

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

May 18, 2022
Wednesday
6:34 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
COMMISSIONER
FUENTES

Dear heavenly Father, we just come before you this evening thanking you so much for your love, your grace, and your mercies.
Father God, I just pray that you give us wisdom, dear Lord for the items that have come before us. (Unintelligible) In Jesus', name Amen.

VICE-CHAIR
BURROLA

Roll call.

ROLL CALL:

Present: Commissioners; Richard Chico; Robert E. Hartman; David Fuentes; Vice Chair Enoch Burrola

Absent: Chair Suzanne Gomez

Also present: Jamie Traxler, Assistant City Attorney; Brandi Jones, Senior Planner; Lisa Chou, Associate Planner; Martin Romero, Planning Technician; Jeff Tyler, Senior Code Enforcement Officer; Jesus Hernandez, Administrative Secretary

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Chair Gomez has notified us that she won't be here today, so we will have Vice-Chair Burrola running the meeting.

ANNOUNCEMENTS

VICE-CHAIR
BURROLA

Thank you. Do we have any announcements, Staff?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No announcements.

VICE-CHAIR
BURROLA

No announcements.

**SPONTANEOUS
COMMUNICATIONS**

VICE-CHAIR
BURROLA

We are going in to Spontaneous Communications, this time is 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. We are going to be doing the hybrid format, both in-person and hybrid audience members will participate in the following order, Tier 1: will be In-person attendees, Tier 2: will be Teleconference attendees. Tier 3: will be In-person attendees who have not previously provided comments on the matter(s) being discussed by the legislative body, and Tier 4: Teleconference attendees who have not previously provided comments on the matter(s) being discussed by the legislative body. Do we have any Spontaneous Communications at this time? Tier 1?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

None for Tier 1.

VICE-CHAIR
BURROLA

We will move on to Tier 2.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do have one person in our webinar that has raised their hand.

VICE-CHAIR
BURROLA

Okay.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Now I will be unmuting Fredrick Barbosa.

FRED BARBOSA

Good evening Commissioners, Staff, residents. My name is Fred Barbosa. Can you hear me?

COMMISSIONER
FUENTES

Yes.

FRED BARBOSA I planned to attend the Scoping Meeting the other day that they had at the recreational center, but being physically immobile I wanted to attend it via Zoom. But it was not on the Agenda Center so I missed it. What I heard from some of the residents is nothing but hearsay. So basically, I am repeating what they said is that the Scoping Meeting was the Planning Department telling the residents that they have two (2), three (3) warehouses. Each of them 250,000 square foot each that will be built on that site. That is the recommendation. I never found out how many bays it was there. We must get the message to the Planning Department; we don't want any more warehouses. We have the worst air quality than 85% of the State. The area has more solid waste sites and we are building a recycling center. We have more ground water threats, toxic releases, hazardous waste sites, and traffic than eighty-five percent of the State. They said they have an EIR. How can you have a real EIR, if you don't even know what is going in on that site?

VICE-CHAIR BURROLA Excuse me Mr. Barbosa, are we talking about an Agenda Item?

FRED BARBOSA No, this is not an Agenda Item, is it?

VICE-CHAIR BURROLA Um, okay. Go ahead. I am sorry continue.

FRED BARBOSA No, this was about the Scoping Meeting last week.

VICE-CHAIR BURROLA Okay.

FRED BARBOSA Okay I am sorry, am I all right?

VICE-CHAIR BURROLA Go ahead and proceed, I am sorry.

FRED BARBOSA Okay. They said they had an EIR. How can they have an EIR if you don't know what is going on in there? If there was any kind of EIR, it was done with my understanding that it was supposed to be a proposed shopping outlet, not a warehouse with bays and trucks running with traffic 24/7. This is what gets the City in trouble with the developers, they think it is okay but the residents won't live with it. Give them new direction. We liked to build a 76-acre site hotel, which one of the Mayor suggested. Still keep that shopping center which would be complement the hotel that would be across the 76 acres. Besides building, a hotel on the 76 acres the City could start doing that high density housing that the State wants them to do, and put 199 units within the next five(5) years. That would be a good place to start, but we don't need any more warehouses, please, they are killing us. They are actually killing us. That is a fact. It is on paper. Our air quality is getting worse, it won't get better. Please tell them they have to go in

another direction. Thank you for your time, gentleman. God bless you and have a good evening.

VICE-CHAIR
BURROLA

Thank you and for the record this Scoping Meeting was for what, Jesus?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

The Speedway.

VICE-CHAIR
BURROLA

The Speedway area, okay. Thank you. So, do we have any more on Tier 2?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do not.

VICE-CHAIR
BURROLA

Okay, how about Tier 3?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No.

VICE-CHAIR
BURROLA

No. And Tier 4?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No.

VICE-CHAIR
BURROLA

Okay. Alright, so we will go ahead and continue with the Consent Calendar.

CONSENT CALENDAR

VICE-CHAIR
BURROLA

Recommendation, there is no Minutes for approval for this Meeting. We will go ahead and move on to New Business.

NEW BUSINESS

VICE-CHAIR
BURROLA

Do we have any New Business?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No New Business.

PUBLIC HEARINGS

VICE-CHAIR
BURROLA

Okay thank you. So Public Hearing, this is a continuing Public Hearing from last Meeting. This is for a Conditional Use Permit No. 02-2021 for 1399 Las Lomas Road, Michael McKain, Cal Blend Incorporated. Staff, do you have a presentation? Commissioners, can you see?

PLANNING
TECHNICIAN
ROMERO

Good evening Honorable Vice-Chair and members of the Planning Commission. We will be discussing a request for a Conditional Use Permit for Cal Blend Soils located at 1399 Las Lomas Road. The applicant is Michael McKain of Cal Blend Soils. The property owner is Michael Brown of Mike Brown Grandstands. Before I continue with the presentation, I'd like to inform the commission that we have received some information from the City of Duarte this includes two (2) days of traffic video. Our legal teams met to discuss the item and Duarte's concerns were addressed. The City of Duarte has stated that they no longer wish to challenge this item. Conditions of Approval B.13, B.16, and B.18 were composed to meet those concerns. The applicant is requesting a Conditional Use Permit for the outdoor storage and onsite sale of bulk landscaping and gardening materials, and outdoor storage of grandstand equipment. The site is bounded by Mount Olive Storage to the north, Edison Transmission Towers on the south, the City of Duarte to the east, and the 210 freeway to the west. Cal Blend Soils is located in an M-2 (Heavy Manufacturing) Zone with a General Plan designation of Industrial/Business Park. The proposed project is categorically exempt from CEQA per Section 15301 Class 1; Existing Facilities. The applicant, Cal Blend Soils, is a landscaping and gardening material supplier located at 1399 Las Lomas Road. They have conducted business in Irwindale for nearly 20 years. They were previously granted three (3) Conditional Use Permits at two (2) previous locations before moving to the 1399 Las Lomas Road property. Cal Blend Soils moved to this location after the grading of the Park at Live Oak began. Cal Blend Soils' site plan displays the 4.9 acre parcel with the material bunkers on the eastern side and the grandstand equipment on the western side. On the northeastern edge of the property, there is a 36 foot locked gate used as an emergency access gate for the neighboring Mount Olive Storage site. The outdoor storage of gardening and landscape materials consists of 29 material bunkers placed on the northern and southern property lines. The materials stored in the bunkers are organized with the neighboring Duarte residents in mind. Gravel, aggregates, and other odorless materials are positioned towards the northern edge of the property line closest to the residential area. Bark and mildly scented materials are positioned on the southern edge of the property line. Mulch and other more scented materials are positioned towards the back western end of the southern property line bunkers. Cal Blend Soils takes their neighbors into account. As noted before, they store organic materials away from the residential area. They also have a posted speed limit to aid in dust control. They hand out a truck route stapled to each receipt

to avoid the residential area. They spray materials with the onsite water truck and sweep the site with the onsite street sweeper. They replenish supplies according to wind direction. And load trucks in the proper loading areas. Pictured here is the onsite windsock used to gauge wind direction. Cal Blends has also purchased and installed a weather information station that would not only gauge wind direction but also calculate wind speed. As of last month's meeting, Cal Blend Soils has repositioned the material screeners to the western edge of the property to sort materials as far as possible from the neighboring residential. Mike Brown Grandstands is a stage and event seating business also located at 1399 Las Lomas Road. Mike Brown purchased the property in the early 1970s. Mike Brown Grandstands uses the site as a storage and distribution yard for grandstands, spectator seating, and materials. Their main office is on 2160 Central Avenue. Mike Brown Grandstand's business on site is sporadic as they provide seating for seasonal events such as school graduations, sporting events, and the Rose Parade which is 15% of their overall business. Mike Brown was a founding member of the Long Beach Grand Prix for 25 years where he designed the layout for spectator seating around the course. Mike Brown has been working to facilitate the Las Lomas Road street improvement since 2005 and has deeded the City the Las Lomas Road cul-de-sac in July 2020. Mike Brown Grandstands stores mobile grandstands, hydraulic grandstands, and cable deployed grandstands on the western edge of the property. Spectator seating equipment and materials are stored on racks, shelves, and crates on the northern and southern property lines. The materials stored on the site are for aluminum, steel, and wood grandstands. Mike Brown Grandstands stores forklifts on site to move and sort equipment. They also store transport vehicles such as a bobtail, flatbeds, and trailers used in the transportation of grandstand equipment. Staff recommends to adopt Resolution No. 815(22) recommending that the Planning Commission approve Conditional Use Permit No. 02-2021, subject to the proposed Conditions of Approval.

COMMISSIONER
FUENTES

Adopt Resolution No. 812(21)?

PLANNING
TECHNICIAN
ROMERO

I apologize the slides are wrong. It is 815(22). This concludes my presentation, the applicant and I are available for questions. Thank you.

VICE-CHAIR
BURROLA

Commissioners do you have any comments at this time on the presentation?

COMMISSIONER
FUENTES

I am good.

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COMMISSIONER CHICO	I have one little question. It was pointed out that, at least the way I read everything, that the screener, unless I missed it, wasn't mentioned in the initial application. Or am I wrong? Was it mentioned in the initial application?
PLANNING TECHNICIAN ROMERO	It was part of the Staff Report.
COMMISSIONER CHICO	It was stated in there.
PLANNING TECHNICIAN ROMERO	Yes.
COMMISSIONER CHICO	So then were the sound tests, were that included, or how should I say did they involve the operation of the screener?
PLANNING TECHNICIAN ROMERO	Yes, the screener was active during those...
COMMISSIONER CHICO	Yeah I was wondering, yeah okay. Thank you very much that is all I needed to know.
COMMISSIONER FUENTES	The issues with Duarte, those have been (unintelligible).
ASSISTANT CITY ATTORNEY TRAXLER	Mr. Vice-Chair, if I may.
VICE-CHAIR BURROLA	Yes.
ASSISTANT CITY ATTORNEY TRAXLER	I can jump in on that a little bit. The City of Irwindale's City Attorney's Office met with the Duarte's City Attorney's Office on Monday. We did have a discussion about the project. The Duarte's City Attorney who was present here at the last meeting represented to us that the City of Duarte was no longer contesting the project. She stated that her and City of Duarte Staff would not be in attendance at this meeting, they would not oppose the project any further, they won't be challenging the project going forward, and they have no objections to the project as proposed. After that she did follow up with me with a request that Cal Blend Soils pay a fee to the City of Duarte, for the specific purpose of upgrading the traffic signal at Huntington Drive and Las Lomas Road to be submitted at the time that the total cost for the traffic signal is determined. Under Land Use Law, any Condition of

Approval for a Conditional Use Permit has to be reasonably related to the use of the land. Based on our environmental analysis and City Staff's traffic study that they did any traffic impacts at that intersection or in general were determined to be less than significant. I don't think that the imposition of a Mitigation Measure that was found not to exist would be reasonable or appropriate at this time. I did talk it over with City Staff, with Irwindale Staff, Director Simpson and I agreed. It is my recommendation that no such requirement be imposed. I did inform the Duarte's City Attorney that I would bring this forward and I would let everyone know that is what they are asking for. At the end of the conversation, we did speak about the working relationship of the two (2) cities among Staff, and we agreed to the extent that we could facilitate a cooperative relationship keeping the lines of communication open as good neighbors. That is kind of where things are.

VICE-CHAIR
BURROLA

Thank you, and that fee is not part of the CUP or this resolution?

ASSISTANT
CITY ATTORNEY
TRAXLER

It is not and it is recommended that it stay that way. In my legal opinion, I don't think that the City of Irwindale would even have jurisdiction to require Cal Blend to pay a fee to the City of Duarte. That is just something that they are requesting.

VICE-CHAIR
BURROLA

Aren't there some improvements we are doing at the intersection, or is that not on the CUP? I know that it was mentioned at one point that lights are something might be going up, but that is not that intersection that we are talking about.

ASSISTANT
CITY ATTORNEY
TRAXLER

I don't believe so. I think that there are general street improvements proposed on Las Lomas Road, but that is wholly within the City of Irwindale. As far as I know, Staff can correct me if I am wrong, I don't think that, that touches the signal.

VICE-CHAIR
BURROLA

Okay, thank you.

PLANNING
TECHNICIAN
ROMERO

It doesn't.

VICE-CHAIR
BURROLA

Okay, so I have a few questions on the report. I know that we just talked about the City of Duarte, and the letter that they sent part of this packet or part of this Agenda. Also Mount Olive, I think that it is the neighboring business owner, they also had concerns. The concerns were, but not limited to the drainage, access to the site, traffic impact which we talked about already, water detention basin, noise, dust, odor. I just want to make sure that Staff looked at these concerns as far as Mitigation Measures were made for this, and where can we find

this in the CUP that addresses these concerns. If you can guide me to it in the CUP maybe that will be the best way to do it.

PLANNING
TECHNICIAN
ROMERO

So Condition of Approval B.13, and B.16, and also B.18 were all composed to mitigate any potential dust or odor or noise concerns.

VICE-CHAIR
BURROLA

Okay.

COMMISSIONER
FUENTES

What was that, B.13 and what else?

PLANNING
TECHNICIAN
ROMERO

B.13, B.16, and B.18.

VICE-CHAIR
BURROLA

Okay. How about drainage? I know Mount Olive, the neighboring business owner was concerned about drainage. Are they going to be doing something in the future? I know I kind of read on it on the CUP, and under the Engineering portion, the Public Engineering portion, that something was going to be done as far as a drainage study or something of that sort. Can you guys touch on that, please?

ASSISTANT CITY
ENGINEER CO

In terms of drainage, it is not necessarily a study but in order to deal with the runoff that may collect some of the pollutants, quote on quote the pollutants from the storage of that material. There is going to be a basin that is going to be collecting the water, filtering it out, so the water, the runoff from the site is going to be clean.

VICE-CHAIR
BURROLA

I mean, I just want to make sure that we have it in our CUP just in case a problem does arise, and we have it stated in the CUP.

ASSISTANT CITY
ENGINEER CO

It is in the Conditions of Approval so let me find that.

COMMISSIONER
FUENTES

C.11 and moves on.

ASSISTANT CITY
ENGINEER CO

Yeah, C.11 and also C.16 so the NPDES, the National Pollutants Discharge Elimination System that is the requirement that would require them to discharge clean water.

VICE-CHAIR
BURROLA

So then we do have something there, just in case a problem arises we can take care of it per the CUP.

ASSISTANT CITY ENGINEER CO	Well once the CUP, if the CUP is approved tonight we will move forward with them submitting plans for that basin, and we will plan check that, and permit that, and they would be able to construct it after that.
VICE-CHAIR BURROLA	Okay, thank you Daniel. Oh go ahead.
COMMISSIONER FUENTES	I got a question about that.
VICE-CHAIR BURROLA	Daniel, one more question I am sorry.
COMMISSIONER FUENTES	Maybe it is for Staff, I don't know. The way that this is written and plans will be submitted. Once they are submitted and approved that the applicant is going to pay for the improvements. What happens if the applicant says, "That is way too much money, we don't want to do it."
ASSISTANT CITY ENGINEER CO	That is a Condition of Approval, so they are required to do it.
COMMISSIONER FUENTES	What will happen? Maybe the Attorney can answer that.
ASSISTANT CITY ATTORNEY TRAXLER	I can advise a little bit.
VICE-CHAIR BURROLA	Legal can comment.
ASSISTANT CITY ATTORNEY TRAXLER	It would be in part a violation of the Conditions of Approval, which are recorded on the property. One thing that the City could do is take action to revoke the CUP.
COMMISSIONER FUENTES	Okay, so how long do they have to get this done? You are talking about plans, you are talking about fire hydrants being put in, you are talking about this tying into the sewer, and also the NPDES plan. How long does it take to get all this submitted, drawn up, put into play?
ASSISTANT CITY ENGINEER CO	We are talking about several things there...
COMMISSIONER FUENTES	All of them are part of the Conditions that's why, I mean...

ASSISTANT CITY ENGINEER CO	Yeah, so with the drainage itself that process itself will take a couple of months, two (2) to three (3) months for the plan check. Construction would probably take about the same time. It would be relatively quick maybe within six (6) months. With terms of the sewer, that is really up to the City of Duarte. I think we discussed it briefly at the last meeting, somewhat at the last meeting, that the sewer connection requires approval or authorization from the City of Duarte, because that connection would need to connect to one of their sewer systems. The hydrant, and the street, and the sewer improvements are dependent on them giving us permission to connect that.
COMMISSIONER FUENTES	What happens if we don't get the needed approval?
ASSISTANT CITY ENGINEER CO	The sewer improvements will not be able to be done until that authorization is given. So right now their trailer is hooked up to a septic, I am not sure what the proper terminology is but it is serviced on the trailer itself. They don't necessarily need that, but it is part of the overall offsite improvements.
COMMISSIONER FUENTES	My question is if we don't get the approval for that, from the City of Duarte, do we revoke this CUP or do we move forward with it? I mean you are saying six (6) months. So if they don't grant that in time which is part of the CUP what do we do?
ASSISTANT CITY ENGINEER CO	The sewer improvements are written in the general sense to be as required per the City's requirements. If the City is not able to grant that permission to allow to construct, in that case it just wouldn't be a possibility. The applicant itself cannot force Duarte to accept that.
COMMISSIONER FUENTES	So it would become a moot point?
ASSISTANT CITY ENGINEER CO	Again, that is why the Condition is written in a general sense, it is not necessarily stating that it needs to be connected to a Duarte sewer, just that a sewer to be constructed per City requirements. Again, the drainage improvements are unrelated to the sewer. The drainage improvements can move forward.
COMMISSIONER FUENTES	Okay, it meets the Conditions so...
VICE-CHAIR BURROLA	Thank you, Daniel. So do we have any more comments from Commissioners? So the Public Hearing is still open, I guess we will use the hybrid format and see if anybody else wants to talk on behalf of this item. In person attendees, so Tier 1. Please state your name and address for the record, thank you.

TOM BEA Hi, my name is Tom Bea. I am here representing Mount Olive Storage. I just want to make sure that we address the drainage coming off of Las Lomas, the offsite drainage, so that it doesn't flow over to our property. It sounds like it is addressed and it has to go through Engineering, which is fine. Other than that we are fine with it. If Cal Blend or Irwindale needs our help or assistance, we will be more than happy to help. Thank you.

VICE-CHAIR Jesus, do we have any more in Tier 1?
BURROLA

ADMINISTRATIVE Yes.
SECRETARY
HERNANDEZ

VICE-CHAIR Please state your name and address for our record.
BURROLA

MICHAEL MCKAIN Good evening, my name is Michael McKain. I live at 14718 Orange Grove Avenue, Hacienda Heights, California. I would like to say how appreciative we are of the opportunity to stay in the City of Irwindale. We view the City of Irwindale as our home. We have been here for, I know it says nearly 20 years but we have been here for well over 20 years. We have been before the Planning Commission on several occasions. I know that this has been a very intense and ongoing approval for us. I know that the amount of effort that has gone into us. I am accompanied by my wife tonight. I would like to say, on behalf of my company, my wife, thank you all for all the extenuating circumstances you guys have had to go through. Putting this off, I know this has come up and has been put aside on several other opportunities or several other occasions. I know that this business is not a normal business and we are just very, very appreciative that we get to live out our remaining time in the City of Irwindale. I can't thank you enough, these planning...Martin, Brandi, Marilyn, Jeff have been all just excellent to work with. We are appreciative as well and live by the letter of the law and whatever is handed down to us as part of this CUP, we will abide by and we want to thank you very much for the opportunity.

VICE-CHAIR Thank you. Do we have any more for Tier 1?
BURROLA

ADMINISTRATIVE No more for Tier 1.
SECRETARY
HERNANDEZ

VICE-CHAIR How about teleconference attendees?
BURROLA

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ADMINISTRATIVE SECRETARY HERNANDEZ	Fred Barbosa had raised his hand but he took it down. Let me double check.
VICE-CHAIR BURROLA	I think that we will close Public Hearing, right, and have members of the audience speak on this, is that correct?
ASSISTANT CITY ATTORNEY TRAXLER	If there are no more public comments then you can close the Public Hearing. Unless the Commissioners have any more questions, you can close the Public Hearing and enter into deliberation.
ADMINISTRATIVE SECRETARY HERNANDEZ	We have no more speakers.
VICE-CHAIR BURROLA	Okay. Any more questions, Commissioners? So at this time we will go ahead and close the Public Hearing.
CLOSE PUBLIC HEARING	There being no speakers, Vice-Chair Burrola closed the Public Hearing at 7:04 p.m.
VICE-CHAIR BURROLA	At this time, Jamie, are we going to go ahead and vote, or give a vote on this CUP, or do we still have other maybe attendees that need to...
ASSISTANT CITY ATTORNEY TRAXLER	No, no attendees. If the Commission wishes to discuss the item, you can discuss it. If you are ready to vote, someone can make a motion.
VICE-CHAIR BURROLA	Okay.
ASSISTANT CITY ATTORNEY TRAXLER	It is at the pleasure of the Commission.
COMMISSIONER FUENTES	I do have a question. The CUP...(Unintelligible)
ADMINISTRATIVE SECRETARY HERNANDEZ	Do you mind speaking closer to the mic?
COMMISSIONER FUENTES	The CUP here is for both the Grandstand Company and also Cal Blend, correct?
PLANNING TECHNICIAN ROMERO	That is correct.

COMMISSIONER FUENTES	The Grandstand owns the property, correct?
PLANNING TECHNICIAN ROMERO	Yes.
COMMISSIONER FUENTES PLANNING TECHNICIAN ROMERO	And Cal Blend is leasing the property, correct? Yes.
COMMISSIONER FUENTES	So the onus of payment for these plans and the construction of the improvements that is being paid by the owner of the property or by Cal Bend?
PLANNING TECHNICIAN ROMERO	Cal Blend. That is not the street improvement, just the detention basin.
COMMISSIONER FUENTES	I didn't know who was paying for it, that is all.
VICE-CHAIR BURROLA	Okay, thank you. Alright Commissioners, can we get a motion?
COMMISSIONER FUENTES	Motion to approve.
COMMISSIONER CHICO	Second.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Fuentes.
COMMISSIONER FUENTES	Yes.

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ASSISTANT
CITY ATTORNEY
TRAXLER

I am sorry, Jesus, one moment. If I can just read the title of the Resolution into the record.

VICE-CHAIR
BURROLA

Oh we skipped that part, sorry. Go ahead Jamie. We jumped ahead.

ASSISTANT
CITY ATTORNEY
TRAXLER

Just so we have a clear record. This is a motion to approve Resolution No. 815(22) entitled, "A Resolution of the Planning Commission of the City of Irwindale approving Conditional Use Permit No. 02-2021 for the Outdoor Storage and Onsite Sale of Bulk Landscape and Gardening Materials and The Outdoor Storage of Grandstand Equipment, for the Property Located at 1399 Las Lomas Road, Irwindale, CA 91706 (APN: 8604-018-014) 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 15301 (Class 1; Existing Facilities)." So I believe we have a motion and a second on that.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

I will go ahead and start Roll Call again. Commissioner Chico.

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Fuentes.

COMMISSIONER
FUENTES

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Hartman.

COMMISSIONER
HARTMAN

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Vice-Chair Burrola.

VICE-CHAIR
BURROLA

Yes.

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ADMINISTRATIVE
SECRETARY
HERNANDEZ

And we have Chair Gomez absent.

VICE-CHAIR
BURROLA

Thank you. Thank you, Staff, you guys did a good job on this one. Michael, you know, thank you for coming up and giving your comments. We are going to go ahead and move on to the second, so it will be the Site Plan and Design Review No. 04-2020 Speculative 129,830 Square-Foot Concrete Tilt-Up Building at 4416 Azusa Canyon Road (Michael Ramirez, Rexford Industrial Realty, LLC). At this time Staff go ahead, or Brandi go ahead and...

SENIOR PLANNER
JONES

Vice Chair and members of the Planning Commission, the next item is Site Plan and Design Review No. 04-2020. At this time Staff is requesting that the Public Hearing for this item be continued to a date uncertain to allow the applicant to complete an agreement between the applicant and the property owner regarding a private portion of Los Angeles Street, and then to subsequently allow Staff to review that agreement.

VICE-CHAIR
BURROLA

Okay, so Legal we need a recommendation.

ASSISTANT
CITY ATTORNEY
TRAXLER

If the Commission is inclined to take Staff's recommendation, it would be a motion to continue this item to a date uncertain. It would just be a motion and you can give the title of the item.

VICE-CHAIR
BURROLA

Okay, Commissioners do we have a motion to approve?

COMMISSIONER
HARTMAN

Motion to continue Site Plan and Design Review No. 04-2020.

COMMISSIONER
CHICO

Second.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

So we will go ahead and do Roll Call again. Commissioner Chico.

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Fuentes.

COMMISSIONER
FUENTES

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Hartman.

COMMISSIONER
HARTMAN Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Burrola.

VICE-CHAIR
BURROLA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ And we have Chair Gomez absent.

VICE-CHAIR
BURROLA Alright, thank you for that Brandi. Okay so Discussion Items or Presentations.

**DISCUSSION ITEMS/
PRESENTATIONS**

ADMINISTRATIVE
SECRETARY
HERNANDEZ We don't have any.

VICE-CHAIR
BURROLA No, okay. Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

SENIOR PLANNER
JONES So I will be acting on Marilyn's behalf tonight. So we do have a couple of items. Just wanted to give an update that graffiti abatement is ongoing throughout the City. If you have any questions you can contact Code Enforcement directly via email at Code@Irwindaleca.gov or by phone at 626-430-2270. Next Wednesday, March 25th at 5:30 the Community Development Department is hosting a Community Development workshop on housing and development. It will be held in the Dan Diaz Recreation Center. There will be a presenter, Matt Kowta, from BAE, time for questions and answers, along with a breakout section design to get community input on housing as part of the General Plan and Housing Element Update.

VICE-CHAIR
BURROLA Brandi, can you say that again. Was it May 25?

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SENIOR PLANNER JONES	May 25....
VICE-CHAIR BURROLA	At what time?
SENIOR PLANNER JONES	May 25 at 5:30, at the Rec Center.
VICE-CHAIR BURROLA	Dan Diaz.
SENIOR PLANNER JONES	And you can either attend in person or virtually. And..
COMMISSIONER FUENTES	Is it going to be similar to the (Unintelligible) at the Senior Center for the Housing or the General Plan?
SENIOR PLANNER JONES	Yeah it will be similar, meaning it will just be like, we will be like taking questions and answers like being in groups, discussing and taking input from the community, residents, and from the business community. While City Council will normally be that day, City Council will actually be moved to Thursday, May 26 so it will be a Special Meeting.
VICE-CHAIR BURROLA	So we can go there as residents and give our concerns as a resident in this meeting at the Dan Diaz?
SENIOR PLANNER JONES	At the Community Meeting?
VICE-CHAIR BURROLA	Yes.
SENIOR PLANNER JONES	That should be okay.
ASSISTANT CITY ATTORNEY TRAXLER	That is fine.
VICE-CHAIR BURROLA	Yeah. Okay.

SENIOR PLANNER JONES	Also on the dais, which you received all those numbers, that was a copy of the Regional Housing Needs Allocation or the RHNA numbers, showing all the housing numbers required for cities and counties in the SCAG Region. This item was requested by Commissioner Fuentes at the Joint Study Session. We wanted just to show you how many units that Irwindale is required with the 119, and then you can see with one (1) of the surrounding cities are also required to provide.
COMMISSIONER FUENTES	What happens if a city, any city, does not comply or they are not able to comply with this? Is there a fine? What happens if they don't?
ASSISTANT CITY ATTORNEY TRAXLER	Well it is a long and tenuous road ahead. The City can be sued by individual tax payers, housing organizations, lose its funding from the State. There are a myriad of consequences that the City would potentially be subject to if it doesn't comply with the Housing Element requirement.
COMMISSIONER FUENTES	Has there been any lawsuits against cities for this?
ASSISTANT CITY ATTORNEY TRAXLER	Against the City of Irwindale?
COMMISSIONER FUENTES	Any cities.
ASSISTANT CITY ATTORNEY TRAXLER	Well yes, I can pull up a brief report if you give me one minute. A few cities actually, very recently, were just sued due to their non-compliance with adopting the Housing Element. Six (6) cities actually, let me read them off. The Cities of Bradbury, La Habra Heights, Manhattan Beach, Vernon, South Pasadena, and Laguna Hills have recently been sued for failing to adopt the Housing Element.
COMMISSIONER CHICO	And Pasadena has a lawsuit against the State?
ASSISTANT CITY ATTORNEY TRAXLER	That I am unaware of.
COMMISSIONER CHICO	Thought I read something to that effect that the goals were unreasonable.
COMMISSIONER FUENTES	Have those lawsuits been resolved or are they ongoing?

ASSISTANT CITY ATTORNEY TRAXLER	They have just been initiated so it is pretty recent like within the last month.
VICE-CHAIR BURROLA	Well if there is deadlines, well we are going to have to meet these deadlines. Obviously, over their time.
ASSISTANT CITY ATTORNEY TRAXLER	Correct, that is why there is a big push for us to get this off the ground.
COMMISSIONER CHICO	Probably the dumbest question in the world.
VICE-CHAIR BURROLA	No question is dumb.
COMMISSIONER CHICO	The City doesn't build homes right? What if nobody wants to build homes? What if there is no developer out there that wants to build a home here? What happens then?
ASSISTANT CITY ATTORNEY TRAXLER	I don't really know. I don't think that I can give you an answer to that question off the top off my head. I would have to do some research on that.
COMMISSIONER CHICO	Well the fact of the matter, with all due respect, you can do all the research in the world the in-between does not exist, at least not in paper or you would be able to answer the question.
ASSISTANT CITY ATTORNEY TRAXLER	Yeah, that is fair. That is a fair point.
VICE-CHAIR BURROLA	Any more questions Commissioners?
COMMISSIONER HARTMAN	I have one for Brandi, as far as the update. I believe I brought this up back in December. I was given an update, I think in March and again last month about the meandering sidewalk across the street, the lighting. Many of the lights are out of order. Quite a few of them have holes broken in the glass panes. Last I heard somebody over there, the maintenance department was trying to order the glass pane. That is almost six (6) months.
SENIOR PLANNER JONES	Well based on the information that I have, like the property manager is working on it but there are definitely some supply chain issues.
VICE-CHAIR BURROLA	So Brandi this is not part of the Community Development Report is it?

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SENIOR PLANNER JONES	Oh, I was just responding to Commissioner Hartman.
COMMISSIONER HARTMAN	I am sorry, I thought this was Commissioner Updates.
VICE-CHAIR BURROLA	We will move on. Any more comments for the Director Report.
SENIOR PLANNER JONES	That is it for my report.
VICE-CHAIR BURROLA	Okay. Commissioners?
ADMINISTRATIVE SECRETARY HERNANDEZ	Excuse me, Chair, Vice-Chair.
VICE-CHAIR BURROLA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	We do have a hand raised in our online communication. Would you like to receive a general comment right now?
VICE-CHAIR BURROLA	Can we do that Legal? Yes?
ASSISTANT CITY ATTORNEY TRAXLER	Yes.
VICE-CHAIR BURROLA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Okay, I will be unmuting Fredrick Barbosa.
FREDRICK BARBOSA	Good evening gentleman and Staff, it was my understanding from when I went to that meeting that you cannot deny a developer that is when you get in trouble. See Bradbury, those big dollar cities, they will deny them. They do not care. They have the money they will fight it. The teeth in this was, you cannot deny the developer to build low income housing. Maybe I am wrong, maybe I misunderstood but my main read was up with it. Thank you.

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VICE-CHAIR
BURROLA Thank you.

ADMINISTRATIVE
SECRETARY
HERNANDEZ No more speakers, thank you.

VICE-CHAIR
BURROLA Okay, moving on. Legal Counsel Comments. Thank you Brandi for that report.

**LEGAL COUNSEL
COMMENTS**

VICE-CHAIR
BURROLA Legal Counsel Comments.

ASSISTANT
CITY ATTORNEY
TRAXLER No comments from me Mr. Vice-Chair, thank you.

**COMMISSIONER
COMMENTS**

VICE-CHAIR
BURROLA Okay, and Commissioner Comments. I think this is about the lights.

COMMISSIONER
HARTMAN Well that was the update that I was asking about.

VICE-CHAIR
BURROLA Okay. So can you look into that Brandi or give a report next meeting on, you know, when those lights are going to be fixed.

SENIOR PLANNER
JONES We are actively working on it and in contact with the property manager, but like most things supplies are hard to come by.

COMMISSIONER
HARTMAN Prices are so high now.

SENIOR PLANNER
JONES We will give you an update but it may be the same unfortunately.

VICE-CHAIR
BURROLA That is fine, as long as we are updated, and that you guys are on it and hopefully it gets fixed soon.

SENIOR PLANNER
JONES Okay.

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SENIOR CODE
ENFORMENT
TYLER

I have contacted the property management company and the property owner, and asked them to at least get the light fixtures cleaned up and secured for right now. Until he can do the glass repair work on it. I am working with them on getting that done. Just on one side note too, the graffiti has been abated on the walkway that had been there. I did check on that.

COMMISSIONER
HARTMAN

Thank you.

SENIOR CODE
ENFORMENT
TYLER

Thank you.

VICE-CHAIR
BURROLA

Any more comments? Okay. Thank you for attending and meeting adjourned.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:20 p.m.



Suzanne E. Gomez, Planning Commission Chair

Attest:



Jesus Hernandez, Administrative Secretary

Approved as presented at the meeting held April 19, 2023