEY BLVD	\$342.95
	4933893	03/11/2024	2/1-2/29/24 SVC-21627 GRAND CROSSING PKWY #3	\$114.40
	4933894	03/11/2024	2/1-2/29/24 SVC-21627 GRAND CROSSING PKWY #4	\$115.12
<b>82666</b>	<b>03/27/2024</b>		<b>FIDELITY SECURITY LIFE INSURANCE/</b>	<b>\$1,260.62</b>
	Invoice	Date	Description	Amount
	166236520	04/01/2024	VISION PREMIUM FOR APRIL 2024	\$1,260.62
<b>82667</b>	<b>03/27/2024</b>		<b>HUMANA INSURANCE COMPANY</b>	<b>\$6,905.37</b>
	Invoice	Date	Description	Amount
	389690200	03/13/2024	DENTAL PREMIUM FOR APRIL 2024	\$6,905.37
<b>82668</b>	<b>03/27/2024</b>		<b>UNUM LIFE INSURANCE COMPANY OF</b>	<b>\$7,806.00</b>
	Invoice	Date	Description	Amount
	4/1-4/30/24	03/18/2024	LONG TERM CARE PREMIUM FOR APRIL 2024	\$7,806.00
<b>82669</b>	<b>04/01/2024</b>		<b>L A COUNTY REGISTRAR-RECORDER/</b>	<b>\$75.00</b>
	Invoice	Date	Description	Amount
	3/27/2024	03/27/2024	FILING FEE-NOTICE OF EXEMPTION FOR ORDINANCE :	\$75.00

**CITY OF INDUSTRY  
WELLS FARGO BANK  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
82670	04/01/2024		NELSON, JOSHUA	\$539.81
	Invoice	Date	Description	Amount
	3/13/2024	03/14/2024	REIMBURSE FOR TRAVEL EXPENSE-WASHINGTON DC	\$539.81
82671	04/03/2024		AT & T	\$118.26
	Invoice	Date	Description	Amount
	2024-00001681	03/17/2024	3/17-4/16/24 SVC-TONNER-GUARD SHACK	\$118.26
82672	04/03/2024		AT & T	\$179.00
	Invoice	Date	Description	Amount
	6453067803	03/23/2024	2/19-3/18/24 SVC-600 S BREA CYN-METROLINK	\$179.00
82673	04/03/2024		FRONTIER	\$404.55
	Invoice	Date	Description	Amount
	2024-00001682	03/16/2024	3/16-4/15/24 SVC-PH AUTO PLAZA	\$208.38
	2024-00001683	03/19/2024	3/19-4/18/24 SVC-23400 E FORK AZUSA	\$97.24
	2024-00001684	03/16/2024	3/16-4/15/24 SVC-BREA CYN PUMP STN	\$98.93
82674	04/03/2024		ROWLAND WATER DISTRICT	\$1,668.05
	Invoice	Date	Description	Amount
	2024-00001702	03/27/2024	2/6-3/5/24 SVC-AZUSA AVE-RC	\$88.48
	2024-00001703	03/27/2024	2/6-3/5/24 SVC-755 NOGALES AT-RC	\$273.42
	2024-00001704	03/27/2024	2/6-3/5/24 SVC-909 U NOGALES ST-IRR	\$262.64
	2024-00001705	03/27/2024	2/6-3/5/24 SVC-1100 S AZUSA AVE	\$193.68
	2024-00001706	03/27/2024	2/6-3/5/24 SVC-1123 HATCHER ST STE D	\$99.44
	2024-00001707	03/27/2024	2/6-3/5/24 SVC-1135 HATCHER AVE	\$46.40
	2024-00001708	03/27/2024	2/6-3/5/24 SVC-1123 HATCHER ST STE C	\$58.64

**CITY OF INDUSTRY  
WELLS FARGO BANK  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
	2024-00001709	03/27/2024	2/6-3/5/24 SVC-1015 NOGALES ST-PUMP HOUSE	\$337.83
	2024-00001710	03/27/2024	2/6-3/5/24 SVC-1023 NOGALES ST-IRR	\$307.52
<b>82675</b>	04/03/2024		<b>SAN GABRIEL VALLEY WATER CO.</b>	<b>\$929.17</b>
	Invoice	Date	Description	Amount
	2024-00001678	03/11/2024	2/6-3/7/24 SVC-132 PUENTE	\$218.68
	2024-00001679	03/11/2024	2/6-3/7/24 SVC-123 WORKMAN MILL	\$300.62
	2024-00001680	03/11/2024	2/6-3/7/24 SVC-13756 VALLEY BLVD	\$409.87
<b>82676</b>	04/03/2024		<b>SOCALGAS</b>	<b>\$144.01</b>
	Invoice	Date	Description	Amount
	2024-00001675	03/18/2024	2/13-3/14/24 SVC-610 S BREA CYN RD	\$14.79
	2024-00001676	03/18/2024	2/13-3/14/24 SVC-1004 U FAIRWAY DR	\$14.79
	2024-00001677	03/22/2024	2/20-3/20/24 SVC-13756 VALLEY BLVD	\$14.30
	2024-00001686	03/25/2024	2/21-3/21/24 SVC-15415 E DON JULIAN	\$100.13
<b>82677</b>	04/03/2024		<b>SOUTHERN CALIFORNIA EDISON</b>	<b>\$18,676.82</b>
	Invoice	Date	Description	Amount
	2024-00001664	03/20/2024	2/14-3/14/24 SVC-VARIOUS SITES	\$4,838.61
	2024-00001665	03/20/2024	2/20-3/19/24 SVC-VARIOUS SITES	\$102.52
	2024-00001666	03/21/2024	2/21-3/20/24 SVC-1007 LAWSON ST TC1	\$75.93
	2024-00001667	03/21/2024	2/21-3/20/24 SVC-21380 VALLEY BLVD-PED	\$13.57
	2024-00001668	03/21/2024	2/21-3/20/24 SVC-580 BREA CYN RD	\$20.40
	2024-00001669	03/21/2024	2/21-3/20/24 SVC-1004 U FAIRWAY DR	\$746.99
	2024-00001670	03/16/2024	12/27-2/26/24 SVC-15660 STAFFORD ST	\$3,862.94
	2024-00001671	03/20/2024	2/14-3/14/24 SVC-VARIOUS SITES	\$131.69
	2024-00001672	03/22/2024	2/20-3/19/24 SVC-1015 NOGALES ST	\$1,066.99

**CITY OF INDUSTRY  
WELLS FARGO BANK  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
	2024-00001673	03/21/2024	2/1-3/20/24 SVC-VARIOUS SITES	\$772.63
	2024-00001674	03/18/2024	2/15-3/17/24 SVC-900 NOGALES U	\$1,488.48
	2024-00001694	03/25/2024	2/21-3/20/24 SVC-575 BREA CYN RD	\$14.98
	2024-00001696	03/25/2024	2/23-3/24/24 SVC-VARIOUS SITES	\$424.13
	2024-00001698	03/25/2024	2/23-3/24/24 SVC-VARIOUS SITES	\$1,667.67
	2024-00001699	03/27/2024	2/27-3/26/24 SVC-15530 STAFFORD ST	\$1,072.27
	2024-00001700	03/27/2024	2/27-3/26/24 SVC-15660 STAFFORD ST	\$2,042.96
	2024-00001701	03/27/2024	2/27-3/26/24 SVC-205 N HUDSON AVE	\$334.06
<b>82678</b>	04/03/2024		<b>SUBURBAN WATER SYSTEMS</b>	<b>\$182.30</b>
	Invoice	Date	Description	Amount
	180071648719	03/27/2024	2/27-3/25/24 SVC-AZUSA & GEMINI	\$135.46
	180081337350	03/26/2024	2/24-3/22/24 SVC-205 HUDSON AVE	\$46.84
<b>82679</b>	04/03/2024		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$1,299.61</b>
	Invoice	Date	Description	Amount
	4933707	03/11/2024	2/1-2/29/24 SVC-IRR 820 FAIRWAY DR	\$72.28
	4933758	03/11/2024	2/1-2/29/24 SVC-LEMON AVE N OF CURRIER RD	\$50.83
	4933871	03/11/2024	2/1-2/29/24 SVC-60 FWY INTERCHANGE FAIRWAY DR	\$23.94
	4933792	03/11/2024	2/1-2/29/24 SVC-BREA CYN RD & OLD RANCH RD	\$57.37
	4933808	03/11/2024	2/1-2/29/24 SVC-FERRERO & GRAND EAST RAMP	\$530.08
	4933852	03/11/2024	2/1-2/29/24 SVC-21350 VALLEY MEDIAN	\$90.07
	4933853	03/11/2024	2/1-2/29/24 SVC-GRAND CROSSING EAST	\$37.75
	4933854	03/11/2024	2/1-2/29/24 SVC-GRAND CROSSING WEST	\$37.75
	4933855	03/11/2024	2/1-2/29/24 SVC-BAKER PKWY & GRAND N/W CNR	\$76.64
	4933862	03/11/2024	2/1-2/29/24 SVC-E/S GRAND S/O BAKER PKWY	\$107.16
	4933868	03/11/2024	2/1-2/29/24 SVC-BREA CYN N OF RR TRKS	\$180.90

**CITY OF INDUSTRY  
WELLS FARGO BANK  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
	4933869	03/11/2024	2/1-2/29/24 SVC-BREA CYN N OF CURRIER	\$34.84
<b>82680</b>	04/11/2024		<b>100% AUTO CARE &amp; DETAILED</b>	<b>\$660.00</b>
	Invoice	Date	Description	Amount
	127	03/11/2024	CAR WASH SVC-CITY VEHICLES	\$330.00
	128	03/26/2024	CAR WASH SVC-CITY VEHICLES	\$330.00
<b>82681</b>	04/11/2024		<b>ADVANTEC CONSULTING ENGINEERS</b>	<b>\$2,755.00</b>
	Invoice	Date	Description	Amount
	9803-0230-17	03/15/2024	INTELLIGENT TRANSPORTATION SYSTEM-FEB 2024	\$2,755.00
<b>82682</b>	04/11/2024		<b>AL'S MECHANICAL INC.</b>	<b>\$8,480.50</b>
	Invoice	Date	Description	Amount
	4001	03/18/2024	REMOVE & REPLACE ICE BINS-1123 HATCHER AVE	\$8,480.50
<b>82683</b>	04/11/2024		<b>ANNEALTA GROUP</b>	<b>\$62,552.50</b>
	Invoice	Date	Description	Amount
	3105	02/14/2024	GENERAL PLANNING SVC-JAN 2024	\$62,337.50
	3117	02/14/2024	720 SEVENTH AVE	\$215.00
<b>82684</b>	04/11/2024		<b>ARAMARK REFRESHMENT SERVICES,</b>	<b>\$78.97</b>
	Invoice	Date	Description	Amount
	104825222	03/19/2024	COFFEE SVC & SUPPLIES	\$78.97
<b>82685</b>	04/11/2024		<b>AVANT-GARDE, INC</b>	<b>\$170.00</b>
	Invoice	Date	Description	Amount
	10155	03/19/2024	PROJ MGMT-CITYWIDE BRIDGES	\$170.00

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Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
82686	04/11/2024		B2 PRINT, LLC	\$575.02
	Invoice	Date	Description	Amount
	0012683	03/27/2024	MAILING LABELS-COI	\$575.02
82687	04/11/2024		BAVCO	\$724.63
	Invoice	Date	Description	Amount
	262532	03/14/2024	BACKFLOW APPARATUS MATERIALS	\$724.63
82688	04/11/2024		BLAKE AIR CONDITIONING COMPANY	\$4,310.66
	Invoice	Date	Description	Amount
	65699	03/04/2024	REPAIR BOILER-EL ENCANTO	\$4,310.66
82689	04/11/2024		CALIFORNIA CONSULTING, INC.	\$4,750.00
	Invoice	Date	Description	Amount
	6668	03/31/2024	GRANT WRITING AND MGMT SVC	\$4,750.00
82690	04/11/2024		CASC ENGINEERING AND CONSULTIN	\$5,508.50
	Invoice	Date	Description	Amount
	0050769	02/29/2024	14940 PROCTOR AVE	\$2,865.00
	0050765	02/29/2024	APN 15940-16012 AMAR RD/15940-16065 KAPLAN AVE	\$2,456.00
	0050782	02/29/2024	IS/MND FOR 17969 RAILROAD ST	\$187.50
82691	04/11/2024		CDW GOVERNMENT LLC	\$5,257.12
	Invoice	Date	Description	Amount
	QG83068	03/20/2024	VEEAM 1 YR LICENSE FOR SERVERS, DESKTOPS, & L/	\$5,257.12



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Check	Date	Payee Name		Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
82692	04/11/2024	CHEM PRO LLC		\$3,276.38
	Invoice	Date	Description	Amount
	IN144318	03/21/2024	REPLACE PUMP-EL ENCANTO	\$1,109.98
	IN140110	02/01/2024	WATER TREATMENT-VARIOUS SITES	\$1,083.20
	IN143040	03/01/2024	WATER TREATMENT-VARIOUS SITES	\$1,083.20
82693	04/11/2024	CINTAS CORPORATION LOC 693		\$589.54
	Invoice	Date	Description	Amount
	4179443705	01/08/2024	DOOR MATS	\$83.11
	5202999705	03/20/2024	FIRST AID SUPPLIES	\$79.67
	4187398986	03/25/2024	DOOR MATS	\$83.62
	9265910424	04/01/2024	LEASE FOR AED MACHINE-CITY HALL	\$118.26
	9265860915	04/01/2024	LEASE FOR AED MACHINE-HOMESTEAD	\$141.26
	4188112188	04/01/2024	DOOR MATS	\$83.62
82694	04/11/2024	CITY OF INDUSTRY		\$220.71
	Invoice	Date	Description	Amount
	2024-00000051	03/31/2024	IH FULES PUMP-CITY HALL VEHICLES	\$220.71
82695	04/11/2024	CITY OF INDUSTRY-PAYROLL ACCT		\$150,000.00
	Invoice	Date	Description	Amount
	PR P/E 3/29/24	04/02/2024	REPLENISH PAYROLL P/E 3/29/24	\$150,000.00
82696	04/11/2024	CNC ENGINEERING		\$207,058.75
	Invoice	Date	Description	Amount
	509846	03/28/2024	DESIGN-BUILD FOR SOLAR CARPORT CANOPY	\$937.50
	509847	03/28/2024	CITYWIDE ADA SELF-EVALUATION/TRANSITION PLAN	\$315.00

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<b>CITY.WF.CHK - City General Wells Fargo</b>			
509848	03/28/2024	CITYWIDE SIGNAGE UPDATE	\$3,210.00
509849	03/28/2024	FULLERTON RD RECONSTRUCTION	\$18,520.00
509850	03/28/2024	GALE AVE REALIGNMENT	\$367.50
509851	03/28/2024	WALNUT DR NORTH WIDENING	\$7,460.00
509852	03/28/2024	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$835.00
509853	03/28/2024	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$9,345.00
509854	03/28/2024	GENERAL ENG SVC-TRAFFIC SIGNAL LIGHTS UPGRAD	\$60.00
509855	03/28/2024	GENERAL ENG SVC-TRAFFIC	\$1,687.50
509856	03/28/2024	GENERAL ENG SVC 3/11-3/24/24	\$475.00
509857	03/28/2024	GENERAL ENG SVC-COUNTER SERVICE	\$2,901.25
509858	03/28/2024	GENERAL ENG SVC-PERMITS	\$22,642.50
509859	03/28/2024	GENERAL ENG SVC-PLAN APPROVAL	\$20,410.00
509860	03/28/2024	GENERAL ENG SVC 3/11-3/24/24	\$78,706.25
509861	03/28/2024	TONNER CYN PROPERTY	\$2,708.75
509862	03/28/2024	TONNER CYN PROPERTY	\$5,557.50
509863	03/28/2024	STREET LIGHT INSTALLATION AT PROCTOR AVE	\$3,512.50
509864	03/28/2024	CHINO RANCH #1 DAM RENOVATION	\$6,350.00
509865	03/28/2024	SALT LAKE AVE IMPROVEMENTS	\$1,695.00
509866	03/28/2024	NELSON AVE RESURFACING	\$720.00
509867	03/28/2024	CITY ADMINISTRATIVE OFFICES	\$1,211.25
509868	03/28/2024	INDUSTRY BUSINESS COUNCIL CHAMBERS	\$181.25
509869	03/28/2024	HOMESTEAD MUSEUM IMPROVEMENTS	\$582.50
509870	03/28/2024	STIMSON AVE IMPROVEMENT	\$675.00
509871	03/28/2024	CALIFORNIA AVE CROSSING IMPROVEMENTS	\$5,445.00
509872	03/28/2024	SIGNING & STRIPING IMPROVEMENTS	\$6,885.00
509873	03/28/2024	METROLINK-MAINT OF PARKING LOT	\$1,978.75
509874	03/28/2024	FIRE DAMAGE REPAIR OF EV AND SOLAR ENERGY	\$577.50

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Check	Date	Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>			
509875	03/28/2024	EL ENCANTO IMPROVEMENTS AND MAINT	\$1,035.00
509876	03/28/2024	EL ENCANTO BOILER REPLACEMENT	\$71.25
<b>82697</b>	<b>04/11/2024</b>	<b>CNC ENGINEERING</b>	<b>\$121,118.75</b>
Invoice	Date	Description	Amount
509877	03/28/2024	INDUSTRY HILLS FUEL TANKS DISPENSING	\$2,020.00
509878	03/28/2024	605 FWY AND VALLEY BLVD INTERCHANGE	\$225.00
509879	03/28/2024	HIGHWAY BRIDGE PROGRAM FUNDING	\$2,280.00
509880	03/28/2024	FISCAL YEAR BUDGET	\$877.50
509881	03/28/2024	BIXBY DR PCC PAVEMENT	\$7,650.00
509882	03/28/2024	PROPERTY AT 23400-23600, 23800 EAST FORK ROAD	\$292.50
509883	03/28/2024	VARIOUS ASSIGNMENTS RELATED TO SA	\$930.00
509884	03/28/2024	TURNBULL CYN PROPERTIES	\$376.25
509885	03/28/2024	NELSON AVE INTERSECTION	\$9,405.00
509886	03/28/2024	MAINT OF 1123 HATCHER AVE	\$1,005.00
509887	03/28/2024	MISC IMPROVEMENTS AT 1123 HATCHER AVE	\$300.00
509888	03/28/2024	CITYWIDE SPEED SURVEY	\$1,856.25
509889	03/28/2024	CARTEGRAPH MGMT	\$36,860.00
509890	03/28/2024	ADD SIDEWALK ON SOUTH SIDE OF TEMPLE AVE	\$3,900.00
509891	03/28/2024	ADA COMPLIANCE ON PUBLIC RIGHT OF WAY	\$900.00
509892	03/28/2024	GALE AVE RESURFACING	\$10,025.00
509893	03/28/2024	2022-2023 ANNUAL PAVEMENT REHABILITATION	\$9,292.50
509894	03/28/2024	2022-2023 ANNUAL SLURRY SEAL	\$1,350.00
509895	03/28/2024	DON JULIAN RD IMPROVEMENTS	\$750.00
509896	03/28/2024	INTELLIGENT TRANSPORTATION SYSTEM	\$1,125.00
509897	03/28/2024	CITYWIDE LICENSE PLATE CAMERA READER	\$562.50
509898	03/28/2024	PHYLLIS TUCKER MEMORIAL	\$1,175.00

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Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
	509899	03/28/2024	REMOTE MONITORING SYSTEM FOR STREET LIGHTS	\$5,477.50
	509900	03/28/2024	RAILROAD STREET PAVEMENT REHABILITATION	\$16,070.00
	509901	03/28/2024	9TH AVE PAVEMENT REHABILITATION	\$705.00
	509902	03/28/2024	PAVEMENT MANAGEMENT PLAN 2022	\$112.50
	509903	03/28/2024	SR57/60 CONFLUENCE IMPROVEMENT	\$1,090.00
	509904	03/28/2024	TURNBULL CYN RD GRADE SEPARATION	\$4,506.25
<b>82698</b>	04/11/2024		<b>COUNTY OF LA - DEPT OF AGRICULTL</b>	<b>\$8,519.65</b>
	Invoice	Date	Description	Amount
	241248	03/11/2024	WEED ABATEMENT-TONNER CYN (FIRESTONE CAMP)	\$1,662.75
	241247	03/11/2024	WEED ABATEMENT-TONNER CYN (FIRESTONE CAMP)	\$4,298.37
	241250	03/11/2024	WEED ABATEMENT-VARIOUS ROADWAYS	\$2,558.53
<b>82699</b>	04/11/2024		<b>COUNTY OF LA - DEPT OF AGRICULTL</b>	<b>\$6,268.91</b>
	Invoice	Date	Description	Amount
	241249	03/11/2024	WEEDS/PEST CONTROL-TRES HERMANOS	\$6,268.91
<b>82700</b>	04/11/2024		<b>DELL MARKETING LP</b>	<b>\$1,448.38</b>
	Invoice	Date	Description	Amount
	10739240885	03/26/2024	PURCHASE DELL LATITUDE-KATHY	\$1,448.38
<b>82701</b>	04/11/2024		<b>DEPT OF ANIMAL CARE &amp; CONTROL</b>	<b>\$2,372.97</b>
	Invoice	Date	Description	Amount
	3/25/2024	03/25/2024	SHELTER COST-FEB 2024	\$2,372.97
<b>82702</b>	04/11/2024		<b>EGOSCUE LAW GROUP, INC.</b>	<b>\$300.00</b>
	Invoice	Date	Description	Amount

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Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
	14334	04/01/2024	LEGAL SVC-FOLLOW'S CAMP	\$300.00
<b>82703</b>	04/11/2024		<b>ELEVATE PUBLIC AFFAIRS, LLC</b>	<b>\$18,053.82</b>
	Invoice	Date	Description	Amount
	3650	03/29/2024	EXPENSE REIMBURSEMENT	\$18,053.82
<b>82704</b>	04/11/2024		<b>ENTERPRISE MAPS LLC</b>	<b>\$5,760.00</b>
	Invoice	Date	Description	Amount
	184	03/07/2024	AMAZON WEB SERVICES	\$4,305.00
	185	03/20/2024	AMAZON WEB SERVICES	\$1,455.00
<b>82705</b>	04/11/2024		<b>FIRST AMERICAN DATA TREE, LLC</b>	<b>\$200.00</b>
	Invoice	Date	Description	Amount
	20088320324	03/31/2024	PROPERTY DATA INFORMATION	\$200.00
<b>82706</b>	04/11/2024		<b>FIRST FIRE SYSTEMS, INC.</b>	<b>\$4,760.75</b>
	Invoice	Date	Description	Amount
	MHD9702	01/30/2024	INSTALL FIRE ALARMS-EL ENCANTO	\$4,760.75
<b>82707</b>	04/11/2024		<b>FUEL PROS, INC.</b>	<b>\$250.00</b>
	Invoice	Date	Description	Amount
	73364	03/18/2024	INDUSTRY HILLS FUEL STN MAINT	\$250.00
<b>82708</b>	04/11/2024		<b>GLADWELL GOVERNMENTAL SERVICE</b>	<b>\$1,000.00</b>
	Invoice	Date	Description	Amount
	5452	03/24/2024	PSA FOR RECORD RETENTION-CITY CLERK OFFICE	\$1,000.00

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Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
82709	04/11/2024		GROUP C MEDIA, INC.	\$5,500.00
	Invoice	Date	Description	Amount
	36119	03/18/2024	AD IN BUSINESS FACILITIES PUBLICATION	\$5,500.00
82710	04/11/2024		HADDICK'S TOWING, INC.	\$600.00
	Invoice	Date	Description	Amount
	2406C	03/14/2024	TOWING SVC-TONNER CYN	\$600.00
82711	04/11/2024		HOME DEPOT CREDIT SVC - DEPT 32-	\$1,509.95
	Invoice	Date	Description	Amount
	9901000	02/27/2024	FIR STAKES FOR PLANNING	\$48.14
	9274234	03/07/2024	COMMERCIAL DEHUMIDIFIER-HOMESTEAD	\$1,461.81
82712	04/11/2024		INDUSTRY BUSINESS COUNCIL	\$136,225.28
	Invoice	Date	Description	Amount
	DECEMBER 2023	03/18/2024	EXPENSE REIMBURSEMENT-DEC 2023	\$136,225.28
82713	04/11/2024		INDUSTRY SECURITY SERVICES	\$65,070.21
	Invoice	Date	Description	Amount
	1084	03/15/2024	SECURITY SVC-VARIOUS CITY SITES	\$21,960.33
	1085	03/15/2024	SECURITY SVC 3/8-3/14/24	\$10,453.20
	1105	03/22/2024	SECURITY SVC 3/15-3/21/24	\$10,453.20
	1104	03/22/2024	SECURITY SVC-VARIOUS CITY SITES	\$22,203.48
82714	04/11/2024		JEFF PARRIOTT PHOTOGRAPHIC SER	\$4,052.08
	Invoice	Date	Description	Amount
	COI0324-A	03/29/2024	PROF SVC-HOMESTEAD	\$4,052.08

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<b>CITY.WF.CHK - City General Wells Fargo</b>				
82715	04/11/2024		JOE A. GONSALVES & SON	\$10,000.00
	Invoice	Date	Description	Amount
	161479	03/20/2024	LEGISLATIVE SVC-MAR 2024	\$10,000.00
82716	04/11/2024		L A COUNTY DEPT OF PUBLIC WORKS	\$48,127.67
	Invoice	Date	Description	Amount
	IN240000667	03/12/2024	ACCIDENT-BREA CYN RD @ VALLEY BLVD	\$4,286.44
	IN240000678	03/21/2024	BLDG & SAFETY-ONE STOP SHOP FOR JAN 2024	\$43,841.23
82717	04/11/2024		L A COUNTY SHERIFF'S DEPARTMENT	\$1,193,343.25
	Invoice	Date	Description	Amount
	242399EC	03/17/2024	SPECIAL EVENT-DIRECTED PATROL (JAN 2024)	\$104,154.28
	242339EC	03/20/2024	SHERIFF CONTRACT-FEB 2024	\$1,089,188.97
82718	04/11/2024		LA PUENTE VALLEY COUNTY WATER	\$289.33
	Invoice	Date	Description	Amount
	BS;03/24	03/20/2024	WATER MONITORING-BOY SCOUTS RESERVE	\$289.33
82719	04/11/2024		LEIGHTON CONSULTING INC	\$23,904.36
	Invoice	Date	Description	Amount
	60206	03/20/2024	RAILROAD STREET REHABILITATION	\$23,904.36
82720	04/11/2024		LOS ANGELES COUNTY PUBLIC WOR	\$95,791.49
	Invoice	Date	Description	Amount
	PW-24031105297	03/11/2024	STORM DAMAGE RESPONSE	\$20,832.21
	PW-24031105270	03/11/2024	REVIEW DESIGN PLANS-GRADE SEPARATION	\$22,184.16

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Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
	PW-24031105303	03/11/2024	STREET MAINT/INSPECTION	\$3,387.47
	PW-24031105301	03/11/2024	INSPECTION OF SIDEWALK	\$3,744.89
	PW-24031105300	03/11/2024	STORM DRAIN MAINT	\$326.87
	PW-24031105597	03/11/2024	TRAFFIC SIGNAL MAINT	\$2,500.84
	PW-24031105302	03/11/2024	PAVEMENT PATCHING	\$10,103.04
	PW-24031105329	03/11/2024	PAVEMENT PATCHING	\$3,443.69
	PW-24031105304	03/11/2024	EMERGENCY ROAD CLOSURE	\$790.44
	PW-24031105315	03/11/2024	EMERGENCY ROAD CLOSURE	\$783.60
	PW-24031105298	03/11/2024	STREET MAINT/INSPECTION	\$1,035.08
	PW-24031105299	03/11/2024	CONCRETE REPAIRS	\$5,399.17
	PW-24031105296	03/11/2024	TRAFFIC SIGNING REPAIRS	\$466.39
	PW-24031105595	03/11/2024	TRAFFIC SIGNAL MAINT	\$16,827.74
	PW-24031105596	03/11/2024	TRAFFIC SIGNAL MAINT	\$3,965.90
<b>82721</b>	04/11/2024		<b>LOS ANGELES ENGINEERING, INC.</b>	<b>\$20,710.00</b>
	Invoice	Date	Description	Amount
	#46GGS-0387-1	04/01/2024	GRAND AVE/GOLDEN SPRINGS DR INTERSECTION IMF	\$16,200.00
	#46GGS-0387-2	04/01/2024	GRAND AVE/GOLDEN SPRINGS DR INTERSECTION IMF	\$5,600.00
<b>82722</b>	04/11/2024		<b>LOS ANGELES ENGINEERING, INC.</b>	<b>\$1,090.00</b>
	Invoice	Date	Description	Amount
	#46GGS-0387-1R	04/01/2024	RETENTION-GRAND AVE/GOLDEN SPRINGS	\$810.00
	#46GGS-0387-2R	04/01/2024	RETENTION-GRAND AVE/GOLDEN SPRINGS	\$280.00
<b>82723</b>	04/11/2024		<b>MARTHA HEAVISIDE</b>	<b>\$257.34</b>
	Invoice	Date	Description	Amount
	3/20/2024	03/20/2024	REIMBURSE FOR BATTERY-DODGE CARAVAN	\$257.34



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Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
82724	04/11/2024		MIDAMERICA ADMINISTRATIVE & RETI	\$1,584.00
	Invoice	Date	Description	Amount
	0247123	03/21/2024	ADMIN FEES FOR OCT-DEC 2023	\$1,584.00
82725	04/11/2024		MORTISE & TENON BUILDING CORP	\$6,630.15
	Invoice	Date	Description	Amount
	156250230	03/11/2024	REPAIR ROOF LEAK-EL ENCANTO	\$4,448.87
	156250225	03/26/2024	MAINTENANCE REPAIRS-1123 HATCHER AVE	\$2,181.28
82726	04/11/2024		MR PLANT & INTERIOR BOTANICAL DE	\$850.00
	Invoice	Date	Description	Amount
	APR 21744	04/01/2024	PLANT MAINT-APR 2024	\$850.00
82727	04/11/2024		NEXTIVA, INC.	\$278.15
	Invoice	Date	Description	Amount
	40002576565	03/24/2024	PHONE SVC FOR YAL	\$278.15
82728	04/11/2024		OLMOS PROFESSIONAL SERVICES	\$8,782.00
	Invoice	Date	Description	Amount
	492	03/26/2024	JANITORIAL SVC-CITY HALL	\$5,500.00
	493	03/26/2024	JANITORIAL SVC-IBC	\$1,467.00
	494	03/26/2024	JANITORIAL SVC-YAL	\$1,815.00
82729	04/11/2024		ON TRACK SOLUTIONS LLC	\$7,750.00
	Invoice	Date	Description	Amount
	1190	03/25/2024	ON-CALL RAILROAD COORDINATION	\$7,750.00

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<b>CITY.WF.CHK - City General Wells Fargo</b>				
82730	04/11/2024		QUALITY CODE PUBLISHING LLC	\$1,245.00
	Invoice	Date	Description	Amount
	GC00125156	03/31/2024	ORDINANCE ANNUAL MAINTENANCE	\$1,245.00
82731	04/11/2024		RICOH USA, INC.	\$3,872.29
	Invoice	Date	Description	Amount
	82302167	04/01/2024	COPIER LEASE 4/15-5/14/24	\$3,872.29
82732	04/11/2024		SATSUMA LANDSCAPE & MAINT.	\$170,215.10
	Invoice	Date	Description	Amount
	0324TA	03/18/2024	LANDSCAPE SVC-TEMPLE & AZUSA	\$32,816.65
	0324XROADS	03/18/2024	LANDSCAPE SVC-CROSSROADS PKY NORTH & SOUTH	\$42,313.09
	0324CH	03/18/2024	LANDSCAPE SVC-CIVIC FINANCIAL CENTER	\$57,360.60
	0324EC	03/18/2024	LANDSCAPE SVC-EXPO CENTER	\$37,724.76
82733	04/11/2024		SO CAL INDUSTRIES	\$90.34
	Invoice	Date	Description	Amount
	680529	03/15/2024	FENCE RENTAL-IND HILLS	\$90.34
82734	04/11/2024		SOUTHERN TIRE MART LLC - DEPT 14:	\$116.64
	Invoice	Date	Description	Amount
	7070023027	10/03/2023	REPAIR LOOSE TIRES-TONNER CYN	\$116.64
82735	04/11/2024		SPECIAL T WATER SYSTEMS, INC.	\$958.31
	Invoice	Date	Description	Amount
	230514	03/13/2024	SALT DELIVERY-EL ENCANTO	\$958.31

**CITY OF INDUSTRY  
WELLS FARGO BANK  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
82736	04/11/2024		<b>SQUARE ROOT GOLF &amp; LANDSCAPE, I</b>	<b>\$197,753.27</b>
	Invoice	Date	Description	Amount
	1721H-2	03/15/2024	SIGN REPAIR & INSTALLATION	\$4,555.24
	1721H	03/15/2024	LANDSCAPE SVC-VARIOUS CITY SITES	\$147,900.04
	1721H-1	03/15/2024	GRAFFITI REMOVAL	\$2,747.35
	1720ELHM	03/15/2024	LANDSCAPE SVC-EL ENCANTO	\$8,697.66
	1719ELHM	03/15/2024	LANDSCAPE SVC-HOMESTEAD	\$24,621.63
	1718ELHM	03/15/2024	LANDSCAPE SVC-VARIOUS CITY SITES	\$9,231.35
82737	04/11/2024		<b>STAPLES BUSINESS ADVANTAGE</b>	<b>\$2,475.01</b>
	Invoice	Date	Description	Amount
	8073551716	03/09/2024	OFFICE SUPPLIES	\$2,475.01
82738	04/11/2024		<b>STILLWATER SCIENCES</b>	<b>\$12,807.50</b>
	Invoice	Date	Description	Amount
	9180027	03/26/2024	FOLLOW'S CAMP PROJECT	\$12,807.50
82739	04/11/2024		<b>THE TECHNOLOGY DEPOT</b>	<b>\$984.45</b>
	Invoice	Date	Description	Amount
	25944	04/01/2024	CLOUD CONNECT-HOMESTEAD	\$154.00
	25974	04/01/2024	CLOUD CONNECT UNAAS-APR 2024	\$830.45
82740	04/11/2024		<b>TROPHY CENTER US</b>	<b>\$108.43</b>
	Invoice	Date	Description	Amount
	7117629	03/28/2024	TROPHIES FOR VOLUNTEER AWARDS	\$108.43

**CITY OF INDUSTRY  
WELLS FARGO BANK  
April 11, 2024**

Check	Date		Payee Name	Check Amount
<b>CITY.WF.CHK - City General Wells Fargo</b>				
82741	04/11/2024		TURBO DATA SYSTEMS, INC	\$516.93
	Invoice	Date	Description	Amount
	42546	03/31/2024	CITATION PROCESSING FEB/MAR 2024	\$516.93
82742	04/11/2024		UNITED PARCEL SERVICES, INC	\$439.35
	Invoice	Date	Description	Amount
	0000V435E4124	03/23/2024	MESSENGER SVC	\$263.97
	0000V435E4134	03/30/2024	MESSENGER SVC	\$175.38
82743	04/11/2024		VANGUARD CLEANING SYSTEMS, INC	\$937.50
	Invoice	Date	Description	Amount
	130827	04/01/2024	JANITORIAL SVC-HOMESTEAD	\$937.50

Checks	Status	Count	Transaction Amount
	Total	83	\$2,723,613.45

*CITY COUNCIL*

ITEM NO. 8.1



# CITY OF INDUSTRY

## MEMORANDUM

**TO:** Honorable Mayor Moss and Members of the City Council  
**FROM:** Joshua Nelson, City Manager  
**STAFF:** Bing Hyun, Assistant City Manager  
**DATE:** April 11, 2024  
**SUBJECT:** Introduction and Consideration of an Ordinance Amending Title 17 (Zoning) of the City of Industry Municipal Code to Amend Chapter 17.08 (Definitions), Chapter 17.18 (Institutional Zone), Chapter 17.22 (Housing Overlay Zone), and Chapter 17.26 (Recreation and Open Space Zone), to Implement the City's 2021-2029 Housing Element, and Adopting a Notice of Exemption Regarding Same, and Making Findings In Support Thereof

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### BACKGROUND

The City's Housing Element identified 15 housing programs with multiple objectives to be completed during the 2021-2029 cycle. The City will accomplish five objectives by amending the City's Code to add regulation changes in accordance with state law.

The City wishes to continue complying with State regulations and maintain its Housing Element certification by amending the City's Code. If approved by the City Council, Ordinance No. 830 will amend the City's Code as described above.

### DISCUSSION

The proposed ordinance amends 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), by adding the definitions of emergency homeless shelter, employee housing, low-barrier navigation center, manufactured housing, mobile homes, and single-room occupancy housing; amending the definition of supportive housing; permitting by-right accessory dwelling units ("ADU") and junior accessory dwelling units, and amending review procedures for ADUs, low-barrier navigation centers, and supportive housing in the Housing Overlay Zone (HOZ); permitting by-right employee housing and ADUs in the Recreation and Open Space Zone ("ROS"); and amending emergency homeless shelters regulations in the Institutional Zone ("INST").

### STAFF ANALYSIS

Staff recommends that the City Council adopt Ordinance No. 830, amending Title 17 (Zoning) of the City's Code, to amend Chapter 17.08 (Definitions), Chapter 17.18 (Institutional Zone), Chapter 17.22 (Housing Overlay Zone), and Chapter 17.26 (Recreation and Open Space Zone), to implement the City's 2021-2029 Housing Element, and adopt a Notice of Exemption regarding same. Adoption of the proposed ordinance facilitates the City's compliance with State laws, and is consistent with the City's General Plan based on the findings below.

a. The proposed ordinance is in conformity with the goals and policies of the City's General Plan because Program 2 of the 2021-2029 Housing Element provides that the City "[d]efine and permit employee housing serving 6 or fewer residents as a by-right use in accordance with Health and

Safety Code §§17021.5 and 17021.6 in the ROS Zone and HOZ", "[d]efine and permit manufactured/mobile homes and single-room occupancy as by-right uses in accordance with the Government Code § 65852.3 and § 65583(c)(2) in the HOZ", "permit accessory dwelling units by-right on any lot that allows single- or multifamily housing in accordance with Gov't Code § 65852.2(a) in the ROS and HOZ", and "[d]efine & permit low-barrier navigation centers and supportive housing as by-right uses in zones allowing multifamily and mixed uses (Gov't Codes 65650 and Â§ 65660 et seq.)" Additionally, Program 10 of the 2021-2029 Housing Element commits the City to "[a]mend [the City's] Municipal Code for emergency shelter parking, supportive housing, and low barrier navigation centers in accordance with state law." The purpose of the proposed Zoning Code Amendment No. 23-02 is to define and permit employee housing serving six or few residents, manufactured housing, mobile homes, and single room occupancy housing, low-barrier navigation centers, and supportive housing; permit accessory dwelling units and junior dwelling units; and update emergency homeless shelter regulations in the City's Code, thereby implementing five specific objectives of the City's General Plan.

b. The adoption of the ordinance is consistent with the City's Zoning Code because the purpose of adopting the ordinance is to comply with State laws. Additionally, pursuant to Section 17.22.010 of the City's Code, "the intent and purpose of the Housing Overlay Zone (hereinafter "HOZ") [is] to facilitate housing development consistent with the City's adopted housing element and ensure that housing will be compatible with surrounding land uses", the proposed regulations will implement Programs 2 and 10 of the adopted housing element. The proposed ordinance facilitates employee housing serving six or fewer residents, permits manufactured housing, mobile homes, single-room occupancy housing, accessory dwelling units, low-barrier navigation centers, and supportive housing, and updates emergency homeless shelter regulations in accordance with State law and, therefore, "will carry out the purposes of the planning law of the state".

c. The proposed Zoning Code amendment is not detrimental to the public health, safety or general welfare, as it is a simple text amendment, and does not propose any specific development project.

## **PUBLIC HEARING**

The required Public Hearing Notice was published in the San Gabriel Valley Tribune on March 30, 2024, and was posted at City Hall, Fire Station 118, City Hall, Council Chambers, affected properties, and the City's webpage on March 28, 2024, and was also mailed to service providers whose ability to provide facilities and services may be significantly affected on March 28, 2024.

## **FISCAL IMPACT**

There is no fiscal impact associated with this agenda report.

## **PLANNING COMMISSION'S DETERMINATION**

On March 26, 2024, the Planning Commission conducted a duly noticed public hearing to consider all testimony written and oral, and adopted Resolution No. PC 2024-07, recommending that the City Council 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 (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.

## **RECOMMENDATION**

Staff recommends that the City Council 1) waive the reading of Ordinance No. 830, and read by title only; 2) introduce Ordinance No. 830, an Ordinance of the City Council of the City of Industry, amending Title 17 (Zoning) of the City of Industry Municipal Code, to amend Chapter 17.08 (Definitions), Chapter 17.18 (Institutional Zone), Chapter 17.22 (Housing Overlay Zone), and Chapter 17.26 (Recreation and Open Space Zone), adopting a Notice of Exemption, and making findings in

support thereof

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**Attachments**

A. Ordinance No. 830

B. Notice of Public Hearing



## ORDINANCE NO. 830

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO AMEND CHAPTER 17.08 (DEFINITIONS), CHAPTER 17.18 (INSTITUTIONAL ZONE), CHAPTER 17.22 (HOUSING OVERLAY ZONE), AND CHAPTER 17.26 (RECREATION AND OPEN SPACE ZONE), TO IMPLEMENT THE CITY'S 2021-2029 HOUSING ELEMENT, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

### RECITALS

**WHEREAS**, State housing laws, including the Employee Housing Act (California Health and Safety Code Section 17000 *et seq.*), low barrier navigation center (California Government Code Section 65660 *et seq.*), supportive housing (California Government Code Section 65650 *et seq.*), manufactured housing and mobile homes (California Government Code Section 65852.3), impose an affirmative duty on local governments to allow use by right in their land use and zoning regulations and practices when necessary; and

**WHEREAS**, the California Department of Housing and Community Development ("HCD") encourages cities to amend their municipal codes with respect to zoning regulations in light of aforementioned laws and a city's affirmative duty to comply with various state housing laws; and

**WHEREAS**, Program 2 of the 2021-2029 Housing Element commits the City to define and permit employee housing serving six or fewer residents as a by-right use in accordance with Health and Safety Code §§ 17021.5 and 17021.6 in the Recreation and Open Space Zone ("ROS") and Housing Overlay Zone ("HOZ"); define and permit manufactured and mobile homes and single-room occupancy as by-right uses in accordance with the Government Code § 65852.3 and § 65583(c)(2) in the HOZ; permit accessory dwelling units by-right on any lot that allows single- or multifamily housing per Government Code § 65852.2(a) in the ROS Zone and HOZ; and define and permit low-barrier navigation centers and supportive housing as by-right uses in zones allowing multifamily and mixed uses in accordance with the Government Codes § 65650 *et seq.* and § 65660 *et seq.* Additionally, Program 10 of the 2021-2029 Housing Element commits the City to amend the Code to permit emergency homeless shelter parking, supportive housing, and low barrier navigation centers in accordance with State law; and

**WHEREAS**, the City intends to comply with State laws and the adopted Housing Element by amending its Code to define and permit employee housing, manufactured housing, mobile homes, and single room occupancy housing, low-barrier navigation centers, and supportive housing; permit accessory dwelling units and junior dwelling units; and update emergency homeless shelter regulations in accordance with State law; and

**WHEREAS**, the proposed ordinance is consistent with the goals and objectives of the City's General Plan because Program 2 (Zoning Code Amendments) and Program 10 (Homeless Services) of the 2021-2029 Housing Element commit the City to define and permit employee housing, manufactured housing, mobile homes, and single room occupancy housing, low-barrier navigation centers, and supportive housing; permit accessory dwelling units and junior accessory dwelling units; and update emergency homeless shelter regulations in accordance with State law; 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 March 16, 2024, notice of the Planning Commission's March 26, 2024 public hearing on the amendment was published in the San Gabriel Valley Tribune, and was posted City Hall, City's Council Chambers, Fire Station 118, affected properties, and on the City's website; was also mailed to the property owners of the affected properties; and was also mailed to service providers whose ability to provide facilities and services may be significantly affected; and

**WHEREAS**, on March 26, 2024, the Planning Commission of the City of Industry conducted a duly noticed public hearing on Zoning Code Amendment No. ZA 24-02, and considered all testimony written and oral, and adopted Resolution No. PC 2024-07, recommending the City Council adopt the Ordinance; and

**WHEREAS**, on March 30, 2024, notice of the City Council's April 11, 2024, public hearing on Ordinance No. 830 was published in the San Gabriel Valley Tribune, in compliance with the City's Municipal Code and Government Code Section 65090; and

**WHEREAS**, on March 28, 2024, notice of the City Council's April 11, 2024, public hearing on Ordinance No. 830 was posted at City Hall, the City's Council Chambers, Fire Station 118, affected properties, and on the City's website; and was also mailed to the property owners of the affected properties; and was also mailed to service providers whose ability to provide facilities and services may be significantly affected; and

**WHEREAS**, on April 11, 2024, the City Council of the City of Industry conducted a duly noticed public hearing on Ordinance No. 830, 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 upon substantial evidence presented to the City Council during the April 11, 2024 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 April 11, 2024 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 April 11, 2024 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. This amendment enacts a procedure as required by state law and does not change the density or intensity or have other effects on the environment. Based on the foregoing, the City Council approves and adopts the Notice of Exemption. The City Council further directs Staff to file the Notice of Exemption, as authorized by law.

**SECTION 3. Zoning Code Text Amendment Findings.**

Based upon substantial evidence presented to the City Council during the April 11, 2024 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 City Council at the April 11, 2024 public hearing, the City Council finds as follows:

- a. The proposed ordinance is in conformity with the goals and policies of the City’s General Plan because Program 2 of the 2021-2029 Housing Element provides that the City “[d]efine and permit employee housing serving 6 or fewer residents as a by-right use in accordance with Health and Safety Code §§17021.5 and 17021.6 in the ROS Zone and HOZ”, “[d]efine and permit manufactured/mobile homes and single-room occupancy as by-right uses in accordance with the Government Code § 65852.3 and § 65583(c)(2) in the HOZ”, “permit accessory dwelling units by-right on any lot that allows single- or multifamily housing in

accordance with Gov't Code § 65852.2(a) in the ROS and HOZ", and "[d]efine & permit low-barrier navigation centers and supportive housing as by-right uses in zones allowing multifamily and mixed uses (Gov't Codes 65650 and § 65660 et seq.)". Additionally, Program 10 of the 2021-2029 Housing Element commits the City to "[a]mend [the City's] Municipal Code for emergency shelter parking, supportive housing, and low barrier navigation centers in accordance with state law." The purpose of the proposed Zoning Code Amendment No. 24-02 is to define and permit employee housing serving six or few residents, manufactured housing, mobile homes, and single room occupancy housing, low-barrier navigation centers, and supportive housing; permit accessory dwelling units and junior dwelling units; and update emergency homeless shelter regulations in the City's Code, thereby implementing five specific objectives of the City's General Plan.

- b. The adoption of the ordinance is consistent with the City's Zoning Code because the purpose of adopting the ordinance is to comply with State laws. Additionally, pursuant to Section 17.22.010 of the City's Code, "the intent and purpose of the Housing Overlay Zone (hereinafter "HOZ") [is] to facilitate housing development consistent with the City's adopted housing element and ensure that housing will be compatible with surrounding land uses", the proposed regulations will implement Programs 2 and 10 of the adopted housing element. The proposed ordinance facilitates employee housing serving six or fewer residents, permits manufactured housing, mobile homes, single-room occupancy housing, accessory dwelling units, low-barrier navigation centers, and supportive housing, and updates emergency homeless shelter regulations in accordance with State law and, therefore, "will carry out the purposes of the planning law of the state".
- c. The proposed Zoning Code amendment is not detrimental to the public health, safety or general welfare, as it is a simple text amendment, and does not propose any specific development project.

#### **SECTION 4. Municipal Code Amendment.**

Section 17.08.083 (Emergency homeless shelter), Section 17.08.084 (Employee housing), Section 17.08.096 (Low-barrier navigation center), Section 17.08.097 (Manufactured housing), Section 17.08.099 (Mobile home), and Section 17.08.141 (Single Room Occupancy Unit) are hereby added to Chapter 17.08 (Definitions), of Title 17 (Zoning) of the City of Industry Municipal Code, to read in their entirety as follows:

##### **17.08.083 Emergency homeless shelter.**

"Emergency homeless shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. For purposes of this Chapter, "Emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

**17.08.084 Employee housing.**

“Employee housing” means housing provided for six or fewer employees and meets the requirements of Health and Safety Code Section 17008.

**17.08.096 Low-barrier navigation center.**

“Low-barrier navigation center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

**17.08.097 Manufactured housing.**

“Manufactured housing” means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. “Manufactured home” includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, and following).

**17.08.099 Mobile home.**

“Mobile home” means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. “Mobilehome” includes any structure that meets all the requirements of this paragraph and complies with the state standards for mobilehomes in effect at the time of construction. “Mobilehome” does not include a commercial modular, as defined in state of California Health and Safety Code Section 18001.8, factory-built housing, as defined in state of California Health and Safety Code Section 19971, a manufactured home, as defined in state of California Health and Safety Code Section 18007, a multifamily manufactured home, as defined in state of California Health and Safety Code Section 18008.7, or a recreational vehicle, as defined in state of California Health and Safety Code Section 18010.

**17.08.141 Single Room Occupancy Housing.**

“Single Room Occupancy Housing” means an efficiency unit with a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of four hundred (400) square feet located in a residential hotel, as that term is defined in accordance with California Health and Safety Code Section 50519, that is offered for occupancy by tenants for at least thirty consecutive days.

**SECTION 5. Municipal Code Amendment.**

Section 17.08.152 (Supportive housing) of Chapter 17.08 (Definitions), of Title 17 (Zoning) of the City of Industry Municipal Code, is hereby amended to read in its entirety as follows:

**17.08.152 Supportive housing.**

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. The “target population” is as defined in Government Code Section 65582(i).

**SECTION 6. Municipal Code Amendment.**

Section 17.18.050 (Emergency homeless shelters) of Chapter 17.18 (Institutional Zone), of Title 17 (Zoning) of the City of Industry Municipal Code, is hereby amended to read in its entirety as follows:

**17.18.050 Emergency homeless shelters.**

In addition to the development standards noted in Section 17.18.040, emergency homeless shelters must comply with the following standards:

- A. No person may reside at an emergency homeless shelter for a period longer than six months in a three hundred sixty-five-day period.
- B. The facility may not contain more than five beds or serve more than five homeless persons at any one time.
- C. A management and security plan must be submitted to the planning director for review and approval along with the application.
- D. The following must be provided in each emergency homeless shelter:
  - 1. Adequate external lighting for security purposes. The lighting must be stationary, directed away from adjacent properties and public rights-of-way, and positioned to maximize security at entries, parking areas, and common areas.
  - 2. On-site client intake and waiting area in a location not adjacent to the public right-of-way, fully screened from public view, and a minimum area of five square feet per bed.
  - 3. On-site parking must be provided at the ratio of one space per staff member, plus one space for every six beds.

**SECTION 7. Municipal Code Amendment.**

Subsection 17.22.030.B (Permitted uses) of Chapter 17.22 (Housing Overlay Zone) of Title 17 (Zoning) of the City of Industry Municipal Code, is hereby amended to read in its entirety as follows:

- B. The following uses are permitted by right:
  1. Accessory dwelling units and junior accessory dwelling units;
  2. Employee housing;
  3. Licensed residential care facilities serving seven or more clients;
  4. Low-barrier navigation centers that meets the requirements of Government Code Sections 65660 et seq.
  5. Supportive housing that meets the requirements of Government Code Section 65650 et seq.;
  6. Manufactured housing that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 et seq.) and is on a foundation system, pursuant to Health and Safety Code Section 18551;
  7. Mobile homes;
  8. Multi-family dwellings;
  9. Single-family dwellings;
  10. Single-room occupancy housing that includes multiple single room dwelling units, where each unit is for occupancy by one individual and contains food preparation or sanitary facilities, or both;
  11. Transitional housing.

**SECTION 8. Municipal Code Amendment.**

Subsection 17.22.040 (Application) of Chapter 17.22 (Housing Overlay Zone) of Title 17 (Zoning) of the City of Industry Municipal Code, is hereby amended to read in its entirety as follows:

A. Procedure. A proposed development or improvement for occupancy by any of the uses listed in Section 17.22.030(B) shall be subject to an administrative design review process unless otherwise exempt. A proposed development or improvement that complies with the requirements of this chapter is permitted by right and shall be approved by the planning director, or their authorized designee.

B. Form of Application. An application for a proposed development or improvement shall be completed on a form provided by the planning department.

C. Review Procedures. Additional application review procedure requirements for specified development types are as follows:

1. Accessory dwelling units and junior accessory dwelling units shall be reviewed consistent with the provisions in Section 17.80.020.
2. Low-barrier navigation centers shall be reviewed consistent with Government Code Section 65664.
3. Supportive housing shall be reviewed consistent with Government Code Section 65653(b).

**SECTION 9. Municipal Code Amendment.**

Subsections 17.26.020.F and 17.26.020.G (Uses permitted) are hereby added to Chapter 17.26 (Recreation and Open Space Zone), of Title 17 (Zoning) of the City of Industry Municipal Code, to read in their entirety as follows:

F. Employee housing is permitted by-right, only in conjunction with conversion of an existing housing unit, as set forth in Section 17.26.020.E.

G. Accessory dwelling units are permitted by-right.

**SECTION 10. 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 11. 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 12. 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 13. 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**

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**Cory C. Moss, Mayor**



**ATTEST:**

**Julie Gutierrez-Robles, City Clerk**



# CITY OF INDUSTRY

## NOTICE OF PUBLIC HEARING

**ZONING CODE AMENDMENT NO. 24-02 (REGULATIONS FOR EMERGENCY HOMELESS SHELTERS, EMPLOYEE HOUSING, LOW-BARRIER NAVIGATION CENTERS, MANUFACTURED HOUSING, MOBILE HOMES, SINGLE ROOM OCCUPANCY HOUSING, SUPPORTIVE HOUSING, ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND TRANSITIONAL HOUSING FOR THE INSTITUTIONAL ZONE, RECREATION AND OPEN SPACE ZONE, AND HOUSING OVERLAY ZONE)**

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**NOTICE IS HEREBY GIVEN** that the City Council of the City of Industry will hold a public hearing on April 11, 2024 at 9:00 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:

Zoning Code Amendment No. 24-02, an Amendment to the Zoning Code to amend Chapter 17.08 (Definitions) to add definitions for emergency homeless shelter, employee housing, low-barrier navigation center, manufactured housing, mobile home, and single room occupancy housing, and amend the definition of supportive housing; amend Chapter 17.18 (Institutional Zone) to amend Section 17.18.050 (Emergency homeless shelters) to revise objective standards for emergency homeless shelters; amend Chapter 17.22 (Housing Overlay Zone) to amend subsection 17.22.030 (Permitted uses) to add junior accessory dwelling units and provide clarification of other existing permitted uses and amend subsection 17.22.040 (Application) to revise procedures for review; amend Chapter 17.26 (Recreation and Open Space Zone) to amend subsection 17.26.020 (Uses permitted) to add employee housing and accessory dwelling units, and adopt a notice of exemption regarding same, and marking findings in support thereof.

**Project Location:** Institutional Zone, Recreation and Open Space Zone, and Housing Overlay Zone.

**Planning Commission Determination:** On March 26, 2024, the Planning Commission conducted a duly noticed public hearing to consider all testimony written and oral, and adopted Resolution No. PC 2024-07, rescinding Resolution No. PC 2024-02, and recommending that the City Council 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 (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.

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:

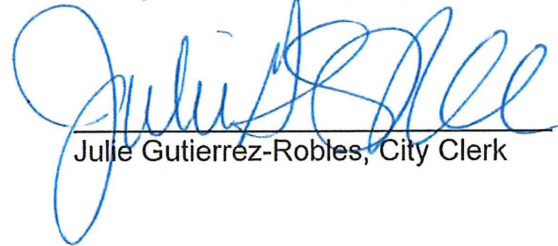


# CITY OF INDUSTRY

Time: 9:00 a.m.  
Date: April 11, 2024  
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 City Council of the City of Industry at, or prior to, the public hearing.



Julie Gutierrez-Robles, City Clerk