
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
OCTOBER 8, 2015
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CALL TO ORDER

The Regular Meeting of the City Council of the City of Industry, California, was called to order by Mayor Mark D. Radecki at 9:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor Mark D. Radecki.

ROLL CALL

PRESENT: Mark D. Radecki, Mayor
Cory C. Moss, Mayor Pro Tem
Abraham N. Cruz, Council Member
Newell W. Ruggles, Council Member

ABSENT: Roy Haber, Council Member

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY MAYOR PRO TEM MOSS TO GRANT COUNCIL MEMBER HABER AN EXCUSED ABSENCE. MOTION CARRIED 4-0, WITH COMMISSIONER HABER ABSENT.

STAFF PRESENT: Paul J. Philips, City Manager; James M. Casso, City Attorney; Cecelia Dunlap, Deputy City Clerk; John Ballas, City Engineer; and Brian James, Planning Director.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

Mayor Radecki recused himself from check number 62773 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Square Root Golf and Landscape.

Mayor Pro Tem Moss recused herself from check number 62729 for item 1 (Register of Demands) because she had a potential or actual financial conflict of interest in that she is employed by CNC Engineering.

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Council Member Ruggles recused himself from check number 62740 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Haddick's Auto Body.

Council Member Cruz recused himself from check number 62773 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Square Root Golf & Landscape.

City Attorney Casso indicated that with Council Member Haber absent, check number 62773 for item 1 (Register of Demands) could not be approved and should be pulled from the agenda, and brought back to the City Council at their next regular scheduled meeting for approval.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER RUGGLES THAT CHECK NUMBER 62773 ON ITEM 1 (REGISTER OF DEMANDS) BE REMOVED FROM THE AGENDA, AND BROUGHT BACK FOR APPROVAL AT THE NEXT REGULAR SCHEDULED MEETING, AND THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH MAYOR PRO TEM MOSS RECUSING FROM CHECK NUMBER 62729 ON ITEM 1 (REGISTER OF DEMANDS), AND WITH COUNCIL MEMBER RUGGLES RECUSING FROM CHECK NUMBER 62740 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	HABER
ABSTAIN:	COUNCIL MEMBERS:	NONE

1. CONSIDERATION OF REGISTER OF DEMANDS

APPROVED THE REGISTER OF DEMANDS AND AUTHORIZED THE APPROPRIATE CITY OFFICIALS TO PAY THE BILLS.

2. CONSIDERATION OF A CONFLICT WAIVER FOR CASSO & SPARKS, LLP FOR VARIOUS CITY PROJECTS

APPROVED THE CONFLICT WAIVER.

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3. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF INDUSTRY AND CORDOBA COPORATION FOR REAL ESTATE ADVISORY SERVICES

APPROVED THE AGREEMENT, AND AUTHORIZED THE CITY MANAGER TO EXECUTE THE AGREEMENT.

4. CONSIDERATION OF THE MINUTES OF THE JUNE 25, 2015 REGULAR MEETING

APPROVED AS SUBMITTED.

5. CONSIDERATION OF THE MINUTES OF THE JUNE 25, 2015 SPECIAL MEETING

APPROVED AS SUBMITTED.

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

Mayor Radecki opened the public hearing.

Planning Director James provided a staff report to the City Council.

Mayor Radecki inquired if anyone wanted to be heard on the matter.

Mr. David Ball of CT Realty provided information to the City Council on properties they currently own, and the possibility of acquiring additional properties within the City. Mr. Ball indicated that CT Realty appreciates the opportunity to work with the City on their current project.

Mayor Radecki closed the public hearing.

CONSIDERATION OF RESOLUTION NO. CC 2015-31 - A RESOLUTION OF THE

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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

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY MAYOR PRO TEM MOSS TO ADOPT RESOLUTION NO. CC 2015-31. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	HABER
ABSTAIN:	COUNCIL MEMBERS:	NONE

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

City Attorney Casso indicated that subject to the adoption of Resolution No. CC 2015-32, additional language should be included to Section 4-E of the resolution, and should read as follows:

Based on the foregoing, the City Council approves Development Plan No. 15-10, subject to the close of escrow on the sale of the Property to the Applicant, as set forth in the Purchase Agreement between the Successor Agency to the Industry Urban-Development Agency and the Applicant, dated March 10, 2015, and subject to the Conditions of Approval, attached hereto as Exhibit A, and incorporated herein by reference.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER RUGGLES TO ADOPT RESOLUTION NO. CC 2015-32, SUBJECT TO THE ADDITIONAL LANGUAGE INCLUDED INTO THE RESOLUTION. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: CRUZ, RUGGLES, MOSS, RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: HABER
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF DEVELOPMENT PLAN 15-7 SUBMITTED BY DONLON BUILDERS TO DEVELOP A NEW 125,344 SQUARE FOOT INDUSTRIAL BUILDING AT 15000 NELSON AVENUE

Planning Director James provided a staff report to the City Council.

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

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

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER CRUZ TO ADOPT RESOLUTION NO. CC 2015-33 AND RESOLUTION NO. CC 2015-34. MOTION 4-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RUGGLES, MOSS, RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: HABER
ABSTAIN: COUNCIL MEMBERS: NONE

PRESENTATION AND DISCUSSION REGARDING THE CLIMATE ACTION PLAN, A COMPREHENSIVE ROADMAP OUTLINING THE ACTIVITIES THE CITY WILL UNDERTAKE TO REDUCE GREENHOUSE GAS EMISSIONS

Planning Director James provided a staff report to the City Council.

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Ms. Joanne Jansen, Associate Principal with Placeworks, presented a PowerPoint presentation to the City Council, which a copy is on file with the City Clerk's office.

Discussion ensued between the Council Members and direction was provided to Staff to proceed with Staff's recommendations and incorporate into the draft Climate Action Plan.

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY COUNCIL MEMBER RUGGLES TO PROCEED WITH STAFF'S RECOMMENDATIONS AND INCORPORATE INTO THE DRAFT CLIMATE ACTION PLAN. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	HABER
ABSTAIN:	COUNCIL MEMBERS:	NONE

CONSIDERATION OF A CONSTRUCTION, OPERATION AND MAINTENANCE AGREEMENT BETWEEN THE CITY OF INDUSTRY, THE ALAMEDA CORRIDOR EAST CONTRUCTION AUHTORITY AND UNION PACIFIC RAILROAD FOR THE FULLERTON GRADE SEPERATION PROJECT AT THE LOS ANGELES SUBDIVISION OF THE UNION PACIFIC RAILROAD

City Engineer Ballas provided a staff report to the City Council. City Engineer Ballas stated that a support letter from Supervisor Don Knabe of the County of Los Angeles Board of Supervisors was received on October 7, 2015, a copy of which was given to the City Council, and is on file with the City Clerk's office.

Mr. Mark Christoffels, CEO of the Alameda Corridor-East Construction Authority provided a report to the City Council, and responded to questions from Members of the City Council.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE AGREEMENT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	HABER
ABSTAIN:	COUNCIL MEMBERS:	NONE

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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

City Engineer Ballas provided a staff report to the City Council.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE AMENDMENT NO. 1. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	HABER
ABSTAIN:	COUNCIL MEMBERS:	NONE

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

City Engineer Ballas provided a staff report to the City Council.

Discussion ensued between the Council Members and Staff determined to delay the closure date until January 2016.

PRESENTATION AND DISCUSSION REGARDING THREE CONCEPTUAL HOUSING DEVELOPMENTS GENERALLY LOCATED AT THE INDUSTRY HILLS EXPO CENTER, PARRIOTT PLACE WEST, AND WALNUT DRIVE SOUTH

City Manager Philips presented a staff report to the City Council, and indicated there was a fourth location, located at 22036 Valley Boulevard for the possibility of residential development.

Discussion ensued between the Council Members on the expansion of residential sites within the City boundaries.

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Mayor Radecki indicated his interest in expanding residential sites at 22036 E. Valley Boulevard, and provided direction to Staff to begin the preliminary steps for development.

CONSIDERATION OF AN AGREEMENT BETWEEN THE CITY OF INDUSTRY AND LANG, HANSEN, O'MALLEY & MILLER TO PROVIDE GOVERNMENTAL RELATIONS SERVICES

City Manager Philips presented a staff report to the City Council.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE THE AGREEMENT, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	HABER
ABSTAIN:	COUNCIL MEMBERS:	NONE

CITY COUNCIL COMMITTEE REPORTS

There were none.

AB1234 REPORTS


There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:05 a.m.



MARK D. RADECKI
MAYOR

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A handwritten signature in cursive script, reading "Cecelia Dunlap", written over a horizontal line.

CECELIA DUNLAP
DEPUTY CITY CLERK