



CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200

**ARTHUR R.
TAPIA**
CHAIR

**ENOCH Y.
BURROLA**
VICE-CHAIR

**RICHARD
CHICO**
COMMISSIONER

**SUZANNE E.
GOMEZ**
COMMISSIONER

**ROBERT E.
HARTMAN**
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

August 18, 2021

6:30 P.M.

IRWINDALE COUNCIL CHAMBER

(Closed to the Public)

Pursuant to Executive Order N-29-20

The Governor has declared a State of Emergency to exist in California as a result of the threat of COVID-19 (aka the "Coronavirus"). The Governor also issued Executive Order N-25-20, which directs Californians to follow public health directives including canceling large gatherings. The Executive Order also allows local legislative bodies to hold meetings via conference calls while still meeting state transparency requirements.

The public's health and well-being are the top priority for the City, and you are urged to take all appropriate health safety precautions. To facilitate this process, the meeting and opportunities to participate will also be available through the following options:

Join Webinar at

<https://us02web.zoom.us/j/86349691359>

Webinar ID

863 4969 1359

Submit public comments by email to baguila@irwindaleca.gov before or during the meeting, prior to the close of public comment on an item. Comments will be read by the Administrative Secretary during public comment. Lengthy public comment may be summarized in the interest of time.



Spontaneous Communications: The public is encouraged to address the Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. The Planning Commission will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The Planning Commission will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may request staff to investigate and/or schedule certain matters for consideration at a future Commission or City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a Commission meeting or other services offered by this City, please contact City Hall at (626) 430-2200. Assisted listening devices are available at this meeting. Ask the Chief Deputy City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with disabilities. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Planning Division Counter, 16102 Arrow Highway or at City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday) by appointment only, and by contacting the Planning Division at 626-430-2208.

Code of Ethics

As City of Irwindale Planning Commissioners, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Commissioner.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE PLANNING COMMISSION



A. CALL TO ORDER**B. PLEDGE OF ALLEGIANCE****C. INVOCATION**

D. ROLL CALL: Commissioners: Robert E. Hartman, Suzanne E. Gomez, Richard Chico; Vice-Chair Enoch Y. Burrola; Chair Arthur R. Tapia

E. ANNOUNCEMENTS**SPONTANEOUS COMMUNICATIONS**

This is the time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action on such communications unless 1) the Commission by majority vote finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except as stated) participate it is requested that all such communications be made in writing so as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 3 minutes, unless such time limits are extended.

1. CONSENT CALENDAR

The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission requests separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar.

A. Minutes

Recommendation: No minutes for approval

B. Planning Commission Resolution No. 806(21) denying Site Plan and Design Review (DA) No. 03-2021.

2. NEW BUSINESS**3. PUBLIC HEARINGS****4. DISCUSSION ITEMS/PRESENTATIONS**

A. Conflict of Interest

B. The Brown Act

5. COMMISSIONER COMMENTS**6. LEGAL COUNSEL COMMENTS****7. COMMUNITY DEVELOPMENT DIRECTOR REPORT****8. ADJOURN****AFFIDAVIT OF POSTING**

I, Berlyn Aguila, Administrative Secretary, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on August 18, 2021 to be posted at the City Hall, Library, and Post Office on August 12, 2021.

Berlyn Aguila

Berlyn Aguila, Administrative Secretary



**CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT**

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



Date: August 18, 2021 **Agenda Item No. 1-B**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

Project Planner: Lisa Chou, Associate Planner

Project: Site Plan and Design Review (DA) No. 03-2021
Exterior Renovation

Applicant: Brendan Dwyer, Carlile Coatsworth Architects

Property Owner: GF Signet

Project Location: 5462 Irwindale Avenue (APN: 8619-019-031)

Subject: Resolution Recommending Denial to the City Council of the Site Plan and Design Review (DA) No. 03-2021; a request to approval for the exterior renovation of an existing industrial building for property located at 5462 Irwindale Avenue (APN: 8619-019-031) in the M-2 (Heavy Manufacturing) Zone

Summary:

This item came before the Planning Commission on July 21, 2021. Following staff's presentation and recommendation of approval, the Planning Commission opened the hearing for public comment, closed the hearing, and deliberated on the merits of the proposed project. Following deliberation, the Planning Commission voted four to one (4:1) to recommend denial to the City Council for the applicant's request for an exemption from the Commercial and Industrial Design Guidelines for the the project and requested that staff bring back a resolution of denial at the next regularly scheduled meeting.

Per Irwindale Municipal Code (IMC) Section 17.70.010, subsection B.1, any alteration or addition of floor area less than thirty percent of existing floor area is exempt from the Commercial and Industrial Design Guidelines, subject to the discretion of the Planning Commission or City Council, as applicable. In return for the exemption, the Planning Commission or City Council may require one or more of the following conditions, to be incorporated into the final Conditions of Approval:

- a. Architectural improvements to portions of the existing building that are visible from major arterials and secondary highways (as defined in the General Plan) or any residential property.
- b. Architectural improvements to other buildings owned by the property owner that are visible from major arterials, secondary highways, or any residential property.
- c. Improvements to portions of the property that are visible from major arterials, secondary highways, or any residential property, such as additional landscaping, a fountain, public art or similar improvement.
- d. Implementation of improvements identified by the Planning Commission over a specified time period.

At the July 21, 2021 meeting, the Planning Commission expressed a desire to see more Spanish mission style features and color palette in the proposed design. The Planning Commission could not make the findings that the proposed project is consistent with applicable City design guidelines and historic design themes. Therefore, the Planning Commission is recommending denial of SP&DR(DA) No. 03-2021 based on the following findings of fact:

Per IMC Section 17.70.010, subsection B.1, any alteration or addition of floor area less than thirty percent of existing floor area is exempt from the Commercial and Industrial Design Guidelines, subject to the discretion of the Planning Commission or City Council, as applicable. In exchange for granting the exemption, the Planning Commission may require certain conditions to be included into the final Conditions of Approval. The Planning Commission expressed a desire to see more Spanish mission style, arches, and a different color palette in the proposed design, however the applicant declined to accept any changes to proposed design. Therefore, the Planning Commission declined to grant the applicant an exemption from the Commercial and Industrial Design Guidelines and, therefore, the Planning Commission is recommending denial of SP&DR(DA) No. 03-2021.

The Planning Commission has revised the finding as follows:

“That the proposed development is inconsistent with applicable City design guidelines and historic design themes, and does not provide for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project.”

ATTACHMENT:

Exhibit A: PC Resolution No. 806(21) Recommending Denial of SP&DR(DA) No. 03-2021

RESOLUTION NO. 806(21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL DENY SITE PLAN AND DESIGN REVIEW (DA) NO. 03-2021 FOR EXTERIOR RENOVATION OF AN EXISTING INDUSTRIAL BUILDING AND LANDSCAPING LOCATED AT 5462 IRWINDALE AVENUE (APN: 8619-019-031) IN THE M-2 (HEAVY MANUFACTURING) ZONE.

A. RECITALS.

- (i) Brendan Dwyer from Carlile Coatsworth, on behalf of GF Signet, has made a request for the approval of a Site Plan and Design Review (SP&DR) (DA) pursuant to Section 17.70 of the Irwindale Municipal Code (IMC), for exterior renovation of an existing industrial building and landscaping located at 5462 Irwindale Avenue (APN: 8619-019-031) ("Subject Property"). Hereinafter in this Resolution, the subject application shall be referred to as the "Application."
- (ii) The Subject Property is an industrial warehouse located in the M-2 (Heavy Manufacturing) zone.
- (iii) The California Environmental Quality Act ("CEQA", California Code of Regulations, Title 14, Section 15000 *et seq.*) lists classes of projects that have been determined not to have a significant effect on the environment and are therefore, categorically exempt from the provisions of CEQA. The City, as the Lead Agency, has determined that the proposed Project is categorically exempt pursuant to CEQA Section 15301 (Existing Facilities), and a Notice of Exemption (Class 1) has been prepared.
- (iv) Built in 1985, the Subject Property was occupied by a variety of uses such as manufacturing, wholesale, general office, auto repair and sale of auto parts.
- (v) In 2020, GF Signet purchased the Subject Property and began interior tenant improvements.
- (vi) In March 2021, GF Signet began operations at the Subject Property.
- (vii) On July 21, 2021, the Irwindale Planning Commission conducted a duly noticed public hearing through a conference call/webinar, as required by law on the Application and in compliance with Executive Order N-25-20 (relating to COVID-19), and closed the public hearing.
- (viii) Per Irwindale Municipal Code Section 17.70.010, subsection B.1, any alteration or addition of floor area less than thirty percent of existing floor area are is exempt from the Commercial and Industrial Design Guidelines, subject to the discretion of the Planning Commission or City Council, as applicable. In exchange for granting the exemption, the Planning Commission may require certain conditions to be included into the final Conditions of Approval. The Planning Commission expressed a desire to see more Spanish mission style, arches, and a different

color palette in the proposed design, however the applicant declined to accept any changes to proposed design.

- (ix) After considering the findings of fact, the Planning Commission deliberated and found that the findings of fact do not support the project and requested that staff prepare a resolution of denial to be brought back at the next scheduled Planning Commission meeting of August 18, 2021 for adoption.
- (x) On August 18, 2021, this resolution was presented to the Planning Commission for consideration and adoption.
- (xi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.
2. The Planning Commission could not make the findings that the proposed project is consistent with applicable City design guidelines and historic design themes. The Planning Commission expressed a desire to see more Spanish mission style, arches, and a different color palette in the proposed design, however the applicant declined to accept any changes to proposed design. Therefore, the Planning Commission declined to grant the applicant an exemption from the Commercial and Industrial Design Guidelines and voted four to one (4:1) to direct staff to prepare a resolution for a recommendation of denial of SP&DR(DA) No. 03-2021 for exterior renovation of an existing industrial building and landscaping located at 5462 Irwindale Avenue (APN: 8619-019-031) based on the following findings of fact:
 - a. That the proposed development is inconsistent with applicable City design guidelines and historic design themes, and does not provide for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project.
3. The Secretary shall:
 - a. Certify to the adoption of this Resolution; and
 - b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 18th day of August 2021.

Arthur R. Tapia, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 18th day of August 2021 by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, Secretary