

# CITY OF INDUSTRY

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CIVIC CENTER  
DESIGN & DEVELOPMENT  
ADVISORY COMMITTEE  
REGULAR MEETING  
AGENDA



Chair Manuel Perez  
Vice Chair Mark Radecki  
Committee Member Travis Brady  
Committee Member Michael Greubel  
Committee Member Bing Hyun

November 12, 2024  
9:30 A.M.

Location: City Council Chambers, 15651 Mayor Dave Way,  
City of Industry, CA 91744

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### **Addressing the Committee:**

- **Agenda Items:** *Members of the public may address the Civic Center Design & Development Advisory Committee 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.*
- **Public Comments (Non-Agenda Items Only):** *Anyone wishing to address the Civic Center Design & Development Advisory Committee 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 CCDDAC from taking action on a specific item unless it appears on the posted Agenda.*

### **Americans with Disabilities Act:**

- *In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Civic Center Design & Development Advisory Committee meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 333-2211 by 2:00 p.m. on Friday, November 8, 2024, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.*

### **Agendas and other writings:**

*In compliance with Government Code Section 54957.5(b), 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 of the City Council during regular business hours, Monday through Thursday, 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 pm. City Hall doors are closed between 12:00 p.m. to 1:00 p.m. each day. 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. **ACTION ITEMS**

5.1 Consideration of the appointment of a Chairperson and Vice Chairperson

*RECOMMENDED ACTION:* *Consider nominations and make appointments.*

5.2 Consideration of the meeting minutes for June 6, 2023 regular meeting, October 10, 2023 regular meeting and the December 12, 2023 regular meeting

*RECOMMENDED ACTION:* *Approve as submitted.*

5.3 Discussion and direction regarding Civic Center Master Plan for Land Use and Development

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

6. **CITY MANAGER REPORTS**

7. **COMMITTEE MEMBER COMMUNICATIONS**

8. Adjournment. The next regular Civic Center Design & Development Advisory Committee Meeting is Tuesday, December 10, 2024, at 9:30 a.m.

*CIVIC CENTER DESIGN & DEVELOPMENT ADVISORY COMMITTEE*

ITEM NO. 5.1

Verbal Discussion – No Back-up Material

*CIVIC CENTER DESIGN & DEVELOPMENT ADVISORY COMMITTEE*

ITEM NO. 5.2

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CIVIC CENTER DESIGN & DEVELOPMENT  
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**CALL TO ORDER**

The Regular Meeting of the Civic Center Design & Development Advisory Committee of the City of Industry, California, was called to order by Chair Michael Greubel at 9:30 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chair Michael Greubel

**ROLL CALL**

PRESENT: Michael Greubel, Chair  
Mark Radecki, Vice Chair  
Bing Hyun, Committee Member  
Steve Marcucci, Committee Member  
Manuel Perez, Committee Member

STAFF PRESENT: Josh Nelson, City Manager; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

**CONSENT CALENDAR**

**5.1 CONSIDERATION OF THE MINUTES OF THE OCTOBER 11, 2022 REGULAR MEETING AND THE APRIL 11, 2023 REGULAR MEETING**

*RECOMMENDED ACTION:*

*Approve as submitted.*

There were no public comments.

MOTION BY COMMITTEE MEMBER PEREZ, AND SECOND BY VICE CHAIR RADECKI TO APPROVE AS SUBMITTED. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES:	COMMITTEE MEMBERS:	HYUN, MARCUCCI, PEREZ, VC/RADECKI, C/GREUBEL
NOES:	COMMITTEE MEMBERS:	NONE
ABSENT	COMMITTEE MEMBERS:	NONE
ABSTAIN	COMMITTEE MEMBERS:	NONE

**ACTION ITEMS**

**6.1 DISCUSSION AND DIRECTION REGARDING NEW OFFICE BUILDING FOR LA PUENTE VALLEY COUNTY WATER DISTRICT**

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

City Manager Josh Nelson provided input to the Committee about a request from La Puente Valley County Water District for a need of a new larger office building and asked if the Committee was interested in helping to find a spot within the City of Industry properties, of which the Committee agreed. Discussion ensued with questions about location, visibility from the street, how much office space is needed, parking for customers and secured parking for LPVCWD's vehicles. City Manager Josh Nelson said he would go back to CNC and LPVCWD for more details than return this discussion at a future meeting. Upon agreement from the Committee this item would then go to the City Council for approval.

There were no public comments.

**6.2 DISCUSSION AND DIRECTION REGARDING CIVIC CENTER MASTER PLAN FOR LAND USE AND DEVELOPMENT**

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

City Manager Josh Nelson mentioned that we are still working with an architect for help with the layout and master plan. We are hoping to have something to the City Council within the next month. The reason for this item on the agenda today is to ask if we should start engaging with a development partner for the early side of stage development vs. site plans. The committee was agreeable to this idea. City Manager Josh Nelson said

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he would have staff put something together, such as a Professional Services Agreement, and send it to City Council for approval.

**CITY MANAGER REPORTS**

There were none.

**COMMITTEE MEMBER COMMUNICATIONS**

Chair Michael Greubel asked about monetizing billboard presentations in the area for the Civic Center. City Manager Nelson said the City Council was learning more on this issue and it would be brought back to the Committee in the future.

There were no public comments.

**ADJOURNMENT**

There being no further business, the Civic Center Design & Development Advisory Committee adjourned at 9:51 a.m.

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MICHAEL GREUBEL  
CHAIR

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JULIE GUTIERREZ-ROBLES  
SECRETARY

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**CALL TO ORDER**

The Regular Meeting of the Civic Center Design & Development Advisory Committee of the City of Industry, California, was called to order by Chair Michael Greubel at 9:31 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chair Michael Greubel

**ROLL CALL**

PRESENT: Michael Greubel, Chair  
Mark Radecki, Vice Chair  
Bing Hyun, Committee Member  
Steve Marcucci, Committee Member  
Manuel Perez, Committee Member

STAFF PRESENT: Josh Nelson, City Manager; James M. Casso, City Attorney; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

**CONSENT CALENDAR**

**5.1 CONSIDERATION OF THE MINUTES OF THE AUGUST 8, 2023 REGULAR MEETING**

*RECOMMENDED ACTION:*

*Approve as submitted.*

There were no public comments.

MOTION BY COMMITTEE MEMBER PEREZ, AND SECOND BY VICE CHAIR RADECKI TO APPROVE AS SUBMITTED. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:



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AYES:	COMMITTEE MEMBERS:	HYUN, MARCUCCI, PEREZ, VC/RADECKI, C/GREUBEL
NOES:	COMMITTEE MEMBERS:	NONE
ABSENT	COMMITTEE MEMBERS:	NONE
ABSTAIN	COMMITTEE MEMBERS:	NONE

### **ACTION ITEMS**

#### **6.1 DISCUSSION AND DIRECTION REGARDING CIVIC CENTER MASTER PLAN FOR LAND USE AND DEVELOPMENT**

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

City Manager Josh Nelson introduced Doug Ewing, President of D.S. Ewing Architects, Inc. and asked him to speak to the Committee about what he and Jeff saw during their walk through and to talk about similar projects they have worked on in the past. This project for the City of Industry would be their 1,005<sup>th</sup> project. Both Doug, Jeff and one other person will be assigned to this project and Doug asked what the City's vision is and what they would like to see. Conversation ensued and City Manager Josh Nelson added some ideas along with discussion on the varies parcels. Doug Ewing felt he was given a lot of good information to work with and City Manager Josh Nelson said he would meet with staff to get more feedback and bring this item back in November/December to share what has been discussed.

There were no public comments.

### **CITY MANAGER REPORTS**

There were none.

### **COMMITTEE MEMBER COMMUNICATIONS**

Committee Member Manuel Perez asked if the traffic would be considered in the design? City Manager Josh Nelson said yes, and he would provide, through CNC Engineering, a sub-structural map to the Committee.

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**ADJOURNMENT**

There being no further business, the Civic Center Design & Development Advisory Committee adjourned at 10:14 a.m.

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MICHAEL GREUBEL  
CHAIR

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JULIE GUTIERREZ-ROBLES  
SECRETARY

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**CALL TO ORDER**

The Regular Meeting of the Civic Center Design & Development Advisory Committee of the City of Industry, California, was called to order by Vice Chair Mark Radecki at 9:30 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Vice Chair Mark Radecki

**ROLL CALL**

PRESENT: Mark Radecki, Vice Chair  
Michael Greubel, Committee Member  
Bing Hyun, Committee Member  
Steve Marcucci, Committee Member  
Manuel Perez, Committee Member

STAFF PRESENT: Josh Nelson, City Manager; James M. Casso, City Attorney; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

**ACTION ITEMS**

**5.1 CONSIDERATION OF THE APPOINTMENT OF A CHAIRPERSON**

*RECOMMENDED ACTION:*

*Make an appointment.*

City Manager Josh Nelson stated that Michael Greubel, a couple of weeks ago, came into his office and resigned as Chair to the Civic Center Design & Development Advisory Committee, effective immediately. Therefore, we are filling the position of Chair in today's meeting.

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Vice Chair Mark Radecki nominated Committee Member Manuel Perez to the position of Chair for the Civic Center Design & Development Advisory Committee. City Attorney, James M. Casso, asked if there were any other nominations, there were none.

There were no public comments.

MOTION BY VICE CHAIR RADECKI TO NOMINATE MANUEL PEREZ TO THE APPOINTMENT OF CHAIRPERSON TO THE CIVIC CENTER DESIGN & DEVELOPMENT ADVISORY COMMITTEE. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMITTEE MEMBERS:	GREUBEL, HYUN, MARCUCCI, PEREZ, VC/RADECKI
NOES:	COMMITTEE MEMBERS:	NONE
ABSENT	COMMITTEE MEMBERS:	NONE
ABSTAIN	COMMITTEE MEMBERS:	NONE

## **5.2 DISCUSSION AND DIRECTION REGARDING CIVIC CENTER MASTER PLAN FOR LAND USE AND DEVELOPMENT**

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

City Manager Josh Nelson asked that the Committee today not emphasize on the specific uses of buildings but focus on the overall look of the city and its streets; parking locations, pedestrian walkways, entry point into the city, monuments, etc., and focus more on the overall flow of the city. We can go into the buildings and their uses at a later time.

City Manager Josh Nelson then introduced Doug Ewing, President of D.S. Ewing Architects, Inc. who provided multiple sets of plans regarding each zone. The Committee reviewed, discussed and made suggestions for the plan.

City Manager Josh Nelson said we received very good input today and suggested having a field trip at our next meeting and/or have a special meeting and asked the committee members for their suggestions.

There were no public comments.

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**CITY MANAGER REPORTS**

There were none.

**COMMITTEE MEMBER COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the Civic Center Design & Development Advisory Committee adjourned at 10:14 a.m.

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MARK RADECKI  
VICE CHAIR

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JULIE GUTIERREZ-ROBLES  
SECRETARY

*CIVIC CENTER DESIGN & DEVELOPMENT ADVISORY COMMITTEE*

ITEM NO. 5.3

Verbal Discussion – No Back-up Material