

**IRWINDALE COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706**

**May 19, 2021
Wednesday
6:35 P.M.**

The Irwindale **PLANNING COMMISSION** met in regular session at the above time and place.

**PLEDGE OF
ALLEGIANCE**

I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

INVOCATION

Lord, we come before you this evening asking that you bring an end to this COVID, Lord. All of the lives that have been lost, Lord. Loved ones that, just, it really hurts that they could not see their loved ones as they passed away, as most of us can. Even though it may be something in life that is going to happen, Lord, we still miss and love our loved ones, even if we see them for ninety years. Lord, today I just thank you because of the vaccines and people caring that we are able to be here together. Lord, I just ask that you continue to bless the City, bless all the agencies, and bless all our decisions, Lord, let them be fair to all. In Jesus name, Amen.

CHAIR TAPIA

Roll call.

ROLL CALL:

Present: Commissioners; Robert E. Hartman; Richard Chico; Vice Chair Enoch Burrola; Chair Arthur R. Tapia left at 6:41 p.m.

Absent: Commissioner Loretta Corpis

Also present: William Tam, City Manager; Adrian Guerra, City Attorney; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Lisa Chou, Planning Technician; Daniel Co, Assistant Engineer; Randy Silva, Code Enforcement Officer; Abbey Ibarra, Community Development Intern; Berlyn Aguila, Administrative Secretary

CHAIR TAPIA

Announcements.

ANNOUNCEMENTS

**ADMINISTRATIVE
SECRETARY AGUILA**

Thank you, Chair. We have no announcements for tonight.

**SPONTANEOUS
COMMUNICATIONS**

CHAIR TAPIA

Okay. We move on to 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 as such communication, unless the Commission by majority finds that a catastrophe or emergency exists. By Commission finds, the matter in

need for action arose within the last five days. Since the Commission cannot accept as stated, participate, it is requested that such communication be made in writing and to be included in the next agenda for full discussion and action. If there is a member in the audience that feels he or she must proceed tonight, or if you have any spontaneous communication of any kind, now is the time to do so. Could you please raise your hand to be acknowledged.

ADMINISTRATIVE
SECRETARY AGUILA

There are no members of the public who have raised their hand.

CONSENT CALENDAR

CHAIR TAPIA

Ok. We will now move on to Consent Calendar. Prior to making any motions I will turn it over to our Staff, so they can explain what has happen here today on Item B.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commission. Item B will be moved to the next Planning Commission meeting. The only item under Consent Calendar is the Minutes for January.

Item No. 1A

MINUTES

1) Regular meeting held January 20, 2021

CHAIR TAPIA

At this time, the Consent Calendar contains routine business and is approved by one motion, unless a member of the Commission request 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. The only item on the Consent Calendar, Item A, is the recommendation to approve the following minutes, January 20, 2021. Is there a motion to accept the recommendation?

COMMISSIONER
CHICO

Motion to approve.

COMMISSIONER
HARTMAN

Second.

CHAIR TAPIA

Roll Call.

ADMINISTRATIVE
SECRETARY AGUILA

Commissioner Hartman.

COMMISSIONER
HARTMAN

Yes.

ADMINISTRATIVE
SECRETARY AGUILA

Commissioner Corpis is absent tonight. Commissioner Chico.

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COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY AGUILA Vice-Chair Burrola.

VICE-CHAIR
BURROLA Yes.

ADMINISTRATIVE
SECRETARY AGUILA Chair Tapia.

CHAIR TAPIA Yes.

ADMINISTRATIVE
SECRETARY AGUILA Thank you.

CHAIR TAPIA At this particular point in time of the meeting, I have to excuse myself, due to unfortunate circumstances, and I will turn the meeting over to Vice-Chair Burrola. Thank you very much, and I will see you all next month.

NEW BUSINESS

VICE-CHAIR
BURROLA Moving on to Item No. 2, New Business. There is no New Business?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON There is no New Business tonight.

PUBLIC HEARINGS

ITEM NO. 3A CONDITIONAL USE PERMIT NO. 03-2021 AND ZONE VARIANCE
NO. 01-2021 (ADAM BUN, HIDDEN STRENGTH GYM)

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Vice-Chair and Commission. This Item will be presented to you by our Community Development Intern Abbey Ibarra.

COMMUNITY
DEVELOPMENT
INTERN IBARRA Good evening Honorable Chair and members of the Planning Commission. The next item of discussion is for Hidden Strength Gym, property located.

COMMISSIONER
CHICO Speak louder.

COMMISSIONER
HARTMAN

Pull the Mic.

COMMUNITY
DEVELOPMENT
INTERN IBARRA

Can you hear me now? Good evening Honorable Chair and members of the Planning Commission. The next item of discussion is for Hidden Strength Gym. The property is located at 1442 Arrow Highway, Unit K. The applicant is Adam Bun and the owner is Terri Austin. I have provided a map indicating where the proposed project is located. It is located in an M-2 - (Heavy Manufacturing) Zone. The proposed project is category exempt from CEQA, pursuant to Section 15301 (Class 1; Existing Facilities). The applicant Adam Bun is requesting a Conditional Use Permit, No. 03-2021, to operate a fitness facility and Zone Variance No. 01-2021, to deviate from the required parking ratio for assembly uses. Just a brief background on the site, the property does not have any existing discretionary permits on file for this property. Yet there are permits for improvements on the original construction in the three existing buildings, also known as Mountain View Business Park. The site is surrounded by the following zones and uses; on the north, Santa Fe Dam in an Open Space Zone, on the south; industrial operations M-2 (Heavy Manufacturing) Zone; on the east, industrial tilt-up M-2 (Heavy Manufacturing) Zone; and on the west, industrial tilt-up buildings M-2 (Heavy Manufacturing) Zone. Now, we are going to discuss a brief background of Hidden Strength Gym. Hidden Strength Gym is a powerlifting and conditioning program business. It does require membership purchase and the clients are predicted to spend one to two hours at the gym. There is two employees per shift. There are two shifts from 9am – 6pm and then from 6pm – 11pm. The operating hours are from 9am – 8:30pm Monday – Thursday. On Friday – Sunday they are from 9am – 8:30 pm. Here is a floor plan of the proposed project. The proposed project is about 4,436 square feet. The proposed equipment will be a squat rack area, a bench press area, a free weight area, a cable tower area, a deadlift platform area, and a turf platform for agility and conditioning training. The business will have a reception area, and an office area, and one restroom. The proposed request to establish a gym facility encounters issues with meeting the zoning parking requirements, due to the Irwindale Municipal Code not specifically identifying the specific use of a gym facility. The most relevant parking ratio use is for assembly uses, which is one space per 35 square feet. The required parking for the facility alone is 127 total parking. Within the entire business center, there are total of 127 parking stalls including 6 accessible and 39 loading spaces. The applicant provided a study, prepared by More Services. Findings conducted by the study demonstrated that only 67%, or 76 stalls, of the parking supply was utilized during peak hours, from a total of 127 parking spaces for the entire business center. Occupancy per hour for the entire business center was 33% or 42 stalls occupied, on average per hour, from a total of 127 parking spaces. Parking demand generated by the proposed project is forecasted to be substantially lower, based on the

anticipated operations of the fitness facility. Therefore, the study finds the site adequate to support the proposed business on site. The surrounding businesses and manager mention their support of this project. Recommendation that the Planning Commission adopts attached Resolution No. 799(21) approving Conditional Use Permit No. 03-2021 and Zone Variance No. 01-2021 subject to the City Conditions of Approval. Staff and applicant are available for questions. Thank you.

VICE-CHAIR
BURROLA

Do we have any questions?

COMMISSIONER
HARTMAN

I have none.

VICE-CHAIR
BURROLA

I have a few questions. Is there going to be a parking variance because the 127 stalls is not adequate, I guess, for an assembly area. Is that what we are doing here? We are doing a parking variance correct?

COMMUNITY
DEVELOPMENT
INTERN IBARRA

We are doing a Zone Variance. We provided a parking study for it. Reason why we are doing a Zone Variance, is because we do not have a specific parking ratio for fitness facilities or gym facilities, specifically. We do use assembly uses, and the assembly uses is requiring 127 parking spaces for the facility alone, but the entire Business Center has only 127 parking spaces.

VICE-CHAIR
BURROLA

The Community Development Department is establishing a Zoning Code update for parking, correct? You guys working on that or is that a different department?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you. Yes we are, and that's something we are looking at. Several years ago, the Planning Commission actually created or approved a policy to allow for Zone Variances for this type of use because the closest thing that we had in our current zone was assembly. That was the 1 space per 35 square feet, which could never be achieved for some of these smaller type uses. But that is something that we are addressing in the Zoning Code update, for sure.

VICE-CHAIR
BURROLA

If we do the Zoning Code Update, well this Zone Parking Variance is null and void once you establish a Zoning Code Update? Can we do that? Can we have them follow the new regulation or code, once it is updated?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

The Zone Variance stays with the land. Same thing with the Conditional Use Permit, it stays with the land. Now, if they were to propose any kind of changes in their use, we would look at that or if another use came in that had a different parking ratio, we would look at it at that time. At that time, they would need to comply with the current or what would be the new parking standard. If they do not change

anything, the Variance stays with the land and they will have to abide by what the Planning Commission approves.

VICE-CHAIR
BURROLA

Even though we have a new Zoning Code in the future, they will not be following that Zoning Code. They will follow the Variance, unless they do some sort of upgrade or something of that sort.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That is correct.

VICE-CHAIR
BURROLA

Okay.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes, because it is still in a template form and the new parking standards have not been approved by the City yet. Conceivably, it could meet whatever the new requirements would be for that use.

VICE-CHAIR
BURROLA

I just have a general question. Could we put something in the CUP that states they would have to follow the new code, if it gets established or is that something we can't do?

COMMISSIONER
CHICO

Subject to?

VICE-CHAIR
BURROLA

Subject to a new code that comes out within the next two or three years. Will it overwrite this variance? Can we put something like that in there, or is not something we should do?

CITY ATTORNEY
GUERRA

I would not recommend it. Usually, what will happen is once the the new code is adopted, this project would be considered legal nonconforming. Meaning, it is conforming as of the code now and when the new code is adopted it is still legal, but it is not conforming with the then current code. Any changes to the project at that time or in the future, would have to comply with the new code. This would not be forever, it would just be until there is an amendment to the project, and at that time they will be subject to the new code requirements.

COMMISSIONER
CHICO

Wasn't there a situation, where one of the communication towers that have a CUP that would expire in 10 years, or some period of time?

CITY ATTORNEY
GUERRA

There's been several projects where there's been an expiration.

- COMMISSIONER
CHICO
- Can we do that with this one? Because another reason is that the owner or operator might sell the business with this in place, and we do not know who the operator is, their reputation, and so forth and so forth. I would say, some period of time that we anticipate he will operate, he can always come back for a renewal. I would like to see some kind of expiration, reasonable. I don't mean tomorrow and I don't mean next year but within reason.
- CITY ATTORNEY
GUERRA
- Well, if a new property owner or a new user of the property were to take over, they would be subject to the current terms of the CUP and whatever is approved tonight. In terms of placing an expiration date, traditionally there are no expiration dates. I know it has been done in the past, and I frankly have not been a fan of that process, but it has happened. The thought process is because the Conditional Use Permit runs with the land, there should not be an expiration on it. For that reason I would not recommend it.
- COMMISSIONER
CHICO
- I've always been in favor of expiration for Conditional Use Permits because when a commission or agency approves a Conditional Use Permit, it is usually for a specific use. Generally speaking, a specific owner. We know that things change in the future and we would like to maintain some kind of control, as to the use of the property.
- CITY ATTORNEY
GUERRA
- Understood. The mechanism is the CUP and the conditions you place in there. It really should not matter who the owner is or who the operator is. It is really the use, effects of the use, and the conditions that are place to ensure that you minimize the impacts of the use. It does not matter who the owner is, when it comes down to it. Again, if there are changes to the project, if there is an increase in size to the project, an increase in the capacity of the project, an increase in impacts from the project, Staff can always look at that, at that point in time, and bring that back to the Planning Commission. If there is some need for an amendment or review of the CUP. I would not put an expiration date in there for this one. That would be my recommendation.
- VICE-CHAIR
BURROLA
- Okay that kind of answers that question. I know we are doing a Zoning Code Parking Variance, what about noise regulations? Do we mention that in the report? Because my experience with some of these gyms, they like to have big audio systems in their building and there are other tenants in there. I am not sure if they are going to get annoyed from the noise. Should we actually mention something in that sort of like a noise variance, or noise level that they can't play their music at a certain decibel or something.
- COMMUNITY
DEVELOPMENT
INTERN IBARRA
- With the CUP we looked at the diverse effects upon the adjacent properties and there were no effects for the noise for the additional noise, waste or annoyance typically associated with the permitted industrial use in the area. The proposed use is less intense than many

uses permitted by right or conditionally permitted in the M-2 (Heavy Manufacturing) zone.

VICE-CHAIR
BURROLA

So they are going to follow the Zoning Codes Regulations for M-2?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

If I may, the applicant will have to comply with the City's Noise Ordinance and that is something that Code Enforcement would enforce.

VICE-CHAIR
BURROLA

As far as the parking stalls, do we need to mention something in the CUP stating that they cannot use these stalls for workouts? A lot of these gyms like going out to the parking lot, doing jumping jacks, jumping rope, and doing exercises outside. I do not think that is a good idea, safety concerns and stuff like that. Do we need to mention that in the CUP, or is that already something that they are aware of that they cannot do?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

The project that is proposed is all indoors. If they were to propose doing something outdoors because of COVID like several of the gyms did?

VICE-CHAIR
BURROLA

That was going to be my other question.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

They would either have to apply for a Special Event Permit or some kind of Temporary Use Permit, for that. But that would be outside the boundaries of what is being approved or considered tonight with the Conditional Use Permit.

VICE-CHAIR
BURROLA

Okay. Did we notify the other business of this Variance? Is it going to impact their parking stalls? I know at one point you said it was 70% occupation at peak hours. Is that correct? Or 76 stalls out of the 127?

COMMISSIONER
HARTMAN

60%.

VICE-CHAIR
BURROLA

60%. So at peak hours they will be using 60% of the parking stalls. Are the other business going to be impacted by that?

COMMUNITY
DEVELOPMENT
INTERN IBARRA

It is 60% in total of the entire business that are being used. So, 60% of occupancy including all of the tenants in the Business Center.

VICE-CHAIR
BURROLA

Oh all of the tenants, not just the gym. Okay. Thank you. There is also something in the report about people using the Santa Fe Dam Recreation area for parking. They park and then they cross the street, which is dangerous. Is there any way we can put in the CUP, something where they have to put in signs or something of that sorts or unauthorized vehicles will be towed. It's just a recommendation because in the report it says that it is dangerous conditions that they are crossing the street without a crosswalk, and using the stalls without having one of the buildings as a business.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Just as a suggestion. What we can do is have our Code Enforcement Division go to the property owner and the property management company, as a suggestion that they put in a sign that it is private property parking only for tenants. Something like that.

VICE-CHAIR
BURROLA

We cannot require them to do that we can just suggest they should do something of that sort?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes this application is for a tenant, and putting those kind of signs up such as no trespassing would be part of the property owners responsibility. That is something that we will have Code Enforcement go out and make that recommendation. So far, we have never received a complaint from the property management company or the property owner of anybody who is parking and then going and utilizing the Santa Fe Dam. That has never been an issue that has ever come to the City's attention.

VICE-CHAIR
BURROLA

It was in the report that's why I was bringing it up.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

But we will address it. It is a good suggestion.

VICE-CHAIR
BURROLA

Okay, thank you.

CITY ATTORNEY
GUERRA

I did want to respond. I thought of one additional thing in response to Commissioner Chico's question about the time limits. My recollection is that with respect to the wireless towers, I believe the thought process was that technology is changing rapidly, and chances are the code would need to be amended regularly to address it. I think that was the process. Was that we knew that the technology would change, and we want to ensure that we have the ability to regulate. Here, this type of use goes back decades, so I don't know in this case that approach would work. I just want to share that with the Commission.

COMMISSIONER CHICO	Everything is fine. In my mind, talking about the thought process, we will permanently alter the parking requirements for this center, by adopting this. That is my concern. If there is a change of businesses in that building, the parking stays as we adopted today. That was my concern.
VICE-CHAIR BURROLA	Before we go on, at this point, Adrian, are you going to make the recommendation and then we will vote on it?
CITY ATTORNEY GUERRA	Staff's recommendation is to adopt the Resolution. At this point we would open up the Public Hearing for public comment. After the Public Hearing we will close the Public Hearing, have any discussion, and then we would call for the motion.
CITY ATTORNEY GUERRA	If there are no other questions from the Commission.
OPEN PUBLIC HEARING	At 7:03 p.m., Vice-Chair Burrola opened the public hearing.
VICE-CHAIR BURROLA	Please state your name and address.
ADAM BUN	I just want to introduce myself real quick. I am Adam, owner of Hidden Strength, and I just wanted to thank you guys for your time this evening and how much it means to me to be considered for doing business in the City of Irwindale. I am here if there are any further questions. That's all. Thank you.
VICE-CHAIR BURROLA	Please state your name and address.
ADAM BUN	Sorry, my name is Adam Bun.
VICE-CHAIR BURROLA	Does he have to state the address or is that okay, just saying his name?
CITY ATTORNEY GUERRA	We can request it, just for our record keeping purposes. In case we need to communicate with him. If he is agreeable to include it, he can include the business address.
ADAM BUN	The address to the business is 1442 Arrow Highway unit K, Irwindale 91706.
VICE-CHAIR BURROLA	Okay, thank you.
ADAM BUN	Thank you.

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VICE-CHAIR BURROLA	No one else is coming up to speak? We will close the Public Hearing.
ADMINISTRATIVE SECRETARY AGUILA	We also don't have any members of the public who have raised their hand.
CITY ATTORNEY GUERRA	We can close the Public Hearing.
VICE-CHAIR BURROLA	So we can close the public hearing. There is people online as well, correct? They will raise their hand and then you'll let me know?
CLOSE PUBLIC HEARING	There being no speakers, Vice-Chair Burrola closed the public hearing at 7:05 p.m.
ADMINISTRATIVE SECRETARY AGUILA	Yes, correct.
VICE-CHAIR BURROLA	Okay, thank you. At this point, do we make a recommendation?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	If there is a motion and a second.
COMMISSIONER CHICO	There is no changes, so we can make a motion to adopt the resolution as written.
CITY ATTORNEY GUERRA	I can read it. The appropriate motion would be to, read by title only, waived reading of, and adopt Resolution No. 799(21) approving a Resolution of the Planning Commission of the City of Irwindale approving Conditional Use Permit No. 03-2021, to allow for the operation of a gym facility and Zone Variance No. 01-2021, to deviate from the required parking ratio for assembly uses, located at 1442 Arrow Highway #K, Irwindale in the M-2 (Heavy Manufacturing) zone, subject to conditions as set forth herein and making findings in support thereof. Is there such a motion and a second?
COMMISSIONER CHICO	Motion to approve.
COMMISSIONER HARTMAN	Second
ADMINISTRATIVE SECRETARY AGUILA	Roll Call. Commissioner Hartman

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COMMISSIONER
HARTMAN

Yes.

ADMINISTRATIVE
SECRETARY AGUILA

Commissioner Chico.

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY AGUILA

Vice-Chair Burrola.

VICE-CHAIR
BURROLA

Yes.

ADMINISTRATIVE
SECRETARY AGUILA

Chair Tapia. Not present. Commissioner Corpis is not present either.

ITEM NO. 3B

SITE PLAN AND DESIGN REVIEW (DA) NO. 01-2021 (BINH TRAN,
ZBT GROUP)

VICE-CHAIR
BURROLA

Staff?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commission. This item will be presented by our Planning Technician Lisa Chou, but if you give me a moment to bring them in.

VICE-CHAIR
BURROLA

Okay.

PLANNING
TECHNICIAN
CHOU

Good evening Honorable Chair and members of the Planning Commission, the next item on the agenda is Site Plan and Design Review (DA) No. 01-2021. The applicant is Binh Tran from ZBT Group representing the property owner, who is Flexspace PMIC LLC. The applicant is requesting for a Site Plan and Design Review, for the development of an approximate 12,016 square foot, two-story building for office and warehouse use. The subject property was known as Site No. 13 under the Long Range Property Management Plan. On March 2017, the Successor Agency approved a Purchase and Sales Agreement with DD Systems Inc. with a guarantee to develop the property with an approximately 13,000 square-foot industrial concrete tilt-up, for office and warehouse use. On October 2020, Flexspace PMIC LLC. purchased the subject property from DD Systems Incorporated, and intends on honoring the agreement. The subject property is currently a dirt lot in the M-2 (Heavy Manufacturing) zone. The General Plan designation is Industrial Business Park and the project is exempt from CEQA, pursuant to Section 15332 or Class 32;

In-Fill Development Projects. The proposed 12,016 square foot two-story building will have an approximate 9,290 square feet of warehouse space, and an approximate of 2,726 square feet of office space. It is anticipated that the project operations will be conducted during typical daytime business hours from 7am to 5pm. All operations will be conducted inside the building. The floor area ratio of the building is approximately 53%. Approximately 21% of the total project site is landscaped. There are 18 parking spaces that are required and will be provided. There is a 20-foot landscaped setback along both Buena Vista Street and Miguel Miranda Avenue. The proposed tilt-up office and warehouse building will incorporate many of the desired design elements from the Commercial and Industrial Design Guidelines. The building incorporates multiple architectural features for visual interest, such as the multi-color palette, arched accent panels and doors, iron grates, and repetition of major building elements to achieve rhythm and a sense of place. Roof accents and varied height parapets can be seen throughout the south, east, and west elevation. The building height for the proposed project ranges from 40 feet to 45 feet, which is consistent with the M-2 (Heavy Manufacturing) zoning with no maximum height limitations. The layout, landscaping, and design of the site complements the existing Industrial Business Park to the north of the subject property. Staff recommends to adopt Resolution No. 800(21) recommending that the City Council approve Site Plan and Design Review (DA) No. 01-2021, subject to the proposed Conditions of Approval. Thank you. Staff and applicants are available for any questions.

COMMISSIONER
HARTMAN

I have none.

OPEN PUBLIC
HEARING

At 7:12 p.m., Vice-Chair Burrola opened the public hearing.

VICE-CHAIR
BURROLA

I have no questions either. Let's open up the Public Hearing. Please state your name and address if anyone from the audience would like to speak on behalf of the project.

PLANNING
TECHNICIAN
CHOU

These are the applicants and they are available for any questions.

VICE-CHAIR
BURROLA

No questions?

ADMINISTRATIVE
SECRETARY AGUILA

There are no members of the audience either.

VICE-CHAIR
BURROLA

We have someone? Please state your name and address for the record please.

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BILL ZHANG	My name is Bill. The Business address?
VICE-CHAIR BURROLA	The business address is fine.
BILL ZHANG	The business address is 2511 Buena Vista Street, City of Irwindale. I am the owner of this property and would like to say thank you for your time today. That's it.
VICE-CHAIR BURROLA	Should we close the public hearing and make a recommendation.
CLOSE PUBLIC HEARING	There being no speakers, Vice-Chair Burrola closed the public hearing at 7:14 p.m.
CITY ATTORNEY GUERRA	For the record the public hearing is closed and unless there is any further questions or comments, I'll go ahead and read the motion. The motion would be to, read by title only, reading of, and adopt Resolution No. 800(21), a Resolution of the Planning Commission of the City of Irwindale recommending City Council approval of Site Plan and Design Review (DA) No. 01-2021 for the development of a ±12,016 square foot building for a two-story office and warehouse industrial building located at 2511 Buena Vista Street in the M-2 (Heavy Manufacturing) zone subject to conditions as set forth herein and making findings in support thereof and finding the project exempt from CEQA pursuant to Section 15332 (class 32; in-fill development projects). Is there such a motion and a Second?
COMMISSIONER HARTMAN	Motion to approve as read.
VICE-CHAIR BURROLA	Second.
ADMINISTRATIVE SECRETARY AGUILA	Roll Call. Commissioner Hartman
COMMISSIONER HARTMAN	Yes.
ADMINISTRATIVE SECRETARY AGUILA	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY AGUILA	Vice Chair Burrola.

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VICE-CHAIR
BURROLA Yes.

ADMINISTRATIVE
SECRETARY AGUILA Thank you and just for the record, one last time Commissioner Corpis and Chair Tapia are absent.

VICE-CHAIR
BURROLA Thank you guys for your time.

DISCUSSION ITEMS
PRESENTATIONS

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Chair and Commission. There are no items for discussion or presentations tonight.

COMMISSIONER
COMMENTS

VICE-CHAIR
BURROLA Any commissioner comments or request?

COMMISSIONER
HARTMAN I have one quick one. I am not sure of the name of the business. It's the Transportation Credit Union on the corner of Cypress and Irwindale.

COMMISSIONER
CHICO The little building. The credit union.

COMMISSIONER
HARTMAN Yes. The wall to the north of that, it divides their property, on the wash side. It is covered with graffiti and I would like to see that cleaned up.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you. We will take care of that.

COMMISSIONER
HARTMAN Thank you. That's all I have.

LEGAL COUNCIL

CITY ATTORNEY
GUERRA Nothing to report tonight, but I am happy to see you all again after a whole year.

COMMUNITY
DEVELOPMENT
MANAGER/CITY
PLANNER'S REPORT

Thank you Chair and Commission. You just can't stop a planner from talking. I don't really have any comments other than I want to welcome you back here. As we are getting used to this new format of public hearing, we are making sure that everyone is staying

safe. We allow the applicants to come in, but we limit the number of people in here. I appreciate you bearing with it. Sometimes it does take a little longer moving between items but thank you.

VICE-CHAIR
BURROLA

I would like to close this meeting in honor and memory of Esperanza Herrera and Margaret Diaz. We lost them but they are not forgotten. May God welcome them with open arms as they reach heaven. Public hearing is now adjourned. Thank you.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:18 p.m.


Arthur R. Tapia, Planning Commission Chair

Attest:


Berlyn Aguila, Administrative Secretary

Approved as presented at the meeting held September 15, 2021