



CITY OF IRWINDALE

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

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**ENOCH Y.
BURROLA**
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**ROBERT E.
HARTMAN**
COMMISSIONER

VACANT
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

June 16, 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, 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. GENERAL PLAN CONSISTENCY DETERMINATION – 10-ACRE PARCEL LOCATED AT 5100 ALLEN DRIVE (CITY OF IRWINDALE)

Request that a General Plan consistency determination be made regarding the proposed transfer of the subject property to the Irwindale Housing Authority (IHA). As proposed, the IHA would accept all rights, benefits and obligations as the property owner of the subject property for future use for the development of housing, located at 5100 Allen Drive (APN (APN: 8417-034-912, formerly APN: 8417-034-911).

Recommendation: Staff recommends that the Planning Commission find the acquisition to be in conformance with the Irwindale General Plan.

2. NEW BUSINESS

3. PUBLIC HEARINGS

4. DISCUSSION ITEMS/PRESENTATIONS

5. COMMISSIONER COMMENTS/REQUESTS

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 June 16, 2021 to be posted at the City Hall, Library, and Post Office on June 10, 2021.

Berlyn Aguila

Berlyn Aguila,
Administrative Secretary



**CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT**
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



Date: June 16, 2021 **Agenda Item No. 1-B**

To: Honorable Chair and Members of the Planning Commission

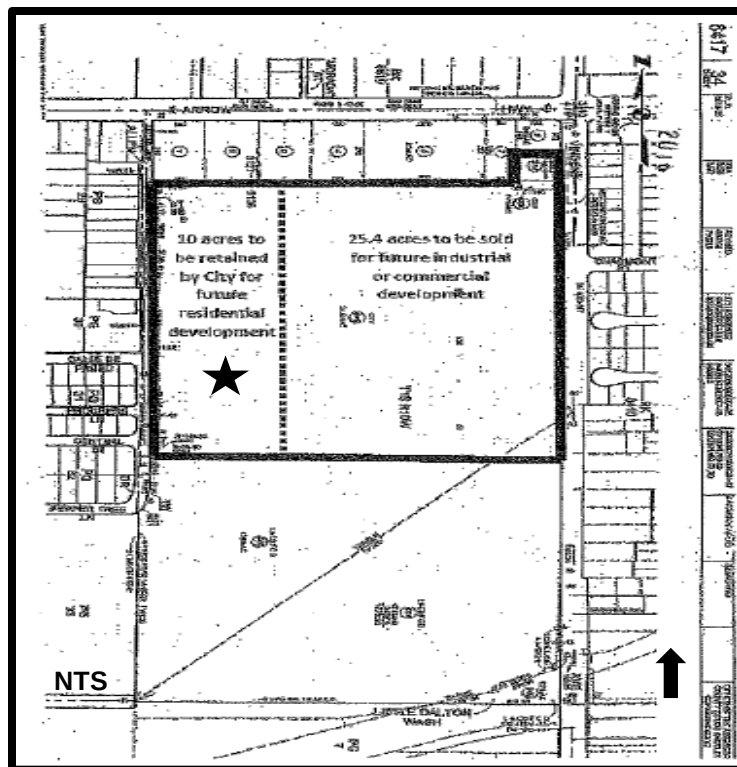
From: Marilyn Simpson, AICP, Community Development Director

Project Planner: Marilyn Simpson, AICP, Community Development Director

Property Owner: City of Irwindale
5050 Irwindale Avenue
Irwindale, CA 91706

Project: General Plan Consistency Determination – 10-acre parcel located at 5100 Allen Drive

Project Location: 5100 Allen Drive (APN: 8417-034-912, formerly APN: 8417-034-911)



STAFF RECOMMENDATION

That the Planning Commission make a General Plan consistency determination for the proposed transfer of ownership of the subject property by the City of Irwindale (City) to the City of Irwindale Housing Authority (IHA). Staff recommends that the Planning Commission find the acquisition to be in conformance with the Irwindale General Plan.

BACKGROUND

This item was continued from the May 19, 2021 Planning Commission due to lack of quorum. On May 26, 2021, the City Council approved Resolution No. 2021-25-3247 authorizing the transfer of the 10-acre property at 5100 Allen Drive to the Irwindale Housing Authority and the Irwindale Housing Authority approved Resolution No. HA 2021-02-101, accepting the transfer of the 10-acre property at 5100 Allen Drive. Both Resolutions are subject to the Planning Commission's determination that the transfer of the real property is consistent with the Irwindale General Plan and approval from the California Department of Housing and Community Development.

REQUEST

The City is requesting that a General Plan consistency determination be made regarding the proposed transfer of the subject property to the IHA. As proposed, the IHA would accept all rights, benefits and obligations as the property owner of the subject property for future use for the development of housing.

Government Code Section 65402 instructs that, prior to disposition of real property, the proposed disposition shall be reviewed in order to determine its consistency with the General Plan by the planning agency having jurisdiction.

Staff evaluated the location and purpose to be consistent with Irwindale's General Plan based upon the following Community Development Element Policies:

The City's commitment to comprehensive land use planning.

- The 10-acre parcel, formerly part of the Manning Pit (Site No. 3) was a portion of the 34-acre former aggregate mining pit. The property was purchased by the dissolved Irwindale Community Redevelopment Agency in 2007 and intended for future redevelopment including residential and non-residential land uses. The Manning Pit was sold and is currently privately owned, however the remaining 10 acres remain owned by the City. Three (3) acres have been designated for residential use in the Housing Element of the General Plan and are anticipated to be re-zoned to include the Planned Development (PD) Overlay zone which would permit a maximum density of 21 dwelling units per acre, for the maximum development of 63 dwelling units.¹
- Program No. 14: Provision of Land Zoned for Multiple-Family Housing

¹ City of Irwindale General Plan, Housing Element (September 11, 2013)

Once the Manning Pit is filled, three (3) acres on the western side of the property adjacent to Allen Drive are anticipated to be rezoned to residential with a Planned Development (PD) Overlay as called for in the General Plan. The overlay will allow for development of housing at a density up to 21 units per acre.

Status/ Timing of Implementation – The Manning Pit will be rezoned within three years and 120 days into the 2013-2021 cycle.

Implementation Responsibility – Planning and Community Development Department

Quantitative Objective – up to 63 dwelling units²

- The existing parcel is consistent with General Plan Land Use and Economic Development policies in the Community Development Element. These policies provide for comprehensive land use planning to preserve the overall mix of land uses

TABLE 3-33: POTENTIAL SITES FOR NEW HOUSING

Site #	APN	Street	Zone	General Plan Designation	Current Land Use	Owner	Parcel Size (SF)	Potential Capacity (Units)
1	8534-001-901	Mountain Avenue	C1 - Neighborhood Commercial	Residential	Vacant	Irwindale Successor Agency	16,008	8
2	8534-001-039	Mountain Avenue	C1 - Neighborhood Commercial	Residential	Commercial Business	Private Owner	14,095	
3	8417-034-911	Allen Drive	M2 - Heavy Manufacturing	Industrial/ Business Park	Former Mining Pit	Irwindale Successor Agency	130,680	63
Total							30,103	71

Source: City of Irwindale

and development in the community and provide for the pursuit and promotion of economic development to provide revenue to the City.

- The General Plan designation for the site is Industrial/Business Park, however the General Plan Map shows the site as Residential. Staff believes that the map designation is an illustrative error. Therefore, Staff is proposing formal applications for a General Plan Map Amendment from Industrial Business Park to Residential and a Zone Change from M-2 (Heavy Manufacturing) to PD (Planned Development) to make that correction. The future development will provide new housing opportunities in the Town Center neighborhood.

ATTACHMENTS

Exhibit A: Site Map

Exhibit B: Legal Description

Exhibit C: May 26, 2021, City Council Agenda Report and CC Resolution No. 2021-25-3247 and HA Resolution No. 2021-02-101

² City of Irwindale General Plan, Housing Element (September 11, 2013)

EXHIBIT "A"

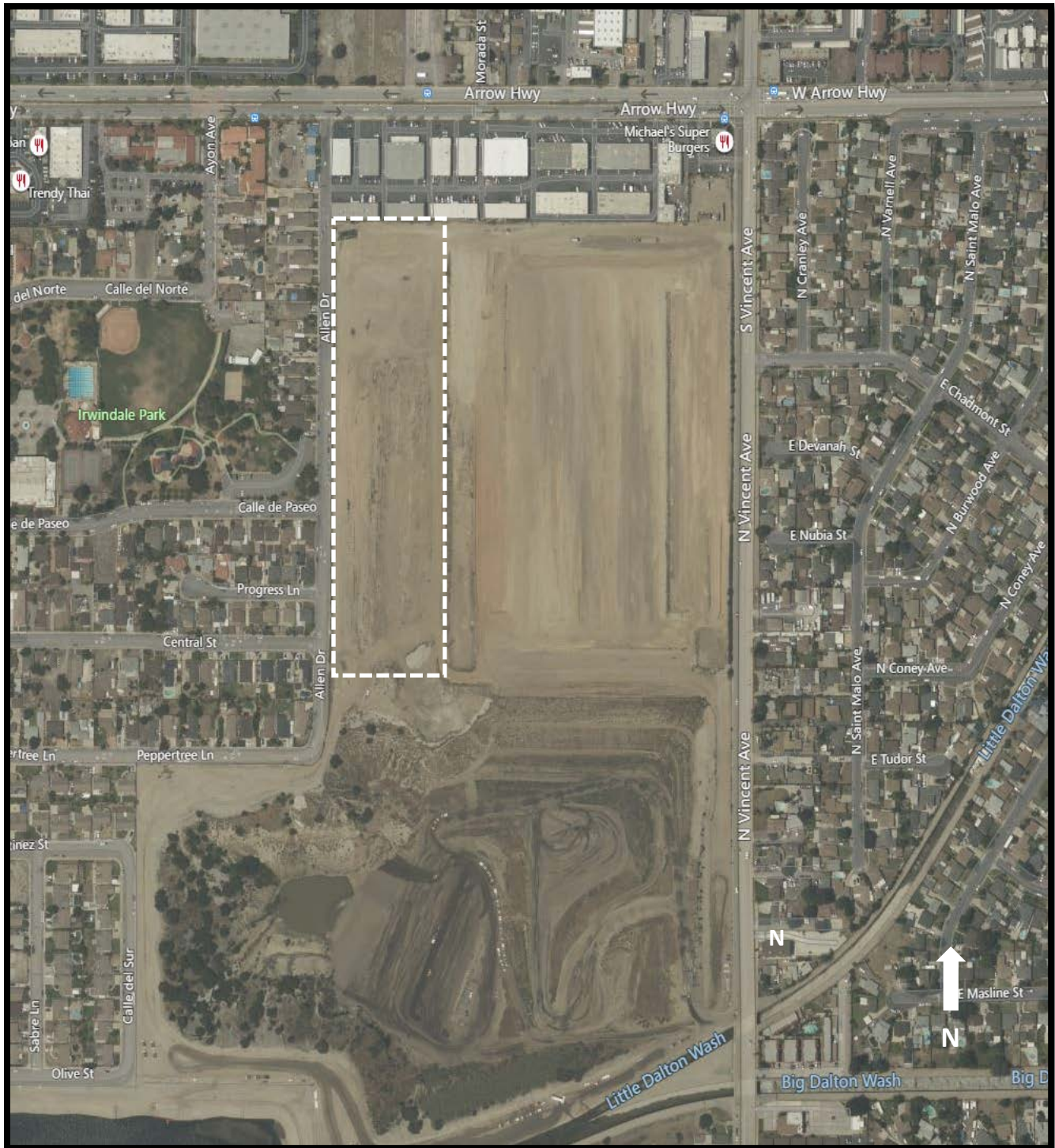
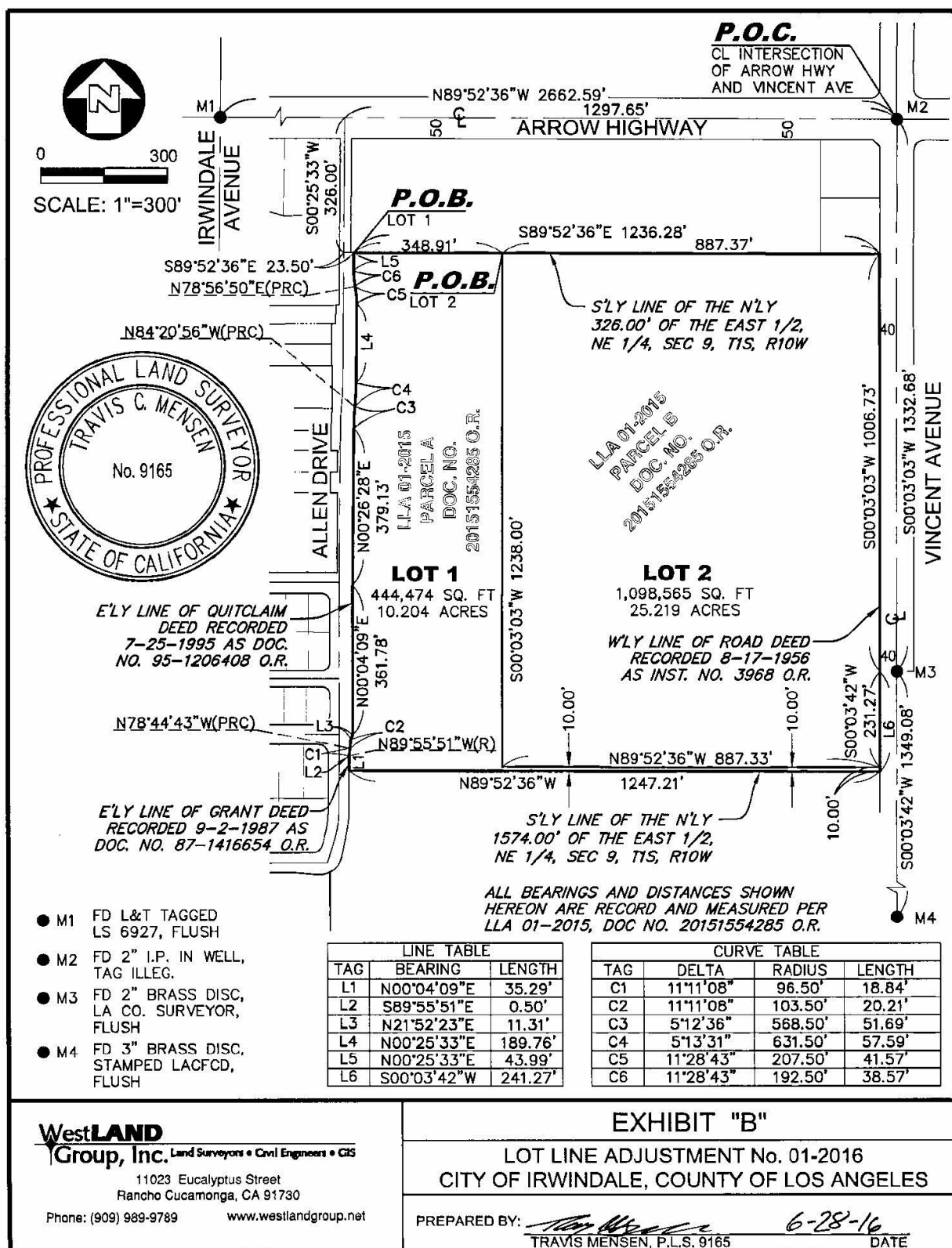


EXHIBIT "B"

LOT 1 OF LOT LINE ADJUSTMENT NO. 01-2016 AS RECORDED JUNE 23, 2017 AS [INSTRUMENT NO. 20170698843, OF OFFICIAL RECORDS](#), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT LINE ADJUSTMENT NO. LLA 01-2015 IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA RECORDED DECEMBER 10, 2015 AS [DOCUMENT NUMBER 20151554285](#) IN OFFICIAL RECORDS AT THE RECORDER'S OFFICE OF SAID COUNTY ALSO BEING THAT PORTION OF THE NORTHERLY 1574.00 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE CENTERLINE INTERSECTION OF ARROW HIGHWAY AND VINCENT AVENUE AS SHOWN ON RECORD OF SURVEY FILE DIN [BOOK 128 PAGE 61](#) OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID ARROW HIGHWAY NORTH 89°52'36" WEST 1297.65 FEET TO THE CENTERLINE OF ALLEN DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 00°25'33" WEST 326.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 326.00 FEET OF SAID EAST ½ OF THE NORTHEAST ¼ OF SECTION 9; THENCE PARALLEL WITH SAID CENTERLINE OF ARROW HIGHWAY ALONG THE SOUTHERLY LINE SOUTH 89°52'36" EAST 23.50 FEET TO THE EAST LINE OF SAID ALLEN DRIVE, ALSO BEING THE NORTHEAST CORNER OF PARCEL DESCRIBED IN QUITCLAIM DEED RECORDED JULY 25, 1995 AS [DOCUMENT NO. 95-1206408 OF OFFICIAL RECORDS](#) IN THE OFFICE OF SAID COUNTY RECORDER, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°52'36" EAST 348.91 FEET; THENCE SOUTH 00°03'03" WEST 1238.00 FEET TO A LINE PARALLEL WITH AND DISTANT NORTHERLY 10.00 FEET FROM THE SOUTHERLY LINE OF SAID NORTHERLY 1574.00 FEET; THENCE ALONG SAID PARALLEL LINE SOUTH 89°52'36" EAST 887.33 FEET TO THE WESTERLY LINE OF VINCENT AVENUE DESCRIBED IN ROAD DEED RECORDED ON AUGUST 17, 1956 AS [INSTRUMENT NO. 3968 OF OFFICIAL RECORDS](#) IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE SOUTH 00°03'42" WEST 10.00 FEET TO SAID SOUTHERLY LINE OF THE NORTHERLY 1574.00 FEET; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°52'36" WEST 1247.21 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ALLEN DRIVE, ALSO BEING THE EAST LINE OF PARCEL DESCRIBED IN GRANT DEED RECORDED SEPTEMBER 2, 1987 AS [DOCUMENT NO. 87-1416654 OF OFFICIAL RECORDS](#) IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID EASTERLY LINE NORTH 00°04'09" WEST 35.29 FEET TO THE MOST SOUTHERLY LINE OF SAID QUITCLAIM DEED; THENCE THE FOLLOWING 12 COURSES ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID ALLEN DRIVE AND SAID QUITCLAIM DEED SOUTH 89°55'51" EAST 0.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 96.50 FEET, A LINE RADIAL TO SAID BEGINNING OF A NON-TANGENT CURVE BEARS NORTH 89°55'51" WEST; THENCE ALONG SAID NON-TANGENT CURVE 18.84 FEET THROUGH A CENTRAL ANGLE OF 11°11'08" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 103.50 FEET, A LINE RADIAL TO SAID BEGINNING OF REVERSE CURVE BEARS NORTH 78°44'43" WEST; THENCE ALONG SAID REVERSE CURVE 20.21 FEET THROUGH A CENTRAL ANGLE OF 11°11'08" ; THENCE NORTH 21°52'23" EAST 11.31 FEET; THENCE NORTH 00°04'09" EAST 361.78 FEET; THENCE NORTH 00°26'28" EAST 379.13 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 568.50 FEET; THENCE ALONG SAID CURVE 51.69 FEET THROUGH A CENTRAL ANGLE OF 5°12'36" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 631.50 FEET, A LINE RADIAL TO SAID BEGINNING OF REVERSE CURVE BEARS NORTH 84°20'56" WEST; THENCE ALONG SAID REVERSE CURVE 57.59 FEET THROUGH A CENTRAL ANGLE OF 5°13'31" ; THENCE NORTH 00°25'33" EAST 189.76 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 207.50 FEET; THENCE ALONG SAID CURVE 41.57 FEET THROUGH A CENTRAL ANGLE OF 11°29'43" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 192.50 FEET, A LINE RADIAL TO SAID BEGINNING OF REVERSE CURVE BEARS NORTH 78°56'50" EAST; THENCE ALONG SAID REVERSE CURVE 38.57 FEET THROUGH A CENTRAL ANGLE OF 11°28'43" THENCE THE FINAL COURSE ALONG SAID EASTERLY LINE OF SAID QUITCLAIM DEED NORTH 00°25'33" EAST 43.99 FEET TO THE POINT OF BEGINNING.



City of
IRWINDALE
AGENDA REPORT

Exhibit “C”

Date: May 26, 2021

To: Honorable Mayor and Members of the City Council; Honorable Chair and Members of the Irwindale Housing Authority

From: William K. Tam, City Manager

Issue: Proposed Transfer of City-owned property at 5100 Allen Drive, a 10-Acre Parcel on east side of Allen Drive, to the Irwindale Housing Authority for future housing development

City Manager’s Recommendation for the City Council:

- 1) Adopt “RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA DECLARING REAL PROPERTY LOCATED AT 5100 ALLEN DRIVE, THE 10-ACRE PARCEL ON THE EAST SIDE OF ALLEN DRIVE, IN THE CITY OF IRWINDALE (APN # 8417-034-912) AS EXEMPT SURPLUS LAND AND MAKING FINDINGS RELATED THERETO.”
- 2) Adopt “RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE TRANSFER OF REAL PROPERTY LOCATED AT 5100 ALLEN DRIVE, THE 10-ACRE PARCEL ON THE EAST SIDE OF ALLEN DRIVE, IN THE CITY OF IRWINDALE (APN # 8417-034-912) TO THE IRWINDALE HOUSING AUTHORITY”

Executive Director’s Recommendation for the Board of the Irwindale Housing Authority:

- 1) Adopt “RESOLUTION OF THE BOARD OF THE IRWINDALE HOUSING AUTHORITY ACCEPTING THE TRANSFER OF REAL PROPERTY LOCATED AT 5100 ALLEN DRIVE, THE 10-ACRE PARCEL ON THE EAST SIDE OF ALLEN DRIVE, IN THE CITY OF IRWINDALE (APN # 8417-034-912) FROM THE CITY OF IRWINDALE TO THE IRWINDALE HOUSING AUTHORITY”

Administrative Action:**Prepared / Submitted by:**

Adrian R. Guerra, City Attorney/ Authority Counsel
 Marilyn Simpson, Community Development Director

Electronically approved

Reviewed by:

Adrian R. Guerra, City Attorney/Authority Counsel

Electronically approved

Eva Carreon, Finance Director / City Treasurer

Approved by:

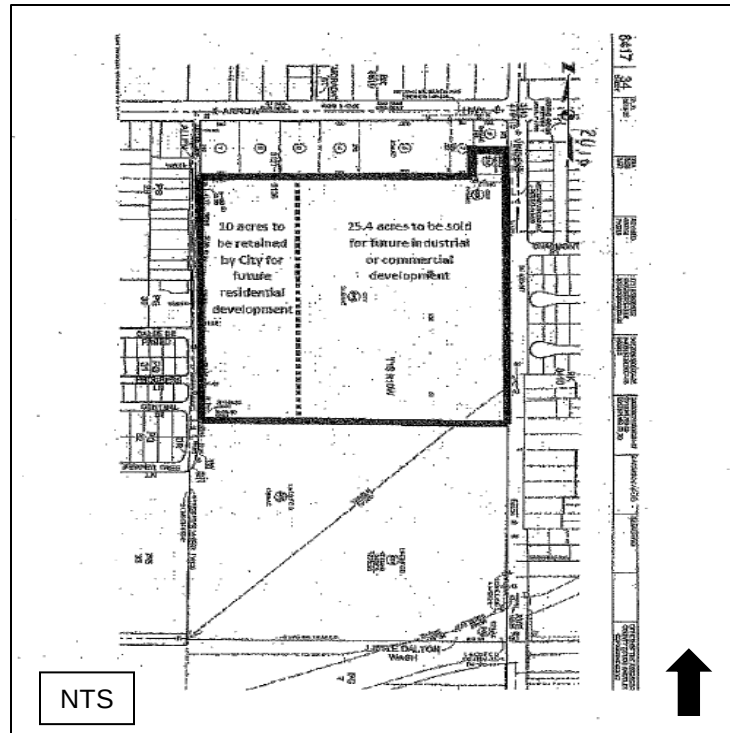
William K. Tam, City Manager/Executive Director

Background and Analysis:

The City owned 10-acre parcel on Allen Drive, addressed as 5100 Allen Drive, was a portion of the abandoned Irwindale Manning Pit property (Site) owned by the former Irwindale Community Redevelopment Agency (ICRA). In 2007, the ICRA began remediation of the Site, including removal of contaminated soils and filling of the abandoned mine pit. The remediation and filling of the pit was completed in 2019, and the Site closure process, with all affected outside agencies, is anticipated to be done in 2021. The Site is zoned M-2 (Heavy Manufacturing) and the General Plan designation is Industrial/Business Park and Residential.

Due to the dissolution of the ICRA in 2012, the City purchased the Irwindale Manning Pit property from ICRA in order to continue with the remediation and filling of the pit to accomplish future development of the site. In 2015, City Council sold 25.4 acres of the Site to a developer in order to secure sufficient funding to complete the remediation and filling of the pit. The 10-acre parcel was retained by the City for future housing development and is shown in the July 2013 Housing Element as part of the Town Center Residential Neighborhood. The 10-acre parcel, formerly part of the Manning Pit was a portion of the former aggregate mining pit. Three (3) acres have been designated for residential use in the Housing Element of the General Plan and are anticipated to be re-zoned to include the Planned Development (PD) Overlay zone which would permit a maximum density of 21 dwelling units per acre, for the maximum development of 63 dwelling units.

The site map below from the Purchase and Sale Agreement (PSA) for the Manning Pit illustrates the 10-acre and 25.4-acre parcels:



The PSA specified that the Manning Pit Site be graded to include the 10-acre residential portion. Additionally, a future landscape buffer is to be provided and maintained between the 25.4-acre and 10-acre sites.

On March 10, 2021, City Council discussed the designated use of the City-owned 10-acre parcel and directed staff to (1) re-zone the entire 10-acre for residential uses, and (2) bring forward a report for Council consideration to transfer the ownership of this 10-acre parcel to the Irwindale Housing Authority for future housing development.

Recommended Actions:

Two actions are recommended for the City Council and one action is recommended for the Housing Authority Board.

For the City Council, the City Council must first declare that the 10-acre site is exempt surplus land. Under the Surplus Land Act, Government Code Section 54220, et seq. ("Act"), "Surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use." Land shall be declared either "surplus land" or "exempt surplus land." Exempt surplus land includes "Surplus land that a local agency is transferring to another local, state, or federal agency for the agency's use." (Government Code Section 54221(f)(1)(d).)

Here, the City historically has intended to use the 10-acre site for the development of housing. That desire continues today. However, the City Council believes that the

Housing Authority may have greater resources and opportunities to develop the site for these housing purposes and better ability to manage future housing if the property remains owned by the Housing Authority. Accordingly, the City desires to use the property for the development of housing, and therefore, does not believe the property is “surplus.” In the abundance of caution, however, to ensure compliance with the Surplus Land Act – the intent of which is to promote housing development – the City Council is asked to declare the property exempt surplus property because the property is being transferred to another local agency’s use, i.e. the Irwindale Housing Authority, for its use as the development of housing.

The second action is for the City Council to formally approve the transfer of the 10-acre site to the Housing Authority. The resolution authorizes staff to take all related actions in furtherance of the transfer. The transfer of the Property shall be subject to the requirements of Section 400(e) of the “Surplus Land Act Guidelines” by the California Department of Housing and Community Development and the City’s compliance with a General Plan conformance finding by the City’s Planning Commission.

The Board of the Irwindale Housing Authority is recommended to adopt a resolution accepting the transfer of the 10-acre site to the Housing Authority. The resolution authorizes staff to take all related action in furtherance of the transfer and authorizes Housing Authority staff to prepare and submit a Zone Change from M-2 to Residential for City staff consideration and processing.

CEQA Review:

The transfer of the Property from the City to the Housing Authority is not subject to environmental review pursuant to CEQA Regulations Section 15060(c)(3) of the CEQA Guidelines. The activity is not a project as defined in Section 15378 (b) (5) - Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. Further, even if it is a project, this action is exempt from CEQA pursuant to Section 15061(b)(3) (when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA). The transfer of the Property will not have any effect on the environment. Ownership will change; however, no physical changes are proposed or authorized with the transfer. Therefore, it can be seen with certainty that there is no possibility of significant environmental effects and the transfer is not subject to CEQA. Any use by the Housing Authority as determined by the Housing Authority Board would be subject to a separate discretionary action and CEQA compliance review at that time. The full extent of the future use, design, and operations of the Property are speculative at this point and are therefore not yet ripe for evaluation. Potential environmental impacts will be evaluated at the time the Housing Authority Board considers establishing the specific use for the Property.

Fiscal Impact:

The subject 10-acre parcel was appraised in January 2021 with an appraised value range between \$9,450,000 and \$12,000,000, if developed with high-density residential dwelling units per acre.

Attachments:

- A: City Council Resolution No. 2021-42-3254
- B: City Council Resolution No. 2021-25-3247
- C: Housing Authority Resolution No. HA 2021-02-101
- D: January 11, 2021 MASON-David S. Mason, Inc. Appraisal Report

RESOLUTION NO. 2021-25-3247**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE TRANSFER OF REAL PROPERTY LOCATED AT 5100 ALLEN DRIVE, THE 10-ACRE PARCEL ON THE EAST SIDE OF ALLEN DRIVE, IN THE CITY OF IRWINDALE (APN # 8417-034-912) TO THE IRWINDALE HOUSING AUTHORITY**

WHEREAS, the City of Irwindale currently owns vacant real property located at 5100 Allen Drive, the 10-acre parcel on the east side of Allen Drive, in the City of Irwindale (APN # 8417-034-912) ("Property") as legally described in Exhibit "A" attached hereto; and

WHEREAS, the City historically intended to use the Property for the development of housing; and

WHEREAS, the City of Irwindale now desires to transfer the Property to the Irwindale Housing Authority ("Housing Authority") for purposes of developing housing because the City believes that the Housing Authority may have greater authority and resources to develop and potentially manage future housing; and

WHEREAS, the City has declared the Property as exempt surplus property under the Surplus Land Act (Government Code Section 54221(f)(1)(D)).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. CEQA. Based upon the forgoing and written and oral presentations made by City staff and members of the public, the City Council hereby finds that the transfer of the Property from the City to the Housing Authority as contemplated by this Resolution is not subject to environmental review pursuant to CEQA Regulations Section 15060(c)(3) of the CEQA Guidelines. The activity is not a project as defined in Section 15378 (b) (5) - Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. Further, even if it is a project, this action is exempt from CEQA pursuant to Section 15061(b)(3) (when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA). The transfer of the Property will not have any effect on the environment. Ownership will change; however, no physical changes are proposed or authorized with the transfer. Therefore, it can be seen with certainty that there is no possibility of significant environmental effects and the transfer is not subject to CEQA. Any use by the Housing Authority as determined by the Housing Authority Board would be subject to a separate discretionary action and CEQA

compliance review at that time. The full extent of the future use, design, and operations of the Property are speculative at this point and are therefore not yet ripe for evaluation. Potential environmental impacts will be evaluated at the time the Housing Authority Board considers establishing the specific use for the Property.

Section 3. Approval. The City Council hereby approves the transfer of the Property to the Housing Authority; however, the transfer of the Property as provided herein shall be subject to the requirements of Section 400(e) of the “Surplus Land Act Guidelines” by the California Department of Housing and Community Development and the City’s compliance with a General Plan conformance finding by the City’s Planning Commission.

Section 4. Authorized Actions. The officers of the City are hereby authorized and directed, for and in the name and on behalf of the City, to do any and all things and take any and all actions which they, or any of them, may deem necessary or advisable in order to consummate the purposes of this Resolution, which includes, but is not limited to, authorization to the City Manager to execute all documents necessary to effectuate the transfer of the Property. This includes, but is not limited to, the execution and recordation of any deeds to transfer the Property to the Housing Authority.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council declares that the City Council would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED and ADOPTED this 26th day of May, 2021

H. Manuel Ortiz, Mayor

ATTEST

Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2021-25-3247 duly adopted by the City Council of the City of the City of Irwindale, at a regular meeting held on the 26th day of May 2021, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers

Laura M. Nieto, MMC
Chief Deputy City Clerk

RESOLUTION NO. HA 2021-02-101**RESOLUTION OF THE BOARD OF THE IRWINDALE HOUSING AUTHORITY ACCEPTING THE TRANSFER OF REAL PROPERTY LOCATED AT 5100 ALLEN DRIVE, THE 10-ACRE PARCEL ON THE EAST SIDE OF ALLEN DRIVE IN THE CITY OF IRWINDALE (APN # 8417-034-912) FROM THE CITY OF IRWINDALE TO THE IRWINDALE HOUSING AUTHORITY**

WHEREAS, the City of Irwindale currently owns vacant real property located at 5100 Allen Drive, the 10-acre parcel on the east side of Allen Drive, in the City of Irwindale (APN # 8417-034-912) ("Property") as legally described in Exhibit "A" attached hereto; and

WHEREAS, the City historically intended to use the Property for the development of housing; and

WHEREAS, the City of Irwindale now desires to transfer the Property to the Irwindale Housing Authority ("Housing Authority") for purposes of developing housing because the City believes that the Housing Authority may have greater authority and resources to develop and potentially manage future housing; and

WHEREAS, the Housing Authority now desires to accept the Property.

NOW, THEREFORE, THE BOARD OF THE IRWINDALE HOUSING AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. CEQA. Based upon the forgoing and written and oral presentations made by Housing Authority staff and members of the public, the Housing Authority Board hereby finds that the transfer of the Property from the City to Housing Authority as contemplated by this Resolution is not subject to environmental review pursuant to CEQA Regulations Section 15060(c)(3) of the CEQA Guidelines. The activity is not a project as defined in Section 15378 (b) (5) - Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. Further, even if it is a project, this action is exempt from CEQA pursuant to Section 15061(b)(3) (when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA). The transfer of the Property will not have any effect on the environment. Ownership will change; however, no physical changes are proposed or authorized with the transfer. Therefore, it can be seen with certainty that there is no possibility of significant environmental effects and the transfer is not subject to CEQA. Any use as determined by the Housing Authority Board would be subject to a separate discretionary action and

CEQA compliance review at that time. The full extent of the future use, design, and operations of the Property are speculative at this point and are therefore not yet ripe for evaluation. Potential environmental impacts will be evaluated at the time the Housing Authority Board considers establishing the specific use for the Property.

Section 3. Approval. The Housing Authority hereby accepts the transfer of the Property from the City to the Housing Authority; however, the acceptance of the transfer of the Property as provided herein shall be subject to the requirements of Section 400(e) of the “Surplus Land Act Guidelines” by the California Department of Housing and Community Development.

Section 4. Authorized Actions. The officers of the Housing Authority are hereby authorized and directed, for and in the name and on behalf of the Housing Authority, to do any and all things and take any and all actions which they, or any of them, may deem necessary or advisable in order to consummate the purposes of this Resolution, which includes, but is not limited to, authorization to the Executive Director to execute all documents necessary to effectuate the transfer of the Property. This includes, but is not limited to, the execution and recordation of any deeds to transfer the Property to the Housing Authority. Staff is further authorized to prepare and submit a Zone Change from M-2 to Residential for City staff consideration and processing.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end, the provisions of this Resolution are severable. The Housing Authority declares that the Housing Authority would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its passage.

H. Manuel Ortiz, Chair

ATTEST

Laura M. Nieto, Secretary

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

I, Laura M. Nieto, Secretary of the City of Irwindale Housing Authority, do hereby certify that the foregoing Resolution No. HA 2021-02-101 duly adopted by the Board of the Irwindale Housing Authority, at a regular meeting held on the 26th day of May 2021, by the following vote:

AYES: Boardmembers:

NOES: Boardmembers:

ABSENT: Boardmembers:

ABSTAIN: Boardmembers

Laura M. Nieto, MMC
Secretary