

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

APRIL 10, 2024
WEDNESDAY
5:17 P.M.

The Irwindale **CITY COUNCIL** and **HOUSING AUTHORITY** met in special joint meeting at the above time and place.

ROLL CALL: Present: Councilmembers Manuel R. Garcia, H. Manuel Ortiz;
Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Absent: Councilmember Mark A. Breceda

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

SPONTANEOUS COMMUNICATIONS None.

CONSENT CALENDAR

MOTION A motion was made by Mayor Pro Tem Burrola, seconded by Councilmember to approve the Consent Calendar. The motion was unanimously approved; Councilmember Breceda absent at the time.

ITEM NO. 4A **AMENDMENT NO. 2 TO CONTRACT SERVICES AGREEMENT WITH ITERIS, INC. FOR PROFESSIONAL DESIGN SERVICES FOR RELIANCE II PHASE I OFFSITE IMPROVEMENTS PROJECT; P-1014**

The City Council approved Amendment No. 2 to Contract Services Agreement with Iteris, Inc. (Iteris) for Professional Design Services pertaining to the preparation of the Plans, Specifications, and Estimate (PS&E) for the Reliance II Phase I Offsite Improvements Project (P-1014), increasing the contract amount from \$121,870.00 to \$171,335.00 (an increase of \$49,465.00), and a 20% project contingency in the amount of \$34,267.00 was approved to cover any unforeseeable changes that may arise during design.

END OF CONSENT CALENDAR

RECESS TO CLOSED SESSION At 5:21 p.m., the City Council met in Closed Session to discuss the following:

Conference with Real Property Negotiator
Pursuant to California Government Code Section 54956.8

Property: 16124 Calle de Paseo
Agency Negotiator: Julian A. Miranda, Executive Director
Parties: Valerie R. Sanchez, Leonard B. Aguayo, and Kenneth Aguayo, each as 1/3 as tenants in common

Under Negotiation: Price and terms of payment
*Housing Authority Item

ACTION: Board Member Garcia declared a potential conflict of interest and did not participate in the discussion; discussion held, update provided, direction provided to staff.

Property: Las Casitas (5164 Ayon Avenue)
Parties: Northridge Group & Housing Authority
Under Negotiation: Price and terms of potential sale

ACTION: Update provided, direction provided to staff; no reportable action.

Property: 16359 Arrow Highway
Agency Negotiator: Julian A. Miranda, City Manager
Negotiating Parties: 39 Dalton Financial Ltd. Partnership
Under Negotiation: Price and terms of payment

ACTION: Update provided, direction provided to staff; no reportable action.

Conference with Labor Negotiator
Pursuant to California Government Code Section 54957.6

Agency Designated Representatives: Julian A. Miranda, City Manager, Adrian Guerra, Legal Counsel, Kambiz Borhani, Finance Director, Mary Hull, Human Resources Manager

Employee Organizations: IMEA, ICEA, IPOA, and Unrepresented Employees

ACTION: Update provided to Council, direction provided; no reportable action.

Conference with Legal Counsel – Existing Litigation
Pursuant to Government Code Sections 54954.5(c), 54956.9(d)(1)

Name of Case: Five Points, LP vs. City of Irwindale
Case Number: 22STCV01394

ACTION: Update provided to Council, direction provided by Council; no reportable action.

**RECONVENE IN
OPEN SESSION**

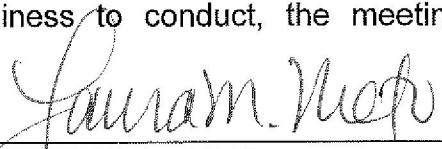
At 6:58 p.m., the City Council reconvened in Open Session.

CITY COUNCIL / HOUSING AUTHORITY MINUTES
SPECIAL MEETING

APRIL 10, 2024
PAGE 3

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:59 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held April 24, 2024.

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

APRIL 10, 2024
WEDNESDAY
6:59 P.M.

The Irwindale CITY COUNCIL met in regular session at the above time and place.

ROLL CALL: Present: Councilmembers Manuel R. Garcia, H. Manuel Ortiz;
Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Absent: Councilmember Mark A. Breceda

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

AB 2449 DISCLOSURES None.

CHANGES TO THE AGENDA None.

COUNCILMEMBER TRAVEL REPORTS None.

COUNCILMEMBER COMMENTS None.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS None.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS None.

CONSENT CALENDAR

MOTION A motion was made by Councilmember Ortiz, seconded by Mayor Pro Tem Burrola, to approve the Consent Calendar. The motion was unanimously approved; Councilmember Breceda absent and Councilmember Garcia abstaining on Item No. 20C.

ITEM NO. 20A MINUTES OF SPECIAL AND REGULAR MEETINGS OF MARCH 27, 2024

MINUTES OF SPECIAL AND REGULAR MEETINGS OF MARCH 27, 2024 The minutes of the special and regular meetings of March 27, 2024, were approved.

ITEM NO. 20B

WARRANTS /
DEMANDS / PAYROLL

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 20C

AWARD OF CONTRACT
FOR THE IRWINDALE
VETERANS MONUMENT
IMPROVEMENTS
PROJECT

AWARD OF CONTRACT FOR THE IRWINDALE VETERANS
MONUMENT IMPROVEMENTS PROJECT – PHASE II; P-1059

The City Council authorized the City Manager to execute a contract agreement between the City of Irwindale and Mariposa Landscapes, Inc., for the Irwindale Veterans Monument Improvements Project – Phase II in the amount of \$209,546.00, subject to approval as to form by the City Attorney's Office, and a 10% project contingency in the amount of \$20,955.00 was approved to cover any unforeseeable changes that may arise during design; Councilmember Garcia abstaining.

ITEM NO. 20D

AWARD OF
CONTRACT FOR THE
DEVELOPMENT OF A
SAFE STREETS FOR
ALL (SSRA)
COMPREHENSIVE
SAFETY ACTION
PLAN; P-1060

AWARD OF CONTRACT FOR THE DEVELOPMENT OF A SAFE
STREETS FOR ALL (SS4A) COMPREHENSIVE SAFETY ACTION
PLAN; P-1060

The City Council authorized the City Manager to execute a contract agreement between the City of Irwindale and GTS for the development of a Safe Streets for All (SS4A) Comprehensive Safety Action Plan in the amount of \$183,860.00, subject to approval as to form by the City Attorney's Office, and a 10% project contingency in the amount of \$18,386.00 was approved to cover any unforeseeable changes that may arise during design.

END OF CONSENT CALENDAR

**SPONTANEOUS
COMMUNICATIONS**

FRED BARBOSA

Fred Barbosa requested clarification on the scope of the First Amendment.

DENA ZEPEDA

Dena Zepeda stated that her rights were taken by the Council by limiting her public comments to three minutes. She also requested changing the name of the Las Casitas senior apartments to "Mayra's Casitas" or "Ayon Casitas".

ANONYMOUS

An anonymous Spanish-speaking individual reported street vendors near the 605 freeway offramp on Ramona Boulevard in Irwindale and stated that the vendors are creating traffic issues and are littering. He requested Code Enforcement assistance to remove them from the area.

SUZANNE GOMEZ

Suzanne Gomez suggested that the City's General Plan and ordinances be developed in a manner consistent with the forefathers' vision and asked that city land be used to benefit residents.

CARMEN ROMAN Carmen Roman requested assistance for the Spanish speaking individual, concurred with Ms. Gomez's statements, and reported that the air conditioning units at the modular offices that are temporarily being used by the Recreation Department are not working.

MAYOR AMBRIZ Mayor Ambriz directed that the City Manager arrange to assist the Spanish-speaking gentleman.

NEW BUSINESS

ITEM NO. 22A ACCESS GATE INTO IRWINDALE PARK
ACCESS GATE INTO
IRWINDALE PARK

DIRECTOR RODRIGUEZ Director Rodriguez presented the report.

DENA ZEPEDA Responding to questions by Dena Zepeda, Director Rodriguez advised that the City does not already have a key to the gate belonging to a neighbor of the subject property but noted that staff would work on obtaining one.

In response to an additional question from Dena Zepeda, City Attorney Guerra advised that the City would request an indemnity agreement from the homeowner to hold the City harmless. He also recommended that the other homeowners also provide keys to the City.

CARMEN ROMAN Carmen Roman suggested that any modifications made by the adjacent homeowners remain consistent.

MAYOR PRO TEM BURROLA Mayor Pro Tem Burrola and Councilmember Ortiz expressed their preference for option 1.

MOTION A motion was made by Councilmember Garcia to select option 2 as spelled out in the staff report. The motion died due to a lack of a second.

MOTION A motion was made by Mayor Pro Tem Burrola, seconded by Councilmember Ortiz, to select option 1 as shown in the staff report, where the City approves the property owner's request to construct and install a gate in the City's block wall in order to access Irwindale Park from their property, although the resident would be required to obtain all required permits, pay 100% of the permit and construction costs, indemnify the City of any liability, and provide the City with a copy of the key to retain in case of an emergency, and the City would not contribute toward any cost under this option. The motion was unanimously approved; Councilmember Breceda absent.

PUBLIC HEARINGS

ITEM NO. 23A
COMPREHENSIVE
ZONING CODE
UPDATE

COMPREHENSIVE ZONING CODE UPDATE

DIRECTOR SIMPSON

Director Simpson presented the staff report and introduced Nick Pergakes of Interwest, who presented additional details and made a PowerPoint presentation reviewing the proposed Zoning Code update as well as changes to the Code and general updates.

OPEN
PUBLIC HEARING

At 7:41 p.m., Mayor Ambriz opened the public hearing.

FRED BARBOSA

Fred Barbosa stated that many cities are changing commercial zones to residential, expressed his opinion that the Reliance 2 specific plan is not the highest and best use for the property, and recommended denying it.

ROBERT DIAZ

Robert Diaz requested that the proposal be returned to the Planning Commission for further review and study. He also questioned proposed zoning for the Skate Park, stated that Morada Street residents prefer to keep adjacent land as residential, indicated that the Reliance 2 site is excellent for commercial development, spoke in support of more commercial-zoned land, stated that proposed setback requirements for C3 zones are too harsh, noted that the empty pits near the freeway in commercial zones need a new definition, made other setback suggestions, recommended a 35-foot height limit on new buildings, made observations of logistics zones in Arcadia and El Monte, and requested that the Council consider codifying the rules and regulations put out by the Air Resources Board and the California Environmental Health Agency.

CARMEN ROMAN

Carmen Roman spoke against buildings that exceed 50 feet in height, requested that the entire 10-acre parcel on Allen Drive be zoned for housing, spoke against C3 zones, and expressed opposition to developing housing units above commercial units. She also questioned the cancellation of several Planning Commission meetings recently.

SUZANNE GOMEZ

Suzanne Gomez commended staff and the consultant for drafting a comprehensive report. She stressed the need to receive additional input from the Council and the public, stated that the General Plan needs work, noted that an environmental justice element was not addressed in the zoning ordinance, questioned whether specific plans are appropriate for the City, expressed her belief that decisions should be made by the Council and not by staff and that more commercial zones should be designated, spoke on her setback preferences, stated that buildings should not measure higher than 40

feet, opposed residential units situated above businesses, and requested that the report be further enhanced.

FRED BARBOSA

Responding to a question by Fred Barbosa, City Manager Miranda advised that 10 acres within the 36-acre land between Allen and Vincent belong to the City.

DENA ZEPEDA

Dena Zepeda stated her understanding that state mandates are not law, mentioned that the Council is not listening to residents, and suggested that the matter be returned to the Planning Commission for further consideration.

CLOSE
PUBLIC HEARING

There being no further speakers, Mayor Ambriz closed the public hearing at 8:16 p.m.

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola stated that the General Plan and the Zoning Code need to "combine" and requested postponing the matter.

COUNCILMEMBER
ORTIZ

Councilmember Ortiz agreed that land proposed for light industrial should be zoned for commercial and that the maximum building height be set at 40 feet. He also questioned the need for specific plans since, in his opinion, they limit the authority that the Council has to determine whether an environmental impact report ("EIR") is required for a development, to which Director Simpson explained that a specific plan applies to a particular area to be developed with its own zoning code due to a unique aspect of the area. She then noted that there are currently three specific plans in the city: City of Hope, Reliance 2, and the Park at Live Oak. She further noted that some are mostly consistent with the zoning code, though there do exist minor differences.

Responding to additional questions from Councilmember Ortiz, Director Simpson noted that the City of Hope specific plan includes and EIR. Duarte, the lead city, adopted the specific plan for this project and certified its EIR, after which it was brought to the Irwindale Council, which also adopted the specific plan and certified the EIR. She added that an EIR has also been prepared for the Park at Live Oak project, and that it is available online. She also added that the Reliance 2 project did not have an EIR conducted since it went through an initiative process and was approved by voters.

Councilmember Ortiz asked Director Simpson if she recommended the specific plan, to which she advised that developers could request to have specific plans for sites that have unique characteristics, though the Council is not obligated to approve it. She added that details in the specific plan are reviewed by the Planning Commission which then makes a recommendation to the City Council.

Councilmember Ortiz expressed concern over businesses that expand their operations, creating more adverse effects on the

environment, yet remain under the conditions of the original CUP, to which Director Simpson noted that some businesses operate in legal, non-conforming status, and advised that businesses looking to expand would be required to comply with the current code. For example, if a site has a CUP and a new business moves in, the business representatives would need to sign an affidavit of acceptance and conditions of approval so that they could operate in compliance. If businesses wish to expand, the related CUP would be addressed by the Planning Commission and, if the business operates outside its CUP or business license requirements, Code Enforcement staff would take action against the business.

Councilmember Ortiz noted that there is not much information in the new code that relates to truck parking yards, to which Director Simpson indicated that the section was not changed and that these types of businesses would still require CUP's.

Councilmember Ortiz reiterated his desire to mitigate environmental impacts from businesses and for staff to look into the concerns raised by the Council and the members of the public and take back to the Planning Commission, if necessary.

COUNCILMEMBER
GARCIA

Councilmember Garcia stated that safety zones could help prevent undesirable effects on the City. He suggested remitting the matter back to the Planning Commission for more input and details, particularly for commercial areas.

REOPEN
PUBLIC HEARING

At 8:31 p.m., Mayor Ambriz reopened the public hearing.

FRED BARBOSA

Fred Barbosa suggested requiring a full EIR of the Reliance 2 pit before allowing the work to expand.

CLOSE
PUBLIC HEARING

There being no additional speakers, Mayor Ambriz closed the public hearing at 8:32 p.m.

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola requested that this issue be reverted back to the Planning Commission, and that it also analyze block wall height requirements, building height requirements, dust mitigation measures, setback requirements, and potentially auto demolition.

SENIOR PLANNER
JONES

In reply to a comment by Mayor Pro Tem Burrola, Senior Planner Jones advised that there are no current plans to rezone Alpha Street.

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola stated that he does not want auto demolition businesses in the City anymore, and that auto dismantling companies that move out of the City should not be replaced by others. He also asked for staff to address setback requirements, to which Senior Planner Jones responded by discussing the setback requirements for attached vs. detached structures.

Mayor Pro Tem Burrola stated that a developer recently built homes with setbacks that do not comply with codes.

OPEN
PUBLIC HEARING

At 8:39 p.m., Mayor Ambriz opened the public hearing.

VIRGINIA DIAZ

Virginia Diaz stated that residents live in a wonderful city and that smog and traffic issues have been greatly reduced. She opposed any type of building that would create dust issues along Allen Drive.

MIGUEL VIRGEN

Miguel Virgen stated that the City plans on creating a new Library and asked whether the 40-foot height limit for buildings would apply to public and commercial entities, to which Director Simpson advised that the code is being proposed to change to "public" and "semipublic" buildings instead of "commercial" and "industrial". She added that M1 has a height limit of 35 feet and M2 has no height limit, which staff is proposing changing.

CLOSE
PUBLIC HEARING

There being no additional speakers, Mayor Ambriz closed the public hearing at 8:43 p.m.

MOTION

A motion was made by Mayor Pro Tem Burrola, seconded by Councilmember Ortiz, to return this item to the Planning Commission so that it could address the comments and concerns raised during the public hearing. The motion was unanimously approved; Councilmember Breceda absent.

**CITY MANAGER'S
REPORT**

CITY MANAGER
MIRANDA

City Manager Miranda reported the following:

- 1) The Renaissance Pleasure Fair will be held weekends at the Santa Fe Dam through May 19; expect increased traffic near the main entrance.
- 2) An emergency preparedness workshop has been scheduled for April 13.
- 3) He also provided information regarding upcoming Senior Center events.

**FUTURE AGENDA
ITEMS REQUESTED
BY COUNCIL MEMBERS**

MAYOR PRO TEM
BURROLA

Responding to a concern from Mayor Pro Tem Burrola regarding non-functioning air conditioners at the mobile modulars that are temporarily being used for Recreation Department functions, City Manager Miranda advised that staff is aware of the issue and is working on procuring a generator to make sure it supplies sufficient

power to both modulators and added that he would provide an update to the Council tomorrow.

MAYOR AMBRIZ

Mayor Ambriz requested placing an item on the agenda to discuss the City's vision and plans for Arrow Highway between Azusa Canyon Road and Vincent Avenue.

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola also requested to place a matter on a future agenda to discuss the 10-acre site on Allen Drive.

CITY MANAGER
MIRANDA

City Manager Miranda requested clarification regarding Mayor Pro Tem Burrola's request, to which Mayor Pro Tem Burrola indicated that he is seeking discussion regarding the size of land reserved for housing at the Allen Drive site.

COUNCILMEMBER
ORTIZ

Councilmember Ortiz requested a status update on the plans from the San Gabriel Riverbed Working Group, comprised by officials from the cities of Irwindale, Duarte, and Azusa, to address homelessness. He also requested that canopies be installed at Jardin de Roca Park to provide shade to the seniors that participate in Senior Center programs on Wednesdays from 8:30 am until approximately 11:30 a.m.

ITEM NO. 25A
REQUEST BY MAYOR
PRO TEM BURROLA
REGARDING SOLAR
PANEL INSTALLATION
AT AQUATICS CENTER

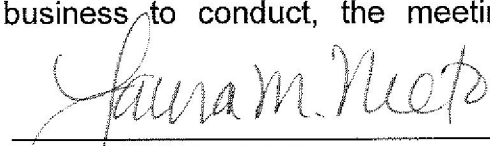
REQUEST BY MAYOR PRO TEM BURROLA REGARDING SOLAR
PANEL INSTALLATION AT AQUATICS CENTER

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola asked about the feasibility of installing solar panels at the bleacher area of the pool to help lower electricity costs, to which City Manager Miranda advised that staff would provide a verbal report at the next meeting. He also noted that a concern was raised about a large payment issued recently to Southern California Edison and clarified that the payment encompasses two months of electricity at all city facilities, not just one.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:56 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

APRIL 10, 2024
WEDNESDAY
8:56 P.M.

The Irwindale **SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY** met in regular session at the above time and place.

ROLL CALL: Present: Councilmembers Manuel R. Garcia, H. Manuel Ortiz;
Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Absent: Councilmember Mark A. Breceda

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

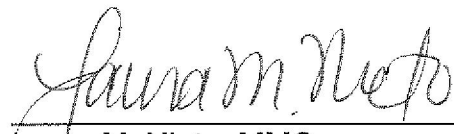
MOTION A motion was made by Councilmember Ortiz, seconded by Mayor Pro Tem Burrola, to approve the Consent Calendar. The motion was unanimously approved; Councilmember Breceda absent.

ITEM NO. 28A MINUTES OF THE REGULAR MEETING HELD MARCH 27, 2024
MINUTES OF THE
REGULAR MEETING The minutes of the regular meeting held March 27, 2024, were
HELD MARCH 27, 2024 approved.

END OF CONSENT CALENDAR

SPONTANEOUS
COMMUNICATIONS There were no speakers.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 8:57 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held April 24, 2024.

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

APRIL 10, 2024
WEDNESDAY
8:57 P.M.

The Irwindale **HOUSING AUTHORITY** met in regular session at the above time and place.

ROLL CALL: Present: Board Members Manuel R. Garcia, H. Manuel Ortiz;
Vice Chair Larry G. Burrola; Chair Albert F. Ambriz

Absent: Board Member Mark A. Breceda

Also present: Julian A. Miranda, Executive Director; Adrian Guerra, General Counsel; Theresa Olivares, Assistant Executive Director; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Elizabeth Rodriguez, Public Services Director; Eddie Chan, Director of Engineering / Building Official; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Assistant Authority Secretary

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

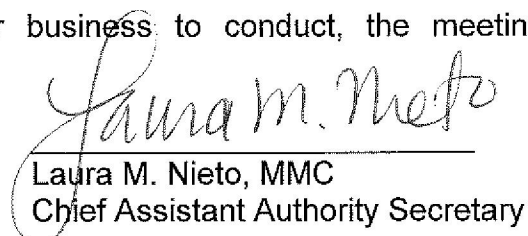
MOTION A motion was made by Vice Chair Burrola, seconded by Board Member Ortiz, to approve the Consent Calendar. The motion was unanimously approved; Board Member Breceda absent.

ITEM NO. 34A MINUTES OF THE REGULAR MEETING HELD MARCH 27, 2024
MINUTES OF THE
REGULAR MEETING
HELD MARCH 27, 2024 The minutes of the regular meeting held March 27, 2024, were approved.

END OF CONSENT CALENDAR

SPONTANEOUS
COMMUNICATIONS None.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 8:58 p.m.


Laura M. Nieto, MMC
Chief Assistant Authority Secretary

Approved as submitted at the meeting held April 24, 2024.