CITY OF IRWINDALE

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

NOTICE AND AGENDA FOR THE SPECIAL AND REGULAR MEETING OF THE

CITY COUNCIL

SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY

HOUSING AUTHORITY

March 26, 2025

SPECIAL MEETING – 5:00 P.M.
REGULAR MEETING – 6:00 PM

LARRY G. BURROLA - Mayor

H. MANUEL ORTIZ - Mayor Pro Tem

ALBERT F. AMBRIZ - Councilmember

MARK A. BRECEDA - Councilmember

MANUEL R. GARCIA - Councilmember

Via Zoom Webinar: https://us02web.zoom.us/j/87104592389

In the event that a Zoom broadcast is unavailable, staff will promptly notify the public through its social media platforms. The public meeting will proceed in accordance with The Brown Act.

Listen Over Phone: 1-669-900-6833; Webinar ID: 871-0459-2389

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

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

Americans with Disabilities Act: In compliance with the ADA and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the office of the Chief Deputy City Clerk, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).

Compensation for Board Members: Compensation for the members of the Irwindale City Council is $750.16 a month. In accordance with Government Code Section 54952.3, Councilmembers will not receive any additional compensation or stipend for the convening of the regular meetings of the Successor Agency to the Irwindale Community Redevelopment Agency. Councilmembers will receive additional compensation of $50/meeting, not to exceed $150 per month, for the convening the regular meetings of the Irwindale Housing Authority and an additional compensation of $300/meeting for convening the regular meetings of the Irwindale Reclamation Authority.

Code of Ethics

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

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

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

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

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

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

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

IRWINDALE CITY COUNCIL

SPECIAL MEETING

1. CALL TO ORDER

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

3. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

4. SPONTANEOUS COMMUNICATIONS

Spontaneous communications are limited to the special meeting agenda items only.

5. RECESS TO CLOSED SESSION

A. Public Employee Performance Evaluation
Pursuant to California Government Code Section 54957

Title: City Manager

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

Property: 16336 Arrow Highway
Agency Negotiator: Julian A. Miranda, City Manager
Negotiating Parties: Grainger, Linette Trust; Linette Grainger
Under Negotiation: Price and terms of payment
**City Item*

Property: 16249 Arrow Highway
Agency Negotiator: Julian A. Miranda, City Manager
Negotiating Parties: Dynasty Realty / The Bravo Group
Under Negotiation: Price and terms of payment

6. RECONVENE IN OPEN SESSION

7. REPORT FROM CLOSED SESSION

8. ADJOURNMENT

REGULAR MEETING

9. CALL TO ORDER

10. PLEDGE OF ALLEGIANCE

11. INVOCATION

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

13. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

14. CHANGES TO THE AGENDA

15. COUNCIL MEMBER TRAVEL REPORTS

16. COUNCILMEMBER COMMENTS

17. INTRODUCTION OF NEW EMPLOYEES/PROMOTIONS

A. Introduction of Permit Technician Fabiola Gazcón

18. PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

A. Metropolitan Water District of Southern California Presentation on Pure Water program

B. Quarterly Legislative Update from Gonsalves and Son

19. CONSENT CALENDAR

A. Minutes of the Special and Regular Meetings Held February 12, 2025
Department: City Clerk

Recommendation: Approve

B. Warrants / Demands / Payroll
Department: Finance

Recommendation: Approve.

C. 2nd Reading of Gateway Ordinances
Department: Community Development

Recommendation: That the City Council adopt on second reading the following Ordinances for Irwindale Gateway Specific Plan project:

Ordinance No. 787 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ADOPTING ZONE ORDINANCE AMENDMENT NO. 02-2023 TO ADD IRWINDALE GATEWAY SPECIFIC PLAN TO TITLE 17 OF THE IRWINDALE MUNICIPAL CODE (IMC), DEFINING PERMITTED USES, REGULATING THE SIZES AND LOCATIONS OF BUILDINGS, SPECIFYING DESIGN

GUIDELINES AND DEVELOPMENT STANDARDS, ADDRESSING MOBILITY AND CONNECTIVITY TOPICS, IDENTIFYING PROJECT INFRASTRUCTURE AND SERVICES, AND PROVIDING ADMINISTRATIVE AND IMPLEMENTATION LANGUAGE FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APNS: 8532-002-046 AND 8532-002-047) AND FINDING THE PROJECT CONSISTENT WITH THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2023020290)."

Ordinance No. 788 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE MODIFYING THE CITY OF IRWINDALE ZONING MAP (ZONE CHANGE NO. 02-2022) FROM M-2 (HEAVY MANUFACTURING) TO IRWINDALE GATEWAY SPECIFIC PLAN FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APNS: 8532-002-046 AND 8532-002-047) AND FINDING THE PROJECT CONSISTENT WITH THE CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH# 2023020290)."

D. Housing Element Progress Report
Department: Community Development

Recommendation: **Adopt Resolution No. 2025-27-3615** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA RECEIVING AND APPROVING THE ANNUAL HOUSING ELEMENT PROGRESS REPORT AND AUTHORIZING STAFF TO SUBMIT THE HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2024 CALENDAR YEAR TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)".

E. Annual General Plan Progress Report
Department: Community Development

Recommendation: Receive and file the 2024 Annual General Plan Progress Report and authorize staff to submit the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

F. Approval of the Catch Basin Retrofit Agreement with Los Angeles County Flood Control District (LACFCD)
Department: Engineering

Recommendation: (1) Approve the Catch Basin Retrofit Agreement with Los Angeles County Flood Control District (LACFCD); and (2) authorize the City Manager to execute the agreement upon approval.

G. An Agreement between the City of Irwindale and the Irwindale Community Foundation for Staff Services
Department: Administration

Recommendation: That the Irwindale City Council Approve and authorize the Executive Director to execute the Agreement Between the City of Irwindale and the Irwindale Community Foundation for Staff Services, subject to City Attorney approval as to form, for the City to provide staff time to ICF in exchange for ICF funding of City programs.

H. 4th of July Update & Survey Results
Department: Public Services

Recommendation: Receive and file the 4th of July Update and Survey Results

I. Resolution of Support - Elimination of a Sunset Date under Brown Act AB 2449
Department: Administration

Recommendation: **Adopt Resolution No. 2025-30-3618** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE SUPPORTING THE ELIMINATION OF A SUNSET DATE UNDER BROWN ACT AB 2449".

J. Approval of the Escrow Agreement for Security Deposits in Lieu of Retention for the Public Library Improvement Project
Department: Engineering

Recommendation: That the City Council approve an Escrow Agreement for Security Deposits in Lieu of Retention with Robert Clapper Construction Services, Inc. dba R.C. Construction Services (Contractor), for the Public Library Improvement Project; and (2) authorize the City Manager to execute the agreement upon approval.

20. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience speak on items not on this agenda that are within the City Council's subject matter jurisdiction. State law prohibits any Council discussion or action on such communications unless 1) the Council by majority vote finds that a catastrophe or emergency exists; or 2) the Council by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Council cannot participate (except as stated), it is requested that all such communications be made in writing to be included on the next agenda for full discussion and action

All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies.

Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. Organized groups of persons wishing to address the Council on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. In no event shall the total amount of speaking time for exceed 6 minutes per person for the subject under discussion.

The Council may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within its subject matter jurisdiction. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically

threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting.

Public Comments will be heard in the following order:

1: In-person attendees

2: Teleconference attendees

3: In-person and teleconference attendees who have not previously provided comments on the matter(s) being discussed by the legislative body

21. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

A. BESS Urgency Ordinance No. 793
Department: Community Development

Recommendation: Direct the City Attorney to read the title of the ordinance, waive further reading of the ordinance, and **adopt the ordinance as an urgency measure by a roll call vote with a minimum 4/5 vote for Urgency Ordinance No. 793** , entitled "AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, AMENDING SECTIONS 17.56.020 ("USES REQUIRING A CONDITIONAL USE PERMIT") AND 17.56.025 ("USES REQUIRING A DEVELOPMENT AGREEMENT") OF CHAPTER 17.56 ("M-2 HEAVY MANUFACTURING ZONE") AND ADOPTING CHAPTER 17.140 ("BATTERY ENERGY STORAGE SYSTEMS") OF TITLE 17 ("ZONING") OF THE IRWINDALE MUNICIPAL CODE REGULATING BATTERY ENERGY STORAGE SYSTEMS IN M-2 ZONES" The ordinance is exempt from the California Environmental Quality Act, Pursuant to State CEQA Guidelines Section 15061(B)(3).

22. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

A. 14005 Live Oak SPDR
Department: Community Development

Recommendation:
That the City Council consider the Planning Commission's Resolutions Nos. 844(25), 845(25), and recommend that the City Council adopt the MND and MMRP and approve the proposed Site Plan and Design Review for the construction of a new building; and:

Adopt Resolution No. 2025-28-3616 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING THE MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATED MONITORING AND REPORTING PROGRAM (MMRP) FOR THE CONSTRUCTION OF ONE (1) ±102,500 SQUARE FOOT CONCRETE TILT-UP WAREHOUSE BUILDING LOCATED AT 14005 LIVE OAK AVENUE IRWINDALE, CA

91706 (APN: 8535-001-033) IN THE M-2 (HEAVY MANUFACTURING) ZONE AND MAKING CERTAIN FINDINGS OF FACT, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT"

Adopt Resolution No. 2025-29-3617 entitled, " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING Site Plan and Design Review (DA) No. 04-2024 for the construction of one (1) ±102,500 square-fOOt CONCRETE TILT-UP WAREHOUSE BUILDING LOCATED AT 14005 LIVE OAK AVENUE, IRWINDALE, CA 91706 (APN: 8535-001-033) IN THE M-2 (Heavy MANUFACTURING) Zone AND MAKING CERTAIN FINDINGS OF FACT"

B. Comprehensive Title 17 Zoning Code Update
Department: Community Development

Recommendation: That the City Council (1) **Introduce for first reading by title only with further reading waived: Ordinance No. 772** entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE REPEALING TITLE 17 OF THE IRWINDALE MUNICIPAL CODE ("ZONING") IN ITS ENTIRETY AND ADOPTING THE COMPREHENSIVE ZONING CODE UPDATE AS TITLE 17 OF THE IRWINDALE MUNICIPAL CODE, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162; and (2) **Adopt Resolution No 2024-08-3485** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING AND ADOPTING THE CITY-INITIATED APPLICATION FOR ZONE CHANGE NO. 04-2023 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF IRWINDALE TO REFLECT UPDATES TO TITLE 17 (ZONING) CONSISTENT WITH ORDINANCE NO. 772, AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162"

C. General Plan / Zoning Code Inconsistencies
Department: Community Development

Recommendation: That the City Council consider the Planning Commission's Resolutions Nos. 846(25) and 847(25), and (1) **Introduce Ordinance No. 792**, by title only with further reading waived "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE NO. 01-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM C-3 (HEAVY COMMERCIAL-RESIDENTIAL) ZONE TO R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE LOCATED AT 715 SHRODE AVENUE (APN 8534-001-016); AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)" and (2) **Adopt Resolution No. 2025-31-3619**, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING THE COMMUNITY DEVELOPMENT ELEMENT AND LAND USE PLAN MAP OF THE CITY'S GENERAL PLAN (GPA NO. 01-2025) FROM REGIONAL COMMERCIAL TO INDUSTRIAL/BUSINESS PARK PLAN FOR PARCELS LOCATED AT: (APN 8532-002-015), (APN 8532-002-016), (APN 8532-002-021), (APN 8532-002-022), (APN 8532-002-023), (APN 8532-002-024), (APN 8532-002-027), (APN 8532-002-800), (APN 8532-002-801), (APN 8532-002-900), (APN 8532-002-901), (APN 8533-002-800), 13631 LIVE OAK

LANE (APN 8532-002-017), 13643 LIVE OAK LANE (APN 8532-002-029), 13644 LIVE OAK LANE (APN 8532-002-040), 13645 LIVE OAK LANE (APN 8532-002-030), 13646 LIVE OAK LANE (APN 8532-002-043), 13649 LIVE OAK LANE (APN 8532-002-020), 13651 LIVE OAK LANE (APN 8532-002-019), 13654 LIVE OAK LANE (APN 8532-002-036), 1400 ARROW HIGHWAY (APN 8532-002-009), 1438 ARROW HIGHWAY (APN 8532-002-028), 1580 ARROW HIGHWAY (APN 8532-002-012), 1600 ARROW HIGHWAY (APN 8532-002-005), AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)."

23. CITY MANAGER'S REPORT

24. REQUESTS FOR AGENDA ITEMS BY CITY COUNCIL

If a City Council Member is interested in a task or project, the City Council Member shall request that the item be agendized in this section.

25. ADJOURN

SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY

26. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

27. CONSENT CALENDAR

A. Minutes of the Regular Meeting Held January 22, 2025
Department: City Clerk

Recommendation: Approve

B. Warrants / Demands / Payroll
Department: Finance

Recommendation: Approve.

28. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Successor Agency are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

29. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

30. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

31. ADJOURN

HOUSING AUTHORITY

32. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

33. CONSENT CALENDAR

A. Minutes of the Regular Meetings Held February 26, 2025, and March 12, 2025
Department: City Clerk

Recommendation: Approve

B. (1) Consideration of Consent to Assignment and Assumption of Affordable Housing Agreement and Declaration of Covenants and Restrictions Between Sandra Keyner formerly known as Sandra Rose Gonzales and Jing Hu with Respect to 2445 Alice Rodriquez Circle and Related Loan Documents; and (2) Consideration of Approval of Request for Subordination of Low Income Home Purchase Loan Regarding 2445 Alice Rodriquez Circle
Department: Administration

Recommendation: Receive and file this report or provide other direction.

34. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Housing Authority are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

35. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

36. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

37. ADJOURN

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Chief Deputy City Clerk, certify that I caused the agenda for the regular meeting of the City Council, Irwindale Successor Agency to the Irwindale Community Redevelopment Agency and Housing Authority, to be held on March 26, 2025, be posted at the City Hall, Library, and Post Office on **March 21, 2025**.

Laura M. Nieto

Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS **FEBRUARY 12, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **5:00 P.M.**

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

ROLL CALL:

Present: Councilmembers Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia, Mayor Pro Tem H. Manuel Ortiz (AB 2449); Mayor Larry G. Burrola

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

AB 2449 DISCLOSURES

CHIEF DEPUTY CITY CLERK NIETO

Chief Deputy City Clerk Nieto noted that Mayor Pro Tem H. Manuel Ortiz was participating remotely in the meeting under AB 2449 for just cause. Mayor Pro Tem H. Manuel Ortiz noted that he was sick and confirmed that there was nobody in the room with him.

SPONTANEOUS COMMUNICATIONS

There were no speakers.

RECESS TO CLOSED SESSION

At 5:06 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: 5014 Irwindale Avenue
Agency Negotiator: Fernando Lopez, Housing Coordinator
Negotiating Parties: Sandra Pusey
Under Negotiation: Price and terms

ACTION: Councilmembers Breceda and Garcia recused themselves from this discussion due to real estate conflicts of interest. Information provided to remaining Council members. No direction provided; no action taken.

Property: 5059 Allen Drive (APN 8417-030-004)
Agency Negotiator: Theresa Olivares, Assistant City Manager
Negotiating Parties: HH and TJY Investment Company
Under Negotiation: Price and terms

ACTION: Councilmember Breceda recused himself from this discussion due to a real property conflict of interest. Information was provided to the City Council, direction provided, 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: Information provided to Council; direction provided; no action taken.

Conference with Legal counsel – Anticipated Litigation
Initiation of Litigation (Pursuant to Government Code Section 54956.9(d)(4)

Number of Cases: Three

ACTION: On case 1: update provided; no direction provided; no action taken. On case 2: update provided; no direction provided; no action taken. On case 3: information provided; no direction provided; no action taken.

RECONVENE IN OPEN SESSION

At 6:42 p.m., the City Council reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:43 p.m.

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Laura M. Nieto, MMC
Chief Deputy City Clerk

IRWINDALE CITY COUNCIL CHAMBERS **FEBRUARY 12, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **6:12 P.M.**

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

ROLL CALL:

Present: Councilmembers Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia, Mayor Pro Tem H. Manuel Ortiz (AB 2449); Mayor Larry G. Burrola

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

AB 2449 DISCLOSURES

CHIEF DEPUTY CITY CLERK NIETO: Chief Deputy City Clerk Nieto noted that Mayor Pro Tem Ortiz was participating remotely in the meeting under AB 2449 for just cause. Mayor Pro Tem Ortiz noted that he was sick and confirmed that there was nobody in the room with him.

CHANGES TO THE AGENDA

None.

COUNCILMEMBER TRAVEL REPORTS

None.

COUNCILMEMBER COMMENTS

MAYOR PRO TEM ORTIZ: Mayor Pro Tem Ortiz requested that the meeting be adjourned in memory of Isaura Gadea.

MAYOR BURROLA: Mayor Burrola requested that the meeting also be adjourned in memory of Pete Perez.

COUNCILMEMBER BRECEDA: Councilmember Breceda requested that the meeting also be adjourned in memory of Marco Adame.

MAYOR BURROLA: Mayor Burrola commended Senator Susan Rubio for the meeting she held recently with the Mayors of Duarte, Azusa, Baldwin Park, and Irwindale to discuss recent FEMA activities at Lario Park.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

ITEM NO. 17A RECOGNITION OF PHOENIX DECORATING COMPANY FOR THEIR 309TH AWARD AS A TOURNAMENT OF ROSES FLOAT BUILDER	RECOGNITION OF PHOENIX DECORATING COMPANY FOR THEIR 309TH AWARD AS A TOURNAMENT OF ROSES FLOAT BUILDER The presentation was made.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS

ITEM NO. 18A INTRODUCTION OF IRWINDALE POLICE OFFICER JESUS CARRILLO	INTRODUCTION OF IRWINDALE POLICE OFFICER JESUS CARRILLO Chief Hofford provided background information and introduced Irwindale Police Officer Jesus Carrillo.
ITEM NO. 18B INTRODUCTION OF IRWINDALE POLICE DISPATCHER / CLERK AMY PLACENSIA	INTRODUCTION OF IRWINDALE POLICE DISPATCHER / CLERK AMY PLACENSIA Chief Hofford provided background information and introduced Irwindale Police Dispatcher / Clerk Amy Placensia.
ITEM NO. 18C INTRODUCTION OF IRWINDALE POLICE DEPARTMENT RECORDS CLERK JESSICA ORTIZ	INTRODUCTION OF IRWINDALE POLICE DEPARTMENT RECORDS CLERK JESSICA ORTIZ Chief Hofford introduced Irwindale Police Records Clerk Jessica Ortiz.

NEW BUSINESS

ITEM NO. 19A UPDATE AND DISCUSSION REGARDIN THE U.S. EPA UTILIZATION OF LARIO STAGING AREA FOR SORTING OF HAZARDOUS MATERIALS FROM THE EATON FIRE	UPDATE AND DISCUSSION REGARDING THE U.S. ENVIRONMENTAL PROTECTION AGENCY (“EPA”) UTILIZATION OF LARIO STAGING AREA FOR SORTING OF HAZARDOUS MATERIALS FROM THE EATON FIRE (VERBAL)
CITY MANAGER MIRANDA	City Manager Miranda introduced Harry Allen from the US Environmental Protection Agency (“EPA”).

MAYOR BURROLA — Mayor Burrola read a statement indicating how this matter would be discussed during the meeting and how public comments would be received.

CARMEN ROMAN — Carmen Roman stated that she was unsure of what information the representative of the EPA would present and, as such, she would not know which questions to ask at this time.

RYAN SERRANO — Ryan Serrano, Deputy District Director with the Office of Supervisor Hilda Solis, read from a prepared statement regarding ongoing concerns at the Lario Park hazardous waste site designation. He advised that, as a result of a federal emergency mandate and its adjoining expedited timeline, the site has been managed by the EPA at the Direction of FEMA in an effort to work on wildfire recovery efforts. He expressed deep concern over the project's lack of consultation with the community and stressed that the waste removal efforts must not exacerbate the environmental burdens already faced by the community, and noted that he has advocated for agencies to take proactive steps to keep the community informed and for securing air monitors, air purifiers, and to provide publicly accessible information to the community. The EPA has published FAQs on their website to address concerns related to Lario Park.

CASEY MIRANDA — Casey Miranda stated his concern since the public's trust in the EPA has eroded due to the lack of transparency. He also expressed concern over potential groundwater contamination.

DENA ZEPEDA — Dena Zepeda also expressed concern over water and ground contamination and requested to see test results. She also requested that contaminated materials be transported elsewhere.

CARMEN ROMAN — Carmen Roman stated that the cleanup should have taken place at the burn areas and that the hazardous materials should not have been transported. She also stated that the area is home to indigenous wildlife and spoke on her belief that, since the mandate came from the federal government, the city has no rights.

FRED BARBOSA — Fred Barbosa blamed President Trump for the actions taken by the EPA.

PHYLLIS HERRERA — Phyllis Herrera spoke on her concern about the potential harm to the environment, hoped for the City of Irwindale to fight the actions taking place at Lario Park, and requested that actions be taken to protect those that utilize the bike route near the area.

HARRY ALLEN — Harry Allen, the On-Scene Coordinator for the EPA, provided details on his experience and noted that the actions taken relate to an expedited mandate and stated that the EPA was unable to give proper notification to the affected agencies, which was deeply regrettable. He stated that the EPA's goal is to work quickly to clean

up fire ash and debris off affected properties so that the residents can rebuild. Household hazardous materials were removed from affected households in Phase I and, although the agency searched for better-fitting locations, Lario Park ultimately proved to be the best option available at the time. He advised that the agency had to act fast and was unable to send notifications about their efforts. He further noted that their workers double-bag hazardous materials and take them to staging areas, where workers who utilize personal protective equipment sort them. They also conduct dust and gas monitoring at the sites and will provide weekly reports to local officials. Testing has not resulted in exceedances of worker safety values. The watermaster has also been consulted and has provided suggestions; barriers are established to prevent water and mud runoff from the site. The site is protected 24 hours a day by armed security.

He also indicated that one of the benefits of this site is that it is owned by the Army Corps of Engineers and, as such, is subject to many regulations, such as conducting environmental assessments to ensure that neither plants not animals are harmed. When EPA staff visits fire-affected parcels, they collect household hazardous materials such as lithium batteries, and, once these are de-energized, they are crushed so that they cannot spark or catch fire, after which they are carefully placed in drums and taken off-site. His staff also is open to answering questions and providing site tours as best they can to ensure that the public is comfortable with the process for as long as it lasts. An additional site at Farnsworth Park at the Altadena Golf Course is also being set up to receive items such as larger batteries. He also stated that he anticipates being done with the Lario Park site by February 25. A webpage has been created on the EPA website that provides additional information.

COUNCILMEMBER GARCIA

Responding to a question by Councilmember Garcia, Mr. Allen advised that triple-bagged items are handed from the trucks to another staff member at the tent. He also noted that hazardous items are received and separated so they do not touch other materials. Staff also sorts paints from oils, solvents from acids, etc.

COUNCILMEMBER BRECEDA

Councilmember Breceda expressed concern over air contamination and asked for the height at which the air is being monitored, to which Mr. Allen advised that the monitors are operating near the breathing zone. Councilmember Breceda asked about heights higher than the breathing zone, to which Mr. Allen advised that his staff could estimate how much dust and heavy metals are in the air and noted that dust is controlled by watering.

Councilmember Breceda expressed concern over potential pollution situated above the breathing zone, to which Mr. Allen advised that his staff is thoroughly careful with burn materials and treat them with extra precautions. There are four monitors around the tent and three around the batteries.

COUNCILMEMBER AMBRIZ

Councilmember Ambriz expressed his disappointment in the lack of transparency and communication between the EPA and local officials which caused a loss of trust in the EPA. He stated that the City does not want the hazardous materials near Irwindale and suggested that it be processed at the site of the fires. He also requested assurances that the Lario site will be left cleaner than when it was received.

MAYOR PRO TEM ORTIZ

Mayor Pro Tem Ortiz acknowledged the additional sorting site in Altadena and suggested that the EPA use this site instead of any areas in Irwindale, including the Lario area, to which Mr. Allen stated that the EPA immediately worked to obtain alternate sites once they became available.

COUNCILMEMBER BRECEDA

Councilmember Breceda stated that the EPA upset the entire valley due to its lack of transparency and communication.

MAYOR BURROLA

Responding to a question by Mayor Burrola, Mr. Allen advised that the EPA has moved nearly all batteries from the fire-affected areas and spoke on the efforts his teams are doing to alleviate the pressure his agency has placed on the City.

Mayor Burrola also asked whether the water at the Lario area has been tested, to which Mr. Allen acknowledged that it has not been. Only the soil has been tested, and the testing occurred before his team arrived. He noted that the agency's top priority is to ensure that no contamination seeps into the water, which is why so many layers of plastic are being used, in addition to best management practices.

Mayor Burrola stated that the City does not want for hazardous materials to be transported through residential streets and lamented that the process underway at Lario was not presented to local officials first. He also requested soil testing documentation to be prepared and presented to City officials once they leave the site, which Mr. Allen agreed to provide.

RECESS

At 8:13 p.m., the Council took a short recess.

RECONVENE

At 8:22 p.m., the Council reconvened in Open Session with all members present.

ITEM NO. 19B
DISCUSSION OF A TEMPORARY MORATORIUM PROHIBITING BATTERY ENERGY STORAGE SYSTEMS

DISCUSSION OF A TEMPORARY MORATORIUM PROHIBITING BATTERY ENERGY STORAGE SYSTEMS

CITY MANAGER MIRANDA

City Manager Miranda introduced the report and acknowledged that representatives from AYPA and Fire Marshall Stillwagon are present.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz strongly suggested implementing a moratorium on BESS facilities in order for staff to conduct more research and so the Council could learn more about this type of business. He also requested to learn which other cities are rejecting this type of project and why. He added that people in surrounding communities oppose storage of toxic chemicals and noted that this project would import hazardous materials in the form of batteries.

MAYOR BURROLA — In response to a question by Mayor Burrola, City Attorney Guerra advised that a moratorium would generally provide that the land use identified is frozen for all intents and purposes while the City studies and evaluates land uses, how to regulate it, identifies impacts, determines whether a permit would be issued, and identifies the best sites or areas in the city where it would be permitted. City Attorney Guerra also noted that, should a moratorium be required, it would need to be adopted as an urgency ordinance and would require a 4/5 affirmative vote from the Councilmembers for it to take effect immediately, after which it would be effective for 45 days, though the Council could extend it for another 10 months and 15 days, with the option of extending it, should it be necessary, for another year.

COUNCILMEMBER BRECDEDA — Councilmember Breceda concurred with Mayor Pro Tem Ortiz and expressed surprise that this matter was brought up so quickly. He noted that other plans for the site have already been established.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz suggested instead creating an ordinance regarding BESS facilities for the City to retain control to protect the City's interests. He added that another goal of the ordinance would be to determine the best site for a BESS and create regulations for its development, maintenance, and monitoring. He also noted the economic impact this type of facility would have on the City and how funds generated could be used to continue providing residents with wonderful benefits and services.

COUNCILMEMBER BRECEDA — Councilmember Breceda asked whether the ordinance would have similar effects as a moratorium, to which City Attorney Guerra advised that a moratorium would freeze any potential development in the City as to the specified use while the City studies which types of ordinances could be adopted. He noted that, at the end of the process, if the Council feels comfortable regulating it, an ordinance could be prepared for Planning Commission and City Council review.

CITY ATTORNEY GUERRA — City Attorney Guerra suggested potentially presenting sample BESS-related ordinances from other cities to determine whether the Council wishes to adopt something similar.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz suggested that the applicant conduct a grassroots educational campaign to assuage the fears that the residents feel.

MAYOR BURROLA — Mayor Burrola stated that he felt comfortable with a 45-day moratorium to obtain additional information with regard to actions that other cities have undertaken.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz acknowledged that the project would provide revenue to the City but asked how much it should expose current and future generations to potential dangers. He reiterated his desire for a moratorium so that the City could analyze the issue further.

CARMEN ROMAN — Carmen Roman agreed that a moratorium would allow additional time to gather additional information. She then stated that residents are opposed to the project and indicated that the moratorium would also pause the project until more answers are provided. She stated that the residents' health should not be traded for financial incentives.

DENA ZEPEDA — Dena Zepeda stated that the residents have made it clear that they do not want a BESS facility in the City and do not need any additional information.

FRED BARBOSA — Fred Barbosa stated that the City has received all the information it needs, which demonstrate that the project does not pose a hazard to the City. He suggested making decisions based on science and not emotions.

ARON BRANAM — Aron Branam emphasized that AYPA is committed to advancing projects at the local level and ensuring local control over how investments are prioritized to meet community needs. He noted that the CDC has jurisdictional authority to override any local laws, regulations, ordinances, moratoriums, and statutes for critical energy infrastructure such as this project. He further added that the uncertainty created by adopting a moratorium would force AYPA to seek the CDC option, not by choice, but to meet its contractual obligations to energy providers and bring a critical energy resource online. He added that it is important to rely on the regulatory framework that the County of Los Angeles has created to ensure that these projects go online without public health risks. He added that AYPA would continue to engage the community with grassroots outreach for those that are interested in learning more.

SUZANNE GOMEZ — Suzanne Gomez expressed support for a moratorium to learn more, thanked the Council for deliberating the matter and for furthering the interests of the residents.

COUNCILMEMBER BRECEDA — Councilmember Breceda noted that, even with a moratorium, local control could be wrested away from the City. He stated that an ordinance would at least allow the City to retain local control and spoke in support of adopting an ordinance.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz concurred that the City should adopt an ordinance to keep local control.

MAYOR PRO TEM ORTIZ — Mayor Pro Tem Ortiz reiterated his preference for the adoption of a moratorium.

MOTION — A motion was made by Mayor Pro Tem Ortiz to implement a moratorium on BESS facilities within the City.

MAYOR BURROLA — Mayor Burrola concurred that a 45-day moratorium would be best and seconded the motion.

ROLL CALL — The above-mentioned motion failed with Councilmembers Ambriz, Breceda, and Garcia opposed and Mayor Pro Tem Ortiz and Mayor Burrola in favor.

MOTION — A motion was made by Councilmember Ambriz, seconded by Councilmember Breceda, to direct staff to present sample ordinances for Council consideration.

CITY ATTORNEY GUERRA — City Attorney Guerra noted that the Gateway project is scheduled to be discussed for the first reading of the specific plan excluding the BESS and recommended that the City Manager request a general ordinance discussion first and then determining how to proceed with the Gateway project.

COUNCILMEMBER AMBRIZ — Councilmember Ambriz agreed to incorporate City Attorney Guerra's suggestion into his motion.

ROLL CALL — The above-mentioned motion was approved with Councilmembers Ambriz, Breceda, and Garcia in favor; Mayor Pro Tem Ortiz and Mayor Burrola opposed.

MAYOR PRO TEM ORTIZ — Responding to a question by Mayor Pro Tem Ortiz, City Attorney Guerra advised that the ordinance discussion would come first, separate from the Gateway item, simply to review what other cities are doing with their regulations on BESS systems, where the Council would be able to review and ask questions and give direction. Regarding the EIR, if direction was given to proceed with drafting an ordinance regulating this type of use, it would need to go through the planning process where staff would develop the ordinance, which would then be considered by the Planning Commission for review and recommendation, and ultimately to the City Council for first and second reading. For the next meeting, no environmental review would

be required since it is an overview and discussion regulating BESS facilities.

SPONTANEOUS COMMUNICATIONS

FRED BARBOSA — Fred Barbosa stated that he took offense when Mayor Burrola described Senator Rubio's meeting as informative since he was unable to learn anything due to the conduct of others, to which Mayor Burrola noted that he was referring to the meeting between Senator Rubio and other local Mayors, and not the meeting held in Duarte.

KENNETH WHITFIELD — Kenneth Whitfield with the Racer Coalition for Irwindale Speedway questioned how demolition permits for the Speedway were issued and made allegation of impropriety between the City, IDS, and Irwindale Industrial LLC and demanded that further development at the site be stopped until the District Attorney's Office can investigate. He also alleged improper use of funding and questioned the receipt of property taxes and requested to speak to Mayor Burrola regarding his concerns.

DIRECTOR CHAN — Director Chan provided a PowerPoint presentation on the steps needed to obtain a building permit and spoke on the demolition permit for the Irwindale speedway site.

CONSENT CALENDAR

MOTION — A motion was made by Councilmember Ambriz, seconded by Councilmember Breceda, to approve the Consent Calendar; The motion was unanimously approved; Mayor Pro Tem Ortiz abstaining on Item No. 21B.

ITEM NO. 21A
WARRANTS / DEMANDS / PAYROLL

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 21B
2ND READING OF ATHENS ORDINANCE NO. 786; AMENDMENT NO. 2 TO FRANCHISE & FACILITY OPERATIONS AGREEMENT

2ND READING OF ATHENS ORDINANCE NO. 786; AMENDMENT NO. 2 TO FRANCHISE & FACILITY OPERATIONS AGREEMENT

ORDINANCE NO. 786 ADOPTED ON SECOND READING

Ordinance No. 786, entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT NO. 02-2016 BY AND BETWEEN THE CITY OF IRWIDNALE AND ARAKELIAN ENTERPRISES, INC., A CALIFORNIA CORPORATION, DBS ATHENS SERVICES, FOR

THE MATERIALS RECOVERY FACILITY / TRANSFER STATION (MRF/TS) ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY, IRWINDALE, CA 91706 (APN 8535-001-039), IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS STATED HEREIN, FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELIENS SECITON 15162", was passed, approved, and adopted, reading by title only and waiving further reading thereof, and

RESOLUTION NO. 2025-14-3602 ADOPTED

Resolution No. 2025-14-3602, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING AMENDMENT NO. 2 TO THE ATHENS SERVICES FRANCHISE & FACILITY OPERATIONS AGREEMENT FOR THE MATERIALS RECOVERY FACILILTY / TRANSFER STATION (MRF/TS) ON PROPERTY LOCATED 2200 ARROW HIGHWAY, IRWINDALE, CA 91706 (APN 8535-001-039), IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS STATED HEREIN, FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTION 15162," was adopted, Mayor Pro Tem Ortiz abstaining.

ITEM NO. 21C
AMENDMENT NO. 1 TO THE 2020 CITY-WIDE ENGINEERING AND TRAFFIC STUDY

AMENDMENT NO. 1 TO THE 2020 CITY-WIDE ENGINEERING AND TRAFFIC STUDY

ORDINANCE NO. 792 INTRODUCED FOR FIRST READING

Ordinance No. 792, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING AN ENGINEERING AND TRAFFIC SURVEY JUSTIFYING THE SPEED LIMIT FOR CERTAIN CITY STREETS, AND AMENDING SECTION 10.40.0470 "SPEED LIMITS-SPECIFIED FOR CERTAIN STREETS," OF CHAPTER 10.40 "RESTRICTED USE OF CERTAIN STREETS" OF TITLE 10 "VEHICLES AND TRAFFIC" OF THE IRWINDALE MUNICIPAL CODE TO DECLARE THE PRIMA FACIE SPEED LIMITS OF CERTAIN STREETS WITHIN THE CITY OF IRWINDALE," was introduced for first reading, reading by title only and waiving further reading thereof.

END OF CONSENT CALENDAR

CITY MANAGER'S REPORT

CITY MANAGER MIRANDA

City Manager Miranda presented the following report:

1) In observance of Presidents' Day, City offices will be closed on February 17.
2) The City will be hosting a blood drive in collaboration with the American Red Cross on February 20.
3) The former Reliance II pit is currently being used by FEMA to store k-rails, wattles, and sand bags, and is not accepting or storing fire debris at the site.
4) The Aquatics' pool renovation project is nearly complete.
5) The Morada Street Block Wall project is anticipated to begin this month.
6) Construction for the new Irwindale Public Library is anticipated to begin this month with an anticipated completion date in March 2026, with additional improvements to be completed by summer 2026.
7) The Police Department has deployed body-worn cameras to all officers.
8) The Police Department has recently accepted six new patrol cars, which will enter service once the radios have been programmed.

REQUESTS FOR AGENDA ITEMS BY CITY COUNCIL

None.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:20 p.m., in memory of Isaura Gadea, Pete Perez, and Marco Adame.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Accounts Payable

Checks by Date - Summary by Check Number

User: stapia
Printed: 3/18/2025 11:31 AM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
104320	CALIFO56	California State Disbursement Unit	03/06/2025	604.15
104321	CALIFO57	California State Disbursement Unit	03/06/2025	143.07
104322	LOSANG31	Los Angeles County Sheriff's Dept.	03/06/2025	104.77
104323	AGUILA07	Berlyn Aguila	03/06/2025	355.85
104324	ALESHIRE	Aleshire & Wynder, LLP	03/06/2025	118,255.08
104325	AMAZON1	Amazon Capital Services, Inc.	03/06/2025	979.48
104326	BARA01	Frank Barajas	03/06/2025	300.00
104327	ALVARA04	Aundrea Butler	03/06/2025	692.23
104328	CALIFO01	California Contract Cities	03/06/2025	2,850.00
104329	CARDEN01	Rudy Cardenas	03/06/2025	150.00
104330	CARDEN01	Rudy Cardenas	03/06/2025	200.00
104331	CHAN03	Eddie Chan	03/06/2025	1,728.19
104332	CINTAS	Cintas Corporation #693	03/06/2025	138.27
104333	CONCE01	Concentra	03/06/2025	639.00
104334	ESPI11	Victoria M. Espino	03/06/2025	240.00
104335	EVANS02	Gloria Evans	03/06/2025	300.00
104336	FLORE01	Karla Flores	03/06/2025	840.00
104337	GARCIA13	Benjamin Garcia	03/06/2025	450.00
104338	HOYEN	Noelle Hoye	03/06/2025	490.00
104339	JOEAGO	Joe A. Gonsalves & Son	03/06/2025	2,375.00
104340	JOHN01	Roger William Johnson	03/06/2025	1,600.00
104341	MAJAN01	Celeste Majano	03/06/2025	75.00
104342	MART30	Denise Martinez	03/06/2025	153.25
104343	MIRAND25	Blanche V. Miranda	03/06/2025	390.00
104344	PerezM	Mary Perez	03/06/2025	300.00
104345	RANG01	Melissa Rangel	03/06/2025	75.00
104346	RANG10	Monica Rangel	03/06/2025	75.00
104347	RODR11	Mario Rodriguez	03/06/2025	75.00
104348	SCHOCK01	Susan Schock	03/06/2025	120.00
104349	UNITED11	United Site Services of CA Inc	03/06/2025	1,044.50
104350	VALLEY01	Valley County Water District	03/06/2025	2,162.24
104351	WAGONER	Pamela Wagoner	03/06/2025	770.00
104352	BARNEY	Barney's Locksmith Service	03/13/2025	38.20
104353	AMAZON1	Amazon Capital Services, Inc.	03/13/2025	111.41
104354	AT&T06	AT & T	03/13/2025	89.09
104355	B&BTIR	B & B Tires Service	03/13/2025	463.05
104356	BAKER01	Baker & Taylor Books	03/13/2025	823.00
104357	MIJACA	Balcon Holdings, Inc.	03/13/2025	45.00
104358	BILLST	Bill's Truck Repair, Inc.	03/13/2025	215.00
104359	CALI12	California Consulting Inc.	03/13/2025	4,700.00
104360	Cat Spec	Cat Specialities Inc	03/13/2025	1,646.34
104361	CHARTE01	Charter Communications	03/13/2025	1,548.02
104362	CHARTE04	Charter Communicatons	03/13/2025	136.23
104363	CINTAS	Cintas Corporation #693	03/13/2025	137.73
104364	LOSANG33	County of Los Angeles	03/13/2025	62,908.00
104365	CRAFCO	Crafco Inc.	03/13/2025	1,018.36
104366	RECPRO01	DaySmart Software	03/13/2025	1,475.00

104367	BATE01	Elior Inc.	03/13/2025	3,931.25
104368	FEDEX	FedEx	03/13/2025	22.70
104369	FILLG01	Fill Good Landscaping	03/13/2025	415.00
104370	FRONT01	Frontier Communications	03/13/2025	232.02
104371	FRONT01	Frontier Communications	03/13/2025	43.19
104372	IMAGE02	Image Sales, Inc.	03/13/2025	2,389.53
104373	IMPAC01	Impact Images. Inc.	03/13/2025	2,445.36
104374	IMPE01	Imperial County Office of Education	03/13/2025	3,920.73
104375	INTER01	Interwest Consulting Group	03/13/2025	11,467.50
104376	LANDSC	Landscape Warehouse III Inc.	03/13/2025	71.35
104377	LAWE01	Law Enforcement Medical Services, Inc.	03/13/2025	925.00
104378	LOSANG35	Los Angeles County Police Chief's Association	03/13/2025	500.00
104379	MAINTE01	Maintex	03/13/2025	374.30
104380	MIDAS	Manuel C Muratalla	03/13/2025	643.96
104381	MAVE01	Maverick Networks, Inc	03/13/2025	823.31
104382	OFFICE03	ODP Business Solutions, LLC	03/13/2025	1,244.56
104383	PAYN01	Payne Pest Management, Inc.	03/13/2025	144.00
104384	PEER01	Peerless Network, Inc	03/13/2025	1,393.29
104385	PERF03	Performance Elevator Contractors, Inc.	03/13/2025	380.00
104386	SCFUELS	SC Fuels	03/13/2025	6,033.44
104387	SEMA02	SEMA INC	03/13/2025	3,531.23
104388	SkyBluep	Sky Blueprint & Supplies, Inc	03/13/2025	665.91
104389	SWANK01	Swank Motion Pictures, Inc.	03/13/2025	2,510.00
104390	TAB01	TAB Products Co. LLC	03/13/2025	577.50
104391	TERRA01	Terra Realty Advisors, Inc	03/13/2025	2,914.17
104392	V&V01	V & V Manufacturing, Inc.	03/13/2025	538.90
104393	WESTLD	Westland Group, Inc.	03/13/2025	125,400.00
104394	YTIRES	Y Tire Sales	03/13/2025	151.56
			Report Total (75 checks):	387,719.27

Accounts Payable

Checks by Date - Summary by Check Number

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Printed: 3/18/2025 11:32 AM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
104396	AMBRIZ05	Albert Ambriz	03/13/2025	15.00
104397	AMERIC34	American Fidelity Assurance Co	03/13/2025	6,469.70
104398	DF01	Anselmo Ryan Angulo	03/13/2025	600.00
104399	Ayala01	Leonor Ayala	03/13/2025	365.00
104400	BRECED04	Mark A. Breceda	03/13/2025	857.38
104401	BURROL08	Larry Burrola	03/13/2025	19.40
104402	BURROL07	Lorene Burrola	03/13/2025	300.00
104403	CALIFO02	California American Water	03/13/2025	1,113.28
104404	GARCIA03	Manuel Garcia	03/13/2025	809.38
104405	SOUTHE17	Golden State Water Company	03/13/2025	2,114.41
104406	IRWIND21	Irwindale Hand Wash & Auto Detail	03/13/2025	582.83
104407	JOHN01	Roger William Johnson	03/13/2025	3,200.00
104408	MMASC	MMASC	03/13/2025	125.00
104409	OLIVAR01	Theresa Olivares	03/13/2025	256.83
104410	LEGAL03	Pre-Paid Legal Services, Inc.	03/13/2025	110.65
104411	ROSENO	RSG Inc.	03/13/2025	1,123.75
104412	SEGU01	Adriana Segura	03/13/2025	300.00
104413	SCE02	Southern California Edison	03/13/2025	22,894.68
104414	TREJ01	Rose Trejo	03/13/2025	22.00
104415	VALLEY01	Valley County Water District	03/13/2025	15,971.95
104416	WEST20	Western Engineering Construction	03/13/2025	3,510.00
104417	WILL01	April Williams	03/13/2025	450.00
104418	BARNEY	Barney's Locksmith Service	03/20/2025	105.26
104419	ACCO01	ACCO Engineering Systems	03/20/2025	430.00
104420	ALLCI01	All City Management Services, Inc	03/20/2025	977.67
104421	AMAZON1	Amazon Capital Services, Inc.	03/20/2025	297.64
104422	AMAZON01	Amazon Graphics	03/20/2025	38.59
104423	AT&T06	AT & T	03/20/2025	1,733.39
104424	B&BTIR	B & B Tires Service	03/20/2025	30.00
104425	MIJACA	Balcon Holdings, Inc.	03/20/2025	139.00
104426	BRITEW	BriteWorks, Inc.	03/20/2025	12,847.12
104427	BURRO01	Burro Canyon Ent. Inc.	03/20/2025	10.00
104428	BALDWI02	City of Baldwin Park	03/20/2025	700.00
104429	COUNTY04	County of Los Angeles	03/20/2025	3,913.97
104430	LOSANG33	County of Los Angeles	03/20/2025	757.50
104431	CWE01	CWE	03/20/2025	19,381.94
104432	DEMCOI	Demco, Inc.	03/20/2025	179.19
104433	FLOCK01	Flock Group, Inc	03/20/2025	800.00
104434	HINDER	Hinderliter, De Llamas & Assoc	03/20/2025	4,594.07
104435	INTELL01	Intelli-tech, Inc.	03/20/2025	73.78
104436	LANDSC	Landscape Warehouse III Inc.	03/20/2025	16.44
104437	LEXISN	LexisNexis Risk Solutions	03/20/2025	909.00
104438	MIDAS	Manuel C Muratalla	03/20/2025	366.94
104439	MARIPO	Mariposa Landscapes, Inc.	03/20/2025	9,606.54
104440	MARXBR	Marx Bros Fire Extinguisher Co	03/20/2025	2,620.39
104441	OFFICE03	ODP Business Solutions, LLC	03/20/2025	189.08
104442	PHASEII	PARS	03/20/2025	1,750.00

104443	PITNEY06	Pitney Bowes, Inc	03/20/2025	10,346.57
104444	PROPRINT	Pro Printing, Inc.	03/20/2025	67.03
104445	PURCHA	Purchase Power	03/20/2025	2,041.99
104446	SECT01	Sectran Security Inc.	03/20/2025	137.53
104447	TOTALCOM	Total Compensation Systems, Inc.	03/20/2025	1,237.50
104448	UNITED11	United Site Services of CA Inc	03/20/2025	589.50
104449	V&V01	V & V Manufacturing, Inc.	03/20/2025	61.68
104450	verizonw	Verizon Wireless	03/20/2025	4,220.29
104451	HDSUP01	WHITE CAP, L.P.	03/20/2025	443.62
104452	YTIRES	Y Tire Sales	03/20/2025	367.49

Report Total (57 checks): 143,191.95

Item #19.C.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: 2nd Reading of Gateway Ordinances

City Manager's Recommendation:

That the City Council adopt on second reading the following Ordinances for Irwindale Gateway Specific Plan project:

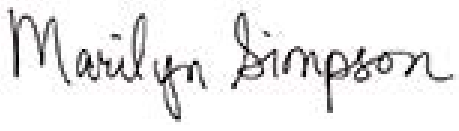
Ordinance No. 787 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ADOPTING ZONE ORDINANCE AMENDMENT NO. 02-2023 TO ADD IRWINDALE GATEWAY SPECIFIC PLAN TO TITLE 17 OF THE IRWINDALE MUNICIPAL CODE (IMC), DEFINING PERMITTED USES, REGULATING THE SIZES AND LOCATIONS OF BUILDINGS, SPECIFYING DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, ADDRESSING MOBILITY AND CONNECTIVITY TOPICS, IDENTIFYING PROJECT INFRASTRUCTURE AND SERVICES, AND PROVIDING ADMINISTRATIVE AND IMPLEMENTATION LANGUAGE FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APNS: 8532-002-046 AND 8532-002-047) AND FINDING THE PROJECT CONSISTENT WITH THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2023020290)."

Ordinance No. 788 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE MODIFYING THE CITY OF IRWINDALE ZONING MAP (ZONE CHANGE NO. 02-2022) FROM M-2 (HEAVY MANUFACTURING) TO IRWINDALE GATEWAY SPECIFIC PLAN FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APNS: 8532-002-046 AND 8532-002-047) AND FINDING THE PROJECT CONSISTENT WITH THE CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH# 2023020290)."

Administrative Action:

Submitted by:

Marilyn Simpson, AICP, Community Development Director



Prepared by:

Brandi Jones, Senior Planner



Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

At its meeting of March 12, 2025, the City Council introduced the above Ordinances for first reading. The ordinances are attached and it would be in order to adopt Ordinance Nos. 787 and 788 on second reading for The Gateway Specific Plan project.

Fiscal Impact:

The Irwindale Gateway Specific Plan is a multi-year plan for the business park to develop. All future development as described in the Specific Plan will be fully funded by the Applicant/Developer. There is no impact to the City's General Fund.

Attachments:

1. Ordinance No. 787 FINAL Attachment A FINAL
2. Ordinance No. 788 FINAL Attachment B FINAL

ATTACHMENT "A"

ORDINANCE NO. 787

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ADOPTING ZONE ORDINANCE AMENDMENT NO. 02-2023 TO ADD IRWINDALE GATEWAY SPECIFIC PLAN TO TITLE 17 OF THE IRWINDALE MUNICIPAL CODE (IMC), DEFINING PERMITTED USES, REGULATING THE SIZES AND LOCATIONS OF BUILDINGS, SPECIFYING DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, ADDRESSING MOBILITY AND CONNECTIVITY TOPICS, IDENTIFYING PROJECT INFRASTRUCTURE AND SERVICES, AND PROVIDING ADMINISTRATIVE AND IMPLEMENTATION LANGUAGE FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APNS: 8532-002-046 AND 8532-002-047) AND FINDING THE PROJECT CONSISTENT WITH THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2023020290)

WHEREAS, Jeff Dritley, on behalf of KP Irwindale Owner, LLC 1875 Century Park East, Suite 380, Los Angeles, CA 90067, the Applicant, has made the following request: 1) Zone Ordinance Amendment (ZOA) No. 02-2023 to add Irwindale Gateway Specific Plan to Title 17 of the Irwindale Municipal Code for property located at 13620 Live Oak Lane – APNs: 8532-002-046 and 8532-002-047. (This ZOA is being processed concurrently with FEIR State Clearinghouse No. 2023020290, GPA No. 02-2022, ZC No. 02-2022, and TPM No. 83854); and

WHEREAS, Government Code Section 65450 allows for the adoption of a specific plan after the legislative body has adopted a General Plan, and the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. A specific plan may be adopted/amended per Government Code Section 65453; and

WHEREAS, the proposed project will allow for the establishment of the Irwindale Gateway Specific Plan. The Specific Plan area within the City is currently located at 1360 Live Oak Lane (APNS: 8532-002-046 and 8532-002-047); and

WHEREAS, an electronic copy of the proposed Specific Plan is available on the City's website https://www.irwindaleca.gov/590/13620-Live-Oak-Lane---Irwindale-Gateway-, printed copies are available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department; and

WHEREAS, the proposed Specific Plan, provides for the planned use and long-term development of the business park and;

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and has prepared an Environmental Impact Report ("EIR"). The EIR was circulated for public

review for 45 days from May 13, 2024 through June 27, 2024. A copy of the EIR was circulated through the State Clearinghouse (SCH# 2023020290), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and Community Development Department. A copy of the EIR and Mitigation Monitoring and Reporting Program was posted on the project's dedicated website https://www.irwindaleca.gov/590/13620-Live-Oak-Lane---Irwindale-Gateway-; and

WHEREAS, the public review period for the Draft EIR ended on June 27, 2024; and

WHEREAS, a Final Environmental Impact Report (SCH# 2023020290) was prepared for the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, and revisions and corrections to the Draft EIR made in response to comments received; and

WHEREAS, on October 28, 2024, the Irwindale Planning Commission continued its hearing on this item to a date certain (November 26, 2024); and

WHEREAS, the Special Planning Commission meeting of November 26, 2024 was later rescheduled to November 14, 2024, and

WHEREAS, revised notices of public hearing were published, posted, and mailed in accordance with the laws, including CEQA, the Government Code, and policies of the City of Irwindale; and

WHEREAS, on November 14, 2024, the Planning Commission conducted a duly noticed Special public hearing on the Irwindale Gateway Specific Plan and corresponding Zone Ordinance Amendment No. 02-2023, and adopted PC Resolution No. 836(24), recommending that the City Council adopt an ordinance adopting the Irwindale Gateway Specific Plan; and

WHEREAS, notice of a public hearing before the City Council on the proposed Specific Plan adoption, was given in accordance with applicable law; and

WHEREAS, on January 8, 2025, the Irwindale Planning Commission continued its hearing on this item to a date certain (January 22, 2025); and

WHEREAS, on January 22, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the proposed Application at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale City Council, received public testimony, and directed Staff to revise the draft Specific Plan document, Resolutions and Ordinances to remove all references to Battery Energy Storage Systems (BESS), and put on the February 26, 2025 Consent Calendar; and

WHEREAS, on February 26, 2025, the City Council directed Staff to revise the draft Specific Plan document, Resolutions and Ordinances to restore all references to Battery Energy Storage Systems (BESS), and put on the March 12, 2025 Consent Calendar; and

WHEREAS, on March 12, 2025, the City Council adopted the revised Resolutions, Ordinances and Specific Plan document; and

WHEREAS, a copy of the proposed Specific Plan as presented to the City Council is on file with the Community Development Department, City Clerk's Office, and additional printed copies are also posted at the Irwindale Public Library, and an electronic copy is provided on the project's dedicated webpage; and

WHEREAS, the City Council has considered the staff report and all of the information, evidence, and testimony received at the public hearing, including the recommendation of the Planning Commission; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Based upon substantial evidence presented to the City Council during the public hearing, including written staff reports and verbal testimony, all of which shall constitute the entire record of this matter, the City Council hereby finds and determines:

a. The Irwindale Gateway Specific Plan is consistent with the Irwindale General Plan, as amended through General Plan Amendment No. 02-2022. The Property was previously contemplated in the City's General Plan as a landfill in the stage of reclamation. The Nu-Way Live Oak Reclamation Operations Plan is currently active and expected to be completed in approximately 2026. Upon completion of reclamation, the property will be graded to match the adjacent grade. The final reclaimed and rough graded site, consistent with the previous General Plan designation, serves as the baseline for the Irwindale Gateway Specific Plan.

General Plan Amendment No. 02-2022 processed concurrently designates the site as the Irwindale Gateway Specific Plan. The Irwindale Gateway Specific Plan is intended to encourage the highest and best use for the subject property to guide the development of a former landfill and sand and gravel quarry into a productive site based on its unique characteristics and will be in the best interests and welfare

of the City and its residents. The Specific Plan is therefore consistent with the City's General Plan Land Use Designations and the Zoning Designation, as amended.

Furthermore, the Community Development Element of the General Plan promotes several policies that support the adoption of the Specific Plan and associated entitlements. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning. The Irwindale Gateway Specific Plan implements policies set forth in the General Plan, to provide direction for the development of the business park over several years, addresses sustainable practices on and off-site, promotes compatibility with surrounding areas, and provides a unique and flexible policy document that facilitates orderly development of the site.

b. Based on the above findings, the Irwindale Gateway Specific Plan and the City Council's adoption thereof complies with Government Code Section 65450 *et seq*.

SECTION 3. Based upon the substantial evidence and testimony received at the public hearing and the findings and conclusions set forth hereinabove, the City Council hereby accepts the recommendation of the Planning Commission and hereby adopts the Irwindale Gateway Specific Plan, on file with the Community Development Department and as presented to the City Council at the time of the adoption of this Ordinance.

SECTION 4. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City Council finds that the Environmental Impact Report (EIR) for The Irwindale Gateway Specific Plan (State Clearinghouse (SCH) No. 2023020290), including the Mitigation Monitoring and Reporting Program and Findings of Fact and Statement of Overriding Considerations adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of the Irwindale Gateway Specific Plan for the purposes of CEQA review, and it is consistent with the analysis of the Project within the City Council certified Final Environmental Impact Report, adopted Mitigation Monitoring and Reporting Program, adopted Findings of Fact, and adopted Statement of Overriding Considerations.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction , such decision shall not affect the validity or effectiveness of the remaining portions of this

Ordinance or any part thereof. The City Council herby declares that it would have adopted this Ordinance and each section, subsection, subdivision, paragraph , sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this Ordinance are declared severable.

SECTION 6. This Ordinance shall take effect thirty (30) days after its adoption. The City Council hereby authorizes and directs the Mayor and the Chief Deputy City Clerk to execute this Ordinance on behalf of the City of Irwindale forthwith upon its adoption.

SECTION 7. The Chief Deputy City Clerk shall certify as to the passage of this Ordinance and shall cause the same to be published and/or posted at the designated locations in the City of Irwindale.

PASSED, APPROVED AND ADOPTED this 26th day of February 2025.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 787 was duly introduced at a regular meeting of the Irwindale City Council held on the 12th day of March 2025, and was duly approved and adopted on second reading at its regular meeting held on the 26th day of March 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibit:

A. Irwindale Gateway Specific Plan (dated March 12, 2025) (https://www.irwindaleca.gov/DocumentCenter/View/11298/Irwindale-Gateway-Specific-Plan-CC-03122025)

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 787 adopted by the City Council of the City of Irwindale at its regular meeting held March 26, 2024, to be posted at the City Hall, Library, and Post Office on March 27, 2025.

_____ Dated:_____

Laura M. Nieto, MMC
Chief Deputy City Clerk

ATTACHMENT "B"

ORDINANCE NO. 788

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE MODIFYING THE CITY OF IRWINDALE ZONING MAP (ZONE CHANGE NO. 02-2022) FROM M-2 (HEAVY MANUFACTURING) TO IRWINDALE GATEWAY SPECIFIC PLAN FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APNS: 8532-002-046 AND 8532-002-047) AND FINDING THE PROJECT CONSISTENT WITH THE CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH# 2023020290)

WHEREAS, Jeff Dritley, on behalf of KP Irwindale Owner, LLC 1875 Century Park East, Suite 380, Los Angeles, CA 90067, the Applicant, has made the following request: 1) Zone Change (ZC) No. 02-2022 to change the City of Irwindale Zoning Map from M-2 (Heavy Manufacturing) to Irwindale Gateway Specific Plan for property located at 13620 Live Oak Lane – APNs: 8532-002-046 and 8532-002-047. (This ZC is being processed concurrently with FEIR State Clearinghouse No. 2023020290, GPA No. 02-2022, ZOA No. 02-2023, and TPM No. 83854); and

WHEREAS, Section 17.84.010 of the Irwindale Municipal Code allows for changes to the zoning and the classification of property "whenever the public interest and necessity so require"; and

WHEREAS, the proposed Irwindale Gateway Specific Plan, provides for the planned use and long-term development of the business park for the next several years; and

WHEREAS, the City Council, in connection with the implementing actions necessary for the adoption of the Irwindale Gateway Specific Plan, has considered the proposed Zone Change No. 02-2022, an amendment to the Zoning Code and the Zoning Map designation for two (2) parcels (APNs: 8532-002-046 and 8532-002-047) to the Irwindale Gateway Specific Plan; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and has prepared an Environmental Impact Report ("EIR"). The EIR was circulated for public review for 45 days from May 13, 2024 through June 27, 2024. A copy of the EIR was circulated through the State Clearinghouse (SCH# 2023020290), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and Community Development Department. A copy of the EIR and Mitigation Monitoring and Reporting Program was posted on the project's dedicated website https://www.irwindaleca.gov/590/13620-Live-Oak-Lane---Irwindale-Gateway-; and

WHEREAS, the public review period for the Draft EIR ended on June 27, 2024; and

WHEREAS, a Final Environmental Impact Report (SCH# 2023020290) was prepared for the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, and revisions and corrections to the Draft EIR made in response to comments received; and

WHEREAS, On October 28, 2024, the Irwindale Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, closed the public hearing and requested that the item be continued until the entire Planning Commission was present. The item was continued the meeting to a date certain (November 26, 2024); and

WHEREAS, the Special Planning Commission meeting of November 26, 2024 was later rescheduled to November 14, 2024; and

WHEREAS, revised notices of public hearing were published, posted, and mailed in accordance with the laws, including CEQA, Government Code, and policies of the City of Irwindale; and

WHEREAS, on November 14, 2024, the Planning Commission conducted a duly noticed public hearing on the Irwindale Gateway Specific Plan and corresponding Zone Change No. 02-2022, and adopted PC Resolution No. 837(24) recommending that the City Council of the City of Irwindale adopt Zone Change No. 02-2022 to modify the City of Irwindale Zoning Map from M-2 (Heavy Manufacturing) to Irwindale Gateway Specific Plan; and

WHEREAS, notice of a public hearing before the City Council on the proposed Zone Change for the Specific Plan project, was given in accordance with applicable law; and

WHEREAS, on January 8, 2025, the Irwindale Planning Commission continued its hearing on this item to a date certain (January 22, 2025); and

WHEREAS, on January 22, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the proposed Application at which time oral and documentary evidence was introduced along with the written recommendation of the City of Irwindale City Council, received public testimony, and directed Staff to revise the draft Specific Plan document, Resolutions and Ordinances to remove all references to Battery Energy Storage Systems (BESS), and put on the February 26, 2025 Consent Calendar; and

WHEREAS, on February 26, 2025, the City Council directed Staff to revise the draft Specific Plan document, Resolutions and Ordinances to restore all references to Battery Energy Storage Systems (BESS), and put on the March 12, 2025 Consent Calendar; and

WHEREAS, on March 12, 2025, the City Council adopted the revised Resolutions, Ordinances and Specific Plan document; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Ordinance are true and correct.

SECTION 2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

a. The proposed Zone Change from M-2 (Heavy Manufacturing) to Irwindale Gateway Specific Plan is intended to encourage the highest and best use for the subject property and is in the best interests and welfare of the City and its residents.

b. The proposed Zone Change is internally consistent with all other provisions of the General Plan. The Community Development Element of the General Plan promotes several policies that support the adoption of the SP and associated entitlements. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning. If adopted, the proposed Zone Change would implement the proposed Irwindale Gateway Specific Plan, which implements policies set forth in the General Plan, to provide direction for the development of the business park over several years, addresses sustainable practices on and off-site, promotes compatibility with surrounding areas, and provides a unique and flexible policy document that facilitates orderly development of the site.

c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to implement the Specific Plan, which provides a comprehensive framework for the long-term

growth and development of the entire business park, provides clarity in processes and in the coordination between the applicant, developers, and City. If adopted, the proposed Specific Plan would define permitted uses, regulate the sizes and locations of buildings, specify design guidelines and development standards, address mobility and connectivity issues, identify project infrastructure and services, and provide administrative and implementation language for the entire 66.64-acre property.

d. The affected properties are physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The site and adjacent environs were studied for physical suitability as part of the preparation for the Specific Plan and associated Final Environmental Impact Report.

SECTION 3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City Council finds that the Environmental Impact Report (EIR) for The Irwindale Gateway Specific Plan (State Clearinghouse (SCH) No. 2023020290), including the Mitigation Monitoring and Reporting Program and Findings of Fact and Statement of Overriding Considerations adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of the Irwindale Gateway Specific Plan for the purposes of CEQA review, and it is consistent with the analysis of the Project within the City Council certified Final Environmental Impact Report, adopted Mitigation Monitoring and Reporting Program, adopted Findings of Fact, and adopted Statement of Overriding Considerations.

SECTION 4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council adopts and approves proposed Zone Change No. 02-2022 to change the Zoning Map as shown in attached Exhibit “A” to this Ordinance.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction , such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council herby declares that it would have adopted this Ordinance and each section, subsection, subdivision, paragraph,

sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this Ordinance are declared severable.

SECTION 6. This Ordinance shall take effect thirty (30) days after its adoption. The City Council hereby authorizes and directs the Mayor and the Chief Deputy City Clerk to execute this Ordinance on behalf of the City of Irwindale forthwith upon its adoption.

SECTION 7. The Chief Deputy City Clerk shall certify as to the passage of this Ordinance and shall cause the same to be published and/or posted at the designated locations in the City of Irwindale

PASSED, APPROVED AND ADOPTED this 26th day of March 2025.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 788 was duly introduced at a regular meeting of the Irwindale City Council held on the 12th day of March 2025, and was duly approved and adopted on second reading at its regular meeting held on the 26th day of March 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

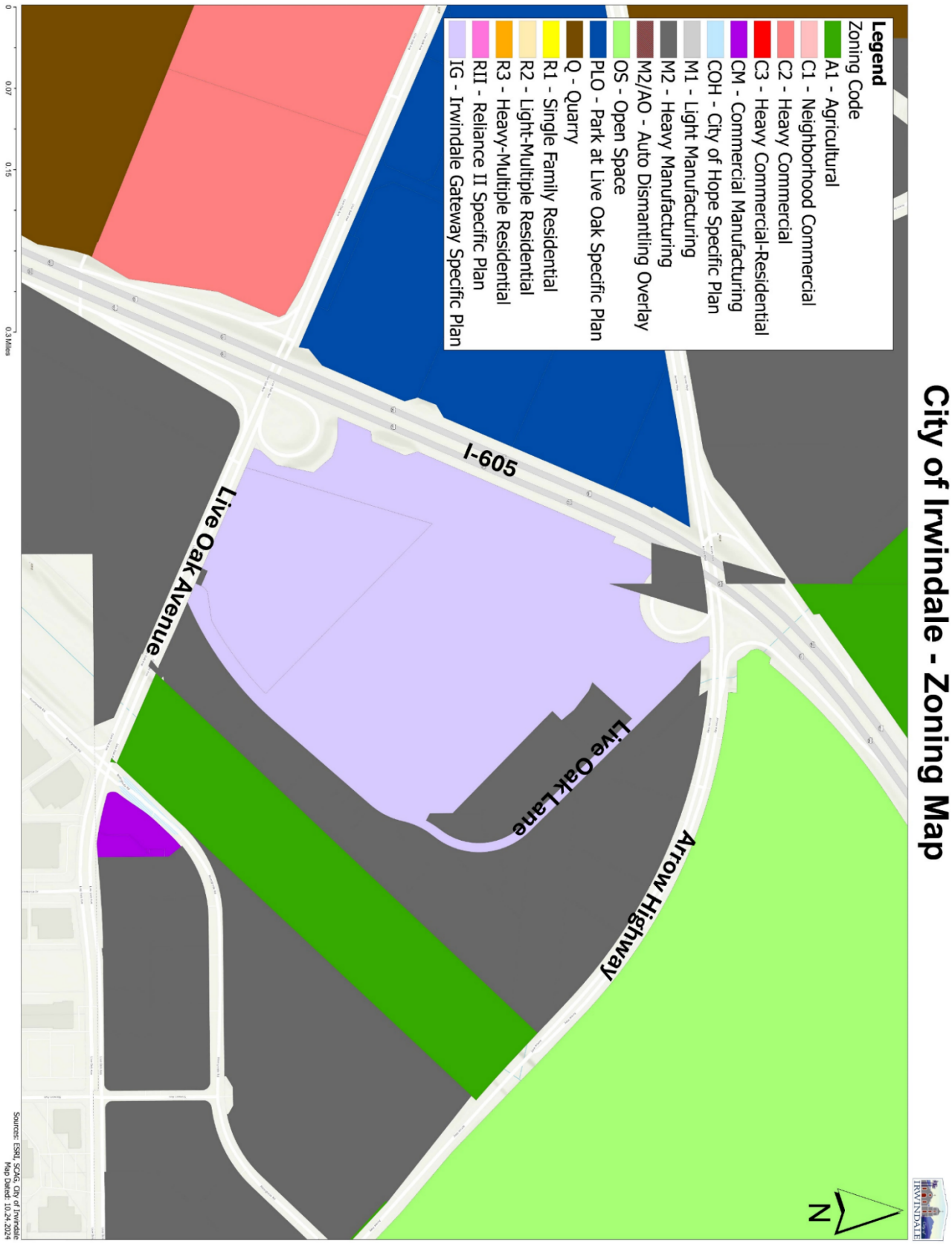
ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC

Chief Deputy City Clerk

Exhibit:
A. Proposed Zoning Map

EXHIBIT "A"


City of Irwindale - Zoning Map
Legend
Zoning Code
A1 - Agricultural
C1 - Neighborhood Commercial
C2 - Heavy Commercial
C3 - Heavy Commercial-Residential
CM - Commercial Manufacturing
COH - City of Hope Specific Plan
M1 - Light Manufacturing
M2 - Heavy Manufacturing
M2/AO - Auto Dismantling Overlay
OS - Open Space
PLO - Park at Live Oak Specific Plan
Q - Quarry
R1 - Single Family Residential
R2 - Light-Multiple Residential
R3 - Heavy-Multiple Residential
RII - Reliance II Specific Plan
IG - Irwindale Gateway Specific Plan
I-605
Live Oak Avenue
Live Oak Lane
Arrow Highway
N
0
0.07
0.15
0.3 Miles
Sources: ESRI, SCAG, City of Irwindale
Map Dated: 10.24.2024

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 788 adopted by the City Council of the City of Irwindale at its regular meeting held March 26, 2024, to be posted at the City Hall, Library, and Post Office on March 27, 2025.

_____ Dated:_____

Laura M. Nieto, MMC
Chief Deputy City Clerk

Item #19.D.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Housing Element Progress Report

City Manager's Recommendation:

Adopt Resolution No. 2025-27-3615 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA RECEIVING AND APPROVING THE ANNUAL HOUSING ELEMENT PROGRESS REPORT AND AUTHORIZING STAFF TO SUBMIT THE HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2024 CALENDAR YEAR TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)".

Administrative Action:

Submitted by:

Marilyn Simpson, AICP, Community Development Director

Marilyn Simpson

Prepared by:

Electronically Approved

Mario Arellano, Associate Planner

Reviewed by:

Adrian R. Guerra, City Attorney

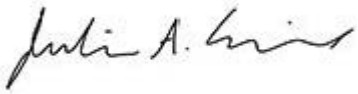
Adri R. Guerra

Kambiz Borhani, Finance Director / City Treasurer

K. Borhani

Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

Pursuant to Government Code Section 65400(a)(2)(B), the City is required to submit a General Plan Annual Progress Report to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) each year, to provide a summary of the City's progress towards meeting its Regional Housing Needs Allocation (RHNA) goal and implementing its General Plan.

State law requires that all General Plans include a Housing Element which provides a plan for accommodating future housing production needs. The Housing Element must include the City's plan for meeting its share of RHNA. As part of RHNA, the California Department of Housing and Community Development (HCD) determines the total number of new homes that the local region needs to build and the necessary number of units needed at various levels of affordability to meet the housing needs of people at all income levels.

The 2024 Housing Element Annual Progress Report includes a summary of the City's progress towards meeting its RHNA goal for the calendar year of 2024. Attached with this staff report is the City's annual housing element progress report, prepared using the form provided by HCD.

In addition, pursuant to SB 35, HCD will use the information provided in the City's Housing Element Annual Progress report to determine if the City is making progress towards reaching its RHNA goal. As part of the 2021 and 2029 planning period, the City's required goal is to provide 119 affordable units divided into the following four (4) categories:

- Very-low Income Units: 36
- Low Income Units: 11
- Moderate Income Units: 17
- Above-moderate Income Units: 55

As previously discussed with the City Council, staff has retained consultant Environmental Science Associates (ESA) to update the City's General Plan and Housing Element to incorporate the 6th Cycle RHNA required goal for our City. At this time, the Program Environmental Impact Report (PEIR) is being prepared and is expected to go out for public review before the end March 2025.

Staff recommends that the City Council approve the Annual Housing Element Progress Report and authorize staff to submit the final 2024 General Plan Annual Progress Report to the Governor's Office

of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

Fiscal Impact:

There is no fiscal impact associated with this action.

Attachments:

1. Resolution No. 2025-27-3615
2. Irwindale 2024 Annual Progress Report

RESOLUTION NO. 2025-27-3615

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA RECEIVING AND APPROVING THE ANNUAL HOUSING ELEMENT PROGRESS REPORT AND AUTHORIZING STAFF TO SUBMIT THE HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2024 CALENDAR YEAR TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

WHEREAS, California Government Code Section 65400(a)(2) requires each California planning agency provide an annual progress report to the City Council, the State Office of Planning and Research, and the California Department of Housing and Community Development (HCD) regarding progress toward implementation of the housing element of the general plan; and

WHEREAS, an annual progress report for the 2024 calendar year has been prepared by the City of Irwindale, utilizing prescribed forms and instructions provided by HCD; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. The City Council finds the above recitals true and correct and they are hereby incorporated herein by this reference.

Section 2. The City Council hereby receives, accepts, and approves the 2024 Annual Progress Report on the Housing Element (Housing Element Annual Progress Report Form 2024) ("Report") prepared by the City, attached hereto as Exhibit "A".

Section 3. The City Council hereby directs that the Report be forwarded to the State Office of Planning and Research and the State Department of Housing and Community Development (HCD) pursuant to California Government Code Section 65400(a)(2).

Section 4. The Chief Deputy City Clerk shall certify the adoption of this Resolution which shall take effect immediately.

PASSED, APPROVED and **ADOPTED** this 26th day of March, 2025.

Larry G. Burrola, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2024-27-3615 duly adopted by the City Council of the City of the City of Irwindale, at a regular meeting held on the 26th day of March 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers

Laura M. Nieto, MMC
Chief Deputy City Clerk

Please Start Here

General Information	
Jurisidiction Name	Irwindale
Reporting Calendar Year	2024
Contact Information	
First Name	Marilyn
Last Name	Simpson
Title	Community Development Director
Email	msimpson@irwindaleca.gov
Phone	6264302208
Mailing Address	
Street Address	5050 Iriwndale Avenue
City	Irwindale
Zipcode	91706

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_02_12_25

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Irwindale	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	0	0
Mobile/Manufactured Home	0	0	0
Total	**0**	**0**	**0**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	0	0
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications

Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	50
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Irwindale
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0						
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Jurisdiction	Irvine
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (10/15/2021 - 10/15/2029)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4							5	6	7							8	9	10							11	12	13	14	15	16	17	18	19	20						21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SF,A,SFD,2-4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of units were Extremely Low-Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units Owner or Renter	Demolished Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0		0						0						
															0									0																

Jurisdiction	Irwindale	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	36	-	-	-	-	-	-	-	-	-	-	-	36
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	11	-	-	-	-	-	-	-	-	-	-	-	11
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	17	-	-	-	-	-	-	-	-	-	-	-	17
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		55	-	-	1	-	-	-	-	-	-	-	1	54
Total RHNA		**119**												
Total Units			-	-	1	-	-	-	-	-	-	-	1	118

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
	Extremely low-Income Need											**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	18		-	-	-	-	-	-	-	-	-	-	18

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted
LI Deed Restricted
LI Non Deed Restricted
MI Deed Restricted
MI Non Deed Restricted
Above Mod Income

Jurisdiction	Irwindale	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Irwindale	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Table D
Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
5th Cycle Program 1: Housing Grants for Extremely and Very Low-Income (Grants)	7 grants between 2014-2021 (3 Extremely Low-Income; 2 very low-income; 2 moderate-income)	2015-2021	This program no longer exists due to the dissolution of the ICRA.
5th Cycle Program 2: Deferred Housing Improvement Loan Program (SR Loans)	7 grants between 2014-2021 (3 Extremely Low-Income; 2 Very Low-Income; 2 Moderate-Income)	2015-2021	This program no longer exists due to the dissolution of the ICRA.
5th Cycle Program 3: Substantial Rehabilitation Housing Improvement Loan Program (SR Loans)	7 additional loans processed between 2014-2021 (3 Extremely Low-Income; 2 Very Low-Income; 2 Moderate-Income)	2015-2021	This program no longer exists due to the dissolution of the ICRA.
5th Cycle Program 4: Below Market-Rate Loans for Tenant Occupied Units	1 additional loan processed between 2014-2021	2015-2021	This program no longer exists due to the dissolution of the ICRA.
5th Cycle Program 5: Substantial Rehabilitation Below Market Rate Loans for Tenant Occupied Units	1 additional loan processed between 2014-2021	2015-2021	This program no longer exists due to the dissolution of the ICRA.
5th Cycle Program 6: Zoning Program	Planned Development Overlay - up to 63 units	Fall 2014	The completion of the comprehensive Zoning Code Update was delayed due to staffing issues and COVID 19 pandemic. Anticipated to be completed by Spring 2024.
5th Cycle Program 7: In-Fill Housing Program	8 net new units	4th Quarter, 2014	In 2021, 7 new deed restricted housing units were completed and 1 building permit was issued to sustiantially rehabilitate and deed restrict
5th Cycle Program 8: Promotion of Second Unit Ordinance and Second Unit Deferred Loan Program	Average of 1 new second unit per year (total of 6 units - 4 Very Low-Income; 2 Low-Income)	2015-2021	There have been no requests received for this program. The Second Unit Deferred Loan Program no longer exists due to the dissolution of the ICRA.

5th Cycle Program 9: Promotion of Energy and Water Conservation to Existing Residents and in City Sponsored Housing Projects	5 new retrofitted units per year (total of 25 units)	Ongoing	The new housing units developed with the assistance of the Irwindale Housing Authority are green point rated and include energy and water conservation elements.
5th Cycle Program 10: Proposed Green Building Grant Program	4 grants between 2015-2021	2015-2021	This program no longer exists due to the dissolution of the ICRA.
5th Cycle Program 11: Mountain Avenue and Shrode Street Residential Development	development of 8 units	Ongoing	In 2020, 7 building permits were issued to develop 4 very low and 3 low income housing units at the Mountain and Shrode Avenue site (Now named Ambriz St). Reduced to 7 from 8 due to accomodation of the street.
5th Cycle Program 12: Priority for Water and Sewer (SB 1087)	N/A	Upon adoption of H.E.	Copy of the adopted H.E. sent to water and sewer service providers (Valley County Water District; Cal-American Water Company; L.A. County Sanitation District No. 22); priority for water and sewer connections to affordable housing projects.
5th Cycle Program 13: Annual Review of General Plan Land Use and Conservation Elements (AB 162)	N/A	Upon adoption of H.E.	Review as needed
5th Cycle Program 14: Provision of Land Zoned for Multiple-Family Housing	Up to 63 dwelling units	Upon Rezoning of Manning Pit	The 10-acre portion of the Manning Pit has been recently reclaimed and rezoning is anticipated late 2024.
5th Cycle Program 15: Housing for Extremely Low-Income Households	New Housing for extremely low-income households in support of RHNA requirements	Annual outreach to developers & prioritize local funding twice during planning period	in 2023, no extremely low income homes were developed.
5th Cycle Program 16: Fair Housing Program	Referrals at resident request	Ongoing	This information is provided when requested by residents.
5th Cycle Program 16a: Reasonable Accomodation	Referrals at resident request	Ongoing	This information is provided when requested by residents.
5th Cycle Program 17: Units at Risk of Converting to Market Rate	Ensure tenants of Las Casitas meet affordable income restrictions	Annual recertification	In 2023, one unit was converted to market rate.
5th Cycle Program 18: Provision of Land Zoned for Multiple-Family Housing	N/A	Land survey within 5 yrs of H.E. adoption	Stakeholder interviews and surveys that identified existing and potential land uses were performed in late 2020 in coordination with the preparation of the comprehensive Zoning Code update. Information from the 2017 land use survey was provided to the consultant preparing the zoning code update. .
Proposed 6th Cycle Program 1: Proactive residential Code Enforcement	Modify the IMC to provide minimal standards for residential health and safety via regular upkeep. Monitor housing conditions; respond to complaints. Provide referrals to available rehabilitation programs through the County and State.	Modify IMC by December 2024; ongoing 2021-2029	Pending Housing Element Adoption/Certification

Proposed 6th Cycle Program 2: Create a local housing rehabilitation loan fund to assist lower- and moderate-income households. (Incorporates 5th Cycle Program 1)	Monitor availability of funds as State NOFAs are released for rehabilitation project funding. Refer lower- and moderate-income property owners to housing rehab programs for assistance in bringing their units into compliance. Assist six lower-income households with rehabilitating their units.	Monitor NOFAs annually and apply for funding whenever Irwindale is eligible; work with eligible households on an ongoing basis	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 3: CEQA Exemptions for Infill Projects	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	On-going	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 4: Facilitate adaptive reuse of commercial and industrial properties within 1/2 mile of transit to residential in compliance with new state law. (New; incorporates 5th Cycle Program 7)	Promote adaptive reuse to property owners and interested developers at least one time during the Planning Period. Remove potential constraints for adaptive reuses such as streamline review/approval process and reducing parking standards for sites within ½ mile of high-quality transit	Amend IMC by December, 2024 and conduct outreach to non-residential property owners by December, 2025.	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 5: Efficient Project review – permit streamlining program	Modify IMC to enable more by right/ministerial approvals and thus remove governmental restraints to housing production.	Amend IMC by December, 2024	Pending Housing Element Adoption/Certification

Proposed 6th Cycle Program 6: Zoning Code Amendments. Complete Zoning Code Amendments to address governmental constraints identified in the Housing Needs Assessment (New): **(a) The Density Bonus regulations have not been updated to comply with AB 2345, which went into effect in 2021, which requires that local jurisdictions allow for density bonuses of up to 50 percent for affordable housing projects and relaxes standards for granting additional concessions and incentives to facilitate affordable housing projects. Review and align the City's density bonus provisions with State law.** **(b) The Zoning Code does not include**	(a) Review and align the city's density bonus provisions with State law (b) Amend the zoning code to conform to these requirements, including provide permit streamlining for permanent supportive housing consistent with GC Section 65650 et. seq. (c) Amend the IMC to include a section for low barrier navigation centers and identify a zone(s) (d) Create objective design standards (e) Update City website to provide accessible links on Housing (f) Amend the IMC parking requirements to facilitate emergency shelters	Amend IMC to remedy governmental constraints by December, 2024	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 7: Mixed-Use Development. Create new standards and add to IMC, providing for ministerial approval. (Affirmatively Furthering Fair Housing)	Revise IMC to develop objective design standards that allow for ministerial approvals for mixed-use residential projects.	Adopt mixed-use zoning with objective design standards by December, 2024	Pending Housing Element Adoption/Certification

Proposed 6th Cycle Program 8: Rezone Targeted Housing Sites. Apply an affordable housing overlay on sites identified in the Housing Sites Inventory and provide for by-right approval for projects with at least 20% affordable units. (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Programs 6, 14, and 18).	Modify IMC to make more by right/ministerial approvals and remove governmental restraints to housing production. Ensure adequate sites to accommodate 6th Cycle RHNA with at least a 25% overall buffer.	Adopt affordable housing overlay zoning to fully accommodate the 6th Cycle RHNA by December, 2024	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 9: Monitor Housing Sites for No Net Loss	On an ongoing basis, monitor development of housing element sites to support meeting the RHNA. Performance evaluation to fully accommodate the RHNA. If deficit, then initiate program to provide for additional sites to fully accommodate the remaining RHNA within six months.	Ongoing	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 10: Arrow Hwy Commercial Corridor Specific Plan. Adopt new Specific Plan with potential mixed use and/or housing development.	Create a Specific Plan to include 20% affordable housing units.	Complete Specific Plan by 2028	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 11: General Plan Consistency (Incorporates 5th Cycle Program 13)	Amend zoning and general plan designations to be consistent with each other, decrease non-conformity, and allow residents to take advantage of housing legislation to increase housing stock in the city.	Complete General Plan Amendments by July, 2025; On-going	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 12: Facilitate housing development on large sites	Engage the owner of the Reliance II site in discussions about the best location witthin the site for a residential overlay and work with the owner to process a subdivision or lot-line adjustment to establish a parcel smaller than ten acres in size that will facilitate affordable housing development. Encourage the owner to pursue affordable housing development by facilitating conversations with potential affordable housing developers.	Engage ownerwithin six months of Housing Element Certification; process subdivision or lot line adjustment to create site smaller than 10 acres by December, 2025; facilitate entitlements and encourage housing development by December 2027.	Pending Housing Element Adoption/Certification

Proposed 6th Cycle Program 13: Leverage Allen Street Site for Affordable Housing Resources	Secure a development partner for Allen Street site and direct disposition proceeds to Affordable Housing Fund	Issue RFP for developer by January, 2025; execute development and dispostion agreement by December, 2026.	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 14: Create an affordable housing linkage fee program to generate local funds to support affordable housing, including, but not limited to down payment assistance	Provide an assistance fund for qualified affordable housing participants; Affordable Housing Fund monies to assist at least one affordable housing project with at least eight units affordable to lower-income households during the Planning Period.	Adopted commercial linkage fee program November, 2023; collect linkage fees on an ongoing basis; issue NOFAs for use of linkage fee money bi-annually	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 15: Tenant-based Rental Assistance Programs for Extremely Low Income Households. Include SFR and ADUs with vouchers. (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 15)	Create outreach information to provide owners regarding renting to Section 8 recipients. Include explanation on what Section 8 is. Create interest list. Create waiting list for Section 8 vouchers.	Conduct outreach to residential property owners by June, 2025 and establish owner interest list and prospective tenant interest lists by June, 2025; maintain up-to-date lists on an ongoing basis. Provide technical assistance on an as-requested basis.	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 16: Affordable ADU Incentive Program (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 8)	Utilize Affordable Housing Fund monies to create reduced fee program to incentivize creation of at least four ADUs affordable to very low- or low-income households. Link back to Program 15.	Amend ADU Ordinance within six months of Housing Element Adoption	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 17: Create ADU Templates and Track and Monitor Accessory Dwelling Units (Affirmatively Furthering Fair Housing)	Streamline and facilitate the development of ADUs by creating preapproved templates for ADU plans. Community outreach once template and application streamline are in place.	Adopt pre-approved ADU templates by December, 2025; ongoing review and monitoring of ADUs; conduct outreach to Irwindale homeowners to inform them of the program by July, 2026.	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 18: State Action Ordinances	Create new IMC chapter that references and incorporates future updates to State requirements, to streamline Municipal Code modifications	Adopt new IMC chapter by June, 2025	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 19: Senior Housing opportunities	Actively pursue senior housing opportunities to create at least six new housing units for lower-income seniors, including developer partnership to provide funding for a senior housing.	Create one new senior housing project by the end of the Planning Period	Pending Housing Element Adoption/Certification

Proposed 6th Cycle Program 20: Housing Opportunities for Persons Living with Disabilities. Ensure equitable housing in the community (Affirmatively Further Fair Housing)	Coordinate with relevant organizations to publicize information on resources. Pursue Private/County/State funds for supportive housing in affordable housing projects. Amend the Code regarding reasonable accommodations.	Coordinate with relevant organizations by December, 2024; amend Code by June, 2025; pursue funds annually or as NOFAs are released	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 21: Fair Housing Program/Outreach (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 16)	Conduct outreach campaigns two times during the Planning Period by mailing multilingual flyers to all Irwindale residential addresses and in conjunction with business license renewals, encourage businesses to distribute flyers to employees	Conduct outreach campaigns in 2024 and 2027	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 22: Provide a variety of housing types per SB 330 and SB 35 for streamlined ministerial approval process.	Establish objective development standards and a preliminary application process for qualifying affordable housing projects	Establish objective development standards by December, 2024	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 23: Workforce Housing Development	Create a definition for Workforce Housing and income level. Through Government bonds, acquire at least eight market-rate apartments to convert to affordable units for middle income households earning 80% to 120% AMI. Join CSDA	Update IMC to define workforce housing by December 2025; apply deed restrictions to one multifamily property by end of planning period	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 24: Affordable Housing Development Assistance and Implementation Guide	Create a pamphlet and webpage including resources available and general information about affordable housing assistance and its implementation.	Create pamphlet and webpage by December 2024; update on an ongoing basis	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 25: Provide housing and reasonable accommodations for seniors and persons with disabilities (Affirmatively Furthering Fair Housing) (Incorporates 5th Cycle Program 16a)	Subsidize at least eight units of senior housing during the Planning Period. Update four units for ADA compliance. Provide reasonable accommodations on an ongoing basis.	On-going; apply for grants annually or as NOFAs become available.	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 26: Homeless Service Strategy	Implement City's Homeless Plan. Coordinate with the SGVCOG and LAHSA. Assist at least four persons during the Housing Element Planning Period.	On-going	Pending Housing Element Adoption/Certification

Proposed 6th Cycle Program 27: Arrow Highway Specific Plan	Encourage mixed-use development and provide opportunities to develop emergency shelters by-right in a zoning district that also allows residential development.	Complete specific Plan by July, 2026.	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 28: Grants for Green appliances, solar, sustainability/ Energy Conservation (Incorporates 5th Cycle Programs 9 and 10)	Assist 5 lower- income households.	Establish grant program by December 2025; On-going	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 28: Promote sustainable community design and reduced dependence on vehicles to create an inclusive community that strives to meet the needs of residents of all ages, income levels, occupations, family types, and lifestyles	Provide City's adopted Active Transportation Plan to developers and require new developments to provide for the use of alternative modes of transit. 100 percent of new developments will comply with provisions of Active Transportation Plan.	On-going	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 30: Bi-annual trash and hazardous item pick-up (motor oil, paint, cleaners with acid/lye, household batteries)	Coordinate with local trash purveyor/LA County Sanitation District for bi-annual pickup	By December 2025	Pending Housing Element Adoption/Certification
Proposed 6th Cycle Program 31: Priority Water and Sewer Connections for Affordable Housing Development (Incorporates 5th Cycle Program 5)	Upon certification, provide a copy of the Housing Element to local water and sewer providers with a cover letter explaining the State requirement to provide priority to affordable housing developments.	Within 14 business days of receipt of Housing Element Certification	Pending Housing Element Adoption/Certification

Jurisdiction	Irwindale	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Irwindale	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	**Units that Do Not Count Towards RHNA+** Listed for Informational Purposes Only				**Units that Count Towards RHNA +** Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				**The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:**
	Extremely Low-Income+	**Very Low-Income+**	**Low-Income+**	**TOTAL UNITS+**	**Extremely Low-Income+**	**Very Low-Income+**	**Low-Income+**	**TOTAL UNITS+**	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Irwindale	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Irwindale	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Irwindale		**NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024	(Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
8417-034-912	5100 Allen Drive	Vacant	0	Exempt Surplus Land	10	Included in the sites inventory for the 6th cycle. 6 of the 10 acres proposed for residential housing.

Jurisdiction	Irwindale	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Irwindale	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	N/A
Notes	N/A

Jurisdiction	Irwindale	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Item #19.E.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Annual General Plan Progress Report

City Manager's Recommendation:

Receive and file the 2024 Annual General Plan Progress Report and authorize staff to submit the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

Administrative Action:

Submitted by:

Marilyn Simpson, AICP, Community Development Director

Marilyn Simpson

Prepared by:

Electronically Approved

Mario Arellano, Associate Planner

Reviewed by:

Adrian R. Guerra, City Attorney

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

Starting in 2019, State law requires the City to submit a General Plan Annual Progress Report (APR), pursuant to Government Code Section §65400, that Charter and General Law cities submit an Annual Progress Report (APR) on the status of the General Plan, and the progress of its implementation, to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1 of each year. The purpose of the report is to provide information to help citizens and City officials gauge progress towards achieving the City's stated goals and objectives.

California State law requires each city and county to adopt a comprehensive, long-term general plan to guide the physical development of the incorporated city. A General Plan is the foundation for local land use planning and provides a vision for a jurisdiction's foreseeable planning period. The general plan translates the community's long-range vision into goals, objectives, and policies for the future distribution of land uses, both public and private. In essence, a city's General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan must contain policies and programs designed to provide decision makers for land use related decisions. The General Plan policies govern all city council, planning commission, and administrative decisions regarding zoning, subdivisions, and land use decisions.

This APR satisfies that requirement by providing an overview of the Irwindale General Plan implementation in calendar year 2024. Information regarding City-wide plans and projects are provided in the APR, including the Non-Motorized Active Transportation Plan and Design Guidelines that implements the City's Infrastructure Element and the Comprehensive Zoning Code Update which will implement the City's General Plan and Housing Element policies and programs, as well as facilitate development in accordance with the Community Development Element that guides land use development. Information has also been provided for the Safety Element and new Environmental Justice Element that is being prepared as part of the General Plan update to comply with the State Housing Element Law. The APR also includes information on the adopted specific plans, each of which implement the goals and objectives of the Irwindale General Plan. Each specific plan individually addresses policies related to safety, noise, resource management, and economic development.

The APR also provides a snapshot of the adoption and/or update of each General Plan element. Staff has retained the consultant services of Environmental Science Associates (ESA) to update the Housing Element, Safety Element, and create the new Environmental Justice Element. All other elements will be modified as needed to be consistent with these updated elements. The 2024 Housing Element Annual Progress is being prepared separately, but information regarding the 6th Cycle Regional Housing Needs Allocation (RHNA) has been included for reference in the document.

Staff recommends that the City Council receive and file the 2024 General Plan Annual Progress Report and authorize staff to submit the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

Fiscal Impact:

There is no fiscal impact associated with this action.

Attachments:

1. 2024 General Plan Annual Progress Report Final



Community Development Department
5050 N. Irwindale Avenue
Irwindale, CA 91706
626-430-2208

2024 General Plan Annual Progress Report

City of Irwindale

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Introduction

Starting in 2019, State law requires the City to submit a General Plan Annual Progress Report (APR), pursuant to Government Code Section §65400, that Charter and General Law cities submit an Annual Progress Report (APR) on the status of the General Plan, and the progress of its implementation, to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1 of each year. Irwindale is a Charter city. The purpose of the report is to provide information to help citizens and City officials gauge progress towards achieving the City's stated goals and objectives.

California State law requires each city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and any land outside of the city boundaries that bears a relationship to its planning activities. A General Plan is the foundation for local land use planning and provides a vision for a jurisdiction's foreseeable planning period. The General Plan translates the community's long-range vision into goals, objectives, and policies for the future distribution of land uses, both public and private. In essence, a city's General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan must contain policies and programs designed to facilitate land use related decisions for decision makers. The General Plan is the official statement of policies governing all City Council, Planning Commission, and administrative decisions regarding zoning, subdivisions, and land use decisions.

This APR satisfies that requirement by providing an overview of the Irwindale General Plan implementation in calendar year 2024. The 2024 Housing Element Annual Progress is being prepared separately.

Background

State law requires that the City's General Plan contain seven elements: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law also allows the City to adopt any additional elements that the City deems necessary. As of most recent the Environmental Justice Element is being prepared as part of the update to comply with the State Housing Element Law. The Safety Element will be updated along with the Housing Element update. The City Irwindale has adopted a General Plan to provide for comprehensive, long-range policy guidelines for future development that is tailored to the City's vision and complies with State regulations.

The Irwindale General Plan, adopted in 2008, consists of an integrated and internally consistent set of policies and programs that address the seven issue areas that the State requires local General Plans to consider: land use, circulation, housing, noise, safety, conservation, and open space. In addition, the General Plan addresses other issues of concern to the community, including economic development, urban design, and recreation. The Irwindale General Plan consists of six elements that comply with the requirements of California Government Code Section 65300, et. seq.

The elements that comprise the City of Irwindale General Plan include the following:

- The *Community Development Element* designates the general distribution and intensity of land use and development contemplated within the land area governed by the General Plan. This element complies with the State requirements for a land use element. The scope of the element has also been expanded to include issues related to urban design and economic development.

- The *Housing Element* details plans and programs for the rehabilitation of existing housing, and the development of new housing to accommodate future demand.

- The *Infrastructure Element* identifies the location and extent of existing and proposed streets and roadways, intersection improvements, public transit facilities, railroads, transportation terminals, and other transportation facilities. This element complies with the State requirements for a Circulation Element.

- The *Resource Management Element* indicates the City's policies concerning the conservation and preservation of important natural and man-made resources. This element complies with the State requirements for a conservation element and an open space element. The scope of this element has also been expanded to consider issues related to mining and parks and recreation.

- The *Public Safety Element* identifies the City's policy relative to the reduction and mitigation of natural and man-made hazards as a means to improve the safety of its citizens. This element complies with the state requirements for both a noise element and a safety element.

- The *Implementation Element* details the programs that will be effective in ensuring that the policies and plans contained in the City of Irwindale General Plan become reality.

- The *Environmental Justice Element* identifies locations in Irwindale that are disproportionately burdened by environmental hazards, pollution, and health risks.

The General Plan will guide the City's development as the 21st century progresses; a century that promises both new opportunities as well as unforeseen challenges.

- The City is now recognized as an important center of commerce and industry in the San Gabriel Valley.

- The City's history and development patterns have been shaped, in large measure, by the numerous quarries that have historically operated in the City. The primary issue that is addressed in this General Plan is how these areas will be used in the coming decades.

- This General Plan establishes patterns of land use and development that promotes the maintenance of the established residential neighborhoods, while at the same time, accommodating future growth.

Community Development Department Efforts

Community Development Policies: The focus is on the following three major issue areas:

- The City's commitment to comprehensive land use planning;
- The City's commitment in continuing its pursuit of economic development; and,
- The City's continued commitment in promoting quality urban design as a means to make Irwindale a more desirable place to live, work, and invest.

City-wide Plans/Projects:

Non-Motorized Active Transportation Plan and Design Guidelines (Plan)

- Adopted May 2021. The Plan advances Irwindale's vision for a network of walkable neighborhoods and a safe, sustainable, well-maintained circulation system as outlined in the City's General Plan Infrastructure Element that serves as the Circulation Element and other adopted area plans.
- Primary criteria developed for pedestrian and bicycle recommendations include:
    - Provides direct access to key destinations in Irwindale.
    - Implements recommendations in adjacent and/or regional pedestrian and bicycle plans.
    - Improves safety and access for all.
    - Incorporates multi-modal infrastructure in growth areas.
    - Connects to regional infrastructure (bicycle criteria only).
    - Connects to bikeways in adjacent jurisdictions (bicycle criteria only).
    - Incorporating best practices in engineering design.
    - Expediting the implementation and evaluation of projects to continue to improve the quality and safety of non-motorized infrastructure in Irwindale.
- The Vincent Community Bikeways Project (LA County PW Project):
    - This project implemented elements in the Non-Motorized Active Transportation Plan. The project enhanced bicycle access by adding bike lanes, trails, and crossings along a 4-mile corridor, which includes the Big Dalton Wash, Unincorporated Los Angeles County, and the Cities of Irwindale, West Covina, and Azusa. The project scope consisted of new bike lanes, signing and striping modifications, bike ramps on Irwindale Ave, and a new signalized bike crossing/crosswalk on Vincent Avenue at the Big Dalton Wash.

Comprehensive Zoning Code Update

- The project consists of a proposed comprehensive update to Title 17, Zoning, of the Irwindale Municipal Code to eliminate constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); implement the City's General Plan and Housing Element policies and programs; incorporate changes to State law and reflect recent case law; better define land uses, regulations, exceptions, and improve usability of the Zoning Code; address zoning districts in accordance with the General Plan Land Use Element; facilitate development and redevelopment; and remedy imperfect code amendments and map errors.

- On February 19, 2025, the City of Irwindale Planning Commission voted to adopt the resolution recommending that the City Council consider and adopt the Comprehensive Zoning Code update. The Comprehensive Zoning Code update was scheduled for City Council consideration for March 26, 2025.

Safety and Environmental Justice Programs for the Housing & General Plan Update

- In conjunction with preparing the City's Housing Element (HE), the General Plan Safety Element and new Environmental Justice Element is being prepared as part of the update to comply with the State Housing Element Law. The Safety Element will be updated along with the HE update. The Environmental Justice Element is a new General Plan element that is now required by State Law.

- The Safety Element addresses potential risks to life and property resulting from naturally occurring hazards, such as earthquakes and floods, and man-made hazards, such as air pollution and contamination of water quality. The Safety Element also identifies public safety providers such as law enforcement and emergency preparedness and response teams. It also identifies locations in Irwindale where certain land uses may be inappropriate due to potential risks and hazards.

- The Environmental Justice Element identifies locations in Irwindale that are disproportionately burdened by environmental hazards, pollution, and health risks. This Element also examines and evaluates the specific environmental, social, and health challenges faced by these areas, highlighting the disparities and inequities present.

- Both the Safety and Environmental Justice Elements will have programs that are intended to provide solutions and remedies to help mitigate matters that affect the safety, equality, and fairness of the Irwindale community.

2024 Development Projects:

1200 live Oak Avenue

- The SC Fuels fueling station was constructed and finalized at Park at Live Oak. The SC Fuels fueling station was constructed at the corner Live Oak Avenue and Arrow Highway. The site was a former sand and gravel quarry remediated to develop a 78.3-acre business park with a blend of both industrial and commercial uses.

5100 Allen Drive

- The 10-acre parcel, formerly part of the Manning Pit (Site No. 3) was a portion of the 34-acre former aggregate mining pit. The property was purchased by the dissolved Irwindale Community Redevelopment Agency in 2007 and intended for future redevelopment including residential and non-residential land uses. The Manning Pit was sold and is currently privately owned, however the remaining 10 acres remain owned by the City. Six of the Ten acres have been designated for residential use in the Housing Element of the General Plan.

City of Hope

- The City of Hope recently constructed a ±25,000 square-foot Central Utility Plant to serve the City of Hope hospital. The project was planned as part of the implementation of the City of Hope's Master Facility Plan intended to serve current and future needs of the hospital. The project site comprises of approximately 1.84 acres (project site) of a 9.4-acre parcel within the City of Hope campus and is currently improved as a paved parking lot.

Irwindale Park Improvements Project

- The scope of work for this project was to upgrade the ADA accessibility and compliance throughout the park (walkways, picnic tables and benches), renovate and reconstruct two (2) restroom facilities, renovate and reconstruct one (1) picnic facility. The improvements also consisted of installing one (1) new picnic shelter, upgrade amenities (horseshoe pit, cornhole pits, bbq grills, lighting) and rehabilitate the landscape and irrigation in the north and southeast sections of the Irwindale Park.

General Plan Amendments and Updates

Table 1

Irwindale General Plan and California's Mandated Elements

Irwindale General Plan Elements	State of California Mandated Elements						
	Land Use	Housing	Circula-tion	Open Space	Conser-vation	Safety	Noise
Community Development	●						
Housing		●					
Infrastructure			●				
Resource Management				●	●		
Public Safety						●	●
Implementation	●	●	●	●	●	●	●

Table 2: General Plan Elements, year of adoption or latest update	
General Plan Element	**Year Adopted or Updated**
Housing	2013 – Currently being updated.
Community Development Element	2008 – Ensuring consistency with Housing Element update.
Infrastructure Element	2008
Resource Management Element	2008
Public Safety Element	2008 – Concurrent update with the Housing Element.
Implementation Element	2008
Environmental Justice	This new Element is currently being written and included with the Housing and Safety Element updates.

The State has adopted several amendments to Government Code §65302 that has added new statutory requirements to the required Elements of the General Plan or in General Plan APRs as follows:

SB 379 – Adopted 2015
Requires the Safety Element to include a climate change vulnerability assessment, measures to address vulnerability, and comprehensive hazard mitigation and emergency response strategies. The climate change vulnerability assessment will be included in the Safety Element update currently in-progress.

SB 1000 – Adopted 2016
Requires either a separate new Environmental Justice Element (EJ) or related goals, policies, and objectives integrated into other Elements, if the jurisdiction has a disadvantaged community according to the Office of Environmental Health Hazard Assessment's CalEnviroScreen tool. The City of Irwindale has been identified as a designated disadvantaged community and the City is incorporating Environmental Justice related goals, policies, and objectives integrated into the EJ Element and all future General Plan Element updates. The City's currently in-progress Housing Element update includes programs for Affirmatively Furthering Fair Housing and new actions intended to expand housing opportunities for lower-income households, persons with special needs, and other protected classes.

SB 1425 – Adopted 2022
Requires an Open Space Element update by January 1, 2026. This bill requires the Open Space Element to include plans and action programs that address climate resilience, ensuring consistency with the Safety Element. Staff anticipates the updated Open Space Element will be completed by January 1, 2026.

SB 6 – Adopted 2022
Existing law requires that the Housing Element include, among other things, an inventory of land suitable and available for residential development. A suitable sites inventory has been included in the City's proposed Housing Element that is currently in-progress.

Ordinance Amendments

Approved Specific Plans:

1. Reliance II Specific Plan: Adopted by Initiative November 2017 that included an Amendment to the General Plan. The initiative amended Section 2 of the Community Development Element, including Table 2-7, various sub-sections of the Resource Management Element, including Table 5-3, the Mining Plan, the Zoning Code for Improved Consistency & Reclamation Guidance section of the Resource Management Element, including Table 5-3, the Implementation Programs section of the Implementation Element, and select maps of the General Plan. Municipal Code Amendments were also approved, including new Section 17.08.466.

   Reliance II Specific Plan implements the Land Use Planning policy of the General Plan with the transition of a former quarry to a business park with commercial and industrial uses to enhance the City's livability and economic base for future generations. This Specific Plan provides for street and intersection improvements in compliance with the Infrastructure Element to meet current and future service demands. It also provides for safe and efficient circulation in the City.

2. City of Hope Specific Plan: Adopted May 2018. The campus is located in two jurisdictions: Irwindale and Duarte. It provides a comprehensive framework for the long-term growth and development of the entire 116-acre medical research campus. The Specific Plan promotes comprehensive development as opposed to piecemeal and incremental planning. The Specific Plan was designed to help City of Hope implement its long-term vision for the site, while meeting the community-wide goals of the Cities of Irwindale and Duarte.

3. Park at Live Oak Specific Plan: Adopted February 2020. The Specific Plan provides a comprehensive framework for the development of the 78.3-acre business park. It is designed to implement a long-term vision for the site to meet the community goals to make productive use of a remediated former sand and gravel quarry, provide jobs, commercial opportunities, and implement the goals of the City's General Plan. This Specific Plan provides for street and intersection improvements, as well as safe and efficient circulation on the City's roadways. The business park has a mix of industrial and commercial uses that will provide jobs and revenue for the community.

Housing Element and Needs

The Irwindale Community Development Department is updating the Housing Element of the General Plan, with anticipated completion and adoption of the General Plan Amendment in 2024. The update will incorporate policies on environmental justice that are being identified in the Environmental Justice Element. This update on the element is additionally focused on housing policies centered on racial and social equity, in addition to state mandated goals of Affirmatively Furthering Fair Housing and ensuring sufficient sites and zoning to meet Regional Housing Needs Allocation (RHNA) requirements.

The 2024 Housing Element Annual Progress Report includes a summary of the City's progress towards meeting its RHNA goal for the calendar year of 2024. The City's annual housing element progress report, prepared using the form provided by HCD, is being submitted separately.

As part of the 2021 and 2029 planning period, the City's required goal is to provide 119 affordable units divided into the following four (4) categories:

- Very-low Income Units: 36
- Low Income Units: 11
- Moderate Income Units: 17
- Above-moderate Income Units: 55

Item #19.F.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Approval of the Catch Basin Retrofit Agreement with Los Angeles County Flood Control District (LACFCD)

City Manager's Recommendation:

(1) Approve the Catch Basin Retrofit Agreement with Los Angeles County Flood Control District (LACFCD); and (2) authorize the City Manager to execute the agreement upon approval.

Administrative Action:

Submitted / Prepared by:

Eddie Chan, Director of Engineering/Building Official

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

In accordance with the 2021 Los Angeles County Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (R4-2021-0105), the City of Irwindale is required to comply with the Los Angeles River Watershed Trash Total Maximum Daily Load (TMDL) limit.

To meet this requirement, the City has implemented Full Capture Systems (FCS) in all of its catch basins within the Los Angeles River Watershed, except for one (1) LA County Flood Control District (LACFCD) catch basin that currently without an FCS for trash debris. To achieve full compliance with the Los Angeles River Watershed trash TMDL requirements, this remaining catch basin must be retrofitted.

The City is in the process of applying for a construction permit with LACFCD to install an FCS at this location. As part of the permit process, the City must also enter into a Catch Basin Retrofit Agreement with LACFCD to establish operation and maintenance responsibilities. Executing this agreement is a necessary step to install the FCS and ensure compliance with the City's MS4 NPDES permit.

Fiscal Impact:

No fiscal impact for executing the Catch Basin Retrofit Agreement with LACFD.

Attachments:

1. CBRP Agreement
2. • Attachment A - Irwindale Catch Basin without an FCS

AGREEMENT NO. _____

AGREEMENT
(Option 2)

This AGREEMENT is entered into by and between the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as the LACFCD), and the City of _____, a municipal corporation (hereinafter referred to as CITY).

RECITALS

WHEREAS, State Water Resources Control Board has promulgated water-quality regulations, including a Statewide Trash Amendment, applicable to cities located in the San Gabriel River Watershed; and

WHEREAS, CITY desires to achieve compliance with the Statewide Trash Amendment by installing TRASH EXCLUDERS (as hereafter defined) within catch basins owned by the LACFCD, located within CITY streets; and

WHEREAS, CITY will administer the procurement and installation of said TRASH EXCLUDERS. Once installed, the purpose of this agreement is to ensure that the City maintains the TRASH EXCLUDERS installed on catch basins owned by the LACFCD;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the LACFCD and CITY hereto mutually agree as follows:

(1) DEFINITION:

a. TRASH EXCLUDER, as referred to in this AGREEMENT, shall mean any device, which partially blocks the opening or outlet of a catch basin to prevent trash from entering the storm drain system, including Automatic Retractable Screen devices (ARS) and Connector Pipe Screen devices (CPS).

(2) CITY AGREES AS FOLLOWS:

a. CITY shall prepare a list of locations and other information for the TRASH EXCLUDERS that CITY proposes to install on LACFCD catch basins, in a form prescribed by the LACFCD. Once completed by the CITY, the list shall be attached hereto as Exhibit A, and be incorporated herein as if set forth in full.

b. CITY shall apply for and obtain a permit from the LACFCD for the installation of the TRASH EXCLUDERS identified on Exhibit A.

c. Upon completion of the installation of the TRASH EXCLUDERS in accordance with the terms and conditions of the permit from the LACFCD, CITY shall provide to the LACFCD an updated Exhibit A as necessary, to reflect any differences between the proposed and the as-built conditions. Once approved by the LACFCD, the updated Exhibit A shall replace and supersede the prior Exhibit A.

d. CITY shall inspect all catch basins fitted with TRASH EXCLUDERS. If, during an inspection, CITY discovers damage to any catch basin other than damage to the TRASH EXCLUDER, CITY shall report said damage to the LACFCD within 14 calendar days from the date of the inspection.

e. CITY shall maintain all TRASH EXCLUDERS so as to function properly during storm events and so as not to prevent storm flows from entering the catch basin. CITY shall promptly repair or replace damaged TRASH EXCLUDERS.

f. CITY shall remove all trash and debris from each catch basin fitted with a TRASH EXCLUDER at least once each year. CITY shall stencil the appropriate month and year of cleanout on each catch basin.

g. CITY shall be authorized to remove the existing manhole covers as required to access the inside of the catch basins fitted with TRASH EXCLUDERS and shall reinstall the manhole covers wherever the catch basins are left unattended. If screws or bolts are damaged while removing the manhole covers, CITY shall replace the screws or bolts. CITY shall thoroughly clean all debris from the manhole frame and cover before reinstallation of the cover.

h. During storm events, CITY shall conduct a reasonable number of patrols of areas in which any TRASH EXCLUDERS have been installed to verify that all TRASH EXCLUDERS are functioning properly, and, if identified by CITY, shall relieve any instances of plugging of any catch basin fitted with a TRASH EXCLUDER.

i. CITY shall indemnify, defend, and hold the LACFCD and the County of Los Angeles, and their agents, officers, and employees, harmless from and against any and all claims, demands, liability, damages or costs arising from the breach by CITY of any obligation under this Agreement, or from the installation, operation or maintenance of any TRASH EXCLUDER.

j. Nothing in this AGREEMENT shall be construed as transferring liability or responsibility to the CITY for the LACFCD's obligations under the applicable NPDES Permit, or transferring liability or responsibility to the LACFCD for the CITY's obligations under the applicable NPDES Permit.

k. CITY shall include the LACFCD within the protection of any indemnification clause contained in any ancillary contract relating to the maintenance of the TRASH EXCLUDERS.

(3) LACFCD AGREES AS FOLLOWS:

a. CITY is authorized to operate and maintain the TRASH EXCLUDERS on LACFCD-owned catch basins identified in Exhibit A.

b. LACFCD shall pay CITY the amount of $15.25 in 2012 dollars, adjusted annually according to the Consumer Price Index for all urban consumers in the Anaheim, Los Angeles, and Riverside areas, as published by the U.S. Government Bureau of Labor Statistics, per year, for each catch basin identified in Exhibit A. This amount represents the annual amount the LACFCD would otherwise have had to incur for removing trash and debris from the catch basins identified in Exhibit A, had CITY not installed TRASH EXCLUDERS in those catch basins.

(4) IT IS MUTUALLY UNDERSTOOD AND AGREED AS FOLLOWS:

a. The TRASH EXCLUDERS are the property of CITY. The LACFCD shall retain ownership of the catch basins, exclusive of the TRASH EXCLUDERS. City's agreement to maintain the TRASH EXCLUDERS in the catch basins does not include any obligations to maintain any portion of the LACFCD's stormdrain system downstream of the catch basins.

b. CITY may, from time to time, with the consent of the LACFCD, install additional TRASH EXCLUDERS on or remove existing TRASH EXCLUDERS from LACFCD-owned catch basins. Prior to installing any new TRASH EXCLUDER or removing any existing TRASH EXCLUDER, CITY shall apply for and obtain a permit from the LACFCD for the installation or removal. Upon completion of the installation or removal in accordance with the terms and conditions of the permit, CITY shall provide to the LACFCD an updated Exhibit A to reflect the additional or removed TRASH EXCLUDERS. Once approved by the LACFCD, the updated Exhibit A shall replace and supersede the prior Exhibit A.

c. Termination

(i) CITY may request the LACFCD to perform the inspection and maintenance of the TRASH EXCLUDERS, or any of them, on CITY's behalf. If the LACFCD, in its sole discretion, determines to do so, the parties shall enter into a new agreement providing for said inspection and maintenance by the LACFCD, on CITY's

behalf. Upon the execution of the new agreement by both CITY and the LACFCD, this AGREEMENT shall be deemed terminated.

(ii) CITY may unilaterally terminate this AGREEMENT without cause, in CITY'S sole discretion, at any time, by giving a thirty (30)-day prior written notice to the LACFCD. In the event this AGREEMENT is terminated, pursuant to this Section (4)b.(ii), the LACFCD may, in its sole discretion, provide CITY with a written notice to remove the TRASH EXCLUDERS or any of them, and restore the affected catch basin(s) to a condition similar to that which existed prior to installation of the TRASH EXCLUDERS. If the LACFCD provides CITY with such a notice, CITY shall complete all work required to comply with the notice within ninety (90) days. If CITY fails to do so, the LACFCD may, in its sole discretion, complete said work at CITY'S expense.

(iii) If CITY fails to comply with any of the terms or conditions of this AGREEMENT, the LACFCD may, in its sole discretion, terminate this AGREEMENT and provide CITY with a written notice to remove the TRASH EXCLUDERS, or any of them, and restore the catch basin(s) to a condition similar to or better than that which existed prior to installation of the TRASH EXCLUDERS. If the LACFCD provides CITY with such a notice, CITY shall complete all work required to comply with the notice within ninety (90) days. If CITY fails to do so, the LACFCD may, in its sole discretion, complete said work at CITY'S expense.

(iv) If the LACFCD removes any TRASH EXCLUDER pursuant to Sections (4)c.(ii) or (4)c.(iii), the LACFCD shall submit a billing invoice to CITY indicating the costs and expenses incurred by the LACFCD in connection with the removal of the TRASH EXCLUDER, specifically including any work required to restore the affected catch basin to a condition similar to or better than that which existed prior to installation of the TRASH EXCLUDER, and CITY shall reimburse the LACFCD all such costs and expenses within thirty (30) days of the billing invoice.

d. The LACFCD is not responsible for assisting CITY with any regulatory compliance activities related to the operation or maintenance of the TRASH EXCLUDERS including, for example, conducting monitoring, weighing of trash, and reporting amounts of trash collected from inside catch basins where TRASH EXCLUDERS have been installed.

e. Requests for Service coming to the LACFCD to clean any catch basin identified in Exhibit A will be forwarded to CITY for their prompt handling, action, and closure.

f. The LACFCD may remove any TRASH EXCLUDER, if the LACFCD determines, in its reasonable discretion, that removal of the TRASH EXCLUDER is necessary to prevent or mitigate flooding of any public or private property. LACFCD shall notify CITY of removal as soon as possible upon identification of a potential flooding issue and preferably before removal if feasible. CITY expressly releases the LACFCD from, and waives, all claims for any damages, loss, costs, or expenses resulting from the LACFCD'S removal of any TRASH EXCLUDER pursuant to this section. In such case, CITY may thereafter reinstall the TRASH EXCLUDER only after first consulting with the LACFCD with regards to the reasons for the removal. If CITY thereafter chooses to reinstall the TRASH EXCLUDER, it must do so at its sole expense.

g. This AGREEMENT may be modified only by the mutual written consent of both parties.

h. This AGREEMENT contains the complete and final understanding of the parties in connection with the subject matter herein and shall supersede any and all previous contemporaneous oral or written agreements between the parties regarding said subject matter.

i. The provisions of this AGREEMENT shall be interpreted and enforced pursuant to the laws of the State of California.

j. Any correspondence, communication, or contact concerning this AGREEMENT, shall be directed to the following:

CITY OF _____:

Attn: _____
_____
_____ CA _____
Telephone: _____

Los Angeles County Flood Control District
Los Angeles County Public Works
Stormwater Planning Division, 11th Floor
900 South Fremont Avenue
Alhambra, CA 91803-1331
Attention: Assistant Deputy Director
Phone No.: (626) 458-4300
Fax: (626) 458-1526
For emergencies, contact 626-458-HELP (4337)

The parties hereto have caused this AGREEMENT to be duly executed by their respective duly authorized officers on the dates indicated below.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____

Date: _____
Chief Engineer

City of _____

By _____ Date: _____

APPROVED AS TO FORM:

By _____
City Attorney

EXHIBIT A: CITY PROVIDES THE FOLLOWING INFORMATION																	
		http://dpw.lacounty.gov/fcd/stormdrain/disclaimer.cfm						Field Data									
No.	Device To Be Installed	LACFCD CB ID No.	Ownership	Drain Name	Street Name	Nearest Cross Street	Side of Street	CB Type (SPPWC Std.)	Number of Grates	Sump (Y/N)	CB Width "W" (ft)	Curb Face Height "X" (in)	"Y" (V-X) (in)	V Depth (in)	Notes	Northing	Easting
1	CPS	2167168	LACFCD	BI 0025	S. MYRTLE AVE.	S. CALIFORNIA AV	SW	300-2	0	N	10.0	13.5	36.9	50.4	Some debris in CB. No CPS installed.	34.11630583	118.00169000

Item #19.G.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: An Agreement between the City of Irwindale and the Irwindale Community Foundation for Staff Services

City Manager's Recommendation:

That the Irwindale City Council Approve and authorize the Executive Director to execute the Agreement Between the City of Irwindale and the Irwindale Community Foundation for Staff Services, subject to City Attorney approval as to form, for the City to provide staff time to ICF in exchange for ICF funding of City programs.

Administrative Action:

Submitted / Prepared by:

Theresa Olivares, Assistant City Manager

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

The Irwindale Community Foundation ("ICF") is a non-profit organization whose mission is to provide support, services, and benefits that help the Irwindale community. Historically, the ICF has donated funds to the City on an annual basis, averaging $150,000 per year. The donated funds have been utilized to fund various events and programs organized by City departments, including Recreation, Aquatics, Library, Public Services, and the Senior Center.

The ICF will be hosting its first fundraising event in 2025 and requires personnel support to assist with the event. The ICF's virtual bingo event is scheduled for May 13, 2025, from 6 pm – 7 pm. The attached agreement has been prepared to memorialize the arrangement between the ICF and the City. This agreement was approved by the Irwindale Community Foundation at its regularly scheduled meeting held on March 18, 2025.

The specifics of the personnel support, such as number of hours or positions and/or rates involved, are unknown at this time to estimate. Staff recommend that City Council authorize staff to conduct this one community benefit event as a *test case* study to determine staffing needs, supplies and/or equipment required, if any, to support these types of activities. The information ascertained will provide useful data in determining the fiscal impact and/or the dollar value contributed and/or received by such events.

Fiscal Impact:

The agreement lists $20,000 as an agreed value for personnel support. Since it is recommended to use this event as a case study for future fundraising events, the City will be conducting a financial analysis on the actual impact incurred by the City based on the positions involved, their hourly burden rate, plus any other fees listed in the City's Schedule of Fees and Services. This analysis will be used to assess the value and future financial impacts sustained and/or contributed towards an ICF event.

Attachments:

1. ICF Bingo Agreement

AGREEMENT BETWEEN THE CITY OF IRWINDALE AND IRWINDALE COMMUNITY FOUNDATION FOR STAFF SERVICES

This AGREEMENT BETWEEN THE CITY OF IRWINDALE AND IRWINDALE COMMUNITY FOUNDATION FOR STAFF SERVICES ("Agreement") is made and entered into this ____ day of _____, 2025 by and between the CITY OF IRWINDALE, a California charter city and municipal corporation ("City") and IRWINDALE COMMUNITY FOUNDATION, a 501(c)(3) nonprofit organization ("ICF"). City and ICF are sometimes hereinafter individually or collectively as "Party" or "Parties."

RECITALS

A. ICF is a nonprofit organization that has historically donated funds to the City in a range of $100,000 to $200,000 annually. These donations have been dedicated to funding various City departments including Recreation, Aquatics, Library, Public Services, and the Senior Center.

B. ICF will host a charitable bingo event ("Event") on May 13, 2025 and is need of personnel support to assist in the operation of the Event.

C. The Parties have identified a mutually beneficial opportunity to provide Event related services to ICF. City will provide staff time to ICF in exchange for ICF funding of City programs.

D. City's provision of staff efforts for the ICF Event serves a valid public purpose of supporting the ICF's mission of providing support, services, and benefits that help the community, and will result in financial benefits to the City.

NOW, THEREFORE, in consideration of the mutual benefits to be derived by the Parties, and the promises contained in this Agreement, the Parties agree as follows:

1. Recitals. The foregoing Recitals are incorporated into this Agreement.

2. Term. Subject to Section 5 (Termination), this Agreement will remain in full force and effect until completion of the services as detailed in Section 4 (Scope of Services).

3. Contract Sum. For the services rendered pursuant to this Agreement, ICF will provide funding to the City for its programs in an amount of $20,000.

4. Scope of Services.

    a. **Event Details**.

        i. Date: Tuesday, May 13, 2025

ii. Time: 6:00 PM to 7:00 PM

iii. Location: Online - Virtual Bingo Game

b. **City Staff**. The City will provide personnel support for the Event and will utilize the following staff members to accomplish the services:

i. City Manager

ii. Assistant City Manager

iii. Chief Deputy City Clerk

iv. City Treasurer

c. **Hours of Service**. Each City staff member listed above shall provide a minimum of 10 hours and a maximum of 15 hours of service for the Event.

5. Termination. This Agreement may be terminated upon the express written agreement of the Parties. Each Party reserves the right to terminate this Agreement at any time, with or without cause, upon fifteen (15) days' written notice to the other Party.

6. Indemnification. ICF shall indemnify, defend, and hold harmless City, and its officers, employees, and agents (collectively the "Indemnitees"), from and against any and all causes of action, claims, liabilities, obligations, judgments, or damages, including reasonable attorney's fees and costs of litigation ("claims"), arising out of the City's performance of its obligations under this Agreement, including the City's active or passive negligence, except for such loss or damage arising from the sole negligence or willful misconduct of the City. In the event the Indemnitees are made a party to any action, lawsuit, or other adversarial proceeding arising from ICF's performance of this Agreement, ICF shall provide a defense to the Indemnitees or at the City's option reimburse the Indemnitees their costs of defense, including reasonable attorney's fees, incurred in defense of such claims.

7. Relationship of the Parties. The Parties are, and will at all times remain as to each other, wholly independent entities. No Party to this Agreement will have power to incur any debt, obligation, or liability on behalf of any other Party unless expressly provided to the contrary by this Agreement. No employee, agent, or officer of a Party will be deemed for any purpose whatsoever to be an agent, employee, or officer of another Party.

8. Amendment. The terms and provisions of this Agreement may not be amended, modified, or waived, except by an instrument in writing signed by both Parties.

9. California Law. This Agreement shall be interpreted, construed, and governed both as to validity and to performance of the Parties in accordance with the laws of the State of California. Any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

10. Severability. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

11. Entire Agreement. This Agreement constitutes the entire agreement of the Parties with respect to the matters herein, and there are no restrictions, promises, warranties, or undertakings other than those set forth herein or referred to herein.

12. Waiver. Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement will not constitute a waiver of any other term, condition, or covenant. Waiver by any Party to any breach of the provisions of this Agreement will not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this Agreement.

13. Counterparts. This Agreement may be executed in counterparts, each of which will be an original, but all of which taken together will constitute one and the same instrument.

14. Authority and Signature. The individuals signing this Agreement have the authority to commit the Party they represent to the terms of this Agreement, and do so commit by signing.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF IRWINDALE

By:_____
Larry G. Burrola
Mayor

IRWINDALE COMMUNITY FOUNDATION

By:_____
Julian A. Miranda
Executive Director

ATTEST:

By:_____
Laura M. Nieto
Chief Deputy City Clerk

Item #19.H.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: 4th of July Update & Survey Results

City Manager's Recommendation:

Receive and file the 4th of July Update and Survey Results

Administrative Action:

Submitted/Prepared by:

Elizabeth Rodriguez, Public Services Director



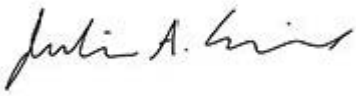
Reviewed by:

Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

In 2022, with the recommendation of the Parks and Recreation Commission and approval of City Council, Recreation began hosting the Red, White and You BBQ on the Saturday before the 4th of July. The 2022, 2023, and 2024 events hosted arts and craft vendors, contests, and an Irwindale Community Foundation sponsored Fun Zone for children.

At the August 7, 2024 Parks & Recreation Regularly Scheduled Meeting, staff presented a Red, White, and You Post Event Report. This report provided the commission with the following:

- Background information on how the Red, White, and You Event was approved; and
- City Council, Parks and Recreation Commission, and residents' recommendations for improvements over the past two years and how staff have implemented these requests; and
- A budget breakdown of the 2024 event; and
- A draft survey for the Commissions review and approval.

Since its inception, the volume of participation has grown; however, there were some community members that requested a return to the one-day event held on the 4th of July. As such, a request was made by the Commission to conduct a community wide survey to determine what the community favored.

The 4th of July Survey was posted on the City of Irwindale's website and social media accounts, distributed at Music in the Park, and mailed city-wide to all residents. Residents had approximately 2 weeks to return the survey back to the Dan Diaz Recreation Center.

The results of the survey were provided to the Parks & Recreation Commission for receive and file at its regularly scheduled October 2, 2024 meeting and are as follows:

TABLE #1: 4TH OF JULY FIESTA – YES & NO QUESTIONS & ANSWERS				
SURVEY QUESTION	**PERCENTAGE**	**YES**	**NO**	**TOTAL***
Have you attended the 4th of July Fiesta held on the 4th of July	**52% NO** 48% YES	46	49	95
Did you purchase food?	**57% YES** 43% NO	35	26	61
Did you stay for the band?	**52% NO** 48% YES	29	32	61
Come to see or participate in a performance?	**63% NO** 37% YES	24	40	64
Come for the fireworks show?	**64% YES** 36% NO	45	25	70
Purchase from Vendors?	**55% YES** 45% NO	18	15	33
Participate in a contest/tournament?	**61% NO** 39% YES	12	19	31

*Some questions were not answered

TABLE #2: 4TH OF JULY FIESTA – ATTENDANCE & ARRIVAL QUESTIONS & ANSWERS					
SURVEY QUESTION	**PERCENTAGE**	**<1hr**	**2-3 hrs**	**All Day**	**TOTAL***
How many hours did you spend at the event?	**38% spent 2-3 hours**	13	18	16	47
SURVEY QUESTION	**PERCENTAGE**	**6a-10a**	**11a - 3p**	**4p-9p**	**TOTAL***
Arrival time for event?	**43% arrived between 4p-9p**	7	10	13	30

*Some questions were not answered
**If offered on the same day

TABLE #3: RED, WHITE & YOU BBQ ON SATURDAY BEFORE THE 4TH OF JULY – YES & NO QUESTIONS & ANSWERS				
SURVEY QUESTION	**PERCENTAGE**	**YES**	**NO**	**TOTAL***
Have you attended the Red, White, & You BBQ held on the Saturday before the 4th of July	**83% YES** 17% NO	78	16	94
Did you purchase food?	**79% YES** 21% NO	62	16	78
Did you stay for the band?	**68% YES** 32% NO	53	25	78
Come to see or participate in a performance?	**59% YES** 41% NO	44	31	75
Come for the fireworks show?**	**56% NO** 44% YES	16	20	36
Purchase from Vendors?	**84% YES** 16% NO	67	13	80
Participate in a contest/tournament?	**55% NO** 45% YES	34	41	75

*Some questions were not answered
**If offered on the same day

TABLE #4: RED, WHITE & YOU BBQ ON SATURDAY BEFORE THE 4TH OF JULY – ATTENDANCE &

ARRIVAL QUESTIONS & ANSWERS					
SURVEY QUESTION	**PERCENTAGE**	**<1hr**	**2-3 hrs**	**All Day**	**TOTAL***
How many hours did you spend at the event?	**49% spent 2-3 hours**	3	37	35	75
SURVEY QUESTION	**PERCENTAGE**	**6a-10a**	**11a - 3p**	**4p-9p**	**TOTAL***
Arrival time for event?	**87% arrived between 11a-9p**	5	17	17	39

*Some questions were not answered

TABLE #5: ONE EVENT OR TWO EVENTS				
Survey Question	**PERCENTAGE**	**TWO EVENTS (Current practice)**	**ONE EVENT on July 4th**	**Total**
Currently, the city celebrates our nation's independence on the Saturday before the 4th of July with the Red, White and You BBQ **AND** on the 4th of July with the Fireworks Spectacular. **Moving forward, would you prefer two events, as is the current practice, or one event held on the 4th of July?**	**76% YES** 24% NO	74	24	98

TABLE #6: COMMENTS TO ANY QUESTIONS ANSWERED "NO"	
Fireworks Spectacular	**Red, White and You BBQ**
Pop-ups are too expensive; food has not been available on July 4	No Fireworks this day (2)
I want to spend time with my family and not work	Make one event on the Saturday before the 4th
Need More Food Options (2)	It is inconvenient for me to attend.
I spend the 4th of July BBQing at home, not at the park (2)	Not a lot of food vendors / too expensive

I was not able to purchase food or drinks during the first Red, White and You as everything sold out quite early. I also thought it was going to be a different style event, not so much an overpriced farmers market.	I don't like that it's on a day other than 4th of July
Spend time with family. (4)	Working
We have company on the 4th of July	The performances, fireworks, and contests I couldn't attend due to working the event.
Came to see everyone	The food and vendors are too expensive.
I live across the street, host family and have no need to attend.	Enjoy fireworks on the 4th of July and like to watch contests, but do not participate.
I didn't live in the city yet.	I celebrate my country on the 4th of July. This event is overpriced and they sell junk.
We have food at home. (2)	Just depends on what is being offered.
I had to be there because I was working.	More people and a lot more fun.
Had other family plans.	I feel it is more a community event that many residents attend. I see people from Irwindale I don't usually see, it is also very relaxing.
BBQed food at home, no one in family performs, no contests were held, no craft vendors and cooked at home	
I would go out of town on 4th to celebrate with family. (2)	
Celebrate 4th of July with family.	
Stayed home for the 4th of July but watched the fireworks show from Irwindale Ave	
Too hot	
I go to eat and watch the fireworks show.	
I need to stay home to take care of my house from illegal fireworks.	
Have to stay home and keep an eye on my house.	
Working (attended event because…) (2)	

I didn’t attend because I wasn’t scheduled to work	
Not interested in attending	
Family time at home. (4)	
House BBQ	
What contests? What tournaments?	
For those that know me, I am very shy	
Do not participate in contest/tournaments because I am on the clock.	
No interest	

After reviewing the results, the commission requested staff to come back at a later meeting to present possible options to add to the current offering on the 4th of July.

At the regularly scheduled February 5, 2025 Parks & Recreation Commission meeting, staff presented the following options:

Option	**Cost Impact**	**Notes**
Fireworks Spectacular ONLY	no additional cost (part of the adopted budget)	The launch site for the fireworks show is not guaranteed and cannot be finalized until the property owners give permission for use. The launch site will impact staffing for both the Police Department and Public Works which may result in an increase in cost; however, we will not know for sure until the launch site is approved.
Music synced with show	no cost*	If we use the same vendor, they have offered to create the soundtrack to the show that will link to a Free app, which the community can download to their phones using a 4-digit access code. *The app is free for the end user and as of now, free for the vendor to upload and use to broadcast the show. The company did note that they are currently looking into charging agencies for the service and are looking to

		implement those charges this year. They did not know if that would be in effect by July 2025.
Food truck(s) available from 7p - 9p	n/a	Staff called over 10 food trucks, from the food trucks that have been offered for other events to options listed within the San Gabriel and Los Angeles County area. Every vendor said they were not available or were not willing to relocate their truck on the 4th of July to Irwindale Park.
Band offered from 7p - 9p	Band $3,000 - $4,500 Stage $4,500 - $5,800 Sound $4,900 - $7,500 Insurance $1,000 - $1,200 Staff(Rec) $2,300 Total $15,700 - $22,300	City Council approval needed for an additional 40 hours added to Part Time wages to cover this additional offering. City Council approval needed for up to $23,000 NOT including the overtime costs for Public Works staff or a private security company that MAY be required per Irwindale Police Department (based on additional coverage needed for fall out zone and concert).

After much discussion and taking the survey results and budget into consideration, the Parks & Recreation Commission voted 4-1 to continue to only provide the Fireworks Spectacular with music synced with the show. The majority of Commissioners acknowledged the low turn out at the event on 4th of July and the majority of residents enjoy celebrating 4th of July at home with their families while watching the Fireworks Spectacular.

At this time and in the future, Irwindale Recreation will continue to offer the three following events to celebrate 4th of July:

1. Red, White & You BBQ on the Saturday before 4th of July
2. Music in the Park the Week of 4th of July (Music in the Park will not occur when 4th of July lands on a Thursday)
3. Fireworks Spectacular Show on 4th of July.

Fiscal Impact:

Since there are no changes to the current way the City of Irwindale celebrates 4th of July, there is no fiscal impact on the General Fund.

Attachments:

None

Item #19.I.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Resolution of Support - Elimination of a Sunset Date under Brown Act AB 2449

City Manager's Recommendation:

Adopt Resolution No. 2025-30-3618 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE SUPPORTING THE ELIMINATION OF A SUNSET DATE UNDER BROWN ACT AB 2449".

Administrative Action:

Submitted by:

Theresa Olivares, Assistant City Manager

Prepared by:

Laura M. Nieto, Chief Deputy City Clerk

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

As part of the response to the COVID-19 pandemic, Governor Gavin Newsom temporarily issued a series of Executive Orders to expand public access to meetings of local agencies by suspending some restrictions on conferencing. The effect resulted in an expanded use of teleconferencing for meetings of legislative bodies, resulting in enhanced public access and increased participation and engagement by the public.

AB 2449 became law in 2023, modernizing the pre-existing concepts of teleconference locations under the Brown Act by revising notice requirements and allowing for greater public participation in teleconference meetings for local agencies such as the City of Irwindale. There is now an established track record of utilization and support among public agencies, offering remote participation by members of an elected or appointed board arising in emergency circumstances or just cause incidents. AB 2449 is scheduled to sunset on January 1, 2026.

Given the proven benefits and widespread adoption among local agencies, permanently removing the sunset provision from AB 2449 is a logical step forward. It ensures continued flexibility, enhances civic participation, and accommodates emergencies or justified absences among elected and appointed officials without sacrificing transparency or accountability. Staff is recommending that the City Council consider adopting proposed Resolution No. 2025-30-3618 supporting the elimination of a sunset date under Brown Act AB 2449.

A copy of the draft Letter of Support to The Honorable Blanca Rubio in support of her proposed Assembly Bill AB 259 is also included with this report.

Fiscal Impact:

There is no fiscal impact associated with this action.

Attachments:

1. Resolution No. 2025-30-3618
2. Draft Letter AB259 Support

RESOLUTION NO. 2025-30-3618

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE SUPPORTING THE ELIMINATION OF A SUNSET DATE UNDER BROWN ACT AB 2449

WHEREAS, as part of his response to the COVID-19 pandemic, Governor Newsom temporarily issued a series of Executive Orders to expand public access to meetings of local agencies by suspending some of the restrictions on teleconferencing; and

WHEREAS, the effect was an expanded use of teleconferencing for meetings of the legislative body, resulting in enhanced public access and increased participation by the public; and

WHEREAS, AB 2449 became law in 2023, modernizing the previously existing concept of teleconference locations under the Brown Act by revising notice requirements and allowing for greater public participation in teleconference meetings for local agencies; and

WHEREAS, AB 2449 has established a proven track record of utilization and support among public agencies, providing remote participation by members of an elected board arising in emergency circumstances or just cause incidents; and

WHEREAS, AB 2449 is scheduled to sunset on January 1, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby adopts the Recitals above as true and correct and incorporates them herein by reference.

SECTION 2. The City Council hereby supports the elimination of a sunset date under Brown Act AB 2449.

SECTION 4. The Chief Deputy City Clerk shall certify the adoption of this Resolution which shall, in turn, have immediate effect.

PASSED, APPROVED and ADOPTED this _____ day of March 2025.

.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2025-30-3618 duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the ____ day of March 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

March 24, 2025

The Honorable Blanca Rubio
California State Assembly
1021 O Street, Suite 5250
Sacramento, California 95814

RE: Assembly Bill 259 (Rubio) – Support [As Introduced]

Dear Assembly Member Rubio:

On behalf of the City of Irwindale, I am writing to express our support for your Assembly Bill 259, related to the Ralph M. Brown Act.

Recognizing the evolving landscape of public meetings and the demonstrated value of remote participation options when governing body members cannot attend a physical gathering, your office introduced, and the Legislature passed, Assembly Bill 2449 in 2022, which amended the Ralph M. Brown Act. Beginning in 2023, special districts and other local agencies began using the procedures established by AB 2449, successfully facilitating remote participation for officials that would otherwise been encumbered by illness, official travel, or medical emergency. The provisions of that bill, having been negotiated by civil society groups and local government stakeholders, contained numerous safeguards and requirements, including an in-person quorum at the official meeting location. Our council has experienced firsthand the administrative benefit of this law on multiple occasions when critical action items were on a meeting agenda, and a council member who could not attend in person could still participate in the discussion and vote under the provisions of AB2449.

While the provisions added by AB 2449 were modified slightly by technical amendments made by subsequent legislation, the sunset date of January 1, 2026, which is included in the original bill, remains. To preserve the flexibility provided by your AB 2449, Assembly Bill 259 would eliminate this sunset date, thereby preserving the remote meeting procedures added by the earlier legislation indefinitely. AB 259 would otherwise not change any other remote meeting provisions.

DRAFT

For these reasons, the City of Irwindale is pleased to support your Assembly Bill 259.

Respectfully,

Larry G. Burrola
Mayor

CC: Assembly Members Calderon, Harabedian, Rodriguez
Senators Archuleta, Perez, Rubio
Marcus Detwiler, Legislative Representative, California Special Districts Association

DRAFT

Item #19.J.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Approval of the Escrow Agreement for Security Deposits in Lieu of Retention for the Public Library Improvement Project

City Manager's Recommendation:

That the City Council approve an Escrow Agreement for Security Deposits in Lieu of Retention with Robert Clapper Construction Services, Inc. dba R.C. Construction Services (Contractor), for the Public Library Improvement Project; and (2) authorize the City Manager to execute the agreement upon approval.

Administrative Action:

Submitted / Prepared by:
Eddie Chan, Director of Engineering/Building Official

Reviewed by:

Adrian R. Guerra, City Attorney

Kambiz Borhani, Finance Director / City Treasurer

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

Pursuant to Section 22300 of the Public Contract Code of the State of California, Contractors have the option to deposit securities with an Escrow Agent as a substitute for retention earnings required to be withheld by the Owner, as per the Construction Contract and Agreement entered into between the Owner and Contractor for the Public Library Improvement Project.

On December 19, 2024, the City Council awarded the Public Library Improvement Project to Robert Clapper Construction Services, Inc. dba R.C. Construction Services, for the amount of $8,084,701. This project is currently in the initial stage of construction.

The contractor for the Public Library Improvement Project has requested that retention funds from monthly construction progress payments be placed in an escrow account, administered by an escrow agent or a bank of their choosing. As outlined in the project contract documents (Section 7 - "Measurement and Payment") and pursuant to Section 22300 of the California Public Contract Code, the contractor is entitled to request an escrow account for retention payments. However, the City's ability to enter into such an agreement is contingent upon approval from the California State Library, the grant administrator funding this project. Staff is currently verifying whether this is permitted under the terms of the Building Forward grant funds received by the City.

The Contractor has requested that these retention funds be made payable to American Business Bank as the escrow agent. Per Section 22300 of the Public Contract Code, the escrow agent shall be a state or federally chartered bank in California with a current A.M. Best Rating of not less than "A" in the form specified by said Section 22300. American Business Bank has satisfied this requirement.

The City Attorney has reviewed and approved the attached Transfer Agreement as to form.

Fiscal Impact:

Per Section 2.6 (b) of the Public Works Construction Contract Agreement between the City and R.C. Construction Services, Section 22300 (b)(c) of the Public Contract Code of the State of California, and Section (4) of the Escrow Agreement, the contractor shall be responsible for paying all fees for the expenses incurred by th Escrow Agent in administering the Escrow Account and all expenses of the Owner (*i.e.*, wire fees, etc.)

Attachments:

1. Attachment A - Escrow Agreement



ESCROW AGREEMENT FOR
SECURITY DEPOSITS IN LIEU OF RETENTION

This Escrow Agreement is made and entered into by and between _____, whose address is _____, hereinafter called "Owner,"_____**,** whose address is _____ hereinafter called "Contractor," and American Business Bank whose address is 400 S. Hope Street., Suite 300, Los Angeles, CA 90071, hereinafter called "Escrow Agent."

For the consideration hereinafter set forth, the Owner, Contractor, and Escrow Agent agree as follows:

(1) Pursuant to Section 22300 of the Public Contract Code of the State of California, Contractor has the option to deposit securities with Escrow Agent as a substitute for retention earnings required to be withheld by Owner pursuant to the Construction Contract entered into between the Owner and Contractor for **Project:_____ at _____ Project No. (_____),** **Contract No. _____,** in the amount of **$**_____ dated _____ (hereinafter referred to as the "Contract"). Alternatively, on written request of the Contractor, the Owner shall make payments of the retention earnings directly to the Escrow Agent. When the Contractor deposits the securities as a substitute for Contract earnings, the Escrow Agent shall notify the Owner within 10 days of the deposit. The market value of the securities at the time of the substitution shall be at least equal to the cash amount then required to be withheld as retention under the terms of the Contract between the Owner and Contractor. Securities shall be held in the name of the Owner, and shall designate the Contractor as the beneficial owner.

(2) The Owner shall make progress payments to the Contractor for those funds which otherwise would be withheld from progress payments pursuant to the Contract provisions, provided that the Escrow Agent holds securities in the form and amount specified above.

(3) When the Owner makes payment of retention earned directly to the Escrow Agent, the Escrow Agent shall hold them for the benefit of the Contractor until the time that the escrow created under this contract is terminated, subject to the Owner's rights under Paragraph 7 below. The Contractor may direct the investment of the payments into securities. All terms and conditions of this agreement and the rights and

responsibilities of the parties shall be equally applicable and binding when the Owner pays the Escrow Agent directly.

(4) Contractor shall be responsible for paying all fees for the expenses incurred by Escrow Agent in administering the Escrow Account and all expenses of the Owner. These expenses and payment terms shall be determined by the Owner, Contractor, and Escrow Agent.

(5) The interest earned on the securities or the money market accounts held in escrow and all interest earned on that interest shall be for the sole account of Contractor and shall be subject to withdrawal by the Contractor at any time and from time to time without notice to the Owner.

(6) Contractor shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to Escrow Agent accompanied by written authorization from the Owner to the Escrow Agent that Owner consents to the withdrawal of the amount sought to be withdrawn by Contractor.

(7) The Owner shall have a right to draw upon the cash or securities in the event that the Owner declares the Contractor to be in default/breach of the Contract. Upon seven days' written notice to the Escrow Agent from the Owner declaring that the Contractor is in default/breach of the Contract, the Escrow Agent shall immediately convert the securities to cash and shall distribute the cash as instructed by the Owner.

(8) Upon receipt of written notification from the Owner certifying that the Contract is final and complete, and that the Contractor has complied with all requirements and procedures applicable to the Contract, Escrow Agent shall release to Contractor all securities and interest on deposit less escrow fees and charges of the Escrow Account. The escrow shall be closed immediately upon disbursement of all moneys and securities on deposit and payments of fees and charges.

(9) Escrow Agent shall rely on the written notifications from the Owner and the Contractor pursuant to Sections (5) through (8), inclusive, of this agreement and the Owner and Contractor shall hold Escrow Agent harmless from Escrow Agent's release and disbursement of the securities and interest as set forth above.

(10) The names of the persons who are authorized to give written notice or to receive written notice on behalf of the Owner and on behalf of Contractor in connection with the foregoing, and exemplars of their respective signatures are shown below. Such names may be changed by written notice to other parties.

On behalf of Owner:

Name: _____

Title: _____

Signature: _____

Address: _____

_____

Telephone: _____

On behalf of Contractor:

Name: _____

Title: _____

Signature: _____

Address: _____

_____

Telephone: _____

On behalf of Escrow Agent:

Name: _____

Title: _____

Signature: _____

Address: 400 S. Hope Street, Suite 300

Los Angeles, CA 90071

Telephone: (213) 430- 4000

At the time the Escrow Account is opened, the Owner and Contractor shall deliver to the Escrow Agent a fully executed counterpart of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement by their proper officers on the date first set forth above.

On behalf of Owner:

Name: _____

Title: _____

Signature: _____

On behalf of Contractor:

Name: _____

Title: _____

Signature: _____

Item #21.A.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: BESS Urgency Ordinance No. 793

City Manager's Recommendation:

Direct the City Attorney to read the title of the ordinance, waive further reading of the ordinance, and **adopt the ordinance as an urgency measure by a roll call vote with a minimum 4/5 vote for Urgency Ordinance No. 793** , entitled "AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, AMENDING SECTIONS 17.56.020 ("USES REQUIRING A CONDITIONAL USE PERMIT") AND 17.56.025 ("USES REQUIRING A DEVELOPMENT AGREEMENT") OF CHAPTER 17.56 ("M-2 HEAVY MANUFACTURING ZONE") AND ADOPTING CHAPTER 17.140 ("BATTERY ENERGY STORAGE SYSTEMS") OF TITLE 17 ("ZONING") OF THE IRWINDALE MUNICIPAL CODE REGULATING BATTERY ENERGY STORAGE SYSTEMS IN M-2 ZONES" The ordinance is exempt from the California Environmental Quality Act, Pursuant to State CEQA Guidelines Section 15061(B)(3).

Administrative Action:

Submitted by:

Marilyn Simpson, AICP, Community Development Director

Marilyn Simpson

Prepared / Reviewed by:

Adrian R. Guerra, City Attorney

Approved by:

Julian A. Miranda, City Manager

Background and Analysis:

On November 13, 2024, a Joint Study Session was held with the City Council and the Planning Commission regarding Battery Energy Storage Systems (BESS). Information was presented by the Executive Director of Clean Coalition, a nonprofit organization specializing in renewable energy options.

On December 11, 2024, the City Council held a public workshop on BESS. Information was presented by Los Angeles County Fire Department staff members Firefighter Specialist Joshua Costello and Central Region Battalion Chief Frank Garrido, and Craig Lewis from Clean Coalition.

On February 12, 2025, the City Council held a discussion on regulating Battery Energy Storage Systems (BESS). The Council directed staff to research and report back on jurisdictions that have adopted an ordinance on BESS.

On February 26, 2025, the City Council reviewed several adopted ordinances from public agencies in California and outside California. After discussion, the City Council directed staff to prepare a BESS Ordinance for the Irwindale.

A BESS facility enables power system operators/utilities to store energy for later use. A BESS facility collects and stores excess energy from a powerplant and/or from a power grid. Energy storage would take place during periods when the demand for electricity is low. During periods of high demand, BESS facilities discharge or distribute the stored energy back into the power grid. A BESS facility may be constructed and operated by an entity that is separate from the energy/utility provider. Siting for a BESS facility can be adjacent, or in proximity, to a specific powerplant or substation.

The configuration of BESS facilities can vary, but the preferred configuration is to have the battery modules within individual containers versus battery modules within an enclosed building. The containers have the appearance and dimensions similar to a standard shipping container (approximately 40 feet long x 8 feet wide x 9.5 feet high). The number of containers can vary. They can be lined up in a row or clustered together. On-site non-public roads and/or drive aisles would be limited to service and general access to the containers and provide separation between the containers. Separate accessory buildings for operations and maintenance would be located on the site.

Ordinance No. 793

The Ordinance outlines certain development standards and regulations for a BESS facility. Regulations include application procedures, definitions, land use and siting standards, permitting, environmental compliance, safety and certifications, and decommissioning. A requirement for BESS requires the applicant to enter into a Public or Community Benefit Agreement, which may include funding for specific community improvements and amenities. Processing an application for a BESS facility would be via a Development Agreement, a Conditional Use Permit, unless otherwise designated in a specific plan, and a Site Plan and Design Review Permit.

The Ordinance complies with Senate Bill SB38 that requires that each Battery Energy Storage Facility located in the State have an emergency response and emergency action plan that covers the premises of the battery energy storage facility. The owner or operator of the facility, in developing the plan, is

required to coordinate with local emergency management agencies, uniform program agencies, and local first response agencies and submit the plan to the City for review.

Environmental Review:
In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and has determined that the Project is exempt from the provisions of CEQA pursuant to Section 15061 (b)(3), which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is NOT subject to CEQA. In this case, the ordinance has no potential resulting in physical change in the environment, directly or indirectly. The Ordinance does not authorize any specific development or installation on any specific piece of property within the City's boundaries.

Fiscal Impact:

No fiscal impact is anticipated with the adoption of Ordinance No. 793.

Attachments:

1. BESS Chapter Ordinance Draft(1012989.6)

ORDINANCE NO. 793

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, AMENDING SECTIONS 17.56.020 ("USES REQUIRING A CONDITIONAL USE PERMIT") AND 17.56.025 ("USES REQUIRING A DEVELOPMENT AGREEMENT") OF CHAPTER 17.56 ("M-2 HEAVY MANUFACTURING ZONE") AND ADOPTING CHAPTER 17.140 ("BATTERY ENERGY STORAGE SYSTEMS") OF TITLE 17 ("ZONING") OF THE IRWINDALE MUNICIPAL CODE REGULATING BATTERY ENERGY STORAGE SYSTEMS IN M-2 ZONES

WHEREAS, the existing provisions of the City of Irwindale Municipal Code do not address battery energy storage facilities; and

WHEREAS, there is a growing demand for Battery Energy Storage Systems (BESS) in the State of California because of the need for more renewable electricity to meet the state's clean energy objectives and to ensure the reliability of its electric grid, among other factors; and

WHEREAS, a BESS facility captures energy from the grid, stores it, and later releases it to supply electricity or other grid services when needed, usually during periods of high demand. This process can enhance the reliability and efficiency of the electric grid while also potentially stabilizing power rates; and

WHEREAS, the City of Irwindale ("City Council") recognizes that the City of Irwindale ("City") has seen a rise in inquiries and applications for development of BESS facilities; and

WHEREAS, the City recognizes a need to establish adequate policies and standards in place for the development of BESS facilities in order to protect the health, welfare, safety, and quality of life for the general public, to ensure compatible land uses in the areas affected by energy storage facilities and to mitigate the impacts of energy storage facilities on the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The facts set forth in the recitals in this Ordinance are true and correct and incorporated herein by this reference.

SECTION 2. Amendment of Code. The City Council hereby approves and amends Section 17.56.020 ("Uses requiring a conditional use permit") of Chapter 17.56 ("M-2 Heavy Manufacturing Zone") of Title 17 ("Zoning") of the Irwindale Municipal Code, which shall now read in its entirety as follows:

“17.56.020 Uses requiring a conditional use permit.

Because of considerations of smoke, fumes, dust, vibration, noise, traffic congestion, or hazard, the establishment and operation of the following uses in the M-2 (heavy manufacturing) zone shall not be permitted unless a conditional use permit authorizing such use has been granted:

1. Acid manufacture;
2. Agricultural contractor equipment, sale or rental or both;
3. Alcohol manufacture, other than for human consumption (excluding beer manufacture);
4. Asphalt plants;
5. Automobile forwarding;
6. Batching plants;
7. Blacksmith shops;
8. Blast furnaces or coke ovens;
9. Boiler works;
10. Breweries;
11. Brick tile, cement block or terra cotta manufacture;
12. Building material sales and storage yards;
13. Cement, lime, gypsum or plaster of paris manufacture;
14. Concrete and concrete products manufacture;
15. Contractor's storage yards;
16. Distillation of bones;
17. Drop forge industries;
18. Explosives, manufacture or storage;
19. Feed and fuel yards;
20. Gas manufacture or storage;
21. Iron, steel, brass or copper fabrication plants;
22. Iron, steel, brass or copper foundries;
23. Lumber yards (no planing mills or burners);
24. Machinery storage yards;
25. Manufacture of prefabricated buildings;
26. Mills, planing;
27. Oil extraction plants;
28. Paint, oil, shellac, turpentine or varnish manufacture;
29. Paper pulp manufacturing;
30. Petroleum or its fluid products, wholesale storage;
31. Petroleum refining;
32. Plumbing supply yards;
33. Quarries;
34. Recycling facilities;
35. Rubber, reclaiming, or the manufacture of synthetic rubber or its constituents;
36. Steam electric generating stations;
37. Storage space for transit and transportation equipment;
38. Tire rebuilding, recapping and retreading;

39. Truck transportation yards or terminals;
40. Vehicle towing facilities, not a part of service stations or automobile wrecking or dismantling yards;
41. Wineries.
42. Material recovery facilities/transfer stations (MRF/TS), conditional use permit or development agreement, if said facility is also approved in conjunction with a franchise agreement and subject to all requirements of Section 17.56.025.
43. Material recovery facilities/transfer stations (MRF/TS), conditional use permit or development agreement, if said facility is also approved in conjunction with a franchise agreement and subject to all requirements of Section 17.56.025.
44. Battery energy storage systems subject to all requirements of Chapter 17.140, unless otherwise designated in a specific plan."

SECTION 3. Amendment of Code. The City Council hereby approves and amends 17.56.025 ("Uses requiring a development agreement") of Chapter 17.56 ("M-2 Heavy Manufacturing Zone") of Title 17 ("Zoning") of the Irwindale Municipal Code which shall now read in its entirety as follows:

"17.56.025 Uses requiring a development agreement.

The uses listed below shall be allowed in the M-2 zone with a development agreement that (i) meets the requirements of Government Code Sections 65864—65869.5, and (ii) includes development standards that ensure the public's health, safety and welfare and that any development is consistent with the city's general plan and any other applicable land use plan(s):

1. Material recovery facility/transfer station, if said facility is also approved in conjunction with a franchise agreement granting a limited, non-exclusive or exclusive franchise for operation of said material recovery facility/transfer station.

2. Battery energy storage systems, subject to all requirements of Chapter 17.140.

Nothing in this section is intended to limit other uses that may be included in a development agreement as otherwise allowed in Sections 17.56.010 and 17.56.020 for the M-2 zone."

SECTION 4. Adoption of Code. The City Council hereby adopts and adds a new Chapter 17.140, entitled "Battery Energy Storage Systems (BESS)" to Title 17, entitled "Zoning," of the Irwindale Municipal Code to read in its entirety as set forth in Exhibit "B", and incorporated herein as though set forth in full.

"CHAPTER 17.140 - Battery Energy Storage Systems (BESS)"

Contents:

17.140.010 Purpose
17.140.020 Applicability
17.140.030 Definitions
17.140.040 Development Standards
17.140.050 Conditions of Approval
17.140.060 Decommissioning
17.140.070 Change of Ownership
17.140.080 Abandonment

17.140.010 – **Purpose**– The purpose of this chapter is to provide the means to regulate the development of utility-scale Battery Energy Storage Systems (BESS) in certain areas of the City. The regulations herein are intended to protect the health, welfare and safety of the general public, to ensure compatible uses of land in the areas affected by energy storage facilities and to mitigate the impacts of energy storage facilities on the environment.

17.140.020 – **Applicability** – The provisions of this chapter shall apply to all utility-scale Battery Energy Storage Systems (BESS) permitted, installed, or modified within the City of Irwindale, after the effective date of this ordinance. Modifications to, retrofits, or replacements, excluding general maintenance and repair, of any part of a BESS facility shall also be subject to this Chapter.

17.140.030 – **Definitions**

A. "Battery Energy Storage System" or "BESS": A battery energy storage system that is a utility-scale engineered system of electrical devices and equipment that enable electric energy, such as energy generated from renewable energy sources, like solar and wind, to be stored and then released when the power is needed. Utility-scale BESS facilities are intended primarily to interact with the electric grid and are not intended to serve a specific end user.

17.140.040 – **Development Standards**

All applications for BESS systems shall be subject to site plan and design review, pursuant to Chapter 17.70. In addition to those requirements set forth in this chapter, and which the Planning Commission or City Council may otherwise impose, all BESS developments shall comply with the site design requirements set forth below:

A. Location Requirements.

1. BESS facilities shall not be constructed within 1,000 feet of any residentially zoned property, measured from the closest property line of each use.

2. BESS facilities shall not be constructed further than 1 mile from the connecting utility measured from the nearest point of each parcel boundary.

B. Development Requirements.

1. BESS facilities shall be subject to Site Plan and Design Review pursuant to Chapter 17.70 of the IMC and comply with all applicable standards of the Building Code, the adopted Fire Code, and any Los Angeles County Fire Department requirements, as amended from time to time. Battery module enclosures and associated electrical equipment are not subject to the City's Commercial and Industrial Design Guidelines.

2. All BESS components and mechanical equipment must be enclosed by a minimum 10-foot-high non-scalable perimeter solid wall. Perimeter walls shall be a minimum of 10-feet high and consist of either decorative concrete masonry block or decorative concrete tilt-up walls consistent with the City's Commercial/Industrial Design Guidelines.

2. Height requirements for BESS units shall adhere to a maximum of 12-feet for the equipment itself and 15-feet for the overall building height.

3. BESS facility utilities and transmission lines shall be installed underground, except when written approval is otherwise granted in accordance with law.

4. The ground surface of a BESS facility shall be covered with gravel, asphalt, concrete, and other compatible materials. All driveways and pathways between battery energy storage system structures, and any other associated pad-mounted structures, shall contain pervious pavement or similar material.

5. A BESS facility may include, but is not required to include, a single-story warehouse-type Operations and Maintenance (O&M) building for storage of parts used for maintenance. Any such single-story warehouse-type building shall be consistent with the City's Commercial/Industrial design guidelines.

6. BESS facilities must be set back at least 50-feet from all side, rear, and front lot lines. Access drives and parking may be situated within these setback areas. Additionally, there must be a minimum clearance of 12-feet between BESS components and all buildings, and other exposure hazards unrelated to electrical grid infrastructure.

7. Onsite lighting shall be required for safety and operational purposes. Light fixtures shall not exceed a height of 35-feet.

8. The maximum height of BESS Substation Dead-end Structure shall be 65-feet. The dead-end structure is the onsite substation termination of the transmission line and highest structure for the onsite substation.

9. Prior to the issuance of a building permit, a Comprehensive Sign Program shall be approved by the City. Adequate safety and informational signage shall be posted in clearly visible areas in and around the BESS area and all access points in compliance with City requirements.

C. Parking & Access.

1. Parking and access shall be provided for vehicles consistent with the requirements of Chapter 17.64.

2. Vehicle barriers such as bollards shall be installed to minimize the potential of collision with the BESS facility, as required by the City Engineer.

3. Proper emergency access to each BESS facility shall be maintained according to LA County Fire requirements, and an emergency plan for the facility must be submitted to the City's Engineering Department for approval.

D. Noise. BESS facilities are subject to the City's noise standards as set forth in Chapter 9.28 (Noise). Applicants shall submit equipment and component manufacturer's noise ratings to demonstrate compliance. At the discretion of the Community Development director, a separate noise study may be required.

E. Landscaping. The listed requirements shall apply to all site improvements regarding the landscape around the BESS facility:

1. Landscaping or vegetation is not permitted within the screen walls surrounding the BESS units.

2. Required Areas: All setbacks, parkways, open areas, plazas, paseos, and non-work areas outside of the screen walls that are visible from a public street/alley or from a parking lot available to the general public shall be landscaped.

3. Landscape Coverage Requirement: Shrubs, groundcover and other plant material shall cover all areas outside of the screen walls that are visible from a public street/alley or from a parking lot available to the general public and that are not occupied by structures, parking areas, storage, trash enclosures, driveways, and sidewalks at the time of issuance of a Certificate of Occupancy. Embellished pavement, fountains, and similar hardscape materials may, in part, be substituted for the required landscaping through the site plan and design review process.

4. Parkway-Adjacent Planting and Maintenance: Parkways located between the sidewalk and the edge of development shall meet the following requirements:

   (i) The ground surface shall contain shrubs, mulch, or ground cover to provide coverage within two years of planting.

   (ii) If a wall or fence separates the development from the street, planning vines or espalier shrubs shall be incorporated into the planning design.

5. Required Landscaping for Loading Aeras: Loading areas shall incorporate landscaping to provide screening if visible from the public right-of-way, adjacent uses, and pedestrians.

6. Trees: Perimeter landscaping shall include one street tree for each 30 lineal feet of street frontage.

7. Trees: All trees planted along a street frontage shall be of a minimum 15-gallon size. All other trees planted shall be of a minimum 5-fallon size or have a brown trunk height of 3-feet.

17.140.050 – **Conditions of Approval** – The following measures shall be included as performance measures and standard conditions of approval for all energy storage facilities.

A. Conditional Use Permit Required – BESS facilities may be developed within the M-2 zone provided that a conditional use permit is obtained and all other requirements in this Chapter are met. A conditional use permit is required in accordance with Irwindale Municipal Code Chapter 17.80.020. In addition to those conditions set forth in this Chapter and which the Planning Commission or City Council may otherwise impose, all BESS developments shall be subject to the following conditions of approval:

1. The proposed use will not adversely affect nearby residents and facilities primarily devoted to use by children, families, and the general public, after giving consideration to the distance or proximity of the proposed BESS to residential districts, educational institutions, nursery schools, day camps, day care centers, public parks, playgrounds, places of worship or hospitals.

2. BESS facilities shall operate between the hours of 7:00AM and 10:00PM daily. During these hours, all activities related to the charging, discharging, and maintenance of the battery storage system must be conducted in compliance with local noise ordinances and safety regulations. Routine maintenance activities may be conducted at these hours so long as they do not generate significant noise or disturbance.

3. Operations outside the standard hours, specifically between 10:00PM and 7:00AM, are permitted only for emergency situations or critical grid support services.

4. BESS facilities shall not store any products, goods, materials, containers, combustible materials, hazardous materials, or high-piled storage on site at any time.

5. Operators shall address and resolve any nuisance, safety issues, or violations of conditions of approval within forty-eighty hours of being notified by the City that the issue exists.

6. The construction of a BESS facility, installation, or modification is allowed only upon approval by the City of a development agreement with appropriate standards and public benefits to be negotiated with the City and complying with all other standards imposed by this Chapter.

7. The construction and operation of the facility will have an overall net positive economic benefit to the City. For purposes

of this subsection, economic benefits may include, but are not limited to, any of the following:

1. Employment growth;
2. Housing development;
3. Infrastructure and environmental improvements;
4. Assistance to public schools and education;
5. Assistance to City's public safety departments and/or other City departments;
6. Property taxes and sales and use tax revenues;
7. Any other economic benefit that the City, in its sole discretion, determines meets the intent of this provision.

C. Emergency Response and Action Plan – All BESS facilities located in California are required to develop an emergency response and emergency action pursuant to Section 761.3 of the Public Utilities Code as amended from time to time, in collaboration with local emergency response agencies. A copy of the approved emergency operations plan shall be given to the system owner and/or operator, and the fire marshal. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire officials, and emergency responders. The emergency operations plan shall include the following information:

1. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.

2. Procedures for inspection and testing of associated alarms, interlocks, and controls.

3. Procedures to be followed in response to notifications from the battery management system, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to emergency personnel for potentially hazardous conditions in the event of a system failure.

4. Emergency procedures to be followed in case of fire, explosions, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures may include sounding the alarm, notifying the fire

district, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

5. Procedures for dealing with battery energy storage facility equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.

6. Other procedures as determined necessary by city officials to provide for the safety of neighboring properties and emergency responders.

7. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

17.140.060 – **Decommissioning**

A. Decommissioning Plan – Prior to issuance of any permits related to decommissioning activities, the applicant shall submit a decommissioning plan containing a narrative description of the activities to be accomplished for removing the energy storage system from service, and from the facility in which it is located. The decommissioning plan should also include:

1. Narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;

2. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

3. The anticipated life of the battery energy storage system;

4. The estimated decommissioning costs and how the estimate was determined.

5. The method of ensuring that funds will be available for decommissioning and restoration.

6. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage facility, such as structural elements, means of egress, and required fire detection

suppression systems, will be protected during decommissioning and confirmed as being acceptable after the facility is removed.

7. A listing of any contingencies for removing an intact operational battery energy storage system unit(s) from service, and for removing a battery energy storage system(s) unit from service that has been damaged by a fire or other event.

8. The owner and/or operator of the battery energy storage facility shall implement the decommissioning plan upon abandonment and/or in conjunction with removal of the facility.

9. Upon approval of the BESS facility, the owner and/or operator of the battery energy storage facility shall continuously maintain a financial assurance, payable to the city, in a form and amount approved by the city for the removal of the battery energy storage facility, for the period of the life of the facility. All costs shall be borne by the applicant.

4. The manner in which the battery energy storage system will be decommissioned, and the site restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and

5. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

17.140.070 - **Change of Ownership** – If the owner of the battery energy storage facility changes or the owner of the property changes, the project approvals shall remain in effect, provided that the City Council approves a transfer agreement wherein the new owner or operator assumes in writing all the obligations of the project, site plan approval, and decommissioning plan, and all related financial responsibilities. A new owner or operator of the battery energy storage facility shall apply to the Community Development Department of such change in ownership or operator within 30 days of the ownership change. The project and all approvals for the battery energy storage facilities shall become void if the new owner or operator fails to provide apply to the Community Development Department in the required timeframe. Reinstatement of a voided project or approvals will subject to the same review and approval processes for new applications under this chapter.

17.140.080 - **Abandonment.** – The battery energy storage facility shall be considered abandoned when it ceases to operate for more than one year. If the owner and/or operator fails to comply with the decommissioning plan under section 17.140.060 upon abandonment, the city may, at its discretion, enter the property and utilize the available financial assurances for the removal of a battery energy storage facility and restoration of the site in accordance with the decommissioning plan

SECTION 4. CEQA. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Sections 15061(b)(3) on the grounds that it can be seen with certainty that the amendment to the Municipal Code provided for in this Ordinance will not have a significant effect on the environment. There is no possibility that the proposed ordinance, as a textual change to the Municipal Code, may have a significant impact on the physical environment (Section 15061) and because, per Section 15061(b)(3), it can be seen with certainty to have no possibility of a significant effect upon the environment.

SECTION 5. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentences, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 6. Publication and Effective Date. The City Clerk shall certify this Ordinance on behalf of the City of Irwindale forthwith upon its adoption and shall cause it to be published in the manner required by law.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 26th day of March, 2025.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 793 was adopted at a regular meeting of the City Council of the City of Irwindale held on March 26, 2025, and was carried by the following roll-call vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Item #22.A.

City of IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: 14005 Live Oak SPDR

City Manager's Recommendation:

That the City Council consider the Planning Commission's Resolutions Nos. 844(25), 845(25), and recommend that the City Council adopt the MND and MMRP and approve the proposed Site Plan and Design Review for the construction of a new building; and:

Adopt Resolution No. 2025-28-3616 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING THE MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATED MONITORING AND REPORTING PROGRAM (MMRP) FOR THE CONSTRUCTION OF ONE (1) ±102,500 SQUARE FOOT CONCRETE TILT-UP WAREHOUSE BUILDING LOCATED AT 14005 LIVE OAK AVENUE IRWINDALE, CA 91706 (APN: 8535-001-033) IN THE M-2 (HEAVY MANUFACTURING) ZONE AND MAKING CERTAIN FINDINGS OF FACT, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT"

Adopt Resolution No. 2025-29-3617 entitled, " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING Site Plan and Design Review (DA) No. 04-2024 for the construction of one (1) ±102,500 square-fOOt CONCRETE TILT-UP WAREHOUSE BUILDING LOCATED AT 14005 LIVE OAK AVENUE, IRWINDALE, CA 91706 (APN: 8535-001-033) IN THE M-2 (Heavy MANUFACTURING) Zone AND MAKING CERTAIN FINDINGS OF FACT"

Administrative Action:

Submitted by:
Marilyln Simpson, AICP, Community Development Director

Marilyn Simpson

Prepared by:

Brandi Jones, Senior Planner



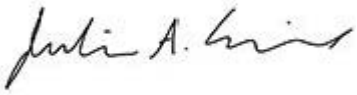
Reviewed by:

Adrian R. Guerra, City Attorney



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

REQUEST

The Applicant is requesting a Site Plan and Design Review (DA) for the construction of a ±102,500 Square-Foot Concrete Tilt-Up Warehouse Building located at 14005 Live Oak Avenue, within the City of Irwindale.

BACKGROUND

On February 19, 2025, the Planning Commission made the recommendation to the City Council to approve the Site Plan and Design Review application and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

The site is relatively flat and currently fully developed with one (1) existing two-story concrete industrial office building totaling approximately 56,000 square feet and a surface parking lot. The site is currently served via one driveway off Stewart Avenue and one driveway off Live Oak Avenue.

GENERAL PLAN AND ZONING

The site is designated in the General Plan as Industrial/Business Park. The property is currently zoned M-2 (Heavy Manufacturing).The following zones and uses surround the site:

Direction	Existing Land Use	Zoning District
North	Industrial uses, Santa Fe Flood Control Dam	M-2 (Heavy Manufacturing)
South	Industrial uses, City of Baldwin Park	Industrial Commercial (City of Baldwin Park)
East	2200 Arrow Highway project (currently under construction)	M-2 (Heavy Manufacturing)

West	Industrial uses, San Gabriel River	M -2 (Heavy Manufacturing)

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, the City of Irwindale prepared an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. Based on the Initial Study and subsequent analysis, staff, based on a determination and recommendation by environmental consultants Kimley Horn and Associates, has determined that the project as proposed qualifies for a Mitigated Negative Declaration according to the California Environmental Quality Act (CEQA), pursuant to Section 15074 of the CEQA Guidelines.

Specifically, the impacts of the proposed project would be mitigated to less-than-significant levels with the implementation of the Mitigation Measures for the following areas:

- Biological Resources
- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources
- Mandatory Findings of Significance

The Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are on file in the Community Development Department/Planning Division, City Hall, and the Irwindale Public Library. The IS/MND (Exhibit "E") was posted and circulated for the required thirty (30) days for public review and comments (September 30, 2024 through October 30, 2024). (A copy of the above referenced documents are posted on the City's website at https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue.

The specific details of the mitigation methods are included in the Mitigation Monitoring and Report Program (MMRP).

A total of three (3) letters were received during the comment period. These comments were provided by: Gabrieleno Kizh Nation, LA County Sanitation Districts, and South Coast Air Quality Management District. In summary, the comment letters resulted in minor revisions to the Utilities and Services Systems section of the IS/MND. The comment letters and responses to comments have been included in the MND.

Tribal Consultation

On March 5, 2024, the following tribes were notified pursuant to AB 52:

- Gabrieleno Band of Mission Indians - Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrielino Tongva Indians of California Tribal Council
- Gabrielino-Tongva Tribe
- Santa Rosa Band of Cahuilla Indians

- Soboba Band of Luiseno Indians

One (1) response was received. The Gabrieleno Band of Mission Indians–Kizh Nation provided tribal archive information and recommended Mitigation Measures to avoid impacting or destroying tribal cultural resources that may be inadvertently unearthed during the project's ground disturbing activities. Mitigation Measures include retaining a Native American monitor prior to commencement of ground-disturbing activities and the preservation of tribal cultural resources, human remains and associated funerary or ceremonial objects upon discovery.

SITE PLAN AND DESIGN REVIEW

Pursuant to the provisions of Chapter 17.70 (Site Plan and Design Review) of the Irwindale Municipal Code (IMC), "No person shall construct any building or structure or make structural and physical improvements, additions, extensions and/or exterior alterations, and no permit shall be issued for such construction until the site plan and design review has been submitted to, reviewed by, and approved in accordance with this chapter. The property may only be developed, used and maintained in accordance with the approved site plan and design review."

Development Standards

Development Standard	Minimum Requirement	Project Proposal
Front Yard Setback	20'-0"	20'-0"
Side Yard Setback	20'-0"	20'-0" (West) 67'-6" (East)
Rear Yard Setback	20'-0"	20'-2"
Floor Area Ratio (F.A.R.)	1.0:1.0 (Max)	0.48:1.0
Building Height	N/A	49'-9"
Landscaping	10%	14%
Parking	63 Spaces	64 Spaces
Truck/Trailer Parking	N/A	15 Spaces

Project Description

The proposed project is to demolish the existing building on site for the construction of a ±102,500 Square-Foot Concrete Tilt-Up Warehouse Building. The proposed building would include 6,000 square feet of office space in the southeastern portion of the building (3,000 square feet each on the ground floor and mezzanine), and 96,500 square feet of warehouse space on the ground floor. The Project site is comprised of 5.13 gross acres (4.86 net acres, Assessor's Parcel Number 8535-001-033), with 0.27 acres designated as street dedication. At this time, there is no prospective user.

Building Design/Design Guidelines

The proposed project is a single-story building that incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines. The layout, landscaping and design of the site incorporates encouraged design principles and are designed in a style that is compatible with City context. The proposed building draws upon fundamental characteristics of existing buildings in Irwindale.

The building design incorporates varied parapet heights to resemble tower elements and breaks up the expansive exterior walls with architectural projections and varied materials. Arched windows, ornately carved designs, metal awnings, vertical and horizontal score lines and multi-color palette

are incorporated to add depth and reduce the mass of the building. The design is similar to many of the recently approved developments, which have been designed to closely adhere to the guidelines, while maintaining function and aesthetic uniqueness.

Operation
The proposed building is a warehouse with approximately 6,000 square feet of ancillary office use but the prospective use is currently unknown. The current Zoning Code uses a tiered approach which allows permitted and conditionally permitted uses of less intense zones to carry over to the M-2 (Heavy Manufacturing) zone. If a use requires a Conditional Use Permit, Planning Commission approval is required prior to operation. Cold storage, that is not currently listed in the Zoning Code, would not be permitted at this location without further environmental analysis. The majority of new industrial development in the City is speculative.

The Project would also include security measures such as security lighting, a surveillance camera system, and 24/7 security personnel.

Landscaping and Drainage
The “City of Irwindale Commercial and Industrial Design Guidelines” and the Zoning Code requires that ten percent (10%) of the project site is landscaped. The proposed landscape plan shows that approximately 30,140 square feet (14%) of the project site would be a combination of parking lot shade trees, shrubs, and groundcover. As required by the Irwindale Municipal Code, all operations are enclosed within the building or screened from the public right of way by a proposed wall with a building height of eight (8) feet.

The proposed drainage system improvements would be designed in accordance with City requirements and would require City approval.

Access and Circulation
Ingress and egress to the site are provided via two (2) driveways, one (1) fronting onto Live Oak Avenue and the other fronting on Rivergrade Road. While the proposed driveways are connected through a surface parking lot on the east side of the property, through traffic is restricted by a proposed truck yard. Vehicular traffic is restricted by an 8’-0” gate that leads to the truck yard. From Live Oak Avenue, the driveway is proposed to be right in, right out to minimize any traffic related impacts. As noted above, the traffic analysis prepared by EPD Solutions Inc. finds that the proposed project screens out of further VMT analysis and would not significantly impact LOS of nearby intersections.

Pedestrian access would be provided via a new meandering concrete sidewalk along the street frontages on Rivergrade Road, Stewart Avenue, and Live Oak Avenue. The existing public sidewalk abutting the Project site would be demolished and replaced with a new meandering sidewalk with new curbs, gutters, and landscaping improvements, consistent with the City’s standards. The Project would also include a 10-foot street easement dedication (totaling 0.27 acres) along Rivergrade Road, Stewart Avenue, and Live Oak Avenue. Additionally, internal walkways leading to the various entrances of the proposed building would be provided on-site and would connect to the new public sidewalk.

Parking
IMC Subsection 17.64.030.P(2) provides, “Offices not providing customer service on the premises” requires a minimum one (1) parking space for each two (2) employees on the maximum (most workers) working shift or one (1) space for each 350 square feet of gross floor area, whichever is

the greater and IMC Subsection 17.64.030(V) “Warehouse and storage buildings” requires one (1) parking space for each 1,000 square feet of the first 20,000 square feet of gross floor area, one (1) space for each 2,000 square feet for the next 20,000 square feet of gross floor area and one (1) space for each 4,000 square feet for all floor area over 40,000 square feet of gross floor area.

Based on the proposed square footage, the project requires 63 stalls, and 64 stalls are being proposed [four (4) ADA stalls, forty-nine (49) standard stalls and eleven (11) compact stalls]. Thirteen (13) of the stalls are future EV stalls and three (3) are stalls with EV Charging Station. The truck yard includes fifteen (15) trailer stalls. All parking is surface parking; there are no proposed parking structures or subterranean lots. The proposed project also includes four (4) short term bicycle stalls and four (4) long term bicycle stalls.

Building Height

The Irwindale Municipal Code does not include a maximum building height restriction in the M-2 (Heavy Manufacturing) zone. Per IMC Subsection 17.08.085 “Building Height” means the vertical distance from the finished grade of the lot to the highest average point of the building or structure. The rooflines vary from approximately 41’-6” to 45’-0” and the parapet walls, including the architectural features extend to a maximum height of 49’-0”.

Signage and Lighting

IMC Section 17.56.050 “Signs” provides the maximum allowable sign area for freestanding and wall signs. Based on the approximate square footage of the speculative industrial building, the allowable amount of wall signage would equate to ±1,025 square feet. Freestanding signs would be limited to 150 square feet regardless of building size.

Site lighting would consist of exterior, wall-mounted light fixtures; interior lighting; lighting for pedestrian walkways; ground-mounted decorative lighting for landscape and architectural features; lighting for the new parking areas and truck yard; lighting for the outdoor employee break area; and security lighting. Proposed lighting design would limit uplight and glare, and ensure that the site is adequately lit. The review and approval of a photometric lighting plan is required as a condition of approval.

ANALYSIS

Site Plan & Design Review Analysis

Before any Site Plan and Design Review is approved, the applicant must show, to the satisfaction of the Planning Commission and the City Council, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis below:

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the City.

The subject site is zoned M-2 (Heavy Manufacturing) and has a General Plan land use designation of Industrial/Business Park. The existing General Plan and Zoning designations are consistent, which eliminates the need for any legislative action such as a Zone Change or General Plan Amendment. The project also meets the minimum development standards for the applicable zones, such as setbacks, floor area ratio (F.A.R), parking and aesthetic design without the need for a Zone Variance to accommodate a deviation from any measurable standards. The end use is currently unknown, but the M-2 (Heavy Manufacturing) zone permits many uses by right and

additional uses are subject to a Conditional Use Permit.

2. The proposed project is in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner's participation agreement or disposition and development agreement.

This finding is no longer applicable, as Irwindale Community Redevelopment Agency no longer exists. There are also no owner's participation agreement or disposition and development agreement involved.

3. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:

1. Facilities and improvements,

The proposed building is sited with minimum 20-foot setbacks from the north, west and south property lines. A drive aisle runs along the east side of the building and connects to a truck yard on the northeast portion of the property. Access is available from both Rivergrade Road and Live Oak Avenue. From Rivergrade Road, the northern entrance to the truck yard is setback approximately 46 feet and from Live Oak Avenue, the southern entrance is setback approximately 280 feet from the property line. The proposed site layout is anticipated to be able to accommodate projected queuing, avoiding overflow onto public roads. All structures and infrastructure improvements will be constructed to current code and completed prior to issuance of the Certificate of Occupancy.

2. Pedestrian and vehicular ingress, egress, and internal circulation,

The proposed project includes a 10’-0” wide street dedication along Live Oak Avenue, Stewart Avenue, and Rivergrade Road for a new sidewalk including curbs, gutters, and landscaping improvements as needed to facilitate Project site access along the Project’s frontage. Internally, the two access points are separated by the truckyard, therefore, no through-site access would be available.

3. Setbacks,

The project has been designed to comply with and exceed the minimum required setbacks for the M-2 (Heavy Manufacturing) zone. The proposed building is setback a minimum of 20’-0” from all street frontages, consistent with IMC requirements.

4. Height of buildings,

The Irwindale Municipal Code does not include a maximum building height restriction in the M-2 zone. However, the proposed building is designed to complement the massing and height of the existing buildings in the area.

Per IMC Subsection 17.08.085 “Building Height” means the vertical distance from the finished grade of the lot to the highest average point of the building or structure. The proposed roofline varies from 41’-6” to 45’-0” and the parapet walls, including the architectural features extend to a maximum height of 49’-0. Proposed walls are consistent with the maximum 8’-0” high requirement.

5. Signs,

Based on the approximate square footage of the speculative industrial building, the allowable amount of wall signage would equate to ±1,025 square feet. Freestanding signs would be limited to 150 square feet regardless of building size.

6. Mechanical and utility service equipment,

The site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area. The parapet roof will provide adequate screening of any proposed rooftop equipment. During the permitting process, a line-of-sight study is required to substantiate proper screening. Mechanical equipment and storage areas are screened, out of public view and often with solid walls and landscaping.

7. Landscaping,

The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale. Approximately 30,140 square feet (over 14%) of the project site is proposed to be landscaped in compliance with the “City of Irwindale Commercial and Industrial Design Guidelines” and the Zoning Code requirements for parking area landscaping. The proposed landscape plan is comprised of a combination of parking lot shade trees, shrubs, and groundcover.

8. Grading,

The existing project site is relatively flat and developed. The proposed project will incorporate berms around the perimeter in compliance with the “City of Irwindale Commercial and Industrial Design Guidelines”. A grading permit will be required and issued from Building and Safety.

9. Lighting,

All lighting is designed to complement the structures and oriented to properly illuminate the site as not to create “dark pockets” that could support nefarious activities or spill onto other properties, creating a nuisance. The premises will be secured with appropriate security lighting, to obtain a minimum of 1-foot candles over the entire site. A photometric lighting plan shall be submitted, subject to the review and approval of the Community Development Department and the Police Department.

10. Parking,

IMC Subsection 17.64.030.P(2) provides, “Offices not providing customer service on the premises” requires a minimum one (1) parking space for each two (2) employees on the maximum (most workers) working shift or one (1) space for each 350 square feet of gross floor area, whichever is the greater and IMC Subsection 17.64.030(V) “Warehouse and storage buildings” requires one (1) parking space for each 1,000 square feet of the first 20,000 square feet of gross floor area, one (1) space for each 2,000 square feet for the next 20,000 square feet of gross floor area and one (1) space for each 4,000 square feet for all floor area over 40,000 square feet of gross floor area. Based on the proposed square footage, the project requires sixty-three (63) stalls. The proposed project includes sixty-four (64) parking stalls [four (4) ADA stalls, forty-nine (49) standard stalls and eleven (11) compact stalls]. All parking is surface parking; there are no proposed parking structures or subterranean lots.

11. Drainage,

A drainage port and Low Impact Development (LID) report has been prepared to address hydrology and drainage. The Public Works Department has reviewed and accepted the reports. The applicant shall continue to work with the Public Works Department to comply with all applicable regulations.

12. Intensity of land use.

    The Project site is currently fully developed with one existing two-story concrete industrial office building totaling 56,000 square feet and a surface parking lot. The Project site includes existing utility connections (water, sewer, and electrical). The proposed building will be a one-story, approximately 102,500 square foot industrial warehouse with associated passenger vehicle parking, truck parking, and twelve (12) loading docks. The proposed industrial warehouse building is consistent with the General Plan designation of Industrial/Business Park and Zoning designation of M-2 (Heavy Manufacturing), as well as adjacent industrial land uses.

4. The proposed development is consistent with applicable city design guidelines and historic design themes, and provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

   The proposed project incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: varied parapet heights to resemble tower elements; arched windows, ornately carved designs, metal awnings, vertical and horizontal score lines and a multi-color palette. In addition, the site design includes multi-layered landscaping with meandering sidewalks.

CONCLUSION/RECOMMENDATION

The proposed development is a positive project for the City of Irwindale. It provides the City with a development that offers jobs and industrial opportunities in a state-of-the-art building.

Per IMC Subsection 17.08.085 “Building Height” means the vertical distance from the finished grade of the lot to the highest average point of the building or structure.

Fiscal Impact:

FISCAL IMPACT

The entire cost for the development will be covered by the Applicant/Developer. There will be no impact on the City’s budget. This project is subject to Development Impact Fees (DIF) in the amount of $736,052.50 per Ordinance No. 726 (July 11, 2018).

Attachments:

1. CC Resolution No. 2025-28-3616 - MND(1062969.1)
2. CC RESOLUTION NO. 2025-29-3617 SPDR 14005 Live Oak(1063116.1)
3. Attachments D & E

ATTACHMENT "A"

RESOLUTION NO. 2025-28-3616

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING THE MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATED MONITORING AND REPORTING PROGRAM (MMRP) FOR THE CONSTRUCTION OF ONE (1) ±102,500 SQUARE FOOT CONCRETE TILT-UP WAREHOUSE BUILDING LOCATED AT 14005 LIVE OAK AVENUE IRWINDALE, CA 91706 (APN: 8535-001-033) IN THE M-2 (HEAVY MANUFACTURING) ZONE AND MAKING CERTAIN FINDINGS OF FACT, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Usama Douglah, 11620 Wilshire Boulevard, 10th Floor, Los Angeles, CA 90025, on behalf of Rexford Realty Industrial, has made a request for a Site Plan and Design Review (DA) for the construction of one (1) concrete tilt-up warehouse building totaling approximately 102,500 square feet; and

WHEREAS, the Subject Property is located at 14005 Live Oak Avenue, within the City of Irwindale (APN: 8535-001-033). The Subject Property is currently zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject Site Plan and Design Review shall be referred to as the "Application;" and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency has analyzed the project and has prepared a Mitigated Negative Declaration (MND). The MND was circulated for public review for the required 30 days from September 30, 2024 through October 30, 2024. A copy of the MND was circulated through the State Clearinghouse, posted on the City's website (https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue) and was available at the Community Development Department – Planning Division, City Hall, and the Irwindale Public Library. A copy of the MND and the Mitigation Monitoring and Reporting Program was posted on the City's website; and

WHEREAS, the public review period for the MND ended on October 30, 2024; ad

WHEREAS, the Final MND was prepared on the proposed project, including the Draft MND, comments received on the Draft MND and responses to those comments, and revisions and corrections to the Draft MND made in response to comments received; and

WHEREAS, on February 19, 2025, the Planning Commission conducted a duly noticed public hearing on the Final MND at which time it received input from staff, the City Attorney's Office, and the Applicant, heard public testimony, and discussed the Proposed Project; and closed the public hearing and recommended that the City Council approve the MND and MMRP; and

WHEREAS, on February 19, 2025 the Irwindale Planning Commission conducted a duly noticed public hearing, closed the public hearing and recommended that the Irwindale City Council approve the Site Plan and Design Review (DA), subject to the approval of a Resolution, which details the specific Conditions under which the Application was approved; and

WHEREAS, on March 26, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application and conditionally approved the Application at that same meeting subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved; and

WHEREAS, this document was prepared concurrently with the Site Plan and Design Review (DA) No. 04-2022; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

A. RESOLUTION.

NOW, THEREFORE, the City Council of the City of Irwindale, having reviewed and considered the information in the MND and supporting documents and materials, does hereby find, determine, resolve and order as follows:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.

2. Pursuant to the California Environmental Quality Act ("CEQA") and the City's Local CEQA Guidelines, City staff prepared an Initial Study for the project. City staff determined that there was no substantial evidence that the project would have a significant effect on the environment after the implementation of Mitigation Measures. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration.

3. The MND was circulated for public review for the required 30 days from September 30, 2024 through October 30, 2024. A copy of the MND was circulated through the State Clearinghouse, posted on the City's website (https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue) and was available at the Community Development Department – Planning Division, City Hall and the Irwindale Public Library. A copy of the MND and Mitigation Monitoring and Reporting Program and technical studies were posted on the City's website.

4. The City Council has reviewed the Initial Study and Mitigated Negative Declaration, comments received regarding the Mitigated Negative Declaration, and City

staff's responses. Based on the whole record before it, the City Council hereby finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that there is no substantial evidence that the project will have a significant effect on the environment after the implementation of mitigation measures. The City Council further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council. Based on these findings, the City Council therefore adopts the Mitigated Negative Declaration, attached hereto as Exhibit "D" (https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue).

5. The City Council has also reviewed and considered the Mitigation Monitoring and Reporting Program (MMRP) prepared for the project pursuant to the requirements of Public Resources Code Section 21081.6 and finds that the Mitigation Monitoring and Reporting Program is designed to ensure compliance with the mitigation measures during project implementation. The City Council therefore adopts the Mitigation Monitoring and Reporting Program for the project, attached hereto as Exhibit "D" (https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue).

6. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning the Application, including the related MND, MMRP and/or related entitlements approved in furtherance thereof. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

7. The custodian of records for the Initial Study, Mitigated Negative Declaration, MMRP and all other materials, which constitute the record of proceeding upon which the City Council's decision is based, is the Director of Community Development of the City of Irwindale. Those documents are available for public review in the Community Development Department – Planning Division, located at 16102 Arrow Highway and City Hall and the Irwindale Public Library, located at 5050 Irwindale Avenue.

8. The Secretary shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

The Secretary shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 26th day of March 2025.

_____

Larry G. Burrola, Mayor

ATTEST:

_____

Laura M. Nieto, MMC
Chief Deputy City Clerk
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2025-28-3616 was adopted at a regular meeting of the Irwindale City Council held on the 26th day of March 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____

Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibits ***(Digital Downloads):***

- Initial Study/Mitigated Negative Declaration (IS/MND) https://www.irwindaleca.gov/DocumentCenter/View/9470/14005-Live-Oak-ISMND-FINAL
- Response to Comments (RTC)/Mitigated Monitoring and Reporting Program (MMRP)

https://www.irwindaleca.gov/DocumentCenter/View/10775/14005-Live-Oak-Avenue-RTC-MMRP-01152025-FINAL

ATTACHMENT "B"

RESOLUTION NO. 2025-29-3617

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING SITE PLAN AND DESIGN REVIEW (DA) NO. 04-2024 FOR THE CONSTRUCTION OF ONE (1) ±102,500 SQUARE-FOOT CONCRETE TILT-UP WAREHOUSE BUILDING LOCATED AT 14005 LIVE OAK AVENUE, IRWINDALE, CA 91706 (APN: 8535-001-033) IN THE M-2 (HEAVY MANUFACTURING) ZONE AND MAKING CERTAIN FINDINGS OF FACT

WHEREAS, Usama Douglah, 11620 Wilshire Boulevard, 10th Floor, Los Angeles, CA 90025, on behalf of Rexford Realty Industrial, has made a request for a Site Plan and Design Review (DA) for the construction of one (1) concrete tilt-up warehouse building totaling approximately 102,500 square feet; and

WHEREAS, the Subject Property is located at 14005 Live Oak Avenue, within the City of Irwindale (APN: 8535-001-033). The Subject Property is currently zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject Site Plan and Design Review shall be referred to as the "Application;" and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency has analyzed the project and has prepared a Mitigated Negative Declaration (MND). The MND was circulated for public review for the required 30 days from September 30, 2024 through October 30, 2024. A copy of the MND was circulated through the State Clearinghouse, posted on the City's website (https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue) and was available at the Community Development Department – Planning Division, City Hall, and the Irwindale Public Library. A copy of the MND and the Mitigation Monitoring and Reporting Program was posted on the City's website; and

WHEREAS, the public review period for the MND ended on October 30, 2024.

WHEREAS, the Final MND was prepared on the proposed project, including the Draft MND, comments received on the Draft MND and responses to those comments, and revisions and corrections to the Draft MND made in response to comments received; and

WHEREAS, on February 19, 2025, the Planning Commission conducted a duly noticed public hearing on the Final MND at which time it received input from staff, the City Attorney's Office, and the Applicant, heard public testimony, and discussed the Proposed Project; and closed the public hearing and recommended that the City Council approve the MND; and

WHEREAS, on February 19, 2025 the Irwindale Planning Commission conducted a duly noticed public hearing, closed the public hearing and recommended that the

Irwindale City Council approve the Site Plan and Design Review (DA), subject to the approval of this Resolution, which details the specific Conditions under which the Application was approved; and

WHEREAS, on March 26, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application and conditionally approved the Application at that same meeting subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved; and

WHEREAS, this application is being processed concurrently with the MND and MMRP; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

A. RESOLUTION.

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

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans and Conditions of Approval attached hereto as Exhibit "B," this City Council hereby specifically finds as follows:

A. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the City.

The subject site is zoned M-2 (Heavy Manufacturing) and has a General Plan land use designation of Industrial/Business Park. The existing General Plan and Zoning designations are consistent, which eliminates the need for any legislative action such as a Zone Change or General Plan Amendment. The project also meets the minimum development standards for the applicable zones, such as setbacks, floor area ratio (F.A.R), parking and aesthetic design without the need for a Zone Variance to accommodate a deviation from any measurable standards. The end use is currently unknown, but the M-2 zone permits many uses by right and additional uses are subject to a Conditional Use Permit.

B. The proposed project is in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner's participation agreement or disposition and development agreement.

This finding is no longer applicable, as Irwindale Community Redevelopment Agency no longer exists. There are also no owner's participation agreement or disposition and development agreement involved.

C. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:

i. Facilities and improvements,
The proposed building is sited with minimum 20-foot setbacks from the north, west and south property lines. A drive aisle runs along the east side of the building and connects to a truck yard on the northeast portion of the property. Access is available from both Rivergrade Road and Live Oak Avenue. From Rivergrade Road, the northern entrance to the truck yard is setback approximately 46 feet and from Live Oak Avenue, the southern entrance is setback approximately 280 feet from the property line. The proposed site layout is anticipated to be able to accommodate projected queuing, avoiding overflow onto public roads. All structures and infrastructure improvements will be constructed to current code and completed prior to issuance of the Certificate of Occupancy.

ii. Pedestrian and vehicular ingress, egress, and internal circulation,
The proposed project includes a 10’-0” wide street dedication along Live Oak Avenue, Stewart Avenue, and Rivergrade Road for a new sidewalk including curbs, gutters, and landscaping improvements as needed to facilitate Project site access along the Project’s frontage. Internally, the two access points are separated by the truckyard, therefore, no through-site access would be available.

iii. Setbacks,
The project has been designed to comply with and exceed the minimum required setbacks for the M-2 (Heavy Manufacturing) zone. The proposed building is setback a minimum of 20’-0” from all street frontages, consistent with IMC requirements.

iv. Height of buildings,
The Irwindale Municipal Code does not include a maximum building height restriction in the M-2 zone. However, the proposed building is designed to complement the massing and height of the existing buildings in the area.

Per IMC Subsection 17.08.085 “Building Height” means the vertical distance from the finished grade of the lot to the highest average point of the building or structure. The proposed roofline varies from 41’-6” to 45’-0” and the parapet walls, including the architectural features extend to a maximum height of 49’-0. Proposed walls are consistent with the maximum 8’-0” high requirement.

v. Signs,

Based on the approximate square footage of the speculative industrial building, the allowable amount of wall signage would equate to ±1,025 square feet. Freestanding signs would be limited to 150 square feet regardless of building size.

vi. Mechanical and utility service equipment,
The site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area. The parapet roof will provide adequate screening of any proposed rooftop equipment. During the permitting process, a line-of-sight study is required to substantiate proper screening. Mechanical equipment and storage areas are screened, out of public view and often with solid walls and landscaping.

vii. Landscaping,
The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale. Approximately 30,140 square feet (over 14%) of the project site is proposed to be landscaped in compliance with the "City of Irwindale Commercial and Industrial Design Guidelines" and the Zoning Code requirements for parking area landscaping. The proposed landscape plan is comprised of a combination of parking lot shade trees, shrubs, and groundcover.

viii. Grading,
The existing project site is relatively flat and developed. The proposed project will incorporate berms around the perimeter in compliance with the "City of Irwindale Commercial and Industrial Design Guidelines". A grading permit will be required and issued from Building and Safety.

ix. Lighting,
All lighting is designed to complement the structures and oriented to properly illuminate the site as not to create "dark pockets" that could support nefarious activities or spill onto other properties, creating a nuisance. The premises will be secured with appropriate security lighting, to obtain a minimum of 1-foot candles over the entire site. A photometric lighting plan shall be submitted, subject to the review and approval of the Community Development Department and the Police Department.

x. Parking,
IMC Subsection 17.64.030.P(2) provides, "Offices not providing customer service on the premises" requires a minimum one (1) parking space for each two (2) employees on the maximum (most workers) working shift or one (1) space for each 350 square feet of gross floor area, whichever is the greater and IMC Subsection 17.64.030(V) "Warehouse and storage buildings" requires one (1) parking space for each 1,000 square feet of the first 20,000 square feet of gross floor area, one (1) space for each 2,000 square feet for the next 20,000 square feet of gross floor area and one (1) space for each 4,000 square feet for all floor area over 40,000 square feet of gross floor area. Based on the proposed square footage, the project

requires sixty-three (63) stalls. The proposed project includes sixty-four (64) parking stalls [four (4) ADA stalls, forty-nine (49) standard stalls and eleven (11) compact stalls]. All parking is surface parking; there are no proposed parking structures or subterranean lots.

xi. Drainage,
A drainage port and Low Impact Development (LID) report has been prepared to address hydrology and drainage. The Public Works Department has reviewed and accepted the reports. The applicant shall continue to work with the Public Works Department to comply with all applicable regulations.

xii. Intensity of land use.
The Project site is currently fully developed with one existing two-story concrete industrial office building totaling 56,000 square feet and a surface parking lot. The Project site includes existing utility connections (water, sewer, and electrical). The proposed building will be a one-story, approximately 102,500 square foot industrial warehouse with associated passenger vehicle parking, truck parking, and twelve (12) loading docks. The proposed industrial warehouse building is consistent with the General Plan designation of Industrial/Business Park and Zoning designation of M-2 (Heavy Manufacturing), as well as adjacent industrial land uses.

D. The proposed development is consistent with applicable city design guidelines and historic design themes, and provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

The proposed project incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: varied parapet heights to resemble tower elements; arched windows, ornately carved designs, metal awnings, vertical and horizontal score lines and a multi-color palette. In addition, the site design includes multi-layered landscaping with meandering sidewalks.

3. The MND was circulated for public review for the required 30 days from September 30, 2024 through October 30, 2024. A copy of the MND was circulated through the State Clearinghouse, posted on the City's website (https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue) and was available at the Community Development Department – Planning Division, City Hall and the Irwindale Public Library. A copy of the MND and Mitigation Monitoring and Reporting Program and technical studies were posted on the City's website.

4. Based upon the substantial evidence and conclusions set forth herein above, this City Council approves the application for the Site Plan and Design Review (DA) subject to adoption of the MND by the City Council, including the corresponding Mitigation Monitoring and Reporting Program.

5. Based upon the substantial evidence and conclusions set forth herein above, this City Council hereby approves the Application subject to the conditions set forth in Exhibit "B" attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

The Secretary shall:

a. Certify to the adoption of this Resolution; and
b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 26th day of March 2025.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2025-29-3617 was adopted at a regular meeting of the Irwindale City Council held on the 26th day of March 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibit:
A. Conditions of Approval

RESOLUTION NO. 2025-29-3617

Site Plan and Design Review No. 04-2024
Concrete tilt-up warehouse building
14005 Live Oak Avenue
Irwindale, CA 91706

A. GENERAL

1. The use and development authorized by this Site Plan and Design Review (DA), allow for the construction of one (1) concrete tilt-up warehouse building substantially in conformance with the plans submitted to the City dated March 10, 2025.

2. A building permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Director at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.

3. The Applicant shall agree and consent, in writing, to each and every condition set forth herein within twenty (20) days from the adoption of this Resolution by the City Council approving the Site Plan and Design Review (DA).

4. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Department for the speculative building, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.

5. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body to Site Plan and Design Review Permit No. 04-2024, including the environmental review and approvals therefore. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

6. The Applicant agrees to allow City inspectors access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permits for this project.
7. The Applicant shall maintain and use the project location and facility thereon in full compliance with all codes, standards, policies and regulations imposed by the City, County, State, or Federal agencies with jurisdiction over the facility.

8. It shall be required that the subject location and its contents, including but not limited to, structures, fences or garden/block walls, and vehicles are maintained free and clear of any graffiti. The Applicant shall be held responsible for the immediate removal of any and all graffiti found on-site within 48 hours of its application.

9. The premises will be secured with appropriate security lighting, to obtain a minimum of 1-foot candles over the entire site. A photometric lighting plan shall be submitted, subject to the review and approval of the Community Development Department and the Police Department.

10. Security lighting fixtures are to be shielded and shall not project above the fascia or roof line of the buildings. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.

11. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the applicant at the time of approval or conditional approval of the project, or within 90 days after the date of imposition of the fees, dedications, reservations, or exactions imposed on the project.

12. Prior to occupancy of the project, all users of the facility shall comply with the City of Irwindale M-2(Heavy Manufacturing) zoning standards and regulations through the business license and zoning compliance process.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. The use and improvements authorized by this Site Plan and Design Review (DA), shall conform to the plans as finally approved by the City (dated March 10, 2025) as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Community Development Director, shall require the prior approval of the final approving body (City Council) pursuant to the amendment of the Site Plan and Design Review Permit.

2. This project shall be subject to the City of Irwindale's utility tax.

3. This project shall be subject to the City of Irwindale's Development Impact Fees (DIF).

4. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the plans submitted to the Building Division for plan check.
5. Any future last mile tenant, which would provide the last leg of the delivery or final step in the supply chain, shall be subject to additional analysis including, but not limited to, traffic, air quality/greenhouse gas.

6. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines."

7. Landscaping shall be drought resistant low water with drip irrigation, low flow bubblers and water efficient rotor heads where applicable. Native plants shall be used where feasible. Landscaping shall be provided as shown on the approved Conceptual Landscape and as modified pursuant to City Building Plan Check review of Precise Landscape and Irrigation plans.

8. Landscape and irrigation plans shall be prepared by a licensed landscape architect, and are subject to the approval of the Community Development Director and the Director of Engineering. Vision clearance shall be maintained at all vehicle entrances and exits.

9. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.

10. A six (6) inch horizontal concrete curb shall surround all landscaped planters.

11. The following invasive plants shall not be used in landscaping:

    - *Carpobrotus edulis* (ice plant)
    - *Hedera helix, H. Hibernica, H. caneriensis* (English ivy, Irish ivy, Algerian ivy
    - *Vinca Major* (periwinkle)
    - *Pennisetum setaceum* and all cultivars and varieties (fountain grass)
    - *Cortaderia selloana, C. jubata* and all cultivars and varieties (pampas grass)
    - *Retama monosperma, Genista monspessulana, Cytisus striatus, Cytisus scoparius,* and *Spartium junceum* (broom – bridal, French, Portuguese, Scotch, Spanish)
    - *Acacia Cyclops* (acacia or western coastal wattle)
    - *Myoporum laetum* (myoporum)
    - *Washingtonia robusta* and *Phoenix canariensis* (Mexican fan palm and Canary Island date palm)
    - *Schinus terevinthifolius* (Brazilian pepper)
    - *Eucalyptus globules, E. camaldulensis* (eucalyptus, blue gum, and red gum)

12. A minimum of 10% (±21,180 square feet) the total lot area shall be landscaped.
13. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.

14. Any event not held during typical hours of operation shall be subject to Community Development Department review.

15. The Applicant shall obtain approval and permits from the Planning and Building Divisions for all project signage prior to construction of any signs on the project site.

16. Drive aisles shall remain open and unobstructed for vehicular circulation.

17. All building design and construction, including the type, texture, color, and durability of the exterior building materials shall comply with the City's Commercial and Industrial Design Guidelines.

18. Trash enclosures (6'-0" high min.) with solid metal self-closing and self-latching gates shall be provided. The enclosures shall be covered and built with decorative materials to match the type, texture, and color of the materials used in the construction of the buildings. Gates shall remain closed at all times when the trash receptacles are not in use.

19. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs or similar planting materials as allowed.

20. All rooftop mechanical equipment, including heating and air conditioning units, antennas, and other electronic devices, shall be completely and decoratively screened from view from all public rights of way and adjacent properties and shall be integrated into the design and construction of the buildings[1]. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and construction materials in texture and color. Such rooftop equipment screening shall be subject to the review and approval of the Community Development Department.

21. All rooftop wireless telecommunications antennas operated by third parties are subject to the provisions of Chapter 17.90 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.

22. The street numbers for the development shall be painted on the rooftop of each building in such a manner that it is clearly visible to public safety personnel and shall be a minimum five (5) feet in length painted with minimum one (1) foot wide

[1] Photovoltaic equipment is exempt from this requirement.

brush strokes. Rooftop numbers shall be shown on the plans submitted for plan check.

23. A lighting plan shall be submitted for approval by the Community Development Director describing lighting fixtures for building exterior lighting. Lighting fixtures shall be designed to shield light and/or directs light in a downward direction to minimize light spillover to adjacent residential areas. A minimum of 1-foot candle shall be provided.

24. Applicant shall obtain approval and permits from the Community Development Department and Building Division for all project signage prior to construction of any signs on the project site.

25. A temporary chain link fence with green screening, or acoustical fencing assembly shall be installed and maintained around the perimeter of the site during construction.

26. Any masonry walls, tube steel fences, and driveway gates shall be decorative and consistent with the building design and the Commercial and Industrial Design Guidelines. The design of the walls and gates shall be subject to review and approval of the Community Development Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.

27. Applicant shall at all times comply with the Irwindale Municipal Code Noise Standards (as may be amended) as measured at the Site boundary. Additionally, if noise impacts exceed the applicable noise standard contained in the Irwindale Municipal Code, Applicant shall take necessary actions and implement procedures to bring the operations into compliance with this Code.

28. Applicant/developer shall post “No Overnight/Unauthorized Parking” signs on the property prior to construction to prevent unauthorized parking on the site.

29. Construction activity shall take place no earlier than 7:00 AM on each day and no later than 7:00 PM on each day, Monday thru Saturday. No construction activities of any kind shall be performed on Sundays or holidays without a permit per IMC Subsection 9.28.110(A).

30. All construction related activity shall comply with the noise standards as set forth in IMC Section 9.28.030.

31. All truck loading and unloading shall occur on the site. No loading, unloading or truck idling shall be permitted to take place on the street for any business located on the site.

C. FIRE DEPARTMENT

1. The project shall comply with all applicable requirements of the County of Los Angeles Fire Department.

2. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at 626.963.5564 for information on EPICLA submittals.

D. PUBLIC WORKS ENGINEERING

STREETS

1. All off-site improvements within the Public Right-of-Way shall be performed in accordance with City Standards to the satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.

2. The owner and/or developer shall resurface Live Oak Avenue (1/2 the street width from curb to median along the frontage), restore and resurface Stewart Avenue and Rivergrade Road wherever excavations are required along the frontage. Limits of restoration for excavations to be determined by the Director of Engineering. All improvements shall be constructed in accordance with City standards to the satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.

3. The owner/developer shall design and construct ADA accessible driveway approaches, sidewalks, and curb ramps and remove all existing driveways and parkway drains along Live Oak Avenue, Stewart Avenue and Rivergrade Road. All improvements shall be constructed in accordance with the current City standards to the satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.

4. Adequate “on-site” parking shall be provided per City requirements.

5. The owner/developer shall protect in place the bus shelter at the NW corner of Stewart Avenue and Live Oak Avenue. If the bus shelter is damaged or demolished during construction, the owner/developer shall bear the full cost of replacing the existing shelter in kind. This includes any and all design, engineering, installation, construction management and inspection for the replacement shelter and shall be subject to the approval of the Director of Engineering and the transit operator.

6. The owner and/or developer shall dedicate a roadway easement (10 feet wide) along the Live Oak Avenue, Stewart Avenue and Rivergrade Road frontage of APN: 8535-001-033, as directed by the Director of Engineering.

7. The owner and/or developer shall remove and reconstruct all damaged or deficient sidewalk, driveways, curb, and gutter as directed by the Director of Engineering. New sidewalk along Live Oak Ave shall be curb-adjacent, unless otherwise specified by the appropriate board (PC or CC). The owner and/or developer shall design, install and construct sidewalk improvements specified by the board. All improvements shall be constructed in accordance with City standards to the satisfaction of the Director of Engineering. Landscaping and tree planting plans shall be reviewed and approved by the Public Services Director.

8. The owner/developer shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction-related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soil to and/or from the site.

9. The owner/developer shall bear the full cost of installing streetlights and/or upgrading the existing streetlights along the Live Oak Avenue, Stewart Avenue, and Rivergrade Road property frontage to more energy-efficient fixtures (LED). Street lighting upgrade shall meet the City of Irwindale and County of Los Angeles Street Lighting Design Standards and be to the satisfaction of the Director of Engineering.

10. The owner and/or developer shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development.

11. Common driveways shall not be allowed, unless approved by the Director of Engineering. Proposed driveways shall be located clear of existing fire hydrants, streetlights, water meters, etc.

UTILITIES

12. Storm drains, catch basins, connector pipes, and appurtenances for the site-specific storm drain system shall be designed and constructed in accordance with Los Angeles County standards and the Director of Engineering's requirements. The owner/developer shall submit grading and drainage plans to the Director of Engineering for review and approval. The grading and drainage plans shall be prepared by a licensed civil engineer and comply with Los Angeles County grading permit requirements. A hydrology study shall be included with the drainage plan.

13. The owner/developer shall pay for the entire cost for the design, engineering construction and inspection of any upgrade to the water main and connections as required by the serving water company for the proposed development.

14. The owner/developer shall obtain a Storm Drain Connection Permit from the City of Irwindale and/or Los Angeles County Flood Control District for connection(s) to the existing storm drain system.

15. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded as required by the Fire Department and/or the Director of Engineering.

16. Sanitary sewers shall be constructed in accordance with the current City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the Director of Engineering. A sewer study shall be submitted along with the sanitary sewer plans.

17. Prior to the issuance of building permits, the owner/developer shall provide a will-serve letter from the water utility provider to the City.

TRAFFIC

18. All ingress and egress from the site on Live Oak Avenue is Right In/Right Out ONLY. No left turn is allowed from the eastbound direction of Live Oak Avenue into the site. Proper signage shall be installed on the project site.

MISCELLANEOUS

19. Prior to the issuance of building permits, the owner/developer shall construct and/or comply with any and all required Mitigation Measures of the Project MND.

20. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

21. That the owner/developer shall pay the connection fee upon application for storm water connection to the County of Los Angeles system.

22. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Construction Storm Water Unit, at (866) 563-3107 or by downloading the forms from their website at: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.

The project shall also conform to the City's Ordinance regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan (“SUSMP”), and the requirements of Low Impact Development ("LID"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges.

23. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.

24. Any changes to the site plan shall be reviewed and approved by the City Engineer.

E. BUILDING AND SAFETY

1. Complete Construction Documents include but not limited to Grading, Drainage, Soil Investigation, Architectural, Structural, Electrical, Mechanical, Plumbing, Landscaping…etc., shall be submitted to Irwindale Building & Safety Department for Plan check and Approval Process prior to any Permit Issuance. All Construction Documents shall be prepared by a California Licensed Engineer specialized on the submitted documents based on the current Codes adopted by City of Irwindale.

2. Grading, Drainage, Building and all other trade permits shall be obtained from Irwindale Building and Safety Division by a California licensed contractor(s). All construction shall be in compliance with the current Irwindale Building & Municipal Codes.

3. Other agencies’ (Fire, Sanitation…etc.) approvals shall be required prior to any permit issuance. An agency referral sheet shall be provided to the applicant at the time of submittal to Building & Safety.

4. The Owner/Developer/Applicant shall be the sole responsible party for all required Plan Check and Permit fees, as well as any other agencies’ fees.

5. All plans submitted shall be subject to the County of Los Angeles (City of Irwindale office) Minimum Plan Submittal Requirements for Non-Residential Construction.

F. PUBLIC SERVICES

1. All walls that face the public right-of-way shall implement anti-graffiti management practices (such as planting vines on the walls). Applicant shall be responsible for graffiti removal to all walls that face the public right-of-way in a timely manner.

2. Onsite trash enclosure areas shall have sufficient space for solid waste and organic waste receptacles and shall be covered from the elements with a solid roof structure per Title 14, Division 7, Section 17313 of the California Code of

Regulations and Building Code Manual County of Los Angeles Department of Public Works Building and Safety Division 312 Article 2.

3. Tenants must adhere to the SB 1383 regulations set forth by CalRecycle under California Code of Regulations Title 14, Division 7, Chapter 3 and outlined in the Irwindale Municipal Code Section 08.22 Specific Regulations for Organic Waste Disposal Reduction, Recycling, and Solid Waste, which includes the diversion of edible food to food recovery organizations and services.

4. The owner and/or applicant shall remove and reconstruct all damaged, deficient, or substandard sidewalk, driveways, curb, and gutter as directed by the Director of Engineering and the Public Services Director.

5. Sidewalk on Live Oak Ave shall connect or stop at property line for future development.

6. The following ADA ramps shall be replaced: northwest corner of Stewart Avenue and Rivergrade Road and the southwest corner of Stewart and Live Oak Avenues. Truncated domes shall be brick red in color to comply with City standards. Plans shall be in compliance with the current standards for both Engineering and Building & Safety.

7. The owner and/or applicant is responsible for obtaining encroachment permit(s) prior to any type of work in the public right-of-way.

8. Any work within easements on the project site shall require proper permits and/or license from the easement holder (City of Irwindale, County of Los Angeles, Southern California Edison, etc.).

9. The City will not be responsible for the removal of any accidental or illegal dumping of debris on private property. It is the responsibility of the property owner to have it removed.

10. Right turn only when entering/exiting on south entrance approach of the development off Live Oak Avenue.

ATTACHMENT “D”

Initial Study/Mitigated Negative Declaration (IS/MND)

https://www.irwindaleca.gov/DocumentCenter/View/9470/14005-Live-Oak-ISMND-FINAL

ATTACHMENT “E”

Response to Comments (RTC)/Mitigation Monitoring and Reporting Program (MMRP)

https://www.irwindaleca.gov/DocumentCenter/View/10775/14005-Live-Oak-Avenue-RTC-MMRP-01152025-FINAL

Item #22.B.

City of IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Comprehensive Title 17 Zoning Code Update

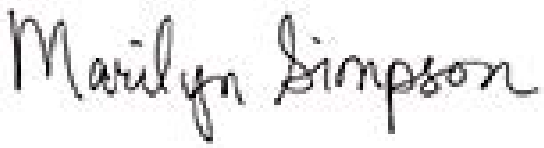
City Manager's Recommendation:

That the City Council (1) **Introduce for first reading by title only with further reading waived: Ordinance No. 772** entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE REPEALING TITLE 17 OF THE IRWINDALE MUNICIPAL CODE ("ZONING") IN ITS ENTIRETY AND ADOPTING THE COMPREHENSIVE ZONING CODE UPDATE AS TITLE 17 OF THE IRWINDALE MUNICIPAL CODE, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162; and (2) **Adopt Resolution No 2024-08-3485** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING AND ADOPTING THE CITY-INITIATED APPLICATION FOR ZONE CHANGE NO. 04-2023 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF IRWINDALE TO REFLECT UPDATES TO TITLE 17 (ZONING) CONSISTENT WITH ORDINANCE NO. 772, AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162"

Administrative Action:

Submitted / Prepared by:

Marilyn Simpson, AICP, Community Development Director



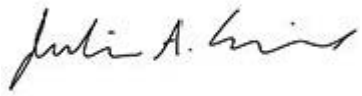
Reviewed by:

Adrian R. Guerra, City Attorney



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

PROJECT DESCRIPTION

The project consists of a proposed comprehensive update to Title 17, Zoning, of the Irwindale Municipal Code to eliminate constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); implement the City's General Plan and Housing Element policies and programs, incorporate changes to State law and reflect recent case law; better define land uses, regulations, exceptions, and improve usability of the Zoning Code; address zoning districts in accordance with the General Plan Land Use Element; facilitate development and redevelopment; and remedy imperfect code amendments and map errors. The update Zoning Code includes a variety of graphics to assist applicants in understanding the written descriptions. The update includes text and map updates and is attached as Attachment A.

BACKGROUND AND ANALYSIS

The City of Irwindale's current Zoning Code is foundationally built upon the County of Los Angeles Zoning Code. Many of the code chapters were adopted in 1966 and have not been updated since. There have been some efforts to modernize certain chapters and sections to comply with State laws, address outdated uses, non-conformities, include much needed overlays zones, incorporate new specific plans, and update administrative policies. Over the past 57 years, there have been a few efforts at preparing and adopting a comprehensive Zoning Code Update, but none that have gotten to this level of completion. The City of Irwindale was awarded an SB 2 Planning Grant to prepare an update to the City's Zoning Ordinance, which is codified as Irwindale Municipal Code Title 17, Zoning. The City contracted with Interwest Planning Group to prepare the document. Public outreach efforts began in 2020 with informational brochures and surveys for the community.

PROJECT OVERVIEW

The City of Irwindale Municipal Code section 17.84.010 provides that, "The provisions of this title [Zoning], including, but not limited to, the classification of property, shall be amended whenever the public interest and necessity so require."

The proposed Comprehensive Zoning Code Update is necessary and intended to be consistent with and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan. The Comprehensive Zoning Code Update is intended to be consistent with state law, and the proposed revisions to the Zoning Code are in the interest of the public and are necessary to comply with state law. The following key issues are addressed in the Zoning Code update:

Streamlining of the development process by improving processes and permit requirements for the City. The updated Code will provide clear standards that eliminate ambiguity and help homeowners

and developers get their projects processed more quickly and easily.

Making the Zoning Code easier to use by reorganizing the Code into a more modern format that makes information easier to find. The existing Code, with the many changes that have been made over the decades, is complicated and hard to use, with critical information scattered throughout the document. The updated Zoning Code will be shorter and easier to read, with helpful illustrations and cross-references.

Complying with changes in state law that require cities and counties statewide to make changes in their zoning codes to, among other items, encourage the development of new housing. One example of these changes is a requirement to adopt "objective design standards" for multi-family housing that will allow developers to create projects that can be approved at a staff level if very specific standards for quality design are met. ADU regulations have also been updated to comply with recent State laws.

From time to time, further revisions to the Zoning Code may be necessary to comply with State laws. For example, recent changes to mining have been made by the State that require updating Chapter 17.63 – Surface Mining and Reclamation Plans. Staff is currently in the process of making revisions; however, the California State Mining and Geology Board and mining operators need the opportunity to review and comment on the City's proposed revisions. Once all necessary outside reviews have been completed, this chapter will be presented to the Planning Commission for recommendation to the City Council for adoption.

Implementing the City's General Plan by making changes to the Zoning Code that are directed by the General Plan's vision and policies;

Fixing problems in the existing Code of internal inconsistencies and errors that have cropped up over time;

Modernizing outdated portions of the Zoning Code; and

Streamlining the processes established in the Zoning Code that must be followed when developers and property owners submit projects and work with the Planning Department.

Below is a list of proposed revisions and additions in the Zoning Code.

- Updated the general purpose of the residential zoning districts in 17.04.010, addressing the relationship of the residential zones to the General Plan's goals and policies. In addition, purpose statements promoting high-quality design and preserving the quality of life and character of existing residential neighborhoods were added.
- Prepared new purpose statements that discuss uses found in each residential zoning district, relationship with the associated General Plan land use categories, and maximum density limits allowed (Chapter 17.04).
- Created new permitted use tables in Chapter 17.04 for residential zoning districts to make it easier to find and compare what is permitted, not permitted, or conditionally permitted in each zoning district.

- Updated the types of residential uses allowed in residential zones to allow new housing options in the City, such as townhouses and condominiums.
- Revised and added new housing-related definitions in Article V, including terms such as “group residential,” “assisted living,” “family day care,” etc. Definitions for various housing types were also added or updated to match the revisions in the residential zoning districts section.
- Created new development standards tables in Chapters 17.05 – 17.07 for non-residential zoning districts (commercial, industrial, public/semi-public zones) to make it easier to find lot size requirements, setbacks, and building height information.
- Updated density bonus provisions based on recent state law changes (Chapter 17.15)
- Developed objective development and design standards for affordable multi-family housing projects (Chapter 17.14) meeting the eligibility requirements for streamlining under state law SB 35.
- Updated the City’s Accessory Dwelling Unit (ADU) regulations to meet new State law that took effect Jan. 1, 2020. The new regulations provide clear standards for building or converting living space into an ADU and will help Irwindale property owners seeking to provide housing opportunities.

- Created objective design standards for residential and commercial districts to promote high-quality design in the City (Chapters 17.05 and 17.14).
- Combined A-1 district with R-1 zoning, to better reflect single-family development already occurring in the City and comply with the City’s General Plan and state laws.
- The C-P zone has been removed from the Zoning Code, with most uses from the C-P district being incorporated into the C-1, C-2, and C-3 zoning districts.
- The CM zone has been retired and CM uses were incorporated into the M-1 and M-2 zoning districts.
- Updated the C-3 district to align with State Law, the purpose of the C-3 district and the Town Center area as described in the General Plan.
- Updated off-street parking chapter created with revised parking space and parking design standards (Chapter 17.16).

- Enhanced landscaping and screening provisions provided in new stand-alone Landscaping chapter (Chapter 17.17).
- New General Site Design and General Planning standards chapter was added (Chapter 17.13).

- New stand-alone Signage chapter showing permitted sign types and regulations for signage (Chapter 17.19).
- New Administration and Permits chapter created (Article IV). Describes the review and approval authority of City, and how various amendments with policy and regulatory documents.
- Renumbering the City’s current Surface Mining and Reclamation Plans Chapter (Chapter 17.63) to be consistent with the new Comprehensive Zoning Code numbering scheme. (Chapter 17.21).

Zoning districts in the updated Zoning Code:

City of Irwindale Zoning Designations		
Zone Symbol	**Zone District Name**	**General Plan Land Use Designation Implemented by Zone**
BASE ZONES		
Residential Zones		
R-1	Residential – Low Density	Residential
R-2	Residential – Medium Density	Residential
R-3	Residential – Multifamily	Residential
Commercial Zones		
C-1	Neighborhood Commercial	Commercial
C-2	General Commercial	Commercial; Regional Commercial
C-3	Commercial/Residential	Commercial; Residential
Industrial and Office Zones		
M-1	Light Industrial	Industrial/Business Park
M-2	Heavy Industrial	Industrial/Business Park
BP	Business Park	Industrial/Business Park
Public and Semi-Public Zones		
P/SP	Public/Semi-Public	Public/Institutional
RP	Recreation and Parks	Commercial/Recreation; Parks
OS	Open Space	Open Space/Easements
SPECIFIC PLAN ZONES		
N/A	City of Hope Campus Specific Plan	Specific Plan
N/A	The Park at Live Oak Specific Plan	Specific Plan
N/A	The Reliance II Specific Plan	Specific Plan
N/A	Gateway Specific Plan	Specific Plan
OVERLAY ZONES		
PD	Planned Development	N/A
AD	Auto Dismantling Overlay Zone	Industrial/Business Park
QO	Quarry Overlay Zone	Quarry/Quarry Overlay

UPDATED ZONING CODE GRAPHIC EXAMPLES

Figure 17.02.040-4 Measuring Building Height

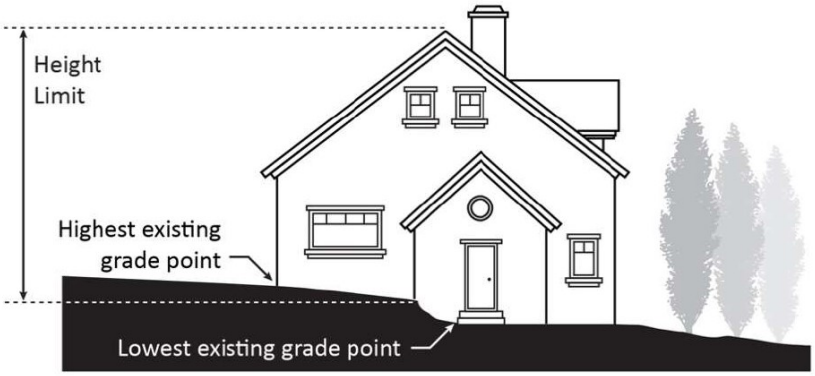


Figure 17.02.040-10 Determining Setbacks

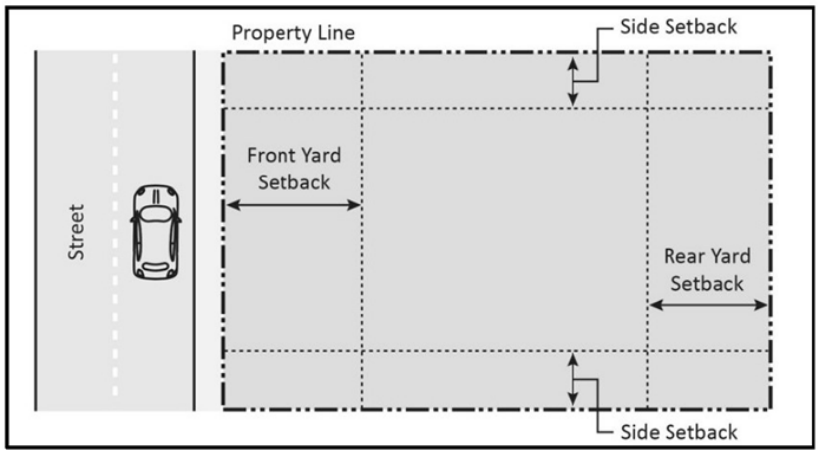
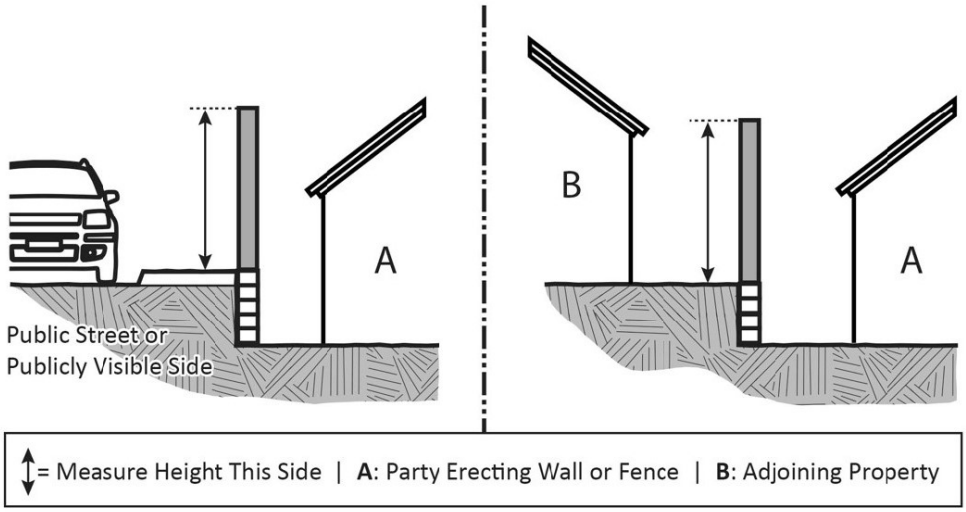


Figure 17.02.040-5 Measuring Height of Fences or Walls



PUBLIC OUTREACH

In addition to traditional means of public outreach, such as mailed and posted notices, the Community Development Department has used social media to reach and inform interested parties. In addition, Community Development Staff have participated in City sponsored events, such as setting up informational tables at Music in the Park, and the Irwindale Public Library Spring Book Festival on March 26, 2022. Stakeholder interviews were held on August 31, 2020, September 2, 2020, September 14, 2020, September 21, 2020 and September 30, 2020 with property owners, businesses, development professionals, and residents. Public outreach directly to residents included surveys. Flyers were also distributed to each household, distributed in the Irwindale Chamber of Commerce email blast, and emailed to all Irwindale Business License holders, informational and meeting flyers were posted at City Hall, the Library, the Senior Center, and the Community Development Department.

The thirty (30) day public review period for the draft Zoning Code began on June 15, 2023. The dedicated webpage on the City's website included information on the meetings and drafts of the Update. There were multiple public meetings for the project, including a joint study session with the City Council and Planning Commission in July 2023, multiple Planning Commission meetings (September 20, 2023; October 30, 2023; November 13, 2023; and February 21, 2024).

At the February 21, 2024 meeting, the Planning Commission made a recommendation to the City Council to approve the Update.

On April 10, 2024, the draft Title 17 Zoning Code Update was presented to the City Council at a public hearing. At that meeting, the City Council heard various comments from the public and directed staff to have the Planning Commission review the Update in light of public comments.

The Update was then returned to the Planning Commission for additional review on July 17, 2024; August 21, 2024; September 18, 2024; December 18, 2024; and February 19, 2025. Discussions at each of these meetings included the review and revisions to building setbacks in the industrial districts, reducing maximum building heights in the commercial and industrial districts, the non-conforming uses and structures, and the administrative site plan and design review process.

PLANNING COMMISSION FINAL RECOMMENDATIONS

The draft Title 17 Zoning Code was presented to the Planning Commission at the February 19, 2025 meeting. At that meeting, the Planning Commission made the following recommendations as show in list and table format:

- Maximum building heights changed to 35 feet in the C-1, C-2, and C-3 zones.
- C-3 renamed to Commercial/Residential zone.
- Maximum building height is 50 feet in the M-1 zone
- Maximum building height is 60 feet in the M-2 zone

Commercial Zoning Districts	Existing Zoning Code (max. ft.)	2024 April Draft (max. ft.)	2025 February Draft (max. ft.)
Neighborhood Commercial (C-1)	35	40	35
General Commercial (C-2)	45	50	35
Commercial/Residential (C-3)	45	60	35

- Maximum building height is 35 feet in the Light Industrial (M-1) zone within 250 feet of a residential-zoned property; otherwise it is 50 feet maximum
- Maximum building height is 40 feet in the Heavy Manufacturing (M-2) zone within 250 feet of a residential-zoned property; otherwise it is 60 feet maximum
- Maximum building height of 65 feet in Business Park Zone

Industrial Zoning Districts	Existing Zoning Code (max. ft.)	2024 April Draft (max. ft.)	2025 February Draft (max. ft.)
Light Industrial (M-1)	35	50	35 within 250 feet of residential property; otherwise 50 ft.
Heavy Industrial (M-2)	No height limit.	65	40 within 250 feet of residential property; otherwise 60 ft.
Business Park (BP)	N/A	65	65

Additional Planning Commission recommendations included:

1. In the M-2 zone, the minimum side setback was revised to 50 feet for properties adjacent to a residential zoned property.
2. In the M1, M2, and BP zones, the rear minimum setback was revised to 50 feet for properties adjacent to a residential zoned property.
3. Modified Section 17.09.080a, Planned Development, time extensions shall be approved for not more than two years.
4. Table 17.13.070-B updated to include evergreen hedges for screening required in yard area for commercial and industrial zones.
5. Reduced the height of parapet walls from 10 feet to 8 feet in Section 17.13.080, which are calculated separately from the maximum height.

6. Chapter 17.13.140 updated as follows: B. Outdoor Storage Areas. Outdoor storage areas shall be screened from view from any adjacent public street or freeway; existing or planned residential area; or publicly accessible open space area with a solid masonry wall a minimum of six eight feet in height or wrought iron fence with mature, fast-growing, closely planted evergreen hedges of eight feet height. Such wall or fence must meet minimum setback requirements for the applicable zone.
7. Added specific requirements to section 17.18.070 Elimination of Nonconforming Uses and Structures to include 1) Building Code violations, Public Nuisance substantiated reports, Code Enforcement violations, Illegal activities as determined by the Irwindale Police Department.
8. Replaced the words "be completed" with "commence" in Section 17.18.090.C(2)(b) Nonconforming Structures.
9. Revised the amortization time period to be determined by the City Council for a nonconforming uses and structures to be removed.
10. Removed the burden of proof from the property owner in determining a nonconforming status.
11. Revised Table 17.18.050 Nonconforming Sites to include the following: A) Less than 20 percent (20%) increase in floor area or 500 square feet of expansion, whichever is less, there will be no site improvements required. When there is a twenty percent (20%) or greater increase in floor area, landscaping shall be installed along street and building frontages to the extent possible.
12. Added structures may be continued and maintained, explicitly "including routine repairs" in 17.18.040
13. Included "structures" to 17.18.060 to include non-conforming structures in addition to uses
14. Modified language in 17.18.060 for "Modifications" to explicitly state that non-conforming use shall not result in expansion of intensity or physical footprint.
15. Modified language in 17.18.070 Elimination of Nonconforming Uses and Structures to include: substandard buildings as defined by Health & Safety Code section 17920.3
16. Section 17.27.030. The Planning Commission shall act as the review authority for all commercial and industrial projects over 15,000 square feet or that propose increasing the existing building by more than 15%.
17. In Chapter 17.31 Minor Variance, for an item not listed, the Community Development Director can reduce or increase a standard by up to 20%.

The Planning Commission adopted the following Resolutions:

1. Resolution No. 828(24) recommending that the City Council (1) Adopt Findings of Consistency with the City's previously certified General Plan Environmental Impact Report, and Finding the Project exempt from further environmental review, pursuant CEQA Guidelines Sections 15183 and 15162; and (2) Adopt Ordinance No. 772, a City-initiated application for a Zone Ordinance Amendment (ZOA No. 03-2023) repealing and replacing Title 17 (Zoning) of the Irwindale Municipal Code in its entirety with a Comprehensive Zoning Code Update.
2. Resolution No. 829(24) recommending that the City Council adopt a Resolution approving the City-initiated application for Zone Change No. 04-2023 and amending the Official Zoning Map of the City of Irwindale to reflect updates to Title 17 (Zoning) consistent with Ordinance No.

772.

On February 28, 2025, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, as well as mailed and posted twenty (20) days prior to the public hearing, in accordance with the California Government Code for the March 26, 2025 City Council meeting.

ENVIRONMENTAL REVIEW

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Comprehensive Zoning Code Update.

Fiscal Impact:

FISCAL IMPACT
No fiscal impacts are directly associated with the adoption of the Zoning Code Update. Fiscal impacts associated with the implementation actions recommended in the Zoning Code Update will be assessed as each item is brought forward for consideration.

Attachments:

1. Attachment A: February 2025 Zoning Code Update
2. Attachment B: CC Ord No. 772 Adopting Zoning Code Update (Final)
3. Attachment C: CC Reso Adopting Update to Zoning Map to Reflect Zoning Code Update (Final)
4. Attachment D: Existing ZC Map
5. Attachment E: Proposed ZC Map
6. Attachment F: February 19, 2025 PC report
7. Attachment G: Draft PC Minutes 2.19.2025

Attachment “A”
Draft Title 17 Zoning Code

February 2025

https://www.irwindaleca.gov/DocumentCenter/View/11230/Zoning-Code-February-2025

ATTACHMENT B

ORDINANCE NO. 772

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE REPEALING TITLE 17 OF THE IRWINDALE MUNICIPAL CODE ("ZONING") IN ITS ENTIRETY AND ADOPTING THE COMPREHENSIVE ZONING CODE UPDATE AS TITLE 17 OF THE IRWINDALE MUNICIPAL CODE, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162

WHEREAS, a city has the power make and enforce regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals, or the public safety; and

WHEREAS, in executing that power, a city council may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, Title 17 of the Irwindale Municipal Code ("Zoning"), otherwise known as the Zoning Code, regulates land use and development within the City of Irwindale ("City") to protect public health, safety, and welfare of its residents; and

WHEREAS, the City Council of the City of Irwindale ("Council") finds that there is a need to update the City's Zoning Code, contained in Title 17 of the Irwindale Municipal Code, to incorporate current best practices, industry standards, and recent State mandates, and to further protect public health, safety, and welfare of its residents; and

WHEREAS, the Irwindale Community Development Department, Irwindale Planning Department, and other City of Irwindale staff have prepared, since April 2020, the proposed Comprehensive Zoning Code Update, attached herein as Exhibit A. The Comprehensive Zoning Code Update would implement, but is not limited to, the following improvements and changes:

(a) Streamline the development process by providing clear development standards that eliminate ambiguity to the City's permit requirements and approval process;

(b) Reorganize the Zoning Code to a modern, streamlined format, making it easier to read and navigate, and eliminating internal inconsistencies and errors;

(c) Comply with recent changes in state law imposing additional requirements on cities and counties statewide, including, for example, amending “objective design standards” for multi-family housing and updating regulations on Accessory Dwelling Units (“ADUs”);

(d) Implementing the City’s General Plan by making changes to the Zoning Code that are directed by the General Plan’s vision and policies; and

WHEREAS, the Community Development Department and Planning Commission conducted a public information session regarding the draft updates to the Zoning Code on July 19, 2023, during which they received questions and comments from the public. The City later published staff responses to comments and questions received during the session. The Community Development Department and Planning Department additionally solicited and accepted public comments regarding the Comprehensive Zoning Code Update until August 15, 2023; and

WHEREAS, on November 13, 2023, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff; and

WHEREAS, on November 13, 2023, the Planning Commission voted to continue the item to a future date; and

WHEREAS, on February 21, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff; and

WHEREAS, on February 21, 2024, the Planning Commission adopted Resolution No. 819(23), recommending that the City Council of the City of Irwindale approve proposed Ordinance No. 772, adopting the Comprehensive Zoning Code Update to Title 17 of the Irwindale Municipal Code, with further recommendations; and

WHEREAS, on April 10, 2024, the City Council held a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the City Council by City staff; and

WHEREAS, on April 10, 2024, the City Council directed staff to bring the Comprehensive Zoning Code Update back to the Planning Commission for reconsideration; and

WHEREAS, on July 17, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on August 21, 2024, and directed staff to prepare visual graphics of M-2 zones with proposed setbacks from residential and the proposed 500-foot buffer from the Town Center area; and

WHEREAS, on August 21, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on September 18, 2024, and directed staff to incorporate the recommendations into written form for Planning Commission review at the next regularly scheduled meeting; and

WHEREAS, on September 18, 2024, conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on November 20, 2024, and directed staff to incorporate the recommendations into written form for Planning Commission review at the next regularly scheduled meeting; and

WHEREAS, the November 20, 2024 Planning Commission meeting was cancelled. A Special Planning Commission meeting was held on November 13, 2024, and the Comprehensive Zoning Code Update was not discussed.

WHEREAS, on December 18, 2024, the Planning Commission conducted a duly noticed public hearing and to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on February 19, 2024, and directed staff to meet with Planning Commissioners on a one by one basis, to provide clarification on certain sections of the proposed zoning code; and

WHEREAS, on February 19, 2025, the Planning Commission concluded the public hearing and recommended that the City Council of the City of Irwindale approve proposed Ordinance No. 772, adopting the Comprehensive Zoning Code Update to Title 17 of the Irwindale Municipal Code, with certain recommendations; and

WHEREAS, the City Council now desires to approve the Comprehensive Zoning Code Update in its entirety in order to update the City's Zoning Code to incorporate

current best practices, industry standards, and recent State mandates, and to further protect public health, safety, and welfare of its residents; and

WHEREAS, the proposed Comprehensive Zoning Code Update is consistent with and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan; and

WHEREAS, the City has prepared a Notice of Determination ("NOD") using the City's General Plan Environmental Impact Report ("EIR"), after determining that the Comprehensive Zoning Code Update is consistent with and was assessed during the City's General Plan EIR, and no subsequent EIR, negative declaration, or addendum is required for approval of the Comprehensive Zoning Code Update; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The facts set forth in the recitals in this Ordinance are true and correct and incorporated herein by reference.

SECTION 2. Based upon substantial evidence and testimony taken from the record as a whole, and received at the public hearing, both oral and written, including the recommendation of the Planning Commission, the staff report, and all attachments thereto, all of which shall constitute the entire record of the matter, the City Council hereby finds that the proposed Comprehensive Zoning Code Update, attached herein as Exhibit A, is necessary and consistent with and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan. The City Council further finds, that the Comprehensive Zoning Code Update is consistent with state law, and the proposed revisions to the Zoning Code are in the interest of the public and are necessary to comply with state law. In particular:

a. The General Plan contains six land use categories that do not have zoning districts that implement these land use categories within the current Zoning Code. The Zoning Code Update will modify or create new zoning districts to be consistent with the General Plan, consistent with California Government Code section 65300 *et seq.* and the Infrastructure and Resource Management Elements of the City's General Plan; and

b. The Zoning Code Update will modify Zoning Code districts/regulations to allow for infill and redevelopment in the City, allowing for land use plans and development patterns that allow succession of use and economic development, consistent with General Plan Community Development Element Policy 7, Community Development Element Policy 9, and Community Development Element Policy 10; and

c. The Zoning Code Update will create a new landscaping chapter, as to consolidate all landscaping regulations in the Zoning Code and provide adequate buffers, screening, and landscaping, and require and retain trees and plantings, consistent with General Plan Resource Management Element Policy 29; and

d. The Zoning Code Update will create new performance standards and additional site design regulations to minimize conflicts of industrial uses with residential neighbors, consistent with General Plan Resource Management Element Policy 19, Resource Management Element Policy 20, Resource Management Element Policy 21; and

e. The Zoning Code Update will update development standards, nonconforming regulations, and sign code regulations to address regulatory impediments of new businesses and business expansions, consistent with General Plan Community Development Element Policy 16; and

f. The Zoning Code Update will update residential lot requirements and development standards, allow new housing types and update Accessory Dwelling Unit regulations to encourage varied housing types, sizes, and tenure opportunities, and encourage creative and efficient residential site developments consistent with General Plan Housing Element Policies 16, 17, and 20, Resource Management Element Policy 11, Program No. 9, and Promotion of Energy and Water Conservation to Existing Residents and in City Sponsored Housing Projects; and

g. The Zoning Code Update will update residential development standards and allow new housing types in order to codify inclusionary housing requirements and associated policies under state and local law, consistent with General Plan Housing element Policy 4; and

h. The Zoning Code Update will update the Zoning Code to comply with State mandates, including SB 35, SB 330, the Housing Accountability Act, SB 9, and other Accessory Dwelling Unit Requirements, consistent with Housing Element Policy 14 and Housing Element Policy 19.

SECTION 3. The City Council hereby repeals Title 17 of the Irwindale Municipal Code (“Zoning”) in its entirety.

SECTION 4. The City Council hereby adopts the Comprehensive Zoning Code Update in its entirety, attached herein as Exhibit A, as Title 17 of the Irwindale Municipal Code (“Zoning”).

SECTION 5. The City Council hereby finds and determines based upon the independent judgment of the City Council, after consideration of the whole of the administrative record, that the Comprehensive Zoning Code Update is consistent with and was assessed in the Environmental Impact Review for the City's General Plan (SCH# 2005071047), adopted on June 25, 2008 and, pursuant to CEQA Guidelines Section 15183 and 15162 , no subsequent EIR, negative declaration, or addendum is required for approval of the Comprehensive Zoning Code Update. City staff is directed to file a Notice of Determination incorporating these findings and determination regarding the Comprehensive Zoning Code Update.

SECTION 6. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 7. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect 30 days after its final passage. City Staff are directed and authorized to inform and educate the public regarding the adoption of this Ordinance prior to its taking effect.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 26th day of March, 2025.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 772 was introduced for first reading at a regular meeting of the City Council of the City of Irwindale held on March 26, 2025, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on April 24, 2024, and was carried by the following roll-call vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 772 adopted by the City Council of the City of Irwindale at its regular meeting held March 26, 2025 to be posted at the City Hall, Library, and Post Office on March 27, 2025.

_____ Dated:_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibit “A” to Ordinance No. 772
Draft Title 17 Zoning Code
February 2025

https://www.irwindaleca.gov/DocumentCenter/View/11230/Zoning-Code-February-2025

ATTACHMENT C

RESOLUTION NO. 2024-08-3485

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING AND ADOPTING THE CITY-INITIATED APPLICATION FOR ZONE CHANGE NO. 04-2023 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF IRWINDALE TO REFLECT UPDATES TO TITLE 17 (ZONING) CONSISTENT WITH ORDINANCE NO. 772, AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162

WHEREAS, a city has the power make and enforce regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals, or the public safety; and

WHEREAS, in executing that power, a city council may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, Title 17 of the Irwindale Municipal Code ("Zoning"), otherwise known as the Zoning Code, regulates land use and development within the City of Irwindale ("City") to protect public health, safety, and welfare of its residents; and

WHEREAS, the Official Zoning Map of the City of Irwindale reflects the Zones of all parcels of land within the City of Irwindale, as defined within the Zoning Code, to identify the zoning regulations and permitted land uses for any particular parcel; and

WHEREAS, the City Council of the City of Irwindale ("Council") has found that there is a need to update the City's Zoning Code, contained in Title 17 of the Irwindale Municipal Code, to incorporate current best practices, industry standards, and recent State mandates, and to further protect public health, safety, and welfare of its residents; and

WHEREAS, the Irwindale Community Development Department, Irwindale Planning Department, and other City of Irwindale staff have prepared, since April 2020, the proposed Comprehensive Zoning Code Update. The Comprehensive Zoning Code Update would implement, but is not limited to, the following improvements and changes:

(a) Streamline the development process by providing clear development standards that eliminate ambiguity to the City's permit requirements and approval process;

(b) Reorganize the Zoning Code to a modern, streamlined format, making it easier to read and navigate, and eliminating internal inconsistencies and errors;
(c) Comply with recent changes in state law imposing additional requirements on cities and counties statewide, including, for example, amending "objective design standards" for multi-family housing and updating regulations on Accessory Dwelling Units ("ADUs");

(d) Implementing the City's General Plan by making changes to the Zoning Code that are directed by the General Plan's vision and policies; and

WHEREAS, in tandem with the proposed Comprehensive Zoning Code Update, the City has also prepared a proposed Zoning Map Update, attached herein as Exhibit A, which would incorporate any and all changes caused by the proposed Comprehensive Zoning Code Update to the current Official Zoning Map. The Zoning Map Update would implement, but is not limited to, the following improvements and changes:

(a) Reflect updated zones in the Comprehensive Zoning Code Update, including:

1.) Eliminating Zone A1 – Agricultural Zone;

2.) Creating Zone P/SP – Public/Semi-Public;

3.) Re-naming Zone R1 from Single Family Residential to Low Density Residential;

4.) Re-naming Zone R2 from Light-Multiple Residential to Medium Density Residential;

5.) Re-naming Zone R3 from Heavy-Multiple Residential to Multi-Family Residential;

6.) Re-Naming Zone C2 Heavy Commercial to General Commercial;

7.) Eliminating Zone CM – Commercial Manufacturing.

(b) Reflect updates to the zoning of particular parcels, consistent with the Comprehensive Zoning Code Update; and

WHEREAS, the thirty-day public review period for the draft Comprehensive Zoning Code Update and Zoning Map Update began on June 15, 2023. The initial thirty-day public review period was extended until August 15, 2023. During the review period, the Community Development Department and Planning Department solicited and accepted public comments regarding the Comprehensive Zoning Code Update; and

WHEREAS, the Community Development Department and Planning Commission conducted a public information session regarding the draft updates to the Zoning Code

on July 19, 2023, during which they received questions and comments from the public. The City later published staff responses to comments and questions received during the session. The Community Development Department and Planning Department additionally solicited and accepted public comments regarding the Comprehensive Zoning Code Update until August 15, 2023 including the following; and

WHEREAS, the Community Development Department and the Planning Commission have conducted additional public outreach efforts, including the following:

(a) Informational tables at Music in the Park, which took place on Thursdays from 7 PM to 9 PM at Irwindale Park, and the Irwindale Public Library Spring Book Festival on March 26, 2023;

(c) Stakeholder interviews with property owners, businesses, development professionals, and City residents on August 31, 2020, September 2, 2020, September 14, 2020, September 21, 2020 and September 30, 2020;

(d) Flyer distributions made to each residential property in the City, through the Irwindale Chamber of Commerce, and to all Irwindale Business License holders. Informational and meeting flyers publicly posted at City Hall, the Irwindale Public Library, the Irwindale Senior Center, and the Community Development Department;

(e) Surveys to residents

WHEREAS, the draft Comprehensive Zoning Code Update and proposed Zoning Map was presented to the Planning Commission on September 20, 2023, for comment and review by the Commission; and

WHEREAS, a duly noticed public hearing for the Planning Commission was originally scheduled for October 30, 2023. The Planning Commission received further public comment and input on the proposed Zoning Code and Zoning Map Update and continued the item to a date uncertain; and

WHEREAS, on November 13, 2023, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update and corresponding Zoning Map Update, including without limitation, information provided to the Planning Commission by City staff; and

WHEREAS, on November 13, 2023, the Planning Commission voted to continue the item to a future date; and

WHEREAS, on February 21, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive

Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff; and

WHEREAS, on February 21, 2024, the Planning Commission adopted Resolution No. 820(23), recommending that the City Council adopt a resolution approving the City-initiated application for Zone Change No. 04-2023, and amend the Official Zoning Map of the City to reflect updates Title 17 of the Irwindale Municipal Code ("Zoning") consistent with Ordinance No. 772; and

WHEREAS, on April 10, 2024, the City Council held a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the City Council by City staff; and

WHEREAS, on April 10, 2024, the City Council directed staff to bring the Comprehensive Zoning Code Update back to the Planning Commission for reconsideration; and

WHEREAS, on July 17, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on August 21, 2024, and directed staff to prepare visual graphics of M-2 zones with proposed setbacks from residential and the proposed 500-foot buffer from the Town Center area; and

WHEREAS, on August 21, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on September 18, 2024, and directed staff to incorporate the recommendations into written form for Planning Commission review at the next regularly scheduled meeting; and

WHEREAS, on September 18, 2024, conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on November 20, 2024, and directed staff to incorporate the recommendations into written form for Planning Commission review at the next regularly scheduled meeting; and

WHEREAS, the November 20, 2024 Planning Commission meeting was cancelled. A Special Planning Commission meeting was held on November 13, 2024, and the Comprehensive Zoning Code Update was not discussed.

WHEREAS, on December 18, 2024, the Planning Commission conducted a duly noticed public hearing and to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on February 19, 2024, and directed staff to meet with Planning Commissioners on a one by one basis, to provide clarification on certain sections of the proposed zoning code; and

WHEREAS, on February 19, 2025, the Planning Commission concluded the public hearing and recommended that the City Council of the City of Irwindale approve proposed Ordinance No. 772, adopting the Comprehensive Zoning Code Update to Title 17 of the Irwindale Municipal Code, with certain recommendations; and

WHEREAS, Irwindale Municipal Code section 17.12.020 provides, "the official zoning map for the city may be amended by reference thereto, and by reference to this section;" and

WHEREAS, the City Council now desires to adopt Zone Change No. 04-2023, approving the proposed Zoning Map Update and adopting the Zoning Map Update as the Official Zoning Map of the City of Irwindale, to reflect updates and changes to the Zoning Map consistent with the Comprehensive Zoning Code Update; and

WHEREAS, the proposed Zoning Map Update is necessary and is consistent with the Comprehensive Zoning Code Update, and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan, is consistent with state law, and the proposed revisions to the Official Zoning Map are in the interest of the public and are necessary to comply with state law; and

WHEREAS, the City has prepared a Notice of Determination ("NOD") using the City's General Plan Environmental Impact Report ("EIR"), after determining that the Comprehensive Zoning Code Update was assessed during the City's General Plan EIR, and no subsequent EIR, negative declaration, or addendum is required for approval of the Zoning Map Update; and

WHEREAS, all legal prerequisites for the adoption of this Resolution have occurred.

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

SECTION 1. The facts set forth in the recitals in this Resolution are true and correct and incorporated herein by reference.

SECTION 2. The City Council hereby approves and adopts the City-initiated application for Zone Change No. 04-2023, and hereby approves and adopts the Zoning Map Update in its entirety, attached herein as Exhibit A, as the Official Zoning Map of the City of Irwindale in accordance with Irwindale Municipal Code section 17.12.020.

SECTION 4. The City Council hereby finds and determines based upon the independent judgment of the City Council, after consideration of the whole of the administrative record, that the Zoning Map Update was assessed in the Environmental Impact Review for the City's General Plan (SCH# 2005071047), adopted on June 25, 2008 and, pursuant to CEQA Guidelines Section 15183 and 15162, no subsequent EIR, negative declaration, or addendum is required for approval of the Zoning Map Update. City staff is directed to file a Notice of Determination incorporating these findings and determination regarding the Zoning Map Update.

SECTION 5. If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 6. The Chief Deputy City Clerk shall certify to the adoption of this resolution. This resolution shall take effect consistent with the effective date of the Zoning Code Update.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 26th day of March, 2025.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2024-08-3485 was adopted at a regular meeting of the

Irwindale City Council held on the 26th day of March, 2025, by the following vote of the Council:

AYES: Councilmembers:

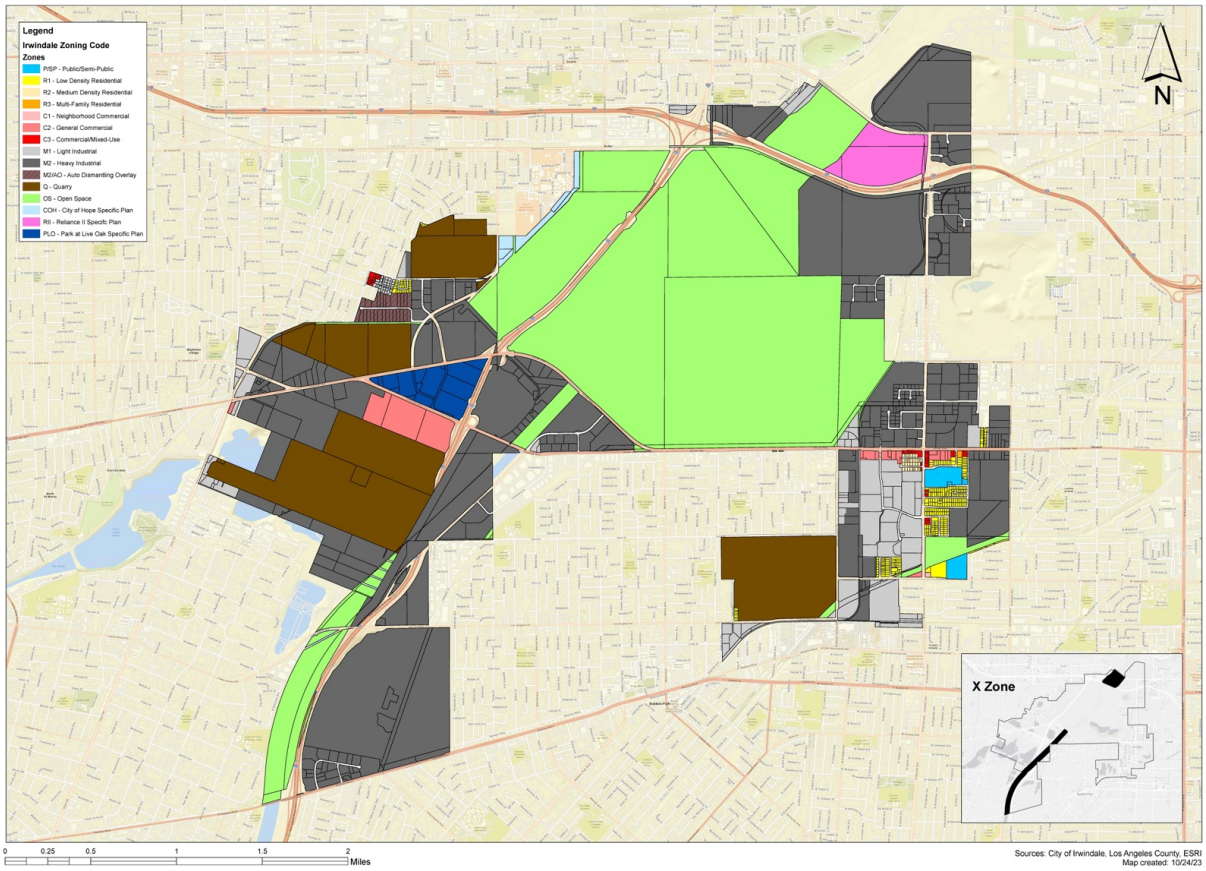
NOES: Councilmembers:

ABSTAIN: Councilmembers:

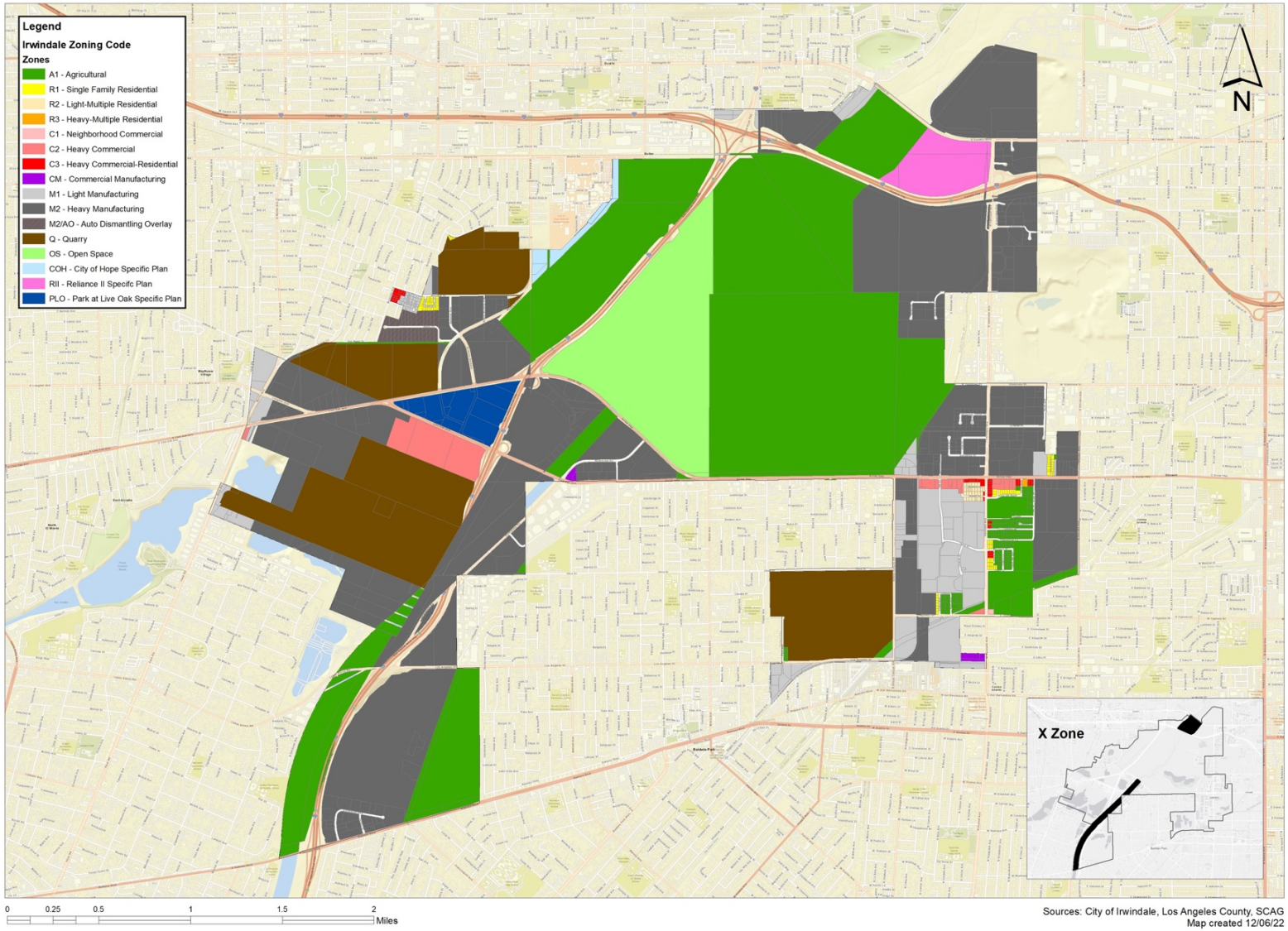
ABSENT: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

CITY OF IRWINDALE - ZONING MAP (PROPOSED)

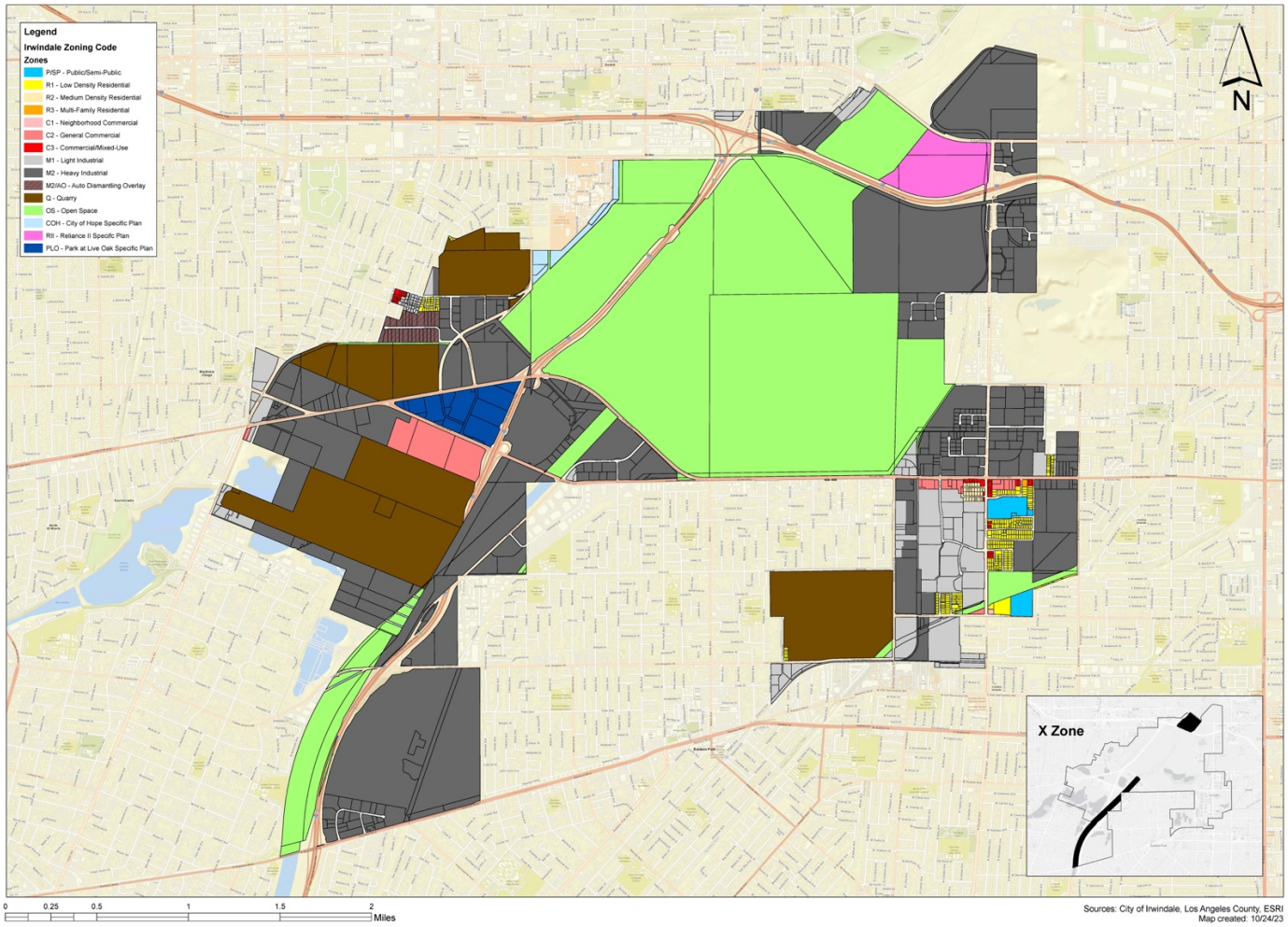


CITY OF IRWINDALE - ZONING MAP (EXISTING)



Sources: City of Irwindale, Los Angeles County, SCAG
Map created 12/06/22

CITY OF IRWINDALE - ZONING MAP (PROPOSED)



Sources: City of Irwindale, Los Angeles County, ESRI
Map created: 10/24/23

Attachment F

February 19, 2025 Planning Commission staff report and attachments (link below)

https://irwindaleca.portal.civicclerk.com/event/1091/files/agenda/1661

IRWINDALE COUNCIL CHAMBER **February 19, 2025**
5050 N. IRWINDALE AVENUE **Wednesday**
IRWINDALE, CALIFORNIA 91706 **6:34 P.M.**

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

CHAIR FRYMARK — Good evening, everyone. I would like to call the Planning Commission Meeting of February the 19th to order at 6:34 P.M. If able, let's please stand for the Pledge of Allegiance. Ready begin.

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. I invite you to for invocation.

INVOCATION
CHAIR FRYMARK — Dear Heavenly Father, we come before you with gratitude in our heart and appreciation for all of us standing here today. Lord, we ask that you bless this body of Commissioners as we walk into tonight's meeting. Help us to be firm in our convictions and our affirmations to do what's best for the Irwindale community, including residents, business, safety and City Staff. Lord, we ask that you continue to bless this community and that you take care of all of those around us. All this in Jesus' name we pray. Amen.

CHAIR FRYMARK — Roll Call, please.

ROLL CALL: Present: Commissioners: Albert Acosta; Casey Miranda; Joseph Rodriguez; Richard Chico; Maricela Frymark

Also present: Julian Miranda, City Manager; Theresa Olivares, Assistant City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Administrative Secretary

AB 2449 DISCLOSURES

CHAIR FRYMARK — It looks like we are all here. So for Item E, AB 2449 Disclosures, we don't have any. We can move on. Let's move on to letter F.

ANNOUNCEMENTS

CHAIR FRYMARK — Do we have any announcements?

ADMINISTRATIVE SECRETARY HERNANDEZ — No announcements from Staff.

CHAIR FRYMARK — Do we have any announcements from any of our Commissioners?

COMMISSIONER MIRANDA: I do. I'm not sure if the City is aware. We had a great loss recently. A few days ago Lucia Fraijo passed away. She battled blood cancer and she lasted a lot longer, as she would, then they told her she would. And amazingly blessed our family were all there when she passed. But she is the daughter of Mike S. Miranda, one of our founding fathers. She is my cousin. I would call her, Tia Lucia, even though we're first cousins. A wonderful woman who helped me with my daughter and countless others, tutoring and loving the city. She's an amazing woman and… As you know, she has four children that live in the city. John Fraijo is one of them, who is an amazing officer here. Darlene, and Davy, and Barbara, they're amazing. And if you see them, please give them your condolences. But I wanted to dedicate this… today to her because she's an amazing woman and she went home with the Lord. And she's an amazing woman. So, thank you.

CHAIR FRYMARK: Thank you for sharing that. It is tragic to hear that, that family is going through that. So of course, our condolences to that entire family and may she rest in peace.

COMMISSIONER MIRANDA: Thank you.

CHAIR FRYMARK: With that, we are going to try to move along. The first item on our Agenda, Item Number 1, is the Consent Calendar.

CONSENT CALENDAR

CHAIR FRYMARK: We don't have any items or any minutes for approval. So we're going to go ahead and continue to Item Number 2, which is Spontaneous Communications.

SPONTANEOUS COMMUNICATIONS

ADMINISTRATIVE SECRETARY HERNANDEZ: This is the time set aside for members of the audience to speak on any item not on this agenda that is within the Planning Commission's subject matter jurisdiction. The Planning Commission is an advisory body appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the city. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda. All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies. Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the

3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting. We are in a hybrid format so we do have both in person and hybrid audience members and they will participate in the following order: Tier one, in person attendees; Tier 2, teleconference attendees; and Tier 3, in person and teleconference attendees who have not previously provided comments on the matters being discussed by the legislative body.

CHAIR FRYMARK — Thank you, Jesus. Do we have any members in the audience that would like to come forward to the podium to speak under Spontaneous Communication? If so, I invite you to come forward now.

ROBERT DIAZ — Robert Diaz, 2408 South Mountain Avenue, here in Irwindale. Just a question I had basically, is that a while back, the Planning Commission approved the updated Zoning Code and Zoning Map. Went to the Council. The Council asked for the item to go back to the Planning Commission for further study and review, and some of the things that were brought up haven't been discussed by the Planning Commission to this date. And what I did hear from some Staff members is that it's a matter of policy decision. Nevertheless, I also heard the City Attorney answer a question from a Commissioner about whether the Zoning Map has to be approved at the same time as the code. And if I understand correctly, she advised that it should be done at the same time. So, the question I raise, are you going to be looking at other possible matters that were discussed at the City Council Meeting and bring them up. For example, you're going to consider rezoning land commercially. Now there have been some changes that have been recommended since then, such as the residential property being rezoned Residential instead of Light Industrial in some areas. But other areas right now were used commercially and yet the zoning shows Manufacturing. And even if I recall, the park was known as Skate Park across the street, is projected to be zoned Manufacturing. At least that's, I believe part of the reason that the City Council pushed this matter back to the Planning Commission. So the question is, will any of these proposed changes or even discussion be coming up before considering approving the Zoning Map and the General Plan Updates, as it has been recommended?

CHAIR FRYMARK Thank you, Mr. Diaz. Are there any other members of the public that would like to come forward to speak under Spontaneous Communication. Seeing none, we can move on to Tier 2.

ADMINISTRATIVE SECRETARY HERNANDEZ Looks like we have no one for Tier 2.

CHAIR FRYMARK And Tier 3, in person or any hybrid teleconference attendees who have not already spoken on matters under Spontaneous Communication? Last call. All right. Thank you. So, then we're going to go ahead and close Spontaneous Communication and move on to New Business. Item Number 3 on our Agenda.

NEW BUSINESS

CHAIR FRYMARK Seeing that there are no New Business to discuss, we're going to go ahead and move on to Item Number 4, Public Hearing.

PUBLIC HEARINGS

CHAIR FRYMARK Under Public Hearing, we have a couple items that we're going to discuss today. The first one being a Site Plan and Design Review Number 04-2022, a speculative 100,500 square foot concrete tilt up building, at 14005 Live Oak Avenue. And I believe we have a Staff Report.

SENIOR PLANNER JONES Good evening, Chair, members of the Planning Commission. The next item is Site Plan and Design Review, DA Number 04-2022 located at 14005 Live Oak Avenue. The applicant is requesting a Site Plan and Design Review for the construction of a 102,500 square foot tilt up building and associated parking. The site is located at the northeast corner of Stewart and Live Oak Avenue in the M-2, Heavy Manufacturing Zone, and it has a General Plan designation of Industrial Business Park, which are both consistent. So, the proposed building met all of the requirements or exceeded all the requirements in the M-2 Zone from all of the setbacks, floor area ratio, building height, landscaping, and parking. So, the proposal is a 102,500 hundred square foot building which includes 6,000 square feet of office, which includes 300 on the ground floor, 3,000 mezzanine, and then the remaining as warehouse. The lot size is 5.13 acres of gross acreage. And there was a dedication required, which brought it down to 4.86 acres. There was no perspective user at this time. So, the proposed project is a single-story building that incorporates many of the desired elements of the Commercial and Industrial Guidelines. The building incorporates parapet heights, breaks up expansive exterior walls with architectural projections and various materials. If you can see. They have again a parapet here. Which incorporates the mission style that conforms with the design guidelines. There's a use of metal, glass,

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wood, brick, and stone. There's also, for example, a low wall here, which is made of river rock to represent the City. So, these are just elevations of the proposed building as it would look like from different views. So, at this point I'm going to turn it over to our environmental consultant who can talk about the environmental process. Then it'll come back over to me. I'll conclude. Then the applicant has a power PowerPoint presentation.

CHAIR FRYMARK Thank you Brandi.

NOEMI WEISS Alright, good evening. So, my name is Noemi Weiss, with Kimlee Horn Associates, and we prepared the environmental document with the city. I have three/four slides on the overview of CEQA and the process we went through for the specific project too. Initially, there's a preliminary review where you define the project, which is very important for CEQA on what the project is. And if there's a discretionary action like tonight, then we go through the CEQA process. The first step is the Initial Study, OPR, the Office of Planning Resources, has CEQA guidelines with twenty resource areas that we look at. And so we do the Initial Study. We prepare technical analysis and see what impacts there may be potentially or not. Depending on that, you then go to a Negative Declaration which means you have no impacts or less than significant impacts. A Mitigated Negative Declaration, where you have some potentially significant impacts that you can mitigate, or an Environmental Impact Report where you have significant and unavoidable impacts. And then you get to the project consideration approval, which is where we are today. So next. This is the process that we went through for this project. So, we prepared the Draft Initial Study back in last summer/fall, and then we went out to public review in end of September through end of October. Then we received, I think three comment letters that we responded to prepare for the Final Initial Study, and then Planning Commission today, and then City Council in the spring, and then an issue or notice of determination. So backing up. Yeah, for this… So for this project, for the Live Oak project, we first prepare the technical studies of air quality health risks, greenhouse gas emissions, noise, traffic, and the applicant had also prepared a handful of studies. We reviewed all of those and then pursuant to the guidelines, Appendix G, we discussed, what the strategy was for the Initial Study. So, we prepared the Initial Study and found some of the… Thank you. The technical studies found that all impacts could be less than significant. The additional analysis, such as biology, cultural, geology and tribal, did have some potentially significant impacts. But then we had mitigation measures that were pretty standard for the city, that then resulted in a less than significant with mitigation. Because everything could be mitigated, an Initial Study was the appropriate document, and an EIR was not necessary. And I think I have one more slide on, kind of the difference with an EIR and an MND. And this also looks like it's cut off a bit. So an EIR is prepared, as I discussed, if there are significant impacts that cannot be

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mitigated to the less than significant level. An Initial Study can be mitigated. A Draft EIR is also circulated for between thirty and sixty days. Usually, cities do forty-five days. Initial Studies circulated for thirty days and then part of an EIR, there's also the comments that are then responded to in the final EIR, which is not as necessary in the Initial Study. So that is kind of high level CEQA and the process we went through for this project. So, back to Brandi.

SENIOR PLANNER JONES — So that actually concludes my report. We do have a presentation from applicant also, do we need to close the Public Hearing before they present?

ASSISTANT CITY ATTORNEY TRAXLER — Uh, not at this time.

SENIOR PLANNER JONES — Okay. So, they'll come up and do their presentation.

CHAIR FRYMARK — Sounds great. Thank you. And then the Commission will then be able to hear any public comments and then discuss?

ASSISTANT CITY ATTORNEY TRAXLER — Correct. But before then I would recommend the Commission ask any questions of Staff, the CEQA consultant, or the applicant?

CHAIR FRYMARK — Before we have internal discussions?

ASSISTANT CITY ATTORNEY TRAXLER — Before the hearing…

CHAIR FRYMARK — We open the Public Hearing?

ASSISTANT CITY ATTORNEY TRAXLER — Yes.

EMILIO LOZANO — Good evening to the Planning Committee. First and foremost, I would like to thank our planner, Brandi, and the rest of the City Staff for the work they did to help bring this project before you. And just briefly, we have a representative from the owner/applicant here to give a brief overview of who they are.

LUIS GOMEZ — Thank you, Emilio. Can I move to the next slide. There we go. Good evening. I am Luis Gomez, Vice President of Development at Rexford Industrial. Rexford Industrial is a publicly traded REIT. We are based out of Los Angeles and our sole focus is on industrial real estate in

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Southern California. We do have a proven track record of responsible development throughout many cities in Southern California, and we're a long-term holder. What that means is we're not looking to buy, develop, flip and move on. We're here to stay. So, we like to build new buildings at a high-quality standard, in this case it's a LEED gold building, as you'll hear tonight. And hold on to that building for a good amount of time. Throughout our portfolio, we currently own about four hundred and twenty-four properties. That number moves up and down slightly every day, but not every day but pretty regularly. We have a seven hundred and twenty buildings, and we're at about fifty million square feet. Just to give you a little bit of perspective, in the City of Irwindale we do own about two million square feet, so that's about four percent of our portfolio, if you will. That includes twenty buildings in the City of Irwindale, and that equates to fifty-three business partners or tenants and plenty of employees that are hired through those tenants. Currently we have one building under construction. That building is at 4416 Azusa Canyon, we have three under entitlements, including this one here, two that are further behind. And we were expecting to invest about sixty-five million when those projects are done. Very excited to be here. We're glad to be a part of the community and we look forward to working with the City. Thank you.

CHAIR FRYMARK Thank you Mr. Gomez.

Moving on to Item B, the Zoning Ordinance Amendment Number 03-2023 and Zone Change Number 04-2023; Citywide, the Title 17 Zoning Code Update. Do we have a Staff Report.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you, Chair, and Commission, and members of the public. Yes, you do have a Staff Report Presentation. So just a little bit of a brief recap. You've heard this before, but this project is a Comprehensive Zoning Code Update and it was continued from the December 18th, Planning Commission meeting. On January 31st, a Notice of Public Hearing was published in the San Gabriel Tribune, a newspaper of general circulation, in accordance with the California Government Code. A Notice of Public Hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was posted at Irwindale City Hall, the library, Community Development Department, and the local post office. The notice was also mailed or delivered at least twenty days prior to the Public Hearing to all owners of the subject, real property proposed to undergo Zone Changes or Amendments. So, with this presentation Nick Pergakes, from Interwest, he will be with us tonight via zoom. And he will give a brief review of previous changes and go through in more detail on the latest direction from the Planning Commission. And like previous presentations, this is a joint one with Staff and Nick discussing the slides. But he'll be chiming in later with that. So, as I mentioned, this item was continued for the Planning Commission to have further discussion on building heights within a proposed residential buffer. The

non-conforming chapter was discussed and the administrative review process. So, these items were included in the Staff Report and we'll go into further detail. So, I want to point out, no changes are actually being made to the Zoning Code document until the Planning Commission is finished with all the recommendations. So, one thing, we are keeping the SMARA chapter as is, that's not changing. But again, you know, the direction will be that we'll bring it back to you. To bring back the amended chapter, excuse me, at a later date for consistency with state law. Frog in my throat. Anyway, I also want to point out the red line document, that was included in your packet, it will be correctly renumbered and put in order when all recommended changes are final. So, we did receive a written... Oh, thank you. We did receive written public comments after this December 18th meeting. We received an e-mail from Craig Furniss from the Alderson Business Park that was dated on 12-20-24. And we received a letter from NAIOP that was dated 12-18-24. Those are discussed in the Staff Report. There was also a letter that we got on December 18th from a law firm, I believe it was Buchalter. And we had placed that on the dais, but in this this thing, I included in the packet just for your reference. And I do want to point out that one of the exhibits, it's the Exhibit A to Resolution Number 828(24) has a complete list of the Planning Commission's recommendations to date. So, the Environmental Review for this project is pursuant to the authority and criteria contained in the California Environmental Quality Act or CEQA and the City of Irwindale Environmental Guidelines. The City is the lead agency, has analyzed the project and determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review Report for the City 's General Plan and pursuant to CEQA guidelines is consistent with the previously certified EIR for the City's General Plan. So therefore, no subsequent EIR, Negative Declaration, or Addendum is required for approval of the Zoning Code Update. So, one thing I do want to say that it was a year ago that this Zoning Code Update was recommended for approval to the City Council. It was last February. So, the Planning Commission has worked long and hard over this past year, so I really want to commend you for that. There's been a lot of hard work that's been put into this, but I also want to remind you that, and remind everyone who's listening, that this project was financed primarily through grants that were provided to the City by the state, and it covered most of the cost for preparing it. So, the City has until June 30th to adopt the Zoning Code Update, or the total amount of the grants would need to be returned to the state. So, I just want to point that out. The deadline for the grounds was a few months ago, but we have talked to them. We've explained, you know, over this past year how much work has been done and there have been some changes, you know, in the Planning Commission set up. But they've understood that. They see the goal. And the whole purpose of those grants was to be able to create a planning policy guideline and to bring, you know, hopefully bring cities not just for Irwindale, but throughout the state, you know, to get this done. So, I do want to commend you for that, but

I have to remind you I have to be the negative Nancy, to point that out. So at this point, what I'm going to do is I'm going to turn it over to Nick.

NICK PERGAKES

Hi, good evening everybody. Good evening, Chair, Members of the Planning Commission. This is Nick Pergakes, Principal Planner for Interwest Consulting Group and Project Manager for the Zoning Code Update. I am going to give a brief overview of the agenda tonight for the presentation. We would like to discuss direction received at the December Planning Commission meeting. Also, some of the items that were discussed in some of the individual meetings with the Planning Commission and City Staff, as well as the consultant team. We discussed potentially looking at 35 feet of building height maximums within the 500 feet buffer to be increased to 40 feet. We looked at analyzing 250 feet residential buffer from M-1 and M-2 properties from Residential zones properties or zones. We also looked at and talked about parapet wall heights, as well as reviews for non-residential developments at the director level review. We also… Tonight will look at these items and discuss the recommendations to then take forward to City Council. Next slide. So, Marilyn gave a bit of a recap on the meetings that have been happening over the last year, so I won't go into too much detail about this. But we have been working with City Staff and the Planning Commission on addressing several comments and ideas and revisions that came from property owners, business owners, City Staff of course, as well citizens in the community to look at various development standards. You know, including setbacks, building heights, and other things, as well as the non-conforming use regulations. And there's been several meetings with Planning Commission members to work on these edits to satisfy the community 's residents and business owners concerns. And we have made revisions since the last meeting, and they've been reflected in the document that's been provided in your packet to review. So next steps would be to take it to City Council for adoption later this year. Next slide. So back in August of 2024 at the Planning Commission meeting, City Staff presented analysis of M-1 and M-2 properties that were within 500 feet of residential zone properties. Staff received direction at the December Planning Commission meeting to then look at a 250-foot buffer from residential zone properties, due to input from property owners and businesses, noting that the height limits of 35 feet within that area would cause several existing industrial buildings to be non-conforming in height, and could potentially cause issues with existing or future bank lenders. So, this table here shows the M-1 and M-2 zones. The parcels affected with that 500-foot buffer around residential properties, so this is parcel line to parcel line. And here you can see 37 parcels are affected from the M-1 Zone to the Residential Zone properties. And then in our new analysis, and I'll show some slides here in a few moments, the 250-foot buffer around the residential uses, it reduces the number of parcels affected by about 30 percent or so. And then for M-2 zone properties that are within the 500-foot buffer, we

analyzed 60 back in August, and then looking at the 250-foot buffer from residential zone properties it does reduce it down to 46 parcels. Next line. So, we're going to show a series of maps. We shared similar maps back in August of different areas where Residential Zones are near, Industrial M-1 and M-2 buildings. So, this is showing that 250-foot buffer, in blue, from residential zone properties today. And this is about a half dozen or so buildings that are impacted. You know, property line to property line within that that area. Next slide. This is showing a building at 500, excuse me, 15601 Cypress. This is an existing industrial building that's about 38 and a half feet in height. So, it would be non-conforming with the new Development Standard in the new Zoning Code Update. Next slide. In the Town Center area, Arrow/ Pepper Tree, again we were showing a similar slide or similar example of a buffer this time it is a 250-foot buffer from properties that allow residential. So those are the properties shown in yellow. And then the buffer of 250-feet from those properties is shown in blue. And then next slide. We're showing here an example building which is across street from the Planning Department 's building at 5200 North Irwindale Avenue an M-2 Zone property. And these sets of buildings is about 32 feet in height. Next slide. This is now down south in the southern part of the Town Center designate in the General Plan, showing residential properties in yellow with a 250-foot buffer in blue, and the impacts to some of the industrial buildings that would be to the west of those properties here shown yellow across from Irwindale Avenue. The next slide. This photograph is showing a building at 16035 Arrow Highway and it's in the M-2 Zone, and it's roughly sitting at 34 feet in height. Next slide. Here is the Park Neighborhood with a buffer around… about 6 or 7 residential zone properties today, and with a buffer the impacts to a few M-1 properties in the area. Next slide. Here is some buildings here at 1488 Los Angeles Street and this is the Alderson Business Park, that has an average building height for a lot of these buildings at 35 feet. And as you can see, some of the buildings at the entries, you know, kind of the ends are a little bit taller in height for an architectural feature. So those architectural features bring it up to about 41 and a half feet. So having a parapet wall or architectural feature counted outside of the building height measurement, you know, would make several buildings now be nonconforming in status. Next slide. Here's the Mountain Neighborhood showing 250-foot buffer in blue and showing some of the impacts to M-2 properties and M-1 properties. And next slide. Here are a couple of buildings along Bateman Avenue in the M-2 Zone, which have an average height roughly around 36 to 38 feet. Next slide. So wanted to show this slide in terms of what was being discussed at some of the individual Planning Commission meetings with Staff, there was some talk about bringing the 35-maximum height, if you're within the residential buffer zone and, you know, considering it to be up to 40-feet. And then also with the maximum parapet height considerations, now in the in the Zoning Code draft, we've been showing 10 feet proposed but considering to bring that down to 8 feet. So, as you can see here with

the building heights to the right, if you take a 35 feet building height, you know, within the residential buffer and you add the parapet, you know, that could bring the top of a structure with architectural feature or parapet up to 43 feet, if it stays at that ten feet proposed and it could get you to 45 feet. And then if we do consider raising it to 40 feet you would have an extra 8 feet for parapets. So that would be 48 feet tall in height, or 50 feet if you keep it at the 10-foot proposed parapet height maximum. Next slide. So, some of the revisions, as well, since the December meeting to the non-conforming uses and structures chapter of the document, we added, “structures may be continued to maintain.” Explicitly including routine repairs in Section 17.18.040. We've also included the term structures to 17.18.060 to include non-conforming structures in addition to uses. And then we also modify the language in 17.18.060 for modifications to explicitly state that, “non-conforming uses shall not result in an expansion or intensity of a physical footprint of a building.” Next slide. We also have modified language in 17.18.070, Elimination of Non-conforming Uses and Structures, to include substandard buildings as defined by the Health and Safety Code Section 17920.3. And then in Article 5 in table 17.24050-1, Review Authorities for Decision and Appeals, the site design excuse me, the Site Plan and Design Review Table for Administrative Approvals for Industrial Zones was then revised. As you can see in the document. So with that, I'm going to turn it back over to Marilyn to discuss the Site and Design Plan Review process. Next slide.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON

Thank you, Nick. So. At the last meeting, one of the things that had been brought up by some of the developers and the business owners, was the Site Plan and Design Review and having what is the current process and what's being proposed in the Zoning Code, and then as it was revised. So, let me see, let me go to the next slide. This has the same information, but a new column. So, we'd have some discussions, and we had a few conversations and some direction and comments from the Planning Commission. So, in the current code right now, maximum that can be approved administratively is 1,000 square feet. And that goes through a Site Plan and Design Review that we keep a file for that. We keep records. We go through the same analysis with it, but it's just we look at the square footage. So that processing time, 2 to 4 weeks depending on what the expansion is for or the project. And then the cost of the applicant averages around sixteen hundred. So, in the proposed code, this was a recommended, you know, because of the size of the buildings that we have, up to 25,000 square feet. And again, it would go through the same kind of Site Plan and Design Review that we do at the staff level. Would take 4 to 6 weeks. Cost would be just over two thousand. So, what was proposed, this was in the September meeting, that there would be no Director or Administrative Review it would have to go through Site Plan and Design Review, that would go to Planning Commission City Council. The processing time on that 3 to 5 months. That's a very ambitious schedule with that. I would say it would take a little bit longer than that,

but the cost significantly increases to just over twenty-four thousand. So, after the discussion with some of the Commissioners looking at putting a cap of either ten to fifteen percent of the existing area not to exceed 2,500 square feet. It would still go through a Site Plan and Design Review process for director approval, with the option to take it to the Planning Commission. We always have that option to take things to the Planning Commission, by the way, so. In that the processing time, again, you know 2 weeks to 2 months for that. And the cost would be just over 2,000. So wanted to bring that up because there was still some concerns that had been raised to Staff, you know, on not being able to have an Administrative Review and having that discouraged somebody from doing some improvement to their project or to their site. So, without that, that concludes the Staff Report. Recommendation is to adopt Resolutions Number 828(24) and 829(24). If there's any additional revised or alternative recommendations to bring that to the City Council, and direct Staff to report back to the City Council. And the second recommendation is that… to the Planning Commission is to have the City Council adopt findings of consistency with the cities previously certified, General Plan Environmental Impact Report. Thank you.

CHAIR FRYMARK — Do we have any members of the Planning Commission that have any clarifying questions or need additional information from Staff before we open up the Public Hearing? Yeah?

COMMISSIONER MIRANDA — Question. Marilyn, by the way, thank you so much for the workshop it was amazing and got us to where we're at right now. I had a question regarding what would prompt you, particularly, to take it to the Planning Commission versus just making a decision that way, or what would concern you or that come across your table that you would think, “hey, I need to take this?”

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON — Well, we'd have to have clarification on what was the expansion for, with that. That would be one of the things. If there was anything that was questionable or that our code really didn't define. You know, I'd want to get some kind of clarification on that. And it would be something if they weren't necessarily wanting to agree with the Commercial and Industrial Design Guidelines with that. That if they thought that Staff was overreaching. That, you know, I'd say that's fine. We understand the criteria. We've heard you loud and clear about the Commercial and Industrial Design Guidelines and we'd want to bring it, you know, back. And you know, depending on it's, it's not like we're using you as a hammer I just want you to know. And I don't want any developers or anybody in the public to think that we use that, but it's just no, sometimes there are some things, you know. Or if there's something that, you know, this is something… It might be, you know… If we're looking at the size. If it's like kind of stretching it, you know for that. But again, I want to go back to if they were coming in and they're proposing this expansion, the analysis that we do, you know, we have

to look at parking. We'd look at the use. We'd look at the height. We'd look at the design. We'd look at the colors. All of that goes into it. So yeah, and we actually write up a report with it. So, we have the file for that, so we leave it for generations to come.

COMMISSIONER MIRANDA: Great, thank you.

COMMISSIONER RODRIGUEZ: I do have a question. Yes, it's for Staff. So, regarding the parapets, right now it's at 10 feet currently in the zone.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: In the proposed Zoning Code, yes.

COMMISSIONER RODRIGUEZ: It's my understanding that those cover any like air condition units or something on the roof.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: In the proposed Zoning Code, yes.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: That's correct.

COMMISSIONER RODRIGUEZ: Okay. So, if we were to decrease that down to 8 feet, would it cover most of the air-conditioned units or anything that's up there on the roof? Or are the are they at certain standard size that's placed on the buildings?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: Thank you, Chair and Commissioners for that question. So, there's a lot of variables with that. So, it would depend on the building and the size of the building and the building code itself, which is not the Zoning Code. Not my purview, but the building code require were some of that mechanical equipment needs to be placed on the roof. And the code does require… All codes require this, that there be screening from public view of that. So, depending on where they are putting it, and it's very handy that we have our Building Official here and he can correct me at any time. But there are, depending on the use that is on the floor, that would depend on what kind of equipment needs to be up on the roof with that. So 8 feet, that could cover it. But again, you know, if there was a question about it, we would have them do a line of sight drawing for that that we'd have to see it. That's a typical drawing that you have somebody who is, or they have a figure, that is at least 6 feet tall from the public right of way doing the line of sight that can they see

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it, you know, or not. So we want to be careful with that, but I think that most of the equipment is about 6 feet. Things end up getting compact, but sometimes it depends on the use that someone has, it may need to be higher. If it was something that if it had to be higher without it, it might need a variance for that, and that's something definitely that we would come back to the Planning Commission for. But I do want to talk about the difference between a parapet and architectural features. So the parapet is one thing to screen that, but something that has been, and it's even part of the Design Guidelines, is to have kind of an entry statement to the building and those are the architectural features. Those should be higher than the parapet, because otherwise you just get a very flat building. You want something tells visitors this is the entrance. And so you really don't want to limit that. I know that the preferred thing is to have some kind of arched design with that. So you want something a little taller so that it's not just a small eyebrow that goes over that entryway. So an architectural feature really should be allowed to go a little higher than the parapet.

COMMISSIONER RODRIGUEZ — I do have another question.

CHAIR FRYMARK — Yes, go ahead Commissioner. Please.

COMMISSIONER RODRIGUEZ — Okay, so regarding the graph that was put together, the analysis of the buffer.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON — Yes.

COMMISSIONER RODRIGUEZ — Oh, I'm sorry, yes, the buffer. It was my understanding that those buildings were non-conforming not based on height. It was based on their application process.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON — There are some of them that they were considered legal non-conforming because they were constructed prior to having to get a Site Plan and Design Review entitlement with that. Thank you. We consider it illegal non-conforming with that.

COMMISSIONER RODRIGUEZ — With these numbers, is it accurate that these numbers are based on height alone?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON — Yes. If I can have Nick, who did the analysis, speak to clarify that.

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NICK PERGAKES Yes. So, the numbers that are shown in that table, in the PowerPoint presentation, the distance of the buffer is from property line to property line. It is not necessarily property line to the structure or like a multi-family or like, excuse me, or like an industrial building structure to a residential structure because it's it's too difficult to do it that way. We had to look at it just property line to property line because you know like a building could be set back quite a ways. There could be parking and then at some point a building could be expanded or a new building can go in there at some point. So, we had to kind of measure it from property line to property line for the residential buffer. So those are the parcels that are affected. Now, the number that are non-conforming in terms of height, we don't have that exact number, so it's probably less than that.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you. And if I may add to that, that would be one of the things that if we had a building that was legal non-conforming because it was constructed prior to the requirement for Site plan and Design Review, and they came in and they wanted to expand even if it was that 1,000 square feet or something smaller, that is something… Because we want them to be legal. So that when we want them to conform… So that would be something that we would bring back to the Planning Commission.

CHAIR FRYMARK Thank you Marilyn. Are there any other clarifying questions that any Commissioner would like to ask? While we're reviewing or considering additional questions, I do want to just thank the Planning Department for your time inworking with us and workshopping this. I know you met with us for multiple hours, at different times, and we were able to, you know, just have meaningful conversations and get this analysis information that we requested. I do want to thank you for that. It does show that if we were to consider reducing the buffer from 500-feet to 250-feet, we are making a difference in the number of businesses in our business sector that would be impacted and considered non-conforming. I mean the delta would be in M-1 Zone, 13 businesses and M-2, 14. I hope… Not that we need to show anybody anything, but I hope that it is recognized the work that the City Staff and the Planning Commission is doing to just kind of thread that needle delicately and address the needs of the residents as well.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you, Chair and Commissioners. You know, I do want to say that was time well spent with that. And there's been sometimes extraordinary effort to address everybody's questions with that, and I really appreciate that from the Commission.

CHAIR FRYMARK Vice-Chair Acosta?

VICE-CHAIR ACOSTA Yeah, I got a clarifying comment, Marilyn, on the part we're just talking about now about the parcels that would be affected, going from the 250

buffer. Those numbers just mean they'd be effective, it doesn't mean that they would be non-conforming. Is that correct?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: That is correct.

VICE-CHAIR ACOSTA: Okay.

CHAIR FRYMARK: Another quick question not related to buffers, parapets, any of those things, but it does apply in the in the sense of the Zoning Map. I do see where we have currently the proposed Zoning Map, where the skate park is as an M-1 Zone. I don't remember and please refresh my memory if we ever talked about changing that area to align with what it currently exists there, which is a park. Which would be zoned as a public/semipublic space I believe.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: I don't believe we've had that conversation, but that's something that that we can bring. We did that for the library project, that we had to change the zoning and get the General Plan into conformance with that, but we can do that because it's it doesn't look likely that the skate park's going to change.

CHAIR FRYMARK: No, we hope not. So. If we can get it properly zoned as we're working through this, I think that would be a good opportunity for us to do that. And address facts. I couldn't remember whether or not it's been discussed or not. Maybe not.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: And I'll work with the City Manager on that.

CHAIR FRYMARK: Do I need to present that, like as a motion in any kind of way, or is that just something that's going to be worked on?

ASSISTANT CITY ATTORNEY TRAXLER: Yeah, we can have… direct staff to work on analyzing rezoning of the skate park. And that can be included as a motion, yeah.

CHAIR FRYMARK: Do we have any other comments or questions before we open up the Public Hearing?

COMMISSIONER MIRANDA: Commissioner Acosta had a great comment regarding the properties that are affected by the 250. I was curious, you said non-conforming, they're not going to be affected, those properties? The 46 properties? I mean they're in the zone, but they will be non-conforming. We're trying to address the people who came into our Council Chambers.

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CHAIR FRYMARK We're talking about this table?

COMMISSIONER MIRANDA Correct.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yeah, I'm gonna have Nick address that. because they're the ones who did the study on that.

COMMISSIONER MIRANDA Thank you.

NICK PERGAKES Well, excuse me, can you state that again? I'm not sure I understood your question.

COMMISSIONER MIRANDA Well, regarding the graph we have the M-1/M-2, Light Industrial Heavy Industrial. The buffer from 500 to 250 and how it lessened the impact from 37 to 24 to 62 to 46. That's a good impact, but those left behind in 46, for instance, or 24, are they gonna be affected as far as their status as non-conforming? Or are they conforming because of the difference in the buffer now?

NICK PERGAKES Well, so there's now less properties that would be… Yes, potentially non-conforming so we don't have an exact count. You know based on the building heights of all those properties. But certainly, there will be less. And you know, as we, the City Staff, and the City received a letter from NAIOP in December. They did propose, within 250 feet, having a, you know, a height limit of 40 feet. And you know, not going any lower than that. So, that would help also probably decrease the number of non-conforming buildings. Because that would then you know bring up the height to 40 feet as a maximum and then that would probably solve most of the issues with the non-conforming structures, if not all of them.

COMMISSIONER MIRANDA I thought so. Thank you. And by the way, Nick was amazing with helping, with all this too. Thank you, Sir.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON If I may add too, so the M-1 Zone, that's had a maximum height of 35 feet for years with that. So, the buildings that are in there, I can't attest to all of them in there, but since we've had… At least for the past 20 years, that we know of that it's been 35 feet high. Most of those then would be in the M-1. Those would be conforming to that maximum 35 feet.

CHAIR FRYMARK Sorry I have one more question. The question is specific to, the Administrative Site Plan and Design Review process. We… I recognize that in January when we made the change, to request that, any you know Site Plans and Design Reviews come to the Commission, would extend not only processing but also significantly increase administrative

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costs, which is not the goal of the Planning Commission, of course. So, we talked about the possibility of exploring instead of completely removing the director review permissions, but rather, consider doing some kind of amount, dollar amount. Like, for example, some language to state like not to exceed X amount of dollars, for director approval, when there is a Site Plan or Design Review being considered. That is something that we discussed at our meeting. I think we got a couple of examples from other cities, so I wanted to just put that on the table as a comment for us to consider. Because I don't think that an intended consequence was to delay processing time, or to increase any administrative costs associated with Design Reviews. So, I just wanted to make that comment. Do we have any other clarifying questions before we open the floor to Public Hearing? Okay. Thank you, Marilyn.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON — Thank you.

CHAIR FRYMARK — Do we have any members from the audience that would like to come forward.

OPEN PUBLIC HEARING — At 8:11 p.m., Chair Frymark opened the Public Hearing.

SCOTT FURNISS — Good evening, Chair Frymark, members of the Planning Commission, City Staff, thank you for all your time spent on this Zoning Code Update and listening to stakeholders like us. For reference, I'm Scott Furniss. I'm with Seventh Street Development and I'm also here representing the Alderson Business Park, on Los Angeles Street and Alderson Avenue. One thing, I think Chair Acosta already kind of clarified, but I believe, the buildings presented were within the 250-foot buffer zone, but they are not necessarily non-conforming. I guess it's my understanding that, that was what those buildings presented were in the buffer zone but are not necessarily non-conforming. So, if we could maybe clarify that that would help me, but other than that I'm just want to say I appreciate all the work that you guys have done. That you've sought out all the various stakeholders. And thank you so much.

CHAIR FRYMARK — Thank you.

MIHRAN TOUMAJAN — Good evening, Chair Frymark, fellow commissioners, Mihran Toumajan with NAIOP SoCal. We've come a long way from our discussions last summer, and I applaud the Planning Commission, City Staff, Interwest, Nick at Interwest working with residents and with business owners to find a good balance. And I think that which Nick presented today, our members can live with and specifically, we welcome the proposed 10-foot maximum height for parapet walls. As well as a 40-foot height limit for any building, Commercial or Industrial in the M-1 and M-2 Zones

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within 250 feet of a residential buffer. We believe that the 40-foot building height would better reflect existing structural demands by industrial tenants engaged in cube stacking for their distribution, logistics, and warehouse businesses. The 40- foot building height limit would ideally require a clear height around 36-38 feet, depending on the design and intended use of the structure. So again, that which Nick proposed today with the 40-foot building height limit I think, would also negate a lot of potential nonconformity. And even the examples that Nick showed there was, I think, one building that was above 35, within the 35- and 40-foot range. And with a 40-foot limit that specific building would likely not be legal non-conforming. So again, we've come a long way and on behalf of our Members and NAIOP SoCal, we appreciate the time well spent by you in studying this, working with Nick and with the Staff in trying to find a sensible solution for all stakeholders. Thank you very much.

ROBERT DIAZ

Robert Diaz. On that chart that's shown above you, I like where it says proposed at September, Planning Commission meeting, where the maximum to be approved by director, says no director review permitted, I like that idea. Residents of Irwindale, including myself, feel much better knowing that it's the Planning Commission and Council to making decisions regarding land use rather than a staff member that may not be familiar with the City as well as we are. So, where they have considered other proposals, I like that one, but if you must, then go back to the current Zoning Code that allows director approval for only 1,000 square feet. I do feel that approvals, the kind you're talking about, should be postponed until the City and the Plan Commission review possible additional Commercial Zoning, or changing the definition of Regional Commercial. It bothers me when I see the Planning Commission Staff recommending changes to our General Plan, when that's supposed to be our blueprint for our future. And then we're having… I believe they should be following what's written in the code, and if someone says we want to propose a certain use, Staff should be able to tell them, "sorry, no you can't because the zoning or the General Plan doesn't permit it." And then if they wish to make an appeal, then they can make an appeal to the Planning Commission or Council for… But at least they know that what the code is. Any case. Anyway, I wish you'd consider other, some Commercial Zoning because… Also reviewing the General Plan. The General Plan was amended. It used to say that the pits along the six, oh, five freeway are to be developed, filled and developed commercially. And I'm paraphrasing, but that's what it basically says. But it was amended and changed to say, commercial or industrial use along the 605 freeway are to be filled and developed commercially. And I am paraphrasing but that is what it basically says. It was amended and changed to say Commercial or Industrial use along the 605. And the developers are proposing nothing but industrial. Instead of just commercial, which has changed because of what the General Plan says. So maybe you can recommend the

Council change that language to make it possible for commercial development.

CHAIR FRYMARK — Thank you, Mr. Diaz.

FRED BARBOSA — Good evening, Fred Barbosa. 16164 Calle de Paseo. We mentioned that the 500-foot buffer zone was not in the best interest of the city, it will cause more problems down the road. Another thing on the Site Plan and Design service, I like the proposed draft code from the Planning Commission in January for two reasons. One, it's not as expensive and it doesn't waste a lot of time, and it's a developer friendly. You know, and there's nothing wrong in sharing power. That's what everybody 's afraid of, you know, they don't want to give people too much power. Hey, we're not going to let them abuse it, that's why we're here. So at least give them some. And if they hang themselves, hey, whatever happens but the idea, share the power. Let's move together. Thank you.

CHAIR FRYMARK — Thank you, Mr. Barbosa.

LUIS GOMEZ — Good evening, Chair, Planning Commissioners. Once again, Luis Gomez with Rexford Industrial. Just here to support the 40-foot height, the 10-foot parapet and the 250-foot buffer. I do believe that the extra 5 feet in height, going from 35 to 40, would make a big difference and it strikes a good balance between the industrial development groups and obviously the wants and needs of the residents. I think at 250 feet away it would be very difficult to see the difference between 35 and 40 feet of height. So, but on the other hand, from our standpoint, it makes all the difference in being able to drive…. Sorry. Design a building to today's industrial standards. So again, we're in support. We thank you for your time, your consideration. I know it's been a long process and I'm glad we're finally here. Thank you very much.

CHAIR FRYMARK — Do we have any other Members in Tier 1 that would like to come forward to speak? Seeing none, we're going to move on to Tier 2. Do we have anyone on teleconference?

ADMINSTRATIVE SECRETARY HERNANDEZ — We do. I'm gonna go ahead and unmute Ms. Gomez.

CHAIR FRYMARK — Thank you. Welcome, Ms. Gomez.

SUZZANE GOMEZ — Good evening, Madam Chair, Commissioners, Staff. It's interesting that Seventh Street Developers came on tonight because they were the model. They collaborated with the City and they have a beautiful setting. They created the set back and allowed us to envision what it would look like to plan and engage and create a vision for the City. And

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I just like to remind the Commission that's what they're doing. We have done hard work, and Staff has done hard work, but this is our vision, our future. When we we're looking at the PowerPoint, which was also wonderful, we got to see and review some of the buildings. 35 feet is ample. And also, you know, with the architectural eyebrows and speaking also then the additional for the air conditioning unit up to 40-feet in terms of that. It's a beautifully sized building and I think that it speaks adequately. Then when we're speaking to conforming and non-conforming, the terminology used means that, they do business as usual. If they want to expand or create something else, then they have to come to the Planning Department. But conforming and non-conforming is a terminology. I believe, you can clarify that for me if I'm wrong, meaning that their partnership with the City and business and they continue as usual. And as far as the site plan, I encourage the Commission to stay steadfast with a decision in January and if not, as Mr. Diaz proposed that we go back to, I think it was a thousand feet. We are creating our vision for our future. You are the new Commission that are adequately representing us, doing hard work and setting the pace for the future. Of what we want in our city, as our land is being used productively for our legacy. And that the decisions that you make are going to be well held to way long when you're gone, I'm gone, or any of us are gone. So, I encourage you, I know that you've worked hard on this. I I talked to you, and I see it and I see even the evolution of staff has done. It's been a great job and Nick has done a wonderful job as a consultant and bring it all together. I encourage you to keep the five hundred feet set back. I encourage you to keep the thirty-five feet height limitations and I trust you though even whatever your decision is this should be the best for our city or the residency for Legacy and even in partnership with our developers and our family. Mister Gomez indicated numerous properties that they own, and you know, that's a wonderful collaboration. However, we have a legacy and a vision that goes back, way before nineteen sixties when we were incorporated as a city, as our families have lived here long before that. I thank you for your time. Thank you for your hard work and good luck.

CHAIR FRYMARK Thank you, Ms. Gomez. Do we have anyone else Jesus in tier two?

ADMINISTRATIVE SECRETARY HERNANDEZ Looks like we have no one else.

CHAIR FRYMARK We'll move on to tier three. Is there anyone in the audience that has not spoken on this item that would like to come forward, invite you now? Anyone on zoom?

ADMINISTRATIVE SECRETARY HERNANDEZ No one on zoom.

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COMMISSIONER MIRANDA: Be appropriate to have Marilyn speak about this, regarding what her role would, how much that would mean twenty-five thousand square feet, like projects like kitchens and adding bathrooms. Wasn't that new project per se all the time? Add-ons for instance, so they understand what they're asking. What? How much allowance does she has? Ability to do whatever appropriate. Jamie?

CHAIR FRYMARK: Yeah, I believe. Marilyn, would you be able to speak to that? Thank you, Commissioner Miranda.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: Thank you, chair and Commission. So just as an example, if we were to take the previously discussed project so and I'm going to round out for math purposes, but a hundred thousand square feet. So, if. That if it was fifteen percent, we'd be looking at, you know what? A thousand five hundred square feet. Fifteen thousand course. Good grief, I'm looking at you. Yeah. Fifteen thousand square feet. So again, what's being proposed is that that's the fifteen percent, and it would be not to exceed the twenty-five thousand square feet. So, if another thing the typical, you know, larger buildings that we've had four hundred thousand or five hundred thousand square foot, that's huge and that would exceed the twenty-five thousand. The fifteen percent would exceed that, and so that would definitely have to go back to the Planning Commission, and if they were adding, that wouldn't be just a bathroom, and, you know, maybe a utility room. But sometimes that for a larger building, even a hundred thousand square foot building. That if they had to add, you know, restrooms, you know, just because of building code requirements, you know, for the space that they have to have the numbers that they have to have or a utility room, if they added that that, you know, that could be. it could be what is considered maybe a larger, Definitely larger than a thousand square feet. In that and we've had that before that someone had come in that wanted. It was a building that they wanted to stay in, a use that wanted to stay, but they were being required by actually by the federal government, to enclose an outdoor loading area that they had. And it was going to exceed the thousand square feet and they really had to make a business decision and they were honest, they went through the, they were going through the administrative side plan design review, trying to reduce it to a thousand square feet or less. But it wasn't penciling out for them, so they're no longer here with it. So that was one case that it was very, very small, but it was something that was at use that had been in the city for quite some time.

COMMISSIONER MIRANDA: Appreciate that. Thank you for clarifying.

CHAIR FRYMARK: Any other questions or?

ADMINISTRATIVE SECRETARY: Yes, I have someone on zoom. Would you allow them to speak?

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HERNANDEZ

CHAIR FRYMARK We've already closed the public hearing.

ADMINISTRATIVE SECRETARY HERNANDEZ Okay, thank you.

CHAIR FRYMARK Thank you. Is there any other sorry discussion/comments from the Commission. I do have a question. There's been talks about the expansion of commercial use in the city, that's you know, we hear it. We definitely hear it. Is there, and this is a question for our staff, is there any unoccupied space that currently could be rezoned as more commercial to address some of the needs and the asks from some of our residents? I know in looking at the proposed zoning map. The area that is zoned commercial is pretty. We have quite a bit of M-1 and M-2. But I am curious if there's opportunity there.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Oh, since it would thank you in Commission that it would be privately owned. So, it would be something that, you know as a private property owner that they would have to request that. I don't know what you know if there's other kind of efforts, you know, via economic development, to try to incentivize you know that and look but. It's something we can look into, but that's, you know, no guarantee. You know when it's private property.

CHAIR FRYMARK We can't control what the developers or the people that own that land want to use it as such, right?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yeah. Well, yeah, yeah.

CHAIR FRYMARK I get that. I just… I wonder if its like that premise, If you build it it will come. You know? Like if it is zoned for commercial is there a possibility that we would get more commercial.

COMMISSIONER CHICO That's the question. You could in fact end up with more vacancies.

CHAIR FRYMARK True. So, I think that that can be either or.

COMMISSIONER CHICO Roll of the dice.

CHAIR FRYMARK So, I think that that can be either or right. That can happen with if it's zoned as M-1 or M-1 too, so I mean, we can't predict the future of that I know, but I'm just, I wanted to explore and just have that conversation

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because it's it's been mentioned multiple times and it's not going in one ear and out the other. We hear that and we know that there's opportunity here, but we're not currently zoned for that.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: And if I may, there are any of the projects that come in that we do ask them to do the larger ones to do an analysis you know of uses with that and what has come back is that it's the commercial is there's not the thrust for that at this time. I'm thinking when you said that I'm thinking Field of Dreams, if you build it, they will come, for that, but yeah. And but then you know the bigger risk is to have it empty. And that's not something that the city would want to do, you know this. But again, you know, just when people come in, we can ask them all the time. If they're interested in commercial do they could do a commercial could. They could do a commercial component for that.

CHAIR FRYMARK: You mentioned incentives is that a common thing within other cities to kind of incentivize commercia? I've heard that there's been studies that there's no need for commercial any more people are shopping online. I think that that could be true to some degree, but I know I go shopping. Assuming others do too.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: Well, when they do an analysis, it's pretty sophisticated. You know, they look out. And again, I am not the the person that does our economic development coordinator, you know has done that before that she has multiple hats. A public information officer and the assistant to the city manager. So yeah, but she has reached out and again, it wasn't just Co star, but they looked at some other analysis, you know of it, but they have to look at a range and they look at rooftops, you know, basically because I know in the past when we looked at a grocery store because I know. Been the desire. And when we've gone to different conferences, you know, promoting the city and because there's land for that. They always ask about the rooftops in there, and they're familiar with this area. But. You know, we tried to tell them is how the daytime population. You know, so that market and you know that has changed a little bit of interest, but we've not seen them come to the table with that.

CHAIR FRYMARK: Thank you.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: Again with commercial, there's certain commercial, but there's also restaurants. Those would be considered commercial operations, so there and there's always an opportunity for that, so whoever 's listening to me out there.

CHAIR FRYMARK: There's gonna be a new potential warehouse coming in. You know, we need people. Need to eat somewhere?

COMMUNITY DEVELOPMENT: Yes, come on over.

DIRECTOR SIMPSON

CHAIR FRYMARK Just throwing it out there.

CITY MANAGER MIRANDA And chair, I just would like to add that I know in the past, Council has asked for there to be a study done. On the Arrow Highway corridor going from Azusa Canyon Road all the way to Vincent. And so that's something that as a staff, we're going to be engaging in in the course, during the course of this year and no doubt the Planning Commission will be a part of that as well.

CHAIR FRYMARK Sounds good thank you.

CITY MANAGER MIRANDA And you'll be receiving updates.

CHAIR FRYMARK Thank you. That's good to hear. OK. Well, do we? I think that there's a lot to think about. Nick has done a great job. We've talked about staff participating in those workshops, we appreciate that. I think there's a couple things that are up in the air right now. One is the M one and M two heights, making a decision on that and making a decision or making a recommendation rather not a decision on the parapet height and then also discussing the site plan and design review. We have some language that's currently proposed based on our conversation in September, but then there was more discussion in January. There's also the possibility and the idea of going back to the current zoning code, which would one limit the OR reduce the processing time, but also the application costs and feel like that could be a happy medium between, no director review permitted, and some permitted. But do we have any, any motions to explore? Any discussion that we want to continue to have?

CHAIR FRYMARK Commissioner Rodriguez, please

COMMISSIONER RODRIGUEZ Yes. So, I would just like to say that I do appreciate all the work that staff has put into it and Nick for everything that you've done as well. I do like what I'm seeing with this two hundred fifty-foot buffer. I also appreciated the difference between the M-1 and M-2. So, I'd like to see a consideration of possibly recommending M-1 remaining at thirty-five feet and m-2going up to forty feet within that buffer.

CHAIR FRYMARK I would. I'm in alignment with that, the only concern would be the parapet. I think that the parapet should be eight feet, not ten feet.

COMMISSIONER MIRANDA I'm along with that too.

CHAIR FRYMARK And keeping M-1 at thirty-five and M-2 forty. Jaime, would that

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need to be presented as a motion or a direction to staff. I'm assuming we need to take a vote.

JAIME — Correct. You would need to take a vote, but I would recommend discussion, discussing any other changes that you have at this time as well.

COMMISSIONER MIRANDA — Chair, you know, I see the recommendations here. One of the recommendations that I feel strongly about, we discussed it and I think was guarding, staff. Approving the square footage and I think it's very strong. I think we made some good points in that that it'll help streamline some things and it's well within the scope of things and anything larger they come to us anyways, I think it's that's one of the things we can maybe get off our plate, possibly.

CHAIR FRYMARK — Commissioner Miranda, are you suggesting….

COMMISSIONER MIRANDA — Site plan and design review process.

CHAIR FRYMARK — Would that be the conversation? The discussion that we had in January where we're saying fifteen percent of existing area not to exceed twenty five hundred square feet?

COMMISSIONER MIRANDA — Correct.

CHAIR FRYMARK — The other option on the table was to go back to the existing current zoning code, which is basically a maximum approval of a thousand square feet.

COMMISSIONER MIRANDA — I don't think that's, you know, a good business position.

COMMISSIONER RODRIGUEZ — Yes, I definitely don't feel like that thousand square foot is enough. I like the proposal of the January. Where it's fifteen percent or not exceed twenty-five thousand square feet as well.

VICE-CHAIR ACOSTA — Hope out if we consider the fifteen percent of existing area, but not to exceed a lower amount, say fifteen thousand square feet?

COMMISSIONER MIRANDA — How big is that? Per say, do we know how big that would be? Like, for instance, they added a bathroom or a kitchen parking lot for instance.

VICE-CHAIR ACOSTA — I guess it's gonna depends on the size of the square foot of the

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project. If it's a hundred thousand dollar a hundred thousand square foot Building, fifteen percent of that is going to be the fifteen thousand.

COMMISSIONER MIRANDA: Yeah.

CHAIR FRYMARK: I could support that.

COMMISSIONER MIRANDA: I think Marilyn, if you control that, with that you're okay with that?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: Thank you, chair and commission, I just want to clarify something. So, if they were coming in for if it was the fifteen percent, let's just say, so they would still have to meet all the development standards, and parking is one of the things that if you have a lot of you have a fifteen thousand square feet, they would still have to park it, that depending on the use. The other thing is they would have to meet the floor area ratio for that area. That can also determine that even if even if they may, the fifteen percent they could do it, but it might exceed one or the other. One of the development standards or the F A R. That's all something that we look at so.

SPEAKER: Listen, and all of the elements of approval would be documented, Correct?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: Absolutely. We document it all the time, yes.

COMMISSIONER MIRANDA: I mean, I just think we should be business friendly and I know that there are residents they are leery about maybe too much power to staff for instance, and not going through us who are residents, but I think this is very comfortable is where we're at, myself. To help the businesses is not exceeding anything outrageously, I think this is something to go forward and help them. We lost businesses as she mentioned before, people couldn't give us the process and wait, and this will help us you know, help us proceed going forward businesses rather.

SPEAKER: Question, What would it take to, suppose we adopted this condition as is, what would it take to change it if we wanted to in the future? What would it be? What would?

SPEAKER: Gonna go ahead, Marilyn. Um, assuming it was something that was city initiated, it would be the planning commissions direction, to direct staff to ask the City Council if they were interested in making that change. We could then take that request to the City Council and receive direction on whether to move forward or whether they were not

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interested in making that change.

SPEAKER Would it require a public hearing? Eventually?

SPEAKER Eventually to adopt the ordinance, yes, but when we're discussing any potential changes like in the very beginning at the City Council level, no.

SPEAKER I do have a question.

SPEAKER And we're still going to just make the recommendation now or the motion.

SPEAKER Well, even in the future, if we find that it's not satisfactory, nothing is set in concrete. We can undo it.

SPEAKER I do have a question for staff.

SPEAKER Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ Yes please, if Marilyn can just explain how you came, how the planning department, came up with the twenty-five thousand square foot number.

COMMUNITY DEVELOPMENT DIRECTOR SIMSON That was with the consultant's assistance looking at similar size buildings, similar situation and that and that's why the twenty five thousand, and we looked at, you know, the request that we would get that but I want to respond to Commissioner Chico, if I may chair.

SPEAKER Yes, please.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON That the process is exactly what the assistant city attorney had mentioned with that so, but the entitlement would be it'd be a zone ordinance amendment. So, Zone Ordinance amendments they would have to go to the Planning Commission for a recommendation to City Council. And given that we would have gone through that process, let's just say that the City Council wants to they accept the Planning Commissions request with that. Then it would just be the Zone ordinance amendment and there would be opportunity for public hearing for that because they are public hearings. Thanks.

SPEAKER Any other discussions?

SPEAKER Commissioner Acosta, would you be uncomfortable, something a little in between, like twenty thousand or fifteen thousand, is where you're at, perhaps.

COMMISSIONER ACOSTA I I could move from fifteen thousand to twenty. I'm comfortable with that, but if, twenty five large, It is especially jumping from a thousand. Yeah. And we just want to make sure that we get oversight that we get to see it.

SPEAKER No, I'm with you.

SPEAKER Yeah, I'm comfortable moving to twenty.

SPEAKER I was feeling really good about fifteen.

SPEAKER I have no problem at fifteen. That's why I proposed it.

SPEAKER Darn.

SPEAKER You know, I think I think, Marilyn, be happy with fifteen actually too.

SPEAKER I mean, from where we from, what we proposed and, what we considered and what we proposed in September to what we're discussing now, I mean that's a vast difference, so.

SPEAKER Yeah, I think I'm good with that.

SPEAKER Do we have? I know that we made a couple of suggestions, Jamie. I do not want to forget to ask from staff to review the rezoning of the area at the skate park. And it was mentioned that that would have to be presented, I believe, like when we make these recommendations in form of a motion. Right?

JAIME Correct, yes.

SPEAKER So. I would like to make a motion. Let me see if I can do this and Jamie, please. Wait, I'm getting, like, some hesitancy.

SPEAKER One moment, Chair, I apologize.

SPEAKER So chair, if I may,

SPEAKER Yes, please.

SPEAKER It would be administratively better for staff to do the rezoning of the skate park as a separate motion. And then include all of the recommendations for the zoning code update. In one motion, but a separate motion with the adoption of the resolution. Well, I guess we're we're looking at three motions here.

SPEAKER So one would be the skate park.

SPEAKER So one is the skate park, which is separate.

SPEAKER Okay. The second one would be the motion to accept or approve the

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rezoning with the conditions that we were discussing about the site specific design plan, and then also the Heights M, One, M two and the parapet correct.

SPEAKER Yes. And then the third is for the City Council to adopt the second resolution, which is the Zoning Map.

SPEAKER Would you be able to present that motion us for us? I just want to make sure that they're captured in the Minutes correctly.

ASSISTANT CITY ATTORNEY TRAXLER Yes, I can definitely do that should actually have one clerical correction that I would like to make in resolution eight, two, eight. The list of recommended changes is attached as exhibit A to that resolution and it's just basically a summary of the Planning Commission 's recommendation. That should actually be labeled as exhibit B. Exhibit A will be the final zoning code ordinance that you all are approving. So I just want to make that clerical update before I read the motion.

SPEAKER Thank you, Jamie. I think we're ready, OK.

ASSISTANT CITY ATTORNEY TRAXLER I, I will do the resolutions first and then we can address the skate park at the end. OK, so the first motion would be adopt a resolution number eight, two, eight, two four, which is a resolution of the Planning Commission of the City of Irwindale, recommending that the city council, one adopt findings of consistency with the city's previously certified General Plan Environmental Impact report. And finding the project exempt from further environmental review pursuant to SEQUA guidelines, sections one, five, one, eight, three and one five one six, two. And two, adopt Ordinance number seven, seven, two, a city initiated application for a zone ordinance amendment zero eight Zero three dash twenty twenty-three. Repealing and replacing title seventeen zoning of the Irwindale Municipal Code. In its entirety with a comprehensive zoning code update. With the added recommendations of including a two fifty-foot buffer for M one. Zoned property is at thirty five feet for M two zone property is at forty feet. Maximum height and then maximum parapet heights of eight feet in both zones. For the site plan and design review administrative approval. The recommendation is a fifteen percent administrative approval by the planning director and not to exceed fifteen thousand square feet. And I believe that's all of the recommendations of the Planning Commission.

SPEAKER Those were the two, so I move.

ASSISTANT CITY ATTORNEY TRAXLER As stated by the assistant city attorney.

SPEAKER I move as stated by Jamie. Do we have a second?

SPEAKER Do we have a second?

SPEAKER I second. We all second.

SPEAKER Thank you, I believe. Commissioner Acosta, roll call, please.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Chico.

COMMISSIONER CHICO Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Miranda.

COMMISSIONER MIRANDA Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Vice Chair Acosta.

VICE CHAIR ACOSTA Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ CHAIR FRYMARK.

CHAIR FRYMARK Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ Thank you.

SPEAKER Thank you, commissioners. May I ask for a quick five-minute recess?

ASSISTANT Do you want to finish the motions first?

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CITY ATTORNEY TRAXLER

SPEAKER Oh my gosh. I am so sorry guys. We still have the skate park.

ASSISTANT CITY ATTORNEY TRAXLER We have two more motions actually.

SPEAKER Thank you Jamie.

ASSISTANT CITY ATTORNEY TRAXLER So I'll be quick, I promise I'll read this one fast.

SPEAKER No, you're good.

ASSISTANT CITY ATTORNEY TRAXLER The second one is adopt resolution number eight, two nine, two four, Resolution of the Planning Commission of the City of Irwindale recommending that the City Council of the City of Irwindale. Adopt a resolution approving the city initiated application for zone change number. Oh four twenty twenty three and amending the official zoning map of the City of Irwindale to reflect updates to title seventeen zoning consistent with ordinance number seven. Seven two.

SPEAKER Moved, as stated by Jamie.

SPEAKER Second.

SPEAKER Thank you Commissioner. Roll call please.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Chico.

COMMISSIONER CHICO Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Miranda.

COMMISSIONER MIRANDA Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Rodriguez.

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COMMISSIONER RODRIGUEZ: Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ: Vice Chair Acosta.

VICE CHAIR ACOSTA: Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ: Chair Frymark.

CHAIR FRYMARK: Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ: Thank you.

SPEAKER: Thank you, we have one more.

ASSISTANT CITY ATTORNEY TRAXLER: More one more and this is to direct staff to review and bring back an item on rezoning of the skate park. I don't know the official title of. Hardin de Roca, skate park.

SPEAKER: So moved, as stated. Thank you, Commissioner Chico. Roll call, please.

ADMINISTRATIVE SECRETARY HERNANDEZ: Commissioner Chico.

COMMISSIONER CHICO: Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ: Commissioner Miranda.

COMMISSIONER MIRANDA: Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ: Commissioner Rodriguez.

COMMISSIONER: Yes.

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RODRIGUEZ

ADMINISTRATIVE SECRETARY HERNANDEZ: Vice Chair Acosta.

VICE CHAIR ACOSTA: Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ: Chair Frymark.

CHAIR FRYMARK: Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ: Thank you.

SPEAKER: So, is anyone now opposed to a five-minute recess?

SPEAKER: Go, no.

SPEAKER: Are we OK? Okay, let's take a quick five minute recess. Thank you.

SPEAKER: I'll take another martini.

SPEAKER: Oh my gosh, I just like. OK. Thank. Thank you everyone for your patience as we took that quick five minute recess. We're going to go ahead and pick up where we left off. Which is item C on the agenda, a zone change number zero, one dash, two zero, two five general plan Amendment map number zero. One, two, zero, two, five. Rezoning of a select property located at seven. Fifteen Shrode Avenue from C Three, which is heavy commercial/ residential. Zone two R one, which is single family residential. So revision of the general plan to change the existing general plan designation of select properties on Live Oak Lane and our highway from regional commercial to industrial slash business park. Thank you. Do you have a staff report?

PLANNER BRANDI JONES: Good evening, chair members of the Commission. The next item is, Zone change number zero one dash, twenty twenty five and general plan Amendment zero one dash twenty twenty five. So, this is a city-initiated proposal which will revise the general plan and zoning map to reconcile inconsistencies and make the appropriate changes to support the highest and best uses. So, I'll give some some background. I mean this is a lot of text, so I'll try to make it quick. So again, so the general plan is the Blue Plan, blueprint for the future planning and development

in the city, the zoning code and the related zoning designations are required to be consistent with the general plan. So back in twenty eighteen, a lot of inconsistencies were discovered during the clean up. So we went through like pretty much all the ordinances and general plan amendments that we had on file to make sure that they were consistent with the maps. So because of the inconsistencies, there are multiple non conforming uses. So that could mean because of height or something like that, but mostly it was because the general plan map and the zoning map didn't match. So consistency between the general plan and zoning is a common sense approach to planning and transparency. It's not commonplace for cities to spot, zone, or change a general plan designation for a single parcel is usually for a large group of parcels. And Penny direction from PC. We initiated the rezone process for these parcels. So again, there's all the the text timelines, so I'll try to get that go through that quickly. So in July, we hailed two separate zone change workshops at the Community Center. So one was for the properties that are residentially zoned and the other one was for commercially and industrial zone properties. Let's see. On August thirty first twenty twenty two, we received direction from the Planning Commission on the above reference properties as well as Meridian. Ramona, specifically a portion of the Durban pit. Park Avenue. Calle Barola, Fri Ho, Nora and Las Lomas Road. On May twenty third twenty twenty three, we sent out a general information letter to the property owners who were currently impacted by the inconsistencies, the letter explained. The city initiated process and what our next steps would be. On April fourth, twenty twenty four property owners and property owners within five hundred feet were notified by mail. The notice was also published in the newspaper on April fifteenth. Planning Commission heard the zone change in general plan amendment item continued it to the May fifteenth meeting, where the Planning Commission recommended. Adopt recommended adopting resolution eight twenty two twenty four to the City Council. And also for the rezone. For the for the zone changes to rezone and to resend ordinances. One ninety five and two hundred. On June twelve, twenty four, the Council had a public hearing and continued the item to June twenty sixth and on June twenty six the City Council held a public hearing and approved the zone change. So, there's one, So there's one parcel on Schroed Avenue. That's being changed and that was because when we had it last time, there was a public notification error. So that's the only reason we're bringing this one single parcel. So in the previous public notice, it had mentioned that this parcel was m one when it was actually C three. So in order for. Decision to be valid. We had to make sure that the public notice was done correctly. That's why we redid it. And then for the second, so that's just for a zone change. The second batch of parcels is for a general plan amendment. So their zoning is currently m two heavy manufacturing. What we're proposing is to take the current general plan designation of regional commercial and change it to industrial business park. So this is just the current general plan map. So it's just. This whole area here, well, this is. This is the Irwindale Gateway in the middle and along

the perimeter of arrow and on Live Oak Lane is pretty much the properties in question. This one, I mean, it's too tiny to see, but it's it'll be changed once everything is done. So, this is just a close. So again, this was all changed to R one. And we accidentally there was an error with the notification. So, with that this property will be changed to R one to be consistent with everything else in the neighborhood. So, for Live Oak lane again. All of this is currently regional commercial. This area here, which is purple, is the window gateway which is not a part of this. These air these parcels here along Live Oak Lane. And Arrow Highway are the ones that are in question. The majority of those properties are. Outdoor industrial uses, which they've always been, there's a there are a couple of. Just like small industrial buildings over there and currently they're inconsistent. So, if somebody wanted to come in and add on additional square footage, potentially intensify their business, they couldn't because the zoning and the general plan are inconsistent. And if you in the general plan itself, there's a chart that show there's a chart that shows the general plan designation. And the the appropriate zoning designation. So currently in the general plan, it lists regional commercial, but there is no corresponding zoning designation. So and one has never been created. So I I thought I had more to say, but I think that's it actually so. So that does. That concludes my. So if you have any questions, I'm available.

SPEAKER Properties that are being affected at Live Oak. That's the Gray area.

PLANNER BRANDI JONES Correct.

SPEAKER Brandi, sorry, its just all by the gateway. The whole the driveway there.

PLANNER of BRANDI JONES Correct. Yes, and Live Oak Lane itself is a private street, which is part of that, the Gateway project with the Gateway project they're proposing to convert the majority of that to a public street. So.

SPEAKER Commission. Have any other questions?

SPEAKER You we have one quick actually, I was doing some research on the APN numbers and it was kind of odd, I was getting pictures of Badillo, Ramona for some reason, some APN. It's very odd, I don't know if it's just anomaly. Sorry, there's an anomaly. But, but we're just talking about Live Oak only, right?

PLANNER BRANDI JONES Yeah, we're talking about, yeah Shrode, Live Oak Lane and Arrow highway okay.

SPEAKER Shockingly, I don't have any questions. Seems straightforward.

SPEAKER Okay.

SPEAKER I have no questions. Thank you. Then we will go ahead and open up the floor for any public comments. Do we have anyone in tier one that would like to? Forward to speak on this item.

ROBERT DIAZ Poverty is speaking. I'm opposed to the idea of approving these recommended resolutions because the land for the Live Oak site is a portion is regional commercial. So, I'm a bit appalled that the city would initiate a proposal to have it all industrial. That's not the way the general plan is, but here's an example of how our staff is recommending doing something different than our general plan has. And uh regional commercial, the way it's defined is not very much commercial. It's a balance of commercial and as well as the industrial business. But a half a loaf is better than none. And by saying it's all industrial, you lose that potential to have any commercial development by the freeway. Particularly because the applicant is asking for a specific plan. And that means it's their own zoning. So the city loses regulatory authority over that. So if you want to do anything different in the future, how? It may not be possible unless you make a recommendation to say no specific plan. Is recommended in the general plan, it says a specific plan may be considered, It doesn't mean it has to be approved. You've considered it recommended be denied. They go through the regulatory process Planning Commission Council for consideration of these buildings and matters. Another thought is if you can't do that, then maybe you can recommend limiting. The use for certain period of years where they get to amortize their investment, at which point in the future it changes to all commercial, but you'd have to establish a zoning for commercial for something like that too. Any case? Instead of winding up with more commercial, something we need to supplant lost revenue from the mining industry we're winding up with a less and here's an example of it, so I'm sorry to see that. City initiated and finally that you recommended. Have specific plans not be automatically processed by the Commission, by our staff, since it's not required, but the way it's been done, they're going to the City Council with their proposed spend for environmental study once they approve. Then it starts these wheels where we have a specific plan under consideration when it should first be decided, do we even want to have a specific plan. Answer the question first. That's my comment on this. I'd ask you to deny it as proposed.

FRED BARBOSA Good evening, FRED BARBOSA. My question to you is all the zoning changes in the drop resolution eighty-four slash twenty-five, does the changing of the zoning code, affective revenue stream generated by these properties.

SPEAKER Staff, do we have any comments?

PLANNER BRANDI JONES: Yeah, I just wanted to address a few comments. Regarding the discussion about the specific plan. So, in this case there is no proposed change to a specific plan and again it's not automatic. The Planning Commission would make recommendation to the City Council to adopt a specific plan. And in the specific plan, it would have regulations on who does what as far as who has the decision-making power. So, it's not an administrative process. So anytime there's something in the specific plan, if it needs to come to Planning Commission, then we bring it forward. But also, regarding I was looking in the general plan, so, the definition for regional commercial, it does talk about a land use that is designed to encourage a balance of a balanced mix of commercial office and light manufacturing uses along a high visibility corridors. So it does also discuss you know potential for manufacturing and what would be like if there were a, appropriate zone for regional commercial. Yeah. And as far as, like a fiscal impact on on zone changes, that typically that's not something that is associated with it, especially because in this case it wouldn't be. It would be to make something conforming, so this would be more beneficial. So, in the past, like when we came back the first when we came to you with the first time, there was a lot of discussion with the property owners on Live Oak Lane because they did have a lot of questions. I don't know if you remember last time there were a lot more here. So, we were able to alleviate a lot of their fears because they realized that they 'd actually have more flexibility with their property than they currently do.

SPEAKER: Excuse me. OK. Do we have any other Members in tier one that would like to speak? Tier two.

ADMINISTRATIVE SECRETARY HERNANDEZ: I will go ahead and mute iPhone.

SPEAKER: Caller, are you there?

ADMINISTRATIVE SECRETARY HERNANDEZ: Hand was up last time, so maybe they just kept it up.

SPEAKER: Yeah. Are there any other Members that on zoom that want to speak?

ADMINISTRATIVE SECRETARY HERNANDEZ: Yes, give me one second. I will go ahead and unmute Crystal Howard.

SPEAKER: Welcome.

CRYSTAL HOWARD: Thank you for having me. I would say like I represent, my client is on Live Oak Lane and this general plan amendment is beneficial to them, so we support this change. Thank you very much.

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SPEAKER For your comment, Miss Howard. Any other members on zoom?

ADMINISTRATIVE SECRETARY HERNANDEZ We have no more Members on zoom.

SPEAKER Is there anyone on tier three that has not spoken that would like to come forward? Okay, seeing none, then we'll go ahead and close the public hearing on this item. Thank you very much. (coughs) Excuse me. Any comments or discussion from the Commission?

SPEAKER I do have a question for staff. Oh. With these businesses that are on Live Oak Lane, has it always been zoned regional commercial?

PLANNER BRANDI JONES He, I believe since the since the two thousand eight general plan this was regional commercial. So, it's been it's had that general plan designation since at least two thousand eight.

SECRETARY The majority of the businesses have been there prior to that time. So does that mean that they're legal?

HERNANDEZ Yes. For me, they're currently legal. Nonconforming, yes.

PLANNER BRANDI JONES Yes. For me, they're currently legal. Nonconforming, yes. So again, if they wanted to come in and expand, they'd be very limited on what they could do. And I'll give you an example, we have a proposal for a new building on Arrow Highway and they haven't been able to go any further because we've had to get this finished. So, and again because it's a city inconsistency like we couldn't have like an applicant do it because it's actually the city 's responsibility to fix this.

SPEAKER When it was changed in two thousand eight, do you know who initiated that change to regional commercial?

PLANNER BRANDI JONES I'm assuming it would have been the Council.

SPEAKER A vision for it back then, and the businesses that occupy that space just never materialized. And so now we're in a situation where most of the businesses that are currently there are technically non-conforming.

PLANNER BRANDI JONES Yes.

SPEAKER It is interesting that we do want. Move it to industrial slash business park from regional commercial because I think that there is this energy

surrounding adding more commercial space into the community. It is an interesting ask, but I do recognize. That the majority of the businesses are already there are not commercial for the most part.

PLANNER BRANDI JONES: Right.

SPEAKER: So we're really just trying to remedy an issue that already exists, right?

PLANNER BRANDI JONES: They're most like, especially along Live Oak Lane mostly outdoor. You know you have like badge plants or something like that along there and then along Arrow Highway you do have business parks which again can't expand if they wanted to or do any improvements.

SPEAKER: And there wouldn't be any financial impact by making this change because those businesses are already there. They're not going to leave if anything, it might just improve processing and relations because we're allowing them more flexibility. It sounds like.

PLANNER BRANDI JONES: Yes.

SPEAKER: Any other questions? Thank you, Brandi. I would like to propose a motion to adopt resolution number eight. Four, six. Two, five recommending that the City Council approve zone change number zero one dash, two zero to five.

SPEAKER: Second.

SPEAKER: Thank you Commissioner Miranda, roll call.

ADMINISTRATIVE SECRETARY HERNANDEZ: Commissioner Chico.

COMMISSIONER CHICO: Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ: Commissioner Miranda.

COMMISSIONER MIRANDA: Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ: Commissioner Rodriguez.

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COMMISSIONER RODRIGUEZ: Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ: Vice Chair Acosta.

VICE CHAIR ACOSTA: Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ: Chair Frymark.

CHAIR FRYMARK: Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ: Thank you.

SPEAKER: I'd like to propose a second motion, and that's a motion to adopt resolution number eight, four, seven, two, five. Recommending that the City Council approve general Plan amendment number zero one dash two zero, two five.

SPEAKER: Second.

SPEAKER: Thank you, Commissioner Rodriguez. Roll call, please.

ADMINISTRATIVE SECRETARY HERNANDEZ: Commissioner Chico.

COMMISSIONER CHICO: Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ: Commissioner Miranda.

COMMISSIONER MIRANDA: Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ: Commissioner Rodriguez.

COMMISSIONER: Yes.

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RODRIGUEZ

ADMINISTRATIVE SECRETARY HERNANDEZ: Vice Chair Acosta.

VICE CHAIR ACOSTA: Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ: Chair Frymark.

CHAIR FRYMARK: Yes.

ADMINSTRATIVE SECRETARY HERNANDEZ: Thank you.

SPEAKER: Okay, I believe that takes us through all the way to item number five, discussion items or presentations.

ADMINSTRATIVE SECRETARY HERNANDEZ: Do not have any.

CHAIR FRYMARK: Community Development director report.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON: Thank you, chair and Commission. I just want to remind you the planning Commissioners Academy is March fifth through seventh. Which a few of you are signed up for that. It's a great opportunity for networking and learning, you know, and then you come back and you tell us about things. So that's good. And then just to mention, there's a blood drive tomorrow, so parking is going to be limited in front of the City Hall. And then I just want to mention yesterday city of Hope had a ribbon cutting ceremony for their central utility plant. And they did a tour of it, and it was very interesting. And it's something that it was the Planning Commission that had approved it and I got to tell you, it's very impressive with that. So anyway, I just wanted to say that. Good Work Planning Commission for approving it because they were, they were very appreciative of that because it I ran into just to tell you, ran into a group, Louise was with me, and there were a lot of City of Hope people around and I just saw this group talking, I said they look like, they might be interesting so I dragged Louise over there. Turns out that they were the facility and maintenance engineers you know, for it. So they were so proud of it. You know, you could tell and you know, because, you know without that and they made this point. City of Hope doesn't run unless you have that building with that and they've developed it so that it's

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going to go way into the future. You know that they can expand and treating the patients and they kind of went into detail of some of the things I mean. You don't think about the temperature in a room, but it's regulated. But let me tell you, I think you need a PHD to run it. So anyway, but that's all I have.

CHAIR FRYMARK Thank you. Do we have any comments from legal counsel?

ASSISTANT CITY ATTORNEY TRAXLER None from me, thank you.

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Item #22.C.

City of IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: General Plan / Zoning Code Inconsistencies

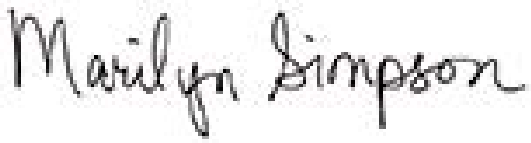
City Manager's Recommendation:

That the City Council consider the Planning Commission's Resolutions Nos. 846(25) and 847(25), and (1) **Introduce Ordinance No. 792**, by title only with further reading waived "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE NO. 01-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM C-3 (HEAVY COMMERCIAL-RESIDENTIAL) ZONE TO R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE LOCATED AT 715 SHRODE AVENUE (APN 8534-001-016); AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)" and (2) **Adopt Resolution No. 2025-31-3619**, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING THE COMMUNITY DEVELOPMENT ELEMENT AND LAND USE PLAN MAP OF THE CITY'S GENERAL PLAN (GPA NO. 01-2025) FROM REGIONAL COMMERCIAL TO INDUSTRIAL/BUSINESS PARK PLAN FOR PARCELS LOCATED AT: (APN 8532-002-015), (APN 8532-002-016), (APN 8532-002-021), (APN 8532-002-022), (APN 8532-002-023), (APN 8532-002-024), (APN 8532-002-027), (APN 8532-002-800), (APN 8532-002-801), (APN 8532-002-900), (APN 8532-002-901), (APN 8533-002-800), 13631 LIVE OAK LANE (APN 8532-002-017), 13643 LIVE OAK LANE (APN 8532-002-029), 13644 LIVE OAK LANE (APN 8532-002-040), 13645 LIVE OAK LANE (APN 8532-002-030), 13646 LIVE OAK LANE (APN 8532-002-043), 13649 LIVE OAK LANE (APN 8532-002-020), 13651 LIVE OAK LANE (APN 8532-002-019), 13654 LIVE OAK LANE (APN 8532-002-036), 1400 ARROW HIGHWAY (APN 8532-002-009), 1438 ARROW HIGHWAY (APN 8532-002-028), 1580 ARROW HIGHWAY (APN 8532-002-012), 1600 ARROW HIGHWAY (APN 8532-002-005), AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)."

Administrative Action:

Submitted by:

Marilyn Simpson, AICP, Community Development Director



Prepared by:

Brandi Jones, Senior Planner



Reviewed by:

Adrian R. Guerra, City Attorney

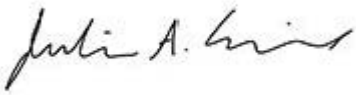


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

REQUEST
The City-initiated proposal will revise the General Plan and Zoning Maps to reconcile inconsistencies and make appropriate changes to support the highest and best uses.

BACKGROUND/HISTORY
On February 19, 2025, the Planning Commission made the recommendation to the City Council to approve/adopt both applications.

On April 17, 2024, the Planning Commission continued General Plan Amendment No. 01-2024 and Zone Change No. 01-2024 to the next regularly scheduled meeting of May 15, 2024, and directed staff to re-notice the item. The continuance allowed the affected property owners and the public additional notice and time to review the proposed project. On May 15, 2024 the Planning Commission adopted Resolution No. 822(24), recommending that the City Council approve Zone Change No. 01-2024 to rezone select properties (not including 715 Shrode Avenue), and rescind Ordinance Nos. 195 and 200. On June 12, 2024, the City Council adopted Resolution No. 2024-38-3515 and Ordinance No. 780 approving the Zone Change, which had its second reading at the July 10, 2024 meeting.

The parcel at 715 Shrode Avenue was not included in the aforementioned approval due to a discrepancy in the original notice, Staff had to revise, repost, mail, and republish the public notice. Re-

zoning of the 715 Shrode Avenue parcel would make it consistent with the rest of the properties listed in Zone Change No. 01-2024. The discussion on the Live Oak Lane and Arrow Highway parcels was continued to allow for future discussion.

The Irwindale General Plan serves as the blueprint for future planning and development in the City. It indicates the City's vision for the future through the policies and plans that are designed to shape the physical development of the community. This General Plan acknowledges the City's previous planning efforts, the established land use patterns in the community, and adopted development policy. The Zoning Code, Map, and related zoning designations, are required to be consistent with the General Plan. Staff proposes to update the Zoning and General Plan Maps for consistency between the appropriate classifications.

Due to inconsistencies throughout the City, there are multiple non-conforming uses. The existing non-conformities limit the highest and best uses of the properties because of limitations on expansion/intensification for their zone. These impact properties zoned for industrial, commercial, and residential. For example, the inconsistency would hinder residential improvements such as the ability to increase square footage for additions and Accessary Dwelling Units (ADU) conversions. For commercial and industrial businesses, the non-conformity hinders business growth with respect to increased square footage or scope of business operations.

This issue was discovered during a zoning map "clean-up" in November 2018. Since then, Planning Staff has received multiple applications that require General Plan Amendments. Zoning is one of the primary means of implementing the General Plan. The success of a General Plan rests upon the effectiveness of the Zoning Code and Map. Additionally, there should be consistency between the General Plan and Zoning as a common-sense approach to planning and transparency.

TIMELINE

On July 9, 2019, Staff held two (2) separate zone change workshops at the Community Center; one (1) for residentially zoned properties and the other for commercially and industrially zoned properties.

On August 31, 2022, Staff requested direction from the Planning Commission on the above referenced properties as well as Meridian Avenue, Ramona Boulevard (Vulcan Durbin Pit), Park Avenue, Calle Burrola, Fraijo Avenue, Nora Avenue and Las Lomas Road.

On May 23, 2023, Staff sent out a general information letter to property owners who were currently impacted by the inconsistencies. The letter explained the City-initiated process and future public notification informing them about the City's next steps.

On April 4, 2024, the property owners and property owners within 500 feet of the subject properties were notified by mail. The public notice was also published in the newspaper the next day. This timing met the minimum public notification requirement of 10 days prior to the meeting.

On April 15, 2024, the Planning Commission heard the proposed Zone Change and General Plan Amendment item and continued the item to the May 15, 2024 Planning Commission meeting. The

Planning Commission directed staff to re-notice the continued meeting.

On April 18, 2024, the second public notice was mailed to property owners within 500 feet of the subject property. The second public notice was published in the newspaper on Friday,

April 19, 2024, this timing met and exceeded the minimum public notification requirement of 10 days prior to meeting.

On May 15, 2024, the Planning Commission adopted Resolution No. 822(24), recommending that the City Council approve the proposed Zone Changes to rezone the above referenced properties and rescind Ordinance Nos. 195 and 200.

On May 30, 2024, the property owners and property owners within 500 feet of the subject properties were notified by mail. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library and Post Office) on May 30, 2024 and also published in the newspaper on May 31, 2024. This timing met the minimum public notification requirement of 10 days prior to the meeting.

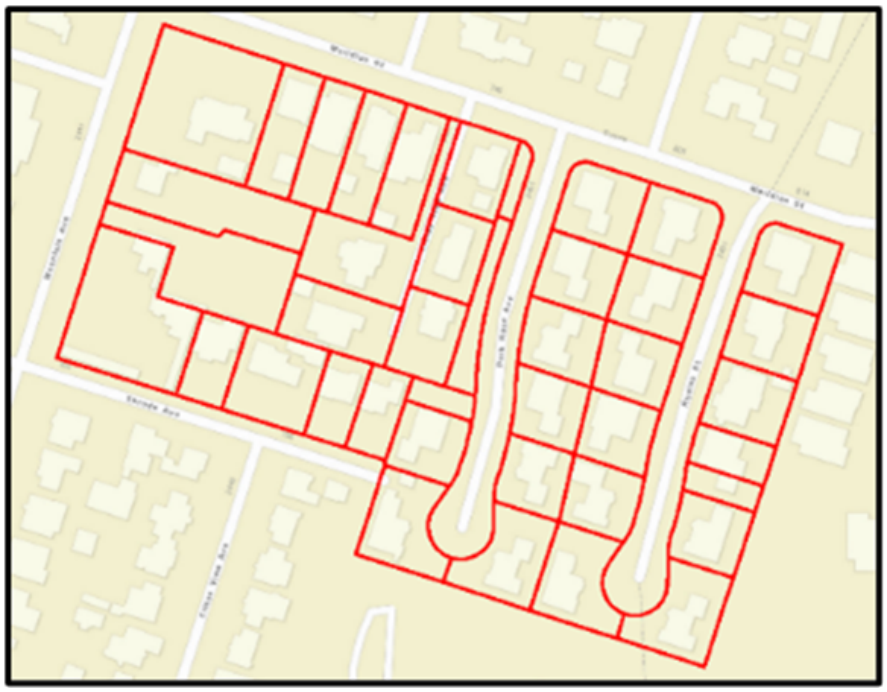
On June 12, 2024, the City Council conducted a duly noticed public hearing, as required by law, on the Application and continued the item to the June 26, 2024 City Council meeting.

On June 26, 2024, the City Council conducted a duly noticed public hearing, as required by law, on the Application and approved the Zone Change, subject to the approval of this Ordinance.

On February 7, 2025, the property owners and property owners within 500 feet of the subject properties were notified by mail. The public notice was also published in the newspaper the next day. This timing met the minimum public notification requirement of 10 days prior to the meeting.

On February 19, 2026, the Planning Commission conducted a duly noticed public hearing and recommended approval of both applications to the City Council.

LOCATIONS AND SITE HISTORY



PROPOSED ZONE CHANGE NO. 01-2025 TO 1) REZONE PARCELS FROM C-3 (HEAVY COMMERCIAL-RESIDENTIAL) ZONE TO R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE LOCATED AT:

Shrode Avenue – 715 Shrode Avenue (APN 8534-001-016).

At the May 15, 2024 Planning Commission Meeting, Staff stated that the property at 715 Shrode Avenue was not being considered as part of the Zone Change No. 01-2024 application. Due to a public notification error, the Zone Change for that single parcel would have to be brought back separately. All of the properties listed are currently developed as single-family residential properties, and the General Plan designates these properties as Residential. However, on June 20, 1967, the City Council approved Ordinance No. 200 to allow the rezoning of the properties located on Citrusview Avenue, Park Rose Avenue, Ruelas Street and Shrode Avenue and parcels outside of City boundaries. This changed the existing zoning designation from A-1 (Agricultural) to M-1 (Light Manufacturing). Although the Ordinance memorialized the change, the City's Zoning Map was not updated. As a result, the residential developments were approved based on the previous A-1 (Agricultural) designation allowing single-family residential use. Thus, all of the current residential development is considered legally non-conforming because it is a residential use in an M-1 (Light Manufacturing) zone. This hinders improvements such as the ability the increase square footage and compliance with recent State legislation allowing Accessary Dwelling Units (ADU) conversions and small lot subdivisions. The proposed Zone Change from M-1 (Light Manufacturing) to R-1 (Single-Family Residential) would be consistent with current use and the existing Residential General Plan designation.



PROPOSED GENERAL PLAN AMENDMENT NO. 01-2025 TO CHANGE THE EXISTING GENERAL PLAN DESIGNATION FROM REGIONAL COMMERCIAL TO INDUSTRIAL/BUSINESS PARK FOR PARCELS LOCATED AT:

LIVE OAK LANE – (APN 8532-002-015), (APN 8532-002-016), (APN 8532-002-021), (APN 8532-002-022), (APN 8532-002-023), (APN 8532-002-024), (APN 8532-002-027), (APN 8532-002-800), (APN 8532-002-801), (APN 8532-002-900), (APN 8532-002-901), (APN 8533-002-800), 13631 Live Oak Lane (APN 8532-002-017), 13643 Live Oak Lane (APN 8532-002-029), 13644 Live Oak Lane (APN 8532-002-040), 13645 Live Oak Lane (APN 8532-002-030), 13646 Live Oak Lane (APN 8532-002-043), 13649 Live Oak Lane (APN 8532-002-020), 13651 Live Oak Lane (APN 8532-002-019), 13654 Live Oak Lane (APN 8532-002-036);

ARROW HIGHWAY – 1400 Arrow Highway (APN 8532-002-009), 1438 Arrow Highway (APN 8532-002-028), 1580 Arrow Highway (APN 8532-002-012), 1600 Arrow Highway (APN 8532-002-005).

The General Plan, adopted in 2008, designated a large area as Regional Commercial. This area encompassed all of the properties on Live Oak Lane as well as the properties along the south side of Arrow Highway, east of the I-605 westerly to the San Gabriel River. The General Plan called for the creation of a new zoning district that was compatible with Regional Commercial, but it was never created. The majority of the current uses are non-conforming due to the inconsistency between the Zoning and General Plan. In the past, to accommodate for the inconsistency, Staff brought forth entitlements with sunset clauses that would still allow the properties to expand until there was a resolution in consistency. In order to eliminate the inconsistencies and costly and time-consuming process of yearly Conditional Use Permit applications for some of these businesses, changing the General Plan to Industrial/Business Park would resolve the issue. The parcels on Live Oak Lane and Arrow Highway, which are consistent with permitted and conditionally permitted industrial uses, would be changed to the Industrial/Business Park General Plan designation.

GENERAL PLAN AND ZONING

A recommendation for approval of a General Plan Amendment is required to be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. The proposed changes to the General Plan and Zoning Maps will remedy the existing inconsistencies and non-conformities. The maps will be updated to reflect the proposed changes. Both Ordinance Nos. 195 and 200 were rescinded under Ordinance No. 780.

ENVIRONMENTAL REVIEW

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the Project has been determined to qualify for a general rule exemption pursuant to CEQA Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the General Plan Amendment or Zone Change, by themselves, will have a significant effect on the environment. However, any proposed physical development will undergo its own CEQA review when the entitlement is considered.

Fiscal Impact:

There is no cost with the City Council approval of the Zone Change or General Plan Amendment.

Attachments:

1. Attachment A - CC Resolution No. 2025-31-3619 GPA No. 01-2025(1063141.1)
2. Attachment B - Ordinance No. 792(1063136.1)
3. Combined attachments C - I

ATTACHMENT "A"

RESOLUTION NO. 2025-31-3619

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING THE COMMUNITY DEVELOPMENT ELEMENT AND LAND USE PLAN MAP OF THE CITY'S GENERAL PLAN (GPA NO. 01-2025) FROM REGIONAL COMMERCIAL TO INDUSTRIAL/BUSINESS PARK FOR PARCELS LOCATED AT: (APN 8532-002-015), (APN 8532-002-016), (APN 8532-002-021), (APN 8532-002-022), (APN 8532-002-023), (APN 8532-002-024), (APN 8532-002-027), (APN 8532-002-800), (APN 8532-002-801), (APN 8532-002-900), (APN 8532-002-901), (APN 8533-002-800), 13631 LIVE OAK LANE (APN 8532-002-017), 13643 LIVE OAK LANE (APN 8532-002-029), 13644 LIVE OAK LANE (APN 8532-002-040), 13645 LIVE OAK LANE (APN 8532-002-030), 13646 LIVE OAK LANE (APN 8532-002-043), 13649 LIVE OAK LANE (APN 8532-002-020), 13651 LIVE OAK LANE (APN 8532-002-019), 13654 LIVE OAK LANE (APN 8532-002-036), 1400 ARROW HIGHWAY (APN 8532-002-009), 1438 ARROW HIGHWAY (APN 8532-002-028), 1580 ARROW HIGHWAY (APN 8532-002-012), 1600 ARROW HIGHWAY (APN 8532-002-005), AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3).

WHEREAS, the City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 01-2025) to reconcile inconsistencies on the City's Zoning Map and make appropriate changes to support the highest and best use and modify the General Plan Map to remedy inconsistencies between the General Plan and Zoning Map at the above referenced properties. (This GPA is being processed concurrently with Zone Change No. 01-2025); and

WHEREAS, the Planning Commission has considered proposed General Plan Amendment No. 01-2025, an amendment to the General Plan Map designation for twenty-five (25) parcels of land located at the above referenced locations; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the Project has been determined to qualify for a General Rule exemption pursuant to CEQA Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the General Plan Amendment, by itself, will have a significant effect on the environment. However, the proposed physical development will undergo its own CEQA review when the entitlement is considered; and

WHEREAS, on April 17, 2024, the Planning Commission conducted a duly noticed public hearing on the General Plan Amendment at which time it received input from Staff and the City Attorney's Office, heard public testimony, and discussed the Proposed

Project; and closed the public hearing and continued the item to the next regularly scheduled meeting of May 15, 2024; and

WHEREAS, on May 15, 2024, the Planning Commission conducted a duly noticed public hearing on the General Plan Amendment at which time it received input from Staff and the City Attorney's Office, heard public testimony, and discussed the Proposed Project; and closed the public hearing and continued the item to a date uncertain; and

WHEREAS, on February 19, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the General Plan Amendment; and

WHEREAS, the City Council now desires to approve the General Plan Amendment in order to further protect the public health, safety, and welfare of its residents; and

WHEREAS, the proposed Resolution is consistent with and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan; and

WHEREAS, on May 26, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application and approved the General Plan Amendment, subject to the approval of this Resolution; and

WHEREAS, All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, of this Resolution are true and correct and are incorporated herein by this reference.

2. Based upon substantial evidence presented to the City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. The proposed General Plan Amendment from Regional Commercial to Industrial/Business Park is intended to encourage the highest and best use for the subject properties and is determined to be in the best interests and welfare of the City and its residents.

b. The proposed General Plan Amendments are internally consistent with all other provisions of the General Plan. The Community Development Element of the General Plan promotes several policies that support the proposed entitlement. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as opposed to piecemeal and incremental planning.

c. The proposed General Plan Amendment will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed General Plan Amendment is to properly remedy inconsistencies with previously adopted ordinances and inconsistencies with the General Plan. The proposed changes to the General Plan Map will remedy the existing inconsistencies and non-conformities that were specifically caused by such. The maps will be updated to reflect the proposed changes.

d. The affected properties are physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City Council determines that the Project qualifies for a General Rule exemption pursuant to CEQA Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the General Plan Amendment, by itself, will have a significant effect on the environment.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the the City Council adopts and approves proposed General Plan Amendment No. 01-2025 to change the General Plan Map as shown in attached “Exhibit D”.

5. The City Clerk shall certify the adoption of this Resolution which shall, in turn, have immediate effect.

PASSED, APPROVED AND ADOPTED this 26th day of March 2025.

_____
Larry G. Burrola, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2025-31-3619 was adopted at a regular meeting of the Irwindale City Council held on the 26th day of March 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

ATTACHMENT "B"

ORDINANCE NO. 792

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE NO. 01-2025 AND MODIFYING THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM C-3 (HEAVY COMMERCIAL-RESIDENTIAL) ZONE TO R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE LOCATED AT 715 SHRODE AVENUE (APN 8534-001-016); AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, the City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 01-2025) to reconcile inconsistencies on the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced properties. (This Zone Change is being processed concurrently with General Plan Amendment No. 01-2025); and

WHEREAS, Section 17.84 (Amendments) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public interest and necessity so require; and

WHEREAS, the Planning Commission has considered proposed Zone Change No. 01-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the Project has been determined to qualify for a General Rule exemption pursuant to CEQA Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the Zone Change, by itself, will have a significant effect on the environment. However, any proposed physical development will undergo its own CEQA review when the entitlement is considered; and

WHEREAS, on May 15, 2024 the Planning Commission adopted Resolution No. 822(24), recommending that the City Council approve Zone Change No. 01-2024 to rezone select properties from C-3 (Heavy Commercial-Residential) to R-1 (Single Family Residential) consistent with their current use, and rescind Ordinance Nos. 195 and 200. On July 10, 2024, the City Council adopted Resolution No. 2024-38-3515 and Ordinance No. 780 approving the Zone Change; and

WHEREAS, the parcel at 715 Shrode Avenue was not included in the aforementioned approval solely due to a discrepancy in the original public notice. Staff has since revised, reposted, mailed, and republished the public notice, in compliance with

the California Government Code. Re-zoning of the 715 Shrode Avenue parcel would make it consistent with the surrounding properties listed in Zone Change No. 01-2024; and

WHEREAS, on February 19, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approve; and

WHEREAS, on May 26, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application and approved the Zone Change, subject to the approval of this Resolution; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this ordinance are true and correct and incorporated herein by this reference.

2. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this City Council hereby specifically finds as follows:

    a. The proposed Zone Change from C-3 (Heavy Commercial-Residential) to R-1 (Single Family Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.

    b. The proposed Zone Change is internally consistent with all other provisions of the General Plan. The Community Development Element of the General Plan promotes several policies that support the proposed entitlement. Community Development Element Policy 1 strives to preserve the overall mix of land uses and development in the community. Community Development Element Policy 3 seeks to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements specified in its particular land use category. Community Development Element Policy 4 examines the future potential opportunities for residential development. Community Development Element Policy 5 promotes the comprehensive development consistent with the General Plan as

opposed to piecemeal and incremental planning. The proposed Zone Change would implement the General Plan.

c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to properly rezone existing parcels to appropriate zoning designations and remedying inconsistencies with previously adopted ordinances and inconsistencies with the General Plan. The proposed changes to the Zoning Map will remedy the existing inconsistencies and non-conformities that were specifically caused by such. The maps will be updated to reflect the proposed changes.

d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City Council determines that the Project qualifies for a General Rule exemption pursuant to CEQA Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the Zone Change, by itself, will have a significant effect on the environment.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the City Council adopts and approves proposed Zone Change No. 01-2025 to change the Zoning Map as shown in attached “Exhibit C”.

5. The City Clerk shall certify this Ordinance on behalf of the City of Irwindale forthwith upon its adoption and shall cause it to be published in the manner required by law.

PASSED, APPROVED AND ADOPTED this 9th day of April, 2025.

Larry G. Burrola, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 792 was adopted at a regular meeting of the Irwindale City Council held on the 9th day of March 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

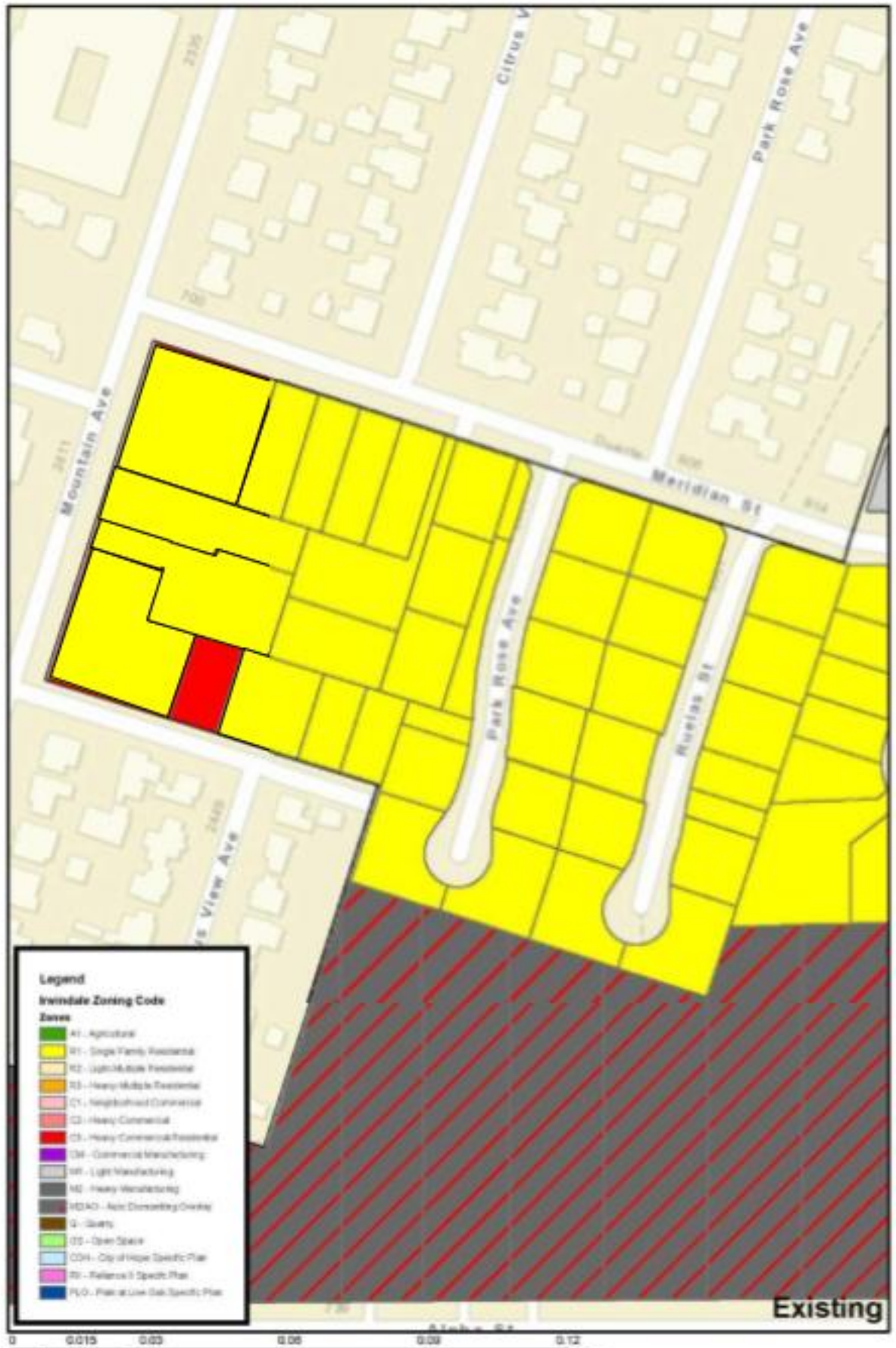
ABSENT: Councilmembers:

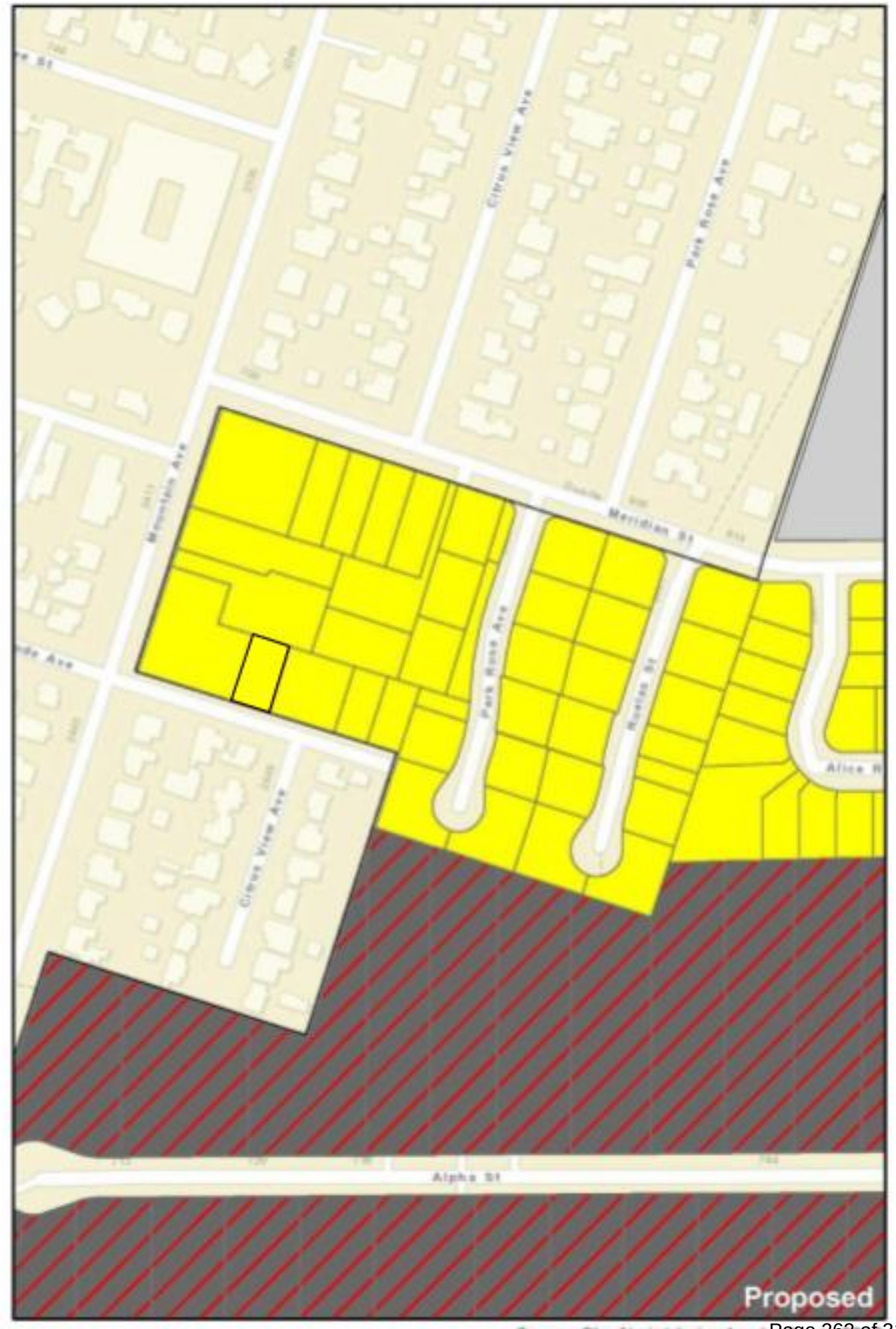
ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Shrode Avenue

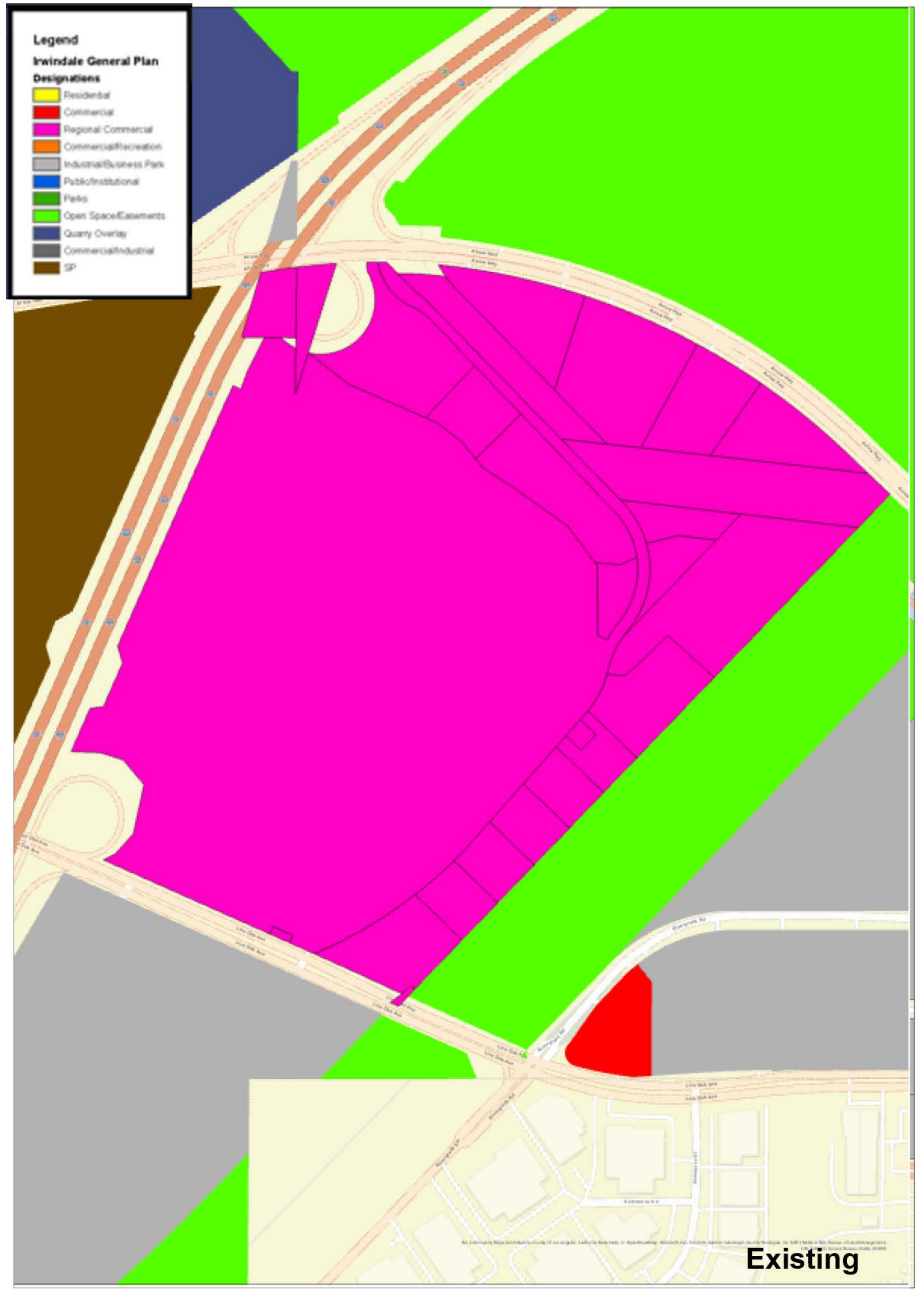
ATTACHMENT "C"

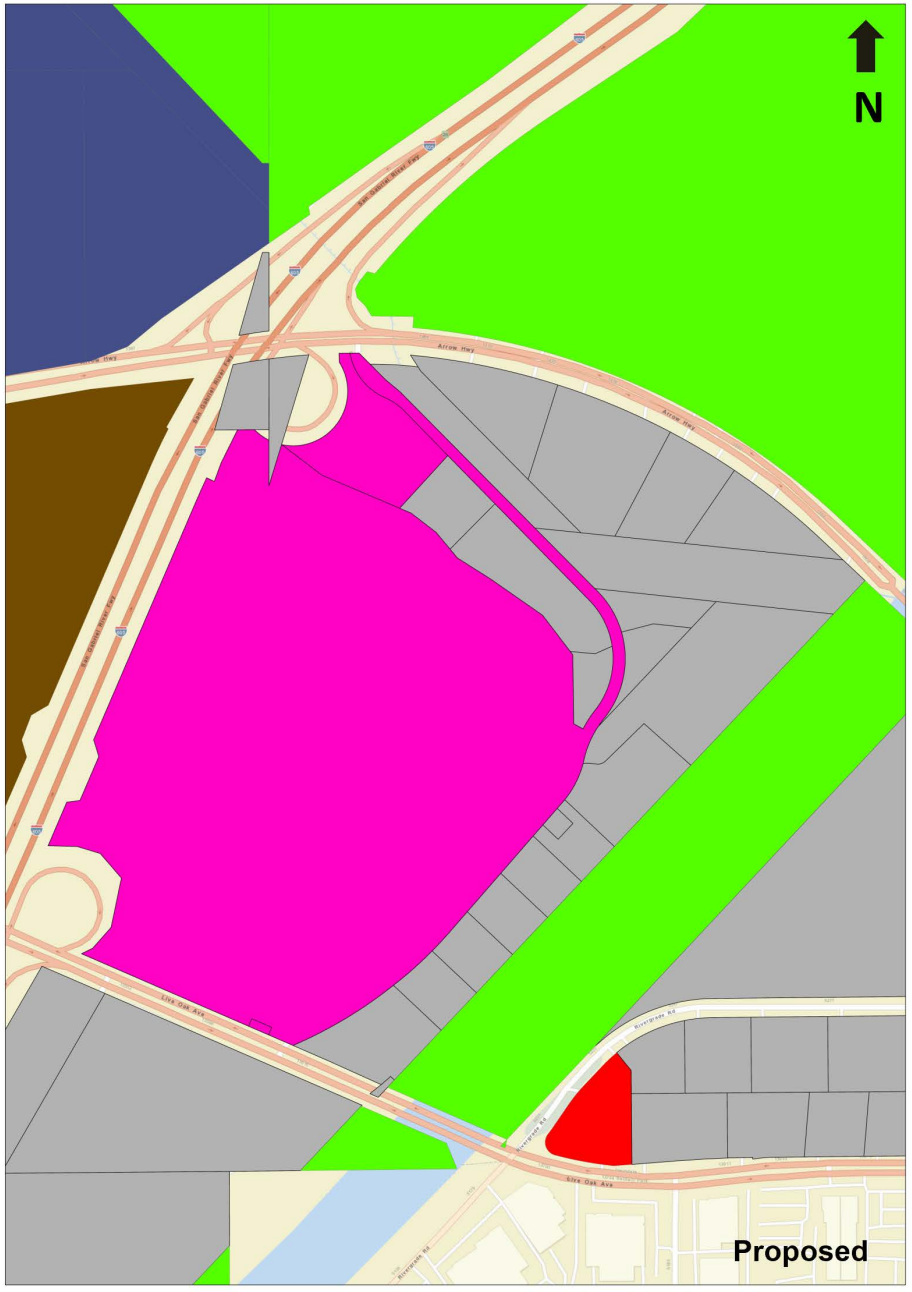




Sources: City of Irwindale, Los Angeles County, SCAG

Live Oak Lane, Arrow Highway ATTACHMENT "D"





Sources: City of Irwindale, GIS Angeles County, SCAG

ATTACHMENT "E"

ORDINANCE NO. 780

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE RESCINDING ORDINANCE NO. 195 IN ITS ENTIRETY WHICH REZONED PROPERTIES LOCATED ON MOUNTAIN AVENUE AND AMBRIZ STREET (FORMERLY MOUNTAIN AVENUE) TO C-3 (HEAVY COMMERCIAL-RESIDENTIAL), AND RESCINDING ORDINANCE NO. 200 IN ITS ENTIRETY WHICH REZONED PROPERTIES LOCATED ON CITRUSVIEW AVENUE, PARK ROSE AVENUE AND RUELAS STREET TO M-2 (HEAVY MANUFACTURING), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3).

WHEREAS, the City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for Zone Change No. 01-2024 to reconcile inconsistencies on the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced properties; and

WHEREAS, Section 17.84 (Amendments) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public interest and necessity so require; and

WHEREAS, the City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the Project has been determined to qualify for a General Rule exemption pursuant to CEQA Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the Zone Change, by itself, will have a significant effect on the environment. However, any proposed physical development will undergo its own CEQA review when the entitlement is considered; and

WHEREAS, on May 2, 1967, the City Council conducted a duly noticed public hearing, as required by law, and approved Ordinance No. 195 to allow the rezoning of the properties located on Mountain Avenue and Ambriz Street (formerly known as Mountain Avenue). This changed the existing zoning designation to C-3 (Heavy Commercial-Residential); and

WHEREAS, on June 20, 1967, the City Council conducted a duly noticed public hearing, as required by law, and approved Ordinance No. 200 to allow the rezoning of the properties located on Citrusview Avenue, Park Rose Avenue, Ruelas Street and Shrode Avenue and parcels outside of City boundaries. This changed the existing zoning designation from A-1 (Agricultural) to M-1 (Light Manufacturing); and

WHEREAS, on July 9, 2019, Staff held two (2) separate Zone Change workshops at the Community Center; one (1) for residentially zoned properties and the other for commercially and industrially zoned properties; and

WHEREAS, on August 31, 2022, Staff requested direction from the Planning Commission on the above referenced properties as well as Meridian Avenue, Ramona Boulevard (Vulcan Durbin Pit), Park Avenue, Calle Burrola, Fraijo Avenue, Nora Avenue and Las Lomas Road; and

WHEREAS, on May 23, 2023, Staff sent out a general information letter to property owners who were currently impacted by the inconsistencies. The letter explained the City-initiated process and future public notification informing them about the City's next steps; and

WHEREAS, on April 4, 2024, the property owners and property owners within 500 feet of the subject properties were notified by mail. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library and Post Office) on April 4, 2024 and was also published in the newspaper on April 5, 2024. This timing met the minimum public notification requirement of 10 days prior to the meeting; and

WHEREAS, on April 17, 2024, the Planning Commission heard the proposed Zone Change item at which time it received input from Staff and the City Attorney's Office, heard public testimony, and discussed the Proposed Project; and closed the public hearing and continued the item to the May 15, 2024 Planning Commission meeting. The Planning Commission directed staff to re-notice the continued meeting; and

WHEREAS, on April 18, 2024, the second public notice was mailed to property owners within 500 feet of the subject property and posted in the four (4) designated public places (City Hall, Community Development Department, Library and Post Office). The second public notice was published in the newspaper on Monday, April 22, 2024. This timing met and exceeded the minimum public notification requirement of 10 days prior to meeting; and

WHEREAS, on May 15, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, regarding the proposed Zone Change to receive testimony and other evidence regarding the proposed Zone Change, including without limitation, information to the Planning Commission and City Staff; and

WHEREAS, on May 15, 2024 the Planning Commission adopted Resolution No. 822(24), recommending that the City Council approve the proposed Zone Changes to rezone the above referenced properties and rescind Ordinance Nos. 195 and 200; and

WHEREAS, on May 30, 2024, the property owners and property owners within 500 feet of the subject properties were notified by mail. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library and Post Office) on May 30, 2024 and also published in the newspaper on May 31, 2024.

This timing met the minimum public notification requirement of 10 days prior to the meeting; and

WHEREAS, on June 12, 2024, the City Council conducted a duly noticed public hearing, as required by law, on the Application and continued the item to the June 26, 2024 City Council meeting; and

WHEREAS, the City Council now desires to approve the Zone Change in order to further protect the public health, safety, and welfare of its residents; and

WHEREAS, the proposed Ordinance is consistent with and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan; and

WHEREAS, on June 26, 2024, the City Council conducted a duly noticed public hearing, as required by law, on the Application and approved the Zone Change, subject to the approval of this Ordinance; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

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

SECTION 1. That the recitals in this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Ordinance No. 195, which rezoned properties on Mountain Avenue and Ambriz Street (formerly Mountain Avenue) to C-3 (Heavy Commercial-Residential) is hereby rescinded in its entirety.

SECTION 3. Ordinance No. 200, which rezoned properties located on Citrusview Avenue, Park Rose Avenue, and Ruelas Street to M-2 (Heavy Manufacturing), is hereby rescinded in its entirety.

SECTION 4. The City Council hereby finds and determines based on the independent judgment of the City Council, after consideration of the whole of the administrative record, that this Zone Change and Ordinance are exempt from the California Environmental Quality Act ("CEQA") pursuant to the State CEQA Guidelines Sections 15061(b)(3) on the grounds that it can be seen with certainty that the activity in question will have no significant effect on the environment.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more

sections, subsections, sentences, clauses, or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 5. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect 30 days after its final passage. City staff are directed and authorized to inform and educate the public regarding the adoption of this Ordinance prior to it taking effect.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 10th day of July, 2024.

Albert F. Ambriz, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 780 was introduced for first reading at a regular meeting of the City Council of the City of Irwindale held on June 26, 2024, and duly adopted at a regular meeting of the City Council of the City of Irwindale held on July 10, 2024, and was carried by the following-roll call vote:

AYES:	Councilmembers:	Burrola, Garcia, Ortiz, Mayor Ambriz
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	Breceda

Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 780 adopted by the City Council of the City of Irwindale at its regular meeting held July 10, 2024, to be posted at the City Hall, Library, and Post Office on July 17, 2024.

Laura M. Nieto, MMC
Chief Deputy City Clerk

Dated: 7/17/24

ATTACHMENT "F"

ORDINANCE NO. 195

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE REZONING CERTAIN HEREINAFTER DESCRIBED REAL PROPERTY.

THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. That the City Council of the City of Irwindale does hereby find, determine and declare as follows:

(a) That the Planning Commission of the City of Irwindale has heretofore conducted a series of public hearings to consider the rezoning and reclassification of certain real property located within said City; and

(b) That based upon the recommendations of the Planning Commission, the City Council conducted public hearings upon said matters, and determined that the public interest, convenience and necessity require the reclassification of said real property in the manner hereinafter described; and

(c) That the property to which this Ordinance relates is more particularly described as follows:

The West 150 feet and the North 150 feet of Lot 1 of Tract 4675 as recorded in Book 99, Page 34 of Maps of the Office of the County Recorder, County of Los Angeles.

(d) That the Planning Commission's recommendations were approved in part and disapproved in part by the City Council; and

(e) That the public interest, convenience and necessity requires that said property be rezoned to Zone C-3.

SECTION 2. That notwithstanding the provisions of Section 9310 of the Irwindale Municipal Code, said real property, above described, be and the same hereby is, rezoned to Zone C-3.

SECTION 3. That the City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in the manner prescribed by law.

PASSED AND APPROVED this 2nd day of May, 1967.

Mike Miranda

Mike Miranda, Mayor

ATTEST: Margaret S. Barbee

City Clerk

Ordinance No. 195

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

I, Margaret S. Barbosa, City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 195 was regularly introduced, adopted and passed at a regular meeting of the City Council on the 2nd day of May, 1967, by the following vote:

AYES: COUNCILMEN: Breceda, Diaz, Pat Miranda, Barbosa and Mike Miranda.

NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: None.

Margaret S. Barbosa, City Clerk

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

I, Margaret S. Barbosa, being first duly sworn, deposes and says:

That she is the duly appointed and City Clerk of the City of Irwindale, California, and is and was at all times herein mentioned a citizen of the United States over the age of eighteen (18) years and competent to be witness herein.

On May 5, 1967, she securely and conspicuously posted at each of the public places in said City, to wit:

1. Police Department;

2. Post Office on Calle del Norte;

3. At or near the door of the Council Chambers, a copy of Ordinance No. 195 of the City of Irwindale, being in all respects the same as that attached hereto and made a part hereof.

Dated: May 5, 1967.

Margaret S. Barbosa, City Clerk

ATTACHMENT "G"

Ruelas
Park Rose
Citrus View

ORDINANCE NO. 200

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE REZONING CERTAIN REAL PROPERTIES FROM ZONE A-1 TO ZONE M-1. (Meridian)

THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. That the Planning Commission of the City of Irwindale, after Public Hearing duly held, found that it is in the public interest that the hereinafter described property, presently zoned A-1 be rezoned to M-1.

SECTION 2. That the hereinafter described real property located in the City of Irwindale, County of Los Angeles, State of California, more particularly described as follows:

"Those lots and portion thereof of Tract #4675, recorded in Map Book 99, Page 34 of the County Recorder's Office described as follows:

The south 50'of Lot 1 except therefrom, the
West 148'
Lots 2, 3, 4, & 5
Lot 6 excepting the west 145'
Lots 7, 8, 9, & 10
Lot 11, excepting the west 200';

be, and the same hereby is rezoned to Zone M-1.

SECTION 3. That the City Clerk shall certify to the adoption of this ordinance and cause the same to be posted in the manner prescribed by law.

PASSED AND ADOPTED this 20th day of June, 1967.

Mike Miranda
Mike Miranda, Mayor

ATTEST: Margaret S. Barbosa
City Clerk

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

I, Margaret S. Barbosa, City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 200 was regularly introduced, adopted and passed at a regular meeting of the City Council on the 20th day of June, 1967, by the following vote:

AYES: COUNCILMEN: Diaz, ~~Barbosa~~ Pat Miranda MB & Mike Miranda.

NOES: COUNCILMEN: Breceda and ~~Pat Miranda.~~ BARBOSA

ABSENT: COUNCILMEN: None.

Margaret S. Barbosa
Margaret S. Barbosa, City Clerk

Ordinance No. 200

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

I, Margaret S. Barbosa, being first duly sworn, deposes and says:

That she is the duly appointed and City Clerk of the City of Irwindale, California, and is and was at all times herein mentioned a citizen of the United States over the age of eighteen years and competent to be witness herein.

On June 22, 1967, she securely and conspicuously posted at each of the public places in said City, to wit:

1. Police Department;

2. Post Office on Calle del Norte;

3. At or near the door of the Council Chambers, a copy of Ordinance No. 200 of the City of Irwindale, being in all respects the same as that attached hereto and made a part hereof.

Dated: June 22, 1967.

Margaret S. Barbosa

Margaret S. Barbosa, City Clerk

ATTACHMENT "H"

RESOLUTION NO. 58-(66)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THE RECLASSIFICATION OF CERTAIN PROPERTIES LOCATED WITHIN THE CITY.

THE PLANNING COMMISSION OF THE CITY OF IRWINDALE DOES RESOLVE AS FOLLOWS:

SECTION 1. That the Planning Commission of the City of Irwindale does hereby find, determine and declare as follows:

(a) That pursuant to instruction by the City Council the Commission has conducted a series of hearings, over a period of months, to consider the reclassification of a number of parcels of real property located within the City; and

(b) That attached hereto, marked Exhibit "A", and incorporated herein by this reference, is a description of the properties considered for reclassification, each of which description contains the proposal for such reclassification; and

(c) That in each case, as to each parcel described on Exhibit "A", the Commission has determined as a result of hearings, staff reports and each member of the Commission being familiar with the properties involved, that the public interest, convenience and necessity require the reclassification to the zones as indicated on Exhibit "A".

SECTION 2. That the said Commission does hereby recommend to the City Council the reclassification of the properties, to the zones indicated as set forth on said Exhibit "A" attached hereto.

SECTION 3. That the Secretary of the Planning Commission shall certify the adoption of this Resolution and forward a copy hereof to the City Clerk for submission to the City Council.

PASSED AND APPROVED this 10th day of November, 1966

Elias A. Arnelas
Chairman

ATTEST:

Helen Hubbard
Secretary

EXHIBIT A

LANDS RECOMMENDED FOR REZONING BY IRWINDALE PLANNING COMMISSION

November 10, 1966

1. Rezone from A-1 to M-2: That property in the City of Irwindale lying northerly of Foothill Boulevard and presently zoned A-1.

2. Rezone from R-3 to M-1: That property in the City of Irwindale fronting Central Avenue and presently zoned R-3.

3. Rezone from R-1 to M-2: That property in the City of Irwindale fronting Central Avenue and presently zoned R-1.

4. Rezone from R-2 to M-1: Blocks 10, 11 and 12 of the Davis Addition to Duarte as recorded in Book 11 Page 72 of Miscellaneous Records.

5. Rezone from A-1 to C-3: Beginning at the intersection of Mountain Avenue and Van Meter Street on the east side of Mountain Avenue designated the southwest corner of Lot 10, J. R. Loftus Tract No. 1, Map Book 11, Page 170 and extending north to the northwest corner of Lot 11, Tract 4675, Map Book 99, Page 34, a uniform depth of 200 feet and beginning on the southwest corner of Lot 6 of said Tract 4675, and extending north to the northwest corner of Lot 1 of said Tract 4675, with a uniform depth of 150 feet. Also including those properties fronting Meridian Street from Mountain Avenue to Citrusview Avenue.

6. Rezone from A-1 to M-1: All that property in the City of Irwindale lying east of Mountain Avenue between Van Meter Street and Meridian Street presently zoned A-1, excepting therefrom that property to be rezoned C-3.

7. Rezone from A-1 to M-1: Lots 135-138 inclusive and Lots 2267-2272 inclusive of the Chicago Park Tract recorded in Miscellaneous Records, Book 30 Page 100.

8. Rezone from A-1 to M-1: Commencing at the southeast corner of Lot 12, Tract 4316, thence East 66 feet with a uniform depth of 500 feet.

9. Rezone from A-1 and C-2 to C-3: Parcels 1, 2, 13, 14, 15, 30 and 31 of Licensed Surveyors Map, recorded in Book 14 Page 32 of Maps of the County Recorder of Los Angeles County.

   Parcels 1, 2a, 2b, 3, 4, 5, 6, 7, West 123.46 feet of 42, 43, 44, 45, 46, West 140.10 feet of 55, 56, 66, 68, 71 and West 187.68 feet of 75 of Possessory Map recorded in Book 4 Pages 58-61 inclusive of Official Maps of the County Recorder of Los Angeles County.

   The West 200 feet of Lot 65A of Possessory Map recorded in Book 4 Page 75 of Official Maps of the County Recorder of Los Angeles County.

10. Rezone from C-2 to A-1: Parcels 16, 29, and 32 of Licensed Surveyors Map, recorded in Book 14 Page 32 of Maps of the County Recorder of Los Angeles County.

11. Rezone from A-1 to M-1: Commencing at the northeast corner of Tract 17517 recorded in Map Book 438 Pages 1 and 2; thence westerly along the north boundary of said tract a distance of 738.40 feet with a uniform depth of 225 feet; thence westerly along the Irwindale City boundary 525 feet with a uniform depth of 50 feet; thence continuing west along the Irwindale City boundary 325 feet with a uniform depth of 16.5 feet.

12. Rezone from A-1 to M-1: Commencing 618 feet southerly of the southeast corner of Azusa Canyon Road and Arrow Highway; thence southerly along the east line of Azusa Canyon Road with a uniform depth of 170 feet from the centerline of Azusa Canyon Road to a line 171 feet north of the centerline of Olive Street.

13. Rezone from A-1 to M-2: Lots 3, 4 and 5 of Orange Belt Tract recorded in Book 37 Pages 66-67 inclusive of Miscellaneous Records of the County Recorder of the County of Los Angeles.

14. Rezone from C-2 and A-1 to C-3: Parcels 3, 4, 5, 6 of Licensed Surveyors Map, recorded in Book 14 Page 32 of Maps of the County Recorder of Los Angeles County.

    That land between Arrow Highway and Parcels 7 and 8 of said Licensed Surveyors Map.

    Parcels 12, 15, 16, 17, 22, 23 and 24 of Possessory Map recorded in Book 4 Pages 58-61 inclusive of Official Maps of the County Recorder of Los Angeles County.

ATTACHMENT "I"

COMMUNITY CENTER BUILDING
5050 NORTH IRWINDALE AVENUE
IRWINDALE, CALIFORNIA

TUESDAY
JANUARY 17, 1967
7 30 O'CLOCK P M

The City Council of the City of Irwindale met in regular session at the above time and place

Following the Pledge of Allegiance to the Flag of our Country, the meeting was opened with an invocation by Edwin T Powell, City Manager

ROLL CALL — Present Councilmen Breceda, Barbosa, and Pat Miranda
Absent Councilmen Diaz and M Miranda

Also present City Manager Edwin T Powell, City Attorney Robert Flandrick, City Engineer W J Lockman, City Clerk Margaret S Barbosa, Adm Sec T Werderman, Chief of Police Ernest Aguirre

APPROVAL OF MINUTES OF PREVIOUS MEETINGS — 3 ✓ — The minutes of January 3, 1967, regular meeting, were presented for approval

Councilman Barbosa moved, seconded by Councilman Breceda to waive reading Carried unanimously

Councilman Breceda requested the following correction on Page 3, under Planning Commission vacancies

"Councilman Breceda stated that the other commissioner under consideration had made statements before this council that if the Council was to change a certain ordinance, relating to the functions of the Planning Commission, that the Planning Commission should be disbanded Councilman Breceda wondered if this commissioner still felt the same or if he would still be willing to serve "

Councilman Barbosa moved, seconded by Councilman Breceda to approve minutes as corrected Carried unanimously

COUNCILMAN DIAZ ARRIVED AT 7 36 O'CLOCK P M

APPROVAL OF WARRANTS AND DEMANDS — 11 ✓ — Warrant Register No 147 for the month of January, 1967, was presented for approval

Upon question from Councilman Barbosa, the City Manager explained the charges on Warrant #9176, made payable to the Los Angeles County Road Department

COUNCILMAN MIKE MIRANDA ARRIVED AT 7 40 O'CLOCK P M

Councilman Breceda moved, seconded by Councilman Barbosa to approve as presented Carried unanimously

PAYROLL REGISTER RATIFICATION — 11 ✓ — Payroll Register No 148, for the month of December, 1966, was presented for ratification

Councilman Diaz moved, seconded by Councilman Breceda to approve as presented Carried unanimously

PUBLIC HEARING

CONSIDERATION OF AMENDMENT TO THE ZONING REGULATIONS APPLICABLE TO QUARRY AND ALLIED USES — 24 ✓ — The City Attorney advised the Council that this was a continuation of the Public Hearing to consider amendments to the Zoning Ordinance applicable to Quarry and Allied uses

Certificate of posting notice was received and filed
The City Attorney sworn in all persons wishing to speak

PROPONENTS

H R Stokes
1215 Oaklawn Road
Arcadia

Mr Stokes stated that the committee which had been appointed to meet with councilmembers to discuss problems had not gotten together again, therefore problems had not been resolved

Councilman Mike Miranda moved, seconded by Councilman Breceda to table public hearing to February 21, 1967 Carried unanimously

PUBLIC HEARING

CONSIDERATION OF CHANGES OF ZONE RECOMMENDED BY THE PLANNING COMMISSION

The City Engineer stated that this was the time and place set by the Council to consider changes on the zoning map within the community The fourteen(14) changes as recommended by the Planning Commission, culminated 12 months of study

Affidavit of posting notice of public hearing was received and filed

The City Attorney swore in all persons wishing to speak

There was some discussion among the council whether the Public Hearing should be held at this time

After lengthy discussion, the Mayor asked that the Council proceed with the public hearing

MIKE MARTINEZ,
16042 Central St

Mr Martinez appeared and stated that his request was not included in the hearing, however, he would like to know if his request could be considered as stated in his letter dated January 12, 1967, copies which had been submitted to the Council

Councilman Diaz moved, seconded by Councilman Mike Miranda to set his request for public hearing on February 7, 1967

There was confusion among council since they felt Mr Martinez was out of order, and they were not sure of what was needed

After discussion, Councilman Diaz amended his motion and Councilman Miranda amended his second, to have the council initiate a public hearing to be heard before the Planning Commission

Carried by the following vote of the Council
Ayes Councilmen Diaz, M Miranda and P Miranda
Noes Councilmen Breceda and Barbosa
Absent Councilmen None

Anthony Ortuno
346 N Azusa Avenue
Azusa

Mr Ortuno asked to be heard at this time since he had another meeting to attend He stated that he owned property at 4842 Azusa Canyon Road in the City of Irwindale and referred to #12 of Exhibit "A" and stated that he was one of the first ones to sign the petition in favor of M-2 zoning He concurred with the recommendation of the Planning Commission for an M-1 zone, however, he would prefer M-2, if possible, but would accept M-1 as recommended by the Planning Commission

The City Engineer proceeded to explain the changes recommended by the Planning Commission on Exhibit "A" and the map on the wall, which was as follows

1) Rezone from A-1 to M-2 That property in the City of Irwindale lying northerly of Foothill Boulevard and presently zoned A-1
No opponents or proponents

2) Rezone from R-3 to M-1 That property in the City of Irwindale fronting Central Avenue and presently zoned R-3
No opponents or proponents

3) Rezone from R-1 to M-2 That property in the City of Irwindale fronting Central Avenue and presently zoned R-1
No opponents or proponents

4) Rezone from R-2 to M-1 Blocks 10, 11 and 12 of the Davis Addition to Duarte as recorded in Book 11 Page 72 of Miscellaneous Records
No opponents or proponents

5) Rezone from A-1 to C-3 Beginning at the intersection of Mountain Avenue and Van Meter Street on the east side of Mountain Avenue designated the southwest corner of Lot 10, J R Loftus Tract No 1, Map Book 11, Page 170 and extending north of the northwest corner of Lot 11, Tract 4675, Map Book 99, Page 34, a uniform depth of 200 feet and beginning on the southwest corner of Lot 6 of said Tract 4675, and extending north to the northwest corner of Lot 1 of said Tract 4675, with a uniform depth of 150 feet Also including those properties fronting Meridian Street from Mountain Avenue to Citrusview Avenue

PROPONENTS

Mr. & Mrs Binard
1848 Loma Alta
Altadena

Mrs Binard stated that she was owner of property on the east of Mountain Avenue and fronting Meridian Street from Mountain Avenue and stated that they concurred with the recommendation of the Planning Commission to rezone their property from A-1 to C-3
Mr Binard appeared and stated that he concurred with the recommendation of the Planning Commission and what was stated by his wife

Richard L Diaz
2408 Mountain Avenue

Mr Diaz stated that he concurred with the recommendation of the Planning Commission

6) Rezone from A-1 to M-1 All that property in the City of Irwindale lying east of Mountain Avenue between Van Meter Street and Meridian Street presently zoned A-1, excepting therefrom that property to be rezoned C-3

PROPONENTS

Mr Rod Harbough
136 S Sepulveda
Los Angeles

Mr Harbough, representing Rahn Bros , Los Angeles, appeared and stated that he was very much in favor of changing the zone from A-1 to M-1 since this zone would be better use of the land

Mr & Mrs Binard
1848 Loma Alta
Altadena

Mr & Mrs Binard were in favor of this change also

7) Rezone from A-1 to M-1 Lots 135 - 138 inclusive and Lots 2267-2272 inclusive of the Chicago Park Tract recorded in Miscellaneous Records, Book 30 Page 100

No proponents or opponents

8) Rezone from A-1 to M-1 Commencing at the southeast corner of Lot 12, Tract 4316, thence East 66 feet with a uniform depth of 500 feet

No proponents or opponents

PUBLIC HEARING INTERRUPTED — William LeZich, 400 Fisher, Glendale, appeared and requested that the Council consider his property at the time Mr Mike Martinez' property is considered

9) Rezone from A-1 and C-2 to C-3 Parcels 1, 2, 13, 14, 15, 30, and 31 of Licensed Surveyors Map, recorded in Book 14 Page 32 of Maps of the County Recorder of Los Angeles County

Parcels 1, 2a, 2b, 3, 4, 5, 6, 7, West 123 46 feet of 42, 43, 44, 45, 46, West 140 10 feet of 55, 56, 66, 68, 71 and West 187 68 feet of 75 of Possessory Map recorded in Book 4 Pages 58-61 inclusive of Official Maps of the County Recorder of Los Angeles County

The West 200 Feet of Lot 65A of Possessory Map recorded in Book 4 Page 75 of Official Maps of the County Recorder of Los Angeles County

No proponents and opponents

RECESS — Recess was called at 9 00 P M Meeting reconvened at 9 14 P M , with all councilmembers present

10) Rezone from C-2 to A-1 Parcels 16, 29, and 32 of Licensed surveyors map, recorded in Book 14 Page 32 of Maps of the County Recorder of Los Angeles County

No proponents and opponents

11) Rezone from A-1 to M-1 Commencing at the northeast corner of Tract 17517 recorded in Map Book 438 Pages 1 and 2, thence westerly along the north boundary of said tract a distance of 738 40 feet with a uniform depth of 225 feet, thence westerly along the Irwindale City boundary 525 feet with a uniform depth of 50 feet, thence continuing west along the Irwindale City boundary 325 feet with a uniform depth of 16 5 feet

No proponents and opponents

12) Rezone from A-1 to M-1 Commencing 618 feet southerly of the southeast corner of Azusa Canyon Road and Arrow Highway, thence southerly along the east line of Azusa Canyon Road with a uniform depth of 170 feet from the centerline of Azusa Canyon Road to a line 171 feet north of the centerline of Olive St

No proponents

The City Engineer stated that the Planning Commission had received a petition to rezone the property now zoned M-1 and A-1 to M-2, however, the Planning Commission had recommended that this property be zoned M-1

OPPONENTS

Mrs Bashem
4829 Azusa Canyon Road
Baldwin Park

Mrs Bashem appeared and stated that she was opposed to this change at this time, but would not be opposed at a later time, since her property was zoned C-M and had been for 3 years

The City Manager stated that property owners on the Irwindale side were in favor of this change

H R Stokes
1215 Oaklawn Road
Arcadia

Mr Stokes appeared as representative of Con Rock and stated that all property owners had been confronted along Azusa Canyon Road and they were in favor of M-2

Mr Chaffee
4122 Via Verde
Claremont

Mr Chaffee, representing O'Kelley Eccles, stated that he had signed the petition requesting M-2 and felt this zone was very compatible for that area He stated that he property had been purchased in 1948, which was in County at the time, and was under impression that their property was zoned M-2, however, later found out that it was actually M-1, therefore, they were a non-conforming use He felt this property should be M-2

13) Rezone from A-1 to M-2 Lots 3, 4 and 5 of Orange Belt Tract recorded in Book 37 Pages 66-67 inclusive of Miscellaneous Records of the County Recorder of the County of Los Angeles

PROPONENTS

G H Weber
1435 E Thackery
West Covina

Mr Weber, representing Con Rock, stated that he had appeared before the Planning Commission requesting an M-2 Zone

14) Rezone from C-2 and A-1 to C-3 Parcels 3, 4, 5, 6, of Licensed Surveyors Map, recorded in Book 14 Page 32 of Maps of the County Recorder of Los Angeles County
That Land between Arrow Highway and Parcels 7 and 8 of said Licensed Surveyors Map

Parcels 12, 15, 16, 17, 22, 23 and 24 of Possessory Map recorded in Book 4 Pages 58-61 inclusive of Official Maps of the County Recorder of Los Angeles County

No Proponents and opponents

Councilman Mike Miranda asked why the property where the church is located on Cypress Avenue was not being considered by the Planning Commission for a zone change

The City Attorney stated that this property required a conditional use permit for a church under the existing regulations and only the council could initiate a conditional use permit

Councilman Diaz moved, seconded by Councilman Mike Miranda to have this hearing continued until February 7, 1967 Carried unanimously

REQUEST FOR ZONE CHANGE FROM MR MIKE MARTINEZ - PEPPER TREE LANE 24 ✓

Councilman Diaz moved, seconded by Councilman Mike Miranda to have the Council initiate a zone change on properties on the north side of Pepper Tree Lane and/or a variance on Mr Martinez' property and have the Planning Commission hold a public hearing on all properties Carried unanimously

Councilman Mike Miranda moved that the property where the Catholic Church is located on Cypress be considered

No action taken

COMMISSION CONSIDERATION

PLANNING COMMISSION MINUTES

The minutes of December 22, 1966, which were presented for information, were received and filed

COMMUNICATIONS EXTERNAL

REQUEST TO PERMIT GAMES OF SKILL FROM IRWINDALE SPORTSMEN CLUB

A letter dated January 5, 1967, from Blattel Klein, attorneys at law, for the Irwindale Sportsmen Club, was presented

Councilman Diaz moved, seconded by Councilman Mike Miranda that this letter be received and filed and no action taken

Councilman Barbosa requested that the proponents of this request please rise so that the Council would know who they were

Mr Richard Kline, Attorney, 360 Bedford Drive, Beverly Hills, appeared and introduced Mr Roban and John Parker, officers of the corporation, and requested that a correction be made on page 3 of the monthly gross revenue schedule

Councilman Barbosa directed questions to Mr Kline and Mr Roban concerning his association with an annexation that had been considered for the City of Irwindale Since Mr Roban had been opposed to this annexation because a Pepsi Cola Plant was proposed to be constructed on this property Councilman Barbosa felt this request was unreasonable and detrimental to the people of the City of Irwindale He instructed Mr Roban to take it back to his own city

Councilman Breceda made the following statement for the record

"Mr Chairman, I want the record to show, that personally I do not believe that our people needs profits derived from gambling At the present time we have one of the best recreation facilities in the county We also have the revenue with which to improve it If I could get the support or majority of the City Council, we could approve a real recreation program for our city Gambling profits can stay in Las Vegas and Gardena as far as I'm concerned I repeat, we do not need gambling profits to give our children the best recreation program in the state I also repeat that I am voicing my personal views, and I do not pretend to know what the wishes of the people of Irwindale are in this matter, but I do hope that if this matter goes to a vote of the people, that the majority will share my views "

Motion to receive and file letter, carried unanimously

HUNTINGTON BEACH FREEWAY ROUTE

A letter dated January 4, 1967, from the City of Covina relative to the Huntington Beach Freeway Route, which was presented by Mayor Pat Miranda, was received and filed

JUVENILE LOITERING LAW - L. A COUNTY DELINQUENCY AND CRIME COMMISSION

Mayor Miranda presented a letter dated January 5, 1967, from the Los Angeles County Delinquency and Crime Commission requesting that the City Council adopt a new ordinance similar to County Ordinance, a Juvenile Loitering Law

Councilman Mike Miranda moved to place this item in the next agenda Carried unanimously

Regular Council Meeting January 17, 1967

APPEAL ON PLANNING COMMISSION DECISION - OUTDOOR ADVERTISING

Letters dated January 13, 1967, from Foster & Kleiser and Pacific Outdoor Advertising Co appealing the decision of the Planning Commission on Resolution #60(67) were presented Said resolution denied proposed amendments to the zoning regulations of the City of Irwindale which would permit outdoor advertising structures in commercial or industrial zones

Councilman Diaz moved, seconded by Councilman Mike Miranda that this appeal be placed for public hearing on February 21, 1967 Carried unanimously

MEETING

The following meeting was noted

a Jan 18, 1967 Calif Contract Cities Assoc
Host Cities Rosemead & Temple City
T & J Restaurant, 8526 Valley Blvd
Rosemead - 6 30 P M

CITY OF IRWINDALE CO-HOSTING CALIF CONTRACT CITIES ASSOC , MEETING JOINTLY WITH CITY OF DUARTE

The City Manager advised the City Council that the California Contract Cities Association meeting in March would be co-hosted by the Cities of Duarte and Irwindale

EXAMINATION RESULTS FOR PATROLMAN

The Chief of Police advised the City Council of the results of the Police Officer examination He advised the City Council that four reserves had taken the exam, however, no one received a passing grade, therefore, he would proceed to advertise outside the department

GENTLEMEN FROM THE PRESS ACKNOWLEDGED

Mayor Miranda acknowledged Mssrs Alwell, Bortin and Devereaux, members of the press

DEPARTMENTAL REPORTS

The following departmental reports for the month of December, 1966, were received and filed

a City Administrative Office
1 Absence Record of all employees
b Library,
c Park & Recreation Department,
d General Government Building & Grounds,
e Public Works Department,
f Police Department,
g Equipment Maintenance Department, and
h Fire Department

CITY MANAGER

APPOINTMENT FOR PLANNING COMMISSION VACANCIES

The City Council adjourned to a personnel session to discuss these vacancies at 10 19 O'Clock P M

Reconvened at 11 25 O'Clock P M , with all councilmembers present

Mayor Pat Miranda moved, seconded by Councilman Mike Miranda to follow the recommendation of the Planning Commission and appoint Hardie Lee and Elias Ornelas to the Planning Commission

Motion failed by the following vote of the Council
Ayes Councilmen Mike and Pat Miranda
Noes Councilmen Breceda, Diaz and Barbosa

Councilman Mike Miranda moved, seconded by Councilman Barbosa to reappoint Elias Ornelas and appoint Ben Aguayo to fill vacancies in the Planning Commission

Councilman Diaz stated that the Commissions were comprised of only one or two factions, however, he meant no reflection on the people being considered for appointment

Councilman Mike Miranda made the following statement for the Record

"The two names mentioned are not related to me in any way, shape or form "

Councilman Breceda agreed with Councilman Diaz that other names should be considered for these vacancies

Motion carried by the following vote of the Council
Ayes Councilmen Mike Miranda, Barbosa, & P Miranda
Noes Councilmen Breceda and Diaz
Absent Councilmen none

RESOLUTION COMMENDING HARDIE LEE FOR HAVING SERVED IN THE P/C

Councilman Diaz moved, seconded by Councilman Mike Miranda to instruct the City Attorney to prepare a resolution commending Hardie Lee for his services during his term of office in the Planning Commission for council adoption Carried unanimously

PUBLIC WORKS VACANCY

The City Manager recommended in view of filling a vacancy created and also having the City of Irwindale assume sewer maintenance, that Ruben Burrola and Max Rodriquez be appointed

Councilman Diaz moved, seconded by Mayor Pat Miranda to consider two men, but not the ones mentioned, that Ruben Burrola be appointed now and Ismael Torres at the time the City purchases sewer maintenance equipment, and that $1,000 be appropriated from General Fund to secure this equipment Mr Rodriquez to be left as next person to be hired Carried unanimously

REQUEST FROM CHIEF OF POLICE TO ATTEND ALL CHIEFS' AND ALL COMMITTEE CONFERENCE IN PALO ALTO

The City Manager presented a request from the Chief of Police to attend an all Committee Conference and All Zones Chiefs' and Sheriffs' meeting at Palo Alto, California , on February 2 and 3, 1967, at a cost of approximately $120

Councilman Barbosa moved, seconded by Councilman Diaz that request be granted and the necessary funds be appropriated Carried unanimously

REQUEST FROM CITY MANAGER TO ATTEND CITY MANAGER'S CONFERENCE

The City Manager requested Council permission to attend the Annual Spring Meeting of the City Managers' Department of the League of California Cities Said meeting to be held in Palo Alto on February 8-10, 1967 An advance of $100 was requested with the stipulation that only reasonable and necessary expenses be allowed

Councilman Barbosa moved, seconded by Councilman Diaz that request be granted and approve the advance funds as requested Carried unanimously

Any councilmember may attend, if they so desire

ORDINANCE

AMENDING THE IRWINDALE MUNICIPAL CODE RELATING TO SANITARY SEWERS

1 28

The City Attorney presented an ordinance entitled, "AN ORDINANCE AMENDING CERTAIN OF THE PROVISIONS OF CHAPTER 2 OF ARTICLE V OF THE IRWINDALE MUNICIPAL CODE RELATING TO SANITARY SEWERS," and read same by title

The City Attorney advised the Council that the ordinance was being presented for adoption

The City Engineer explained the difference between the existing ordinance and the one to be adopted, which was as follows

1) Five years to pay instead of 15 years,
2) Lump sum rather than front footage,
3) As right of appeal, city council had right to revise fees,
4) Payments to be made to city rather than the Tax Collector

Councilman Diaz moved, seconded by Councilman Mike Miranda to adopt the ordinance on second reading

Carried by the following vote of the Council

Ayes Councilmen Breceda, Diaz, M Miranda, & Barbosa
Noes Councilmen Pat Miranda
Absent Councilmen None

Ordinance as adopted is No 186

RESOLUTION

APPOINTING MEMBERS TO THE PLANNING COMMISSION, (ORNELAS AND AGUAYO)

125

The City Attorney presented a resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPOINTING MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE", and read same by title

Councilman Mike Miranda moved, seconded by Councilman Barbosa to waive reading Carried unanimously

Councilman Mike Miranda moved, seconded by Councilman Barbosa to adopt resolution as presented

Carried by the following vote of the Council

Ayes Councilmen Breceda, M Miranda, Barbosa, & Pat Miranda
Noes Councilmen Diaz
Absent Councilmen None

Resolution as adopted is No 67-1-612

OTHER LEGAL MATTERS

REQUEST FROM CITY ATTORNEY TO FILE A SUPREME COURT BRIEF.

191

The City Attorney requested council permission to file a supreme court brief using the City's name with other cities to support the home rule concept at a cost not to exceed $50 (Broadway Association vs Board of Permit Appeals, 246 A C A 29)

Councilman Diaz moved, seconded by Councilman Mike Miranda to grant the City Attorneys' request Carried unanimously

Regular Council Meeting January 17, 1967

COUNCILMEN ITEMS

SISTER CITY COMMITTEE'S PERMANENT ADDRESS

Councilman Diaz requested that in order to assist the Sister City Committee, that the City Hall be made their permanent address

Councilman Diaz moved, seconded by Mayor Miranda to approve request Carried unanimously

VARIANCE GRANTED BY THE PLANNING COMMISSION TO FRANK BARBOSA

Councilman Diaz requested discussion concerning Variance granted by the Planning Commission to Frank Barbosa Councilman Diaz stated that the Council should have knowledge of matters such as these and felt a public hearing should be heard before the City Council

Public Hearing set to be heard before the City Council on February 7, 1967

ADJOURNMENT

Upon motion, meeting was adjourned at 12 05 A M

Pat S. Miranda, Mayor

ATTEST Margaret S. Barbosa
Margaret S Barbosa, City Clerk

Minutes approved at the meeting held February 7, 1967

IRWINDALE CITY COUNCIL CHAMBERS **JANUARY 22, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **9:50 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 Albert F. Ambriz, Mark A. Breceda, Manuel R. Garcia, Mayor Larry G. Burrola

Absent: Mayor Pro Tem H. Manuel Ortiz

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 Ambriz, seconded by Councilmember Breceda, to approve the Consent Calendar. The motion was unanimously approved, Mayor Pro Tem H. Manuel Ortiz absent.

ITEM NO. 27A
WARRANTS / DEMANDS / PAYROLL

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 27B
INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER ENDING DECEMBER 31, 2024

INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER ENDING DECEMBER 31, 2024

The Investment Quarterly Report for fiscal quarter ending December 31, 2024, was received and filed.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS There were no speakers.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 9:51 p.m.

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Accounts Payable

Checks by Date - Summary by Check Number

City of Irwindale as Successor Agency to the Irwindale Community Redevelopment Agency

Check No	Vendor No	Vendor Name	Check Date	Check Amount
104395	ROSENO	RSG Inc.	03/13/2025	68.75
			Report Total (1 checks):	68.75

IRWINDALE CITY COUNCIL CHAMBERS **FEBRUARY 26, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **7:19 P.M.**

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

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

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 Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

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

ITEM NO. 33A
MINUTES OF THE REGULAR MEETING 2025 HELD FEBRUARY 12,2025

MINUTES OF THE REGULAR MEETING HELD FEBRUARY 12, 2025

The minutes of the regular meeting held February 12, 2025, were approved.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS There were no speakers.

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

_____
Laura M. Nieto, MMC
Chief Assistant Authority Secretary

IRWINDALE CITY COUNCIL CHAMBERS **MARCH 12, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **7:54 P.M.**

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

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

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 Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION — A motion was made by Board Member Breceda, seconded by Board Member Ambriz, to approve the Consent Calendar. The motion was unanimously approved; Board Member Breceda abstaining on Item No. 33B.

ITEM NO. 33A
AWARD PROFESSIONAL SERVICES CONTRACT FOR ANNUAL AUDIT SERVICES

AWARD PROFESSIONAL SERVICES CONTRACT FOR ANNUAL AUDIT SERVICES

The extension of the existing contract with LSL, LLP, to provide annual audit services for an additional five years was approved.

ITEM NO. 33B
RESOLUTION RE USE OF 10-ACRE SITE ON ALLEN DRIVE FOR THE JULY 4, 2025, FIREWORKS DISPLAY

RESOLUTION NO. HA 2025-02-146, ENTITLED: "A RESOLUTION OF THE BOARD OF DIRECTORS OF THE IRWINDALE HOUSING AUTHORITY AUTHORIZING AND APPROVING THE USE OF THE 10-ACRE SITE ON ALLEN DRIVE, ASSESSOR'S PARCEL NUMBER 8417-34-912, FOR THE CITY OF IRWINDALE'S JULY 4, 2025, FIREWORKS DISPLAY SPECTACTULAR EVENT,"

RESOLUTION NO HA 2025-02-146 ADOPTED

Resolution No. HA 2025-02-146, entitled:

"A RESOLUTION OF THE BOARD OF DIRECTORS OF THE IRWINDALE HOUSING AUTHORITY AUTHORIZING AND APPROVING THE USE OF THE 10-ACRE SITE ON ALLEN DRIVE, ASSESSOR'S PARCEL NUMBER 8417-34-912, FOR THE CITY OF IRWINDALE'S JULY 4, 2025, FIREWORKS DISPLAY SPECTACULAR EVENT," was adopted.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS There were no speakers.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 7:56 p.m.

_____
Laura M. Nieto, MMC
Chief Assistant Authority Secretary

City of IRWINDALE
AGENDA REPORT

Date: March 26, 2025

To: Honorable Chair and Members of the Housing Authority Board

From: Julian A. Miranda, Executive Director

Issue: (1) Consideration of Consent to Assignment and Assumption of Affordable Housing Agreement and Declaration of Covenants and Restrictions Between Sandra Keyner formerly known as Sandra Rose Gonzales and Jing Hu with Respect to 2445 Alice Rodriquez Circle and Related Loan Documents; and (2) Consideration of Approval of Request for Subordination of Low Income Home Purchase Loan Regarding 2445 Alice Rodriquez Circle

Executive Director's Recommendation:

Receive and file this report or provide other direction.

Administrative Action:

Prepared / Submitted by:
Robert J. Lee, Assistant Authority Counsel — Electronically Approved

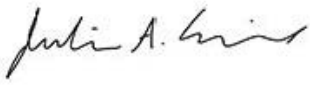
Reviewed by:

Adrian R. Guerra, Authority Counsel



Approved by:

Julian A. Miranda, Executive Director



Background and Analysis:

Assignment and Assumption:

Sandra Rose Gonzales now known as Sandra Keyner ("Seller") and the former Irwindale Community Redevelopment Agency ("Former RDA") entered into that certain Affordable Housing Agreement and Declaration of Covenants and Restrictions dated December 11, 2006 ("Affordable Housing Agreement"), whereby the Former RDA agreed to provide Seller financial assistance in the form of a $291,000.00 loan ("Agency Loan") which partially enabled Seller to purchase the real property located at 2445 Alice Rodriguez Circle, Irwindale, California ("Property"), as part of a Low

Income program operating under the State's affordable housing laws. The Agency Loan, which is to be forgiven after 20 years (i.e., December 10, 2026) was evidenced by a promissory note secured by a deed of trust (together, "Loan Documents"). In exchange for such financial assistance, Seller agreed to permit the Property to become subject to affordability restrictions for a period of 45 years as part of the Former RDA's program to create long-term affordable housing units in the City of Irwindale pursuant to Sections 50052.5, 50093, and 33000, et. seq. (Community Redevelopment Law) of the Health and Safety Code.

Seller now seeks to sell the Property to Jing Hu ("Buyer"), who is a qualified Low Income buyer under the Affordable Housing Agreement and State housing laws referenced therein. The proposed sale price is $231,000 and Buyer will be taking out a private loan for the amount of $155,700 ("New Loan") from a private lender ("New Lender").

The Affordable Housing Agreement requires that Seller and Buyer enter into an Assignment and Assumption Agreement ("Assignment and Assumption") with consent to be provide by the Former RDA. Once escrow closes on Buyer's purchase of the Property, the Assignment and Assumption will effect an assignment and transfer of Seller's rights and obligations under the Affordable Housing Agreement along with the Loan Documents to Buyer, and Buyer will assume all such rights and obligations. Affordability restrictions under the Affordable Housing Agreement will continue until expiration of the original 45-year period established under the Affordable Housing Agreement (i.e., January 4, 2052). This means that like Buyer, all subsequent owners must both income-qualify and occupy the unit as their primary residence.

As successor to the Former RDA, the Irwindale Housing Authority ("Authority") is being asked to provide its consent to the required Assignment and Assumption.

Subordination:
To finance purchase of the Property, in addition to the Agency Loan, Seller also obtained a mortgage from a private lender. The private loan, which will be fully repaid upon close of escrow, was secured by a recorded deed of trust and is in first lien position in the event of a foreclosure; the Agency Loan is in second lien position. Buyer is taking out the New Loan in connection with purchase of the Property and now the New Lender is requiring, as a condition to making the loan to Buyer, that the Authority subordinate the Agency Loan to the New Loan thereby placing the New Loan in first position and maintaining the Agency Loan in second.

Any subordination of the Agency Loan to the New Loan will require the Authority lien to be ranked behind the New Loan for purposes of collecting repayment from a debtor, and this would be effectuated via the attached Subordination Agreement. The priority of debts is significant when the property owner defaults on payments or declares bankruptcy, as the Authority's debt will be collected when and if the first lien has been fully satisfied in the event of foreclosure and liquidation and only if there are monies left over. Therefore, when an affordable homeowner requests the Authority to subordinate its loan to a new loan, the Authority, if it agrees to subordinate, will be assuming the risk of not being repaid either partly or in full.

However, as discussed above, Authority's approval to subordinate the Agency Loan to the New Loan will merely maintain its current second lien position.

It is proposed that the Executive Director approve and execute the Assignment and Assumption and Subordination Agreement.

[(1)] California is a race notice state which means as a general rule, under California's race notice recording statute, a bona fide purchaser for value without notice who first records wins a priority dispute. Civ. Code § 1214. Because the Agency Loan Deed of Trust was recorded before the deed of trust that will be recorded to secure payment of the New Loan, the lender of the New Loan is requesting subordination of the Agency Loan Deed of Trust to the New Loan.

Fiscal Impact:

None because the Affordable Housing Agreement will be assumed and the existing rights and obligations will remain in place as applied to Buyer. For the subordination request, Authority will be maintaining the status quo with respect to its second lien position.

Attachments:

1. Assignment and Assumption 2445 Alice Rodriguez
2. Promissory Note - Sandra Gonzales
3. Deed of Trust - Sandra Gonzales
4. Subordination Agreement 2445 Alice Rodriguez

FREE RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Irwindale Housing Authority
5050 N. Irwindale Avenue
Irwindale, CA 91706
Attn: Executive Director

APN: 8533-016-026

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code §6103)

ASSIGNMENT AND ASSUMPTION OF AFFORDABLE HOUSING AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS

THIS ASSIGNMENT AND ASSUMPTION OF AFFORDABLE HOUSING AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS ("**Assignment and Assumption**") is dated as of _____, 2025 ("**Effective Date**"), by and between Sandra Keyner, formerly known as Sandra Rose Gonzales, an individual ("**Assignor**"), and Jing Hu, an individual ("**Assignee**").

RECITALS

WHEREAS, Assignor and the former Irwindale Community Redevelopment Agency ("**Former RDA**") entered into that certain Affordable Housing Agreement and Declaration of Covenants and Restrictions dated December 11, 2006, recorded January 5, 2007 as Document No. 20070026143, Official Records of Los Angeles County ("**Agreement**"), a copy of which is attached hereto and incorporated herein by this reference as **Exhibit "A,"** whereby the Former RDA agreed to provide Assignor financial assistance in the form of a $291,000.00 loan which partially enabled Assignor to purchase the real property located at 2445 Alice Rodriguez Circle, Irwindale, California ("**Property**"). The loan was evidenced by a promissory loan secured by a deed of trust (together, "**Loan Documents**").

WHEREAS, in exchange for such financial assistance, Assignor agreed to permit the Property to become subject to affordability restrictions for a period of 45 years as part of the Former RDA's program to create long-term affordable housing units in the City of Irwindale, as more particularly set forth in the Agreement.

WHEREAS, because California redevelopment agencies including the Former RDA, were dissolved in 2011, under applicable laws, the Irwindale Housing Authority ("**Housing Authority**") assumed all of the Former RDA's rights, powers, duties and obligations under the Agreement.

WHEREAS, Assignee now desires to purchase and Property from Assignor, and Assignor desires to sell the Property to Assignee, in accordance with the terms and conditions set forth under the Agreement. The Agreement requires that in the event of such sale, (1) the parties to such transaction must enter into an assignment and assumption

agreement whereby the rights under the Agreement are assigned to and the obligations are assumed by the buyer of the Property; and (2) the assignee must assume the obligations under the Loan Documents.

NOW, THEREFORE, in consideration of the mutual promises of the parties, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Recitals. All of the foregoing recitals are true and correct and are incorporated herein by reference.

2. Effective Date. This Assignment and Assumption shall be effective as of the Effective Date.

3. Assignment. Assignor hereby assigns, sells, conveys, and otherwise transfers to Assignee all of Assignor's interests, rights, indebtedness and obligations under the Agreement and Loan Documents. As of the Effective Date, Assignor shall have no further right or liability under the Agreement or Loan Documents except to the extent Assignor may have violated any terms or conditions of the Agreement or the Loan Documents prior to the Effective Date. If any such circumstances exist, Assignor shall not be released from corresponding liabilities and the Housing Authority retains all rights and remedies, both at law and in equity, to pursue such rights and remedies against Assignor.

4. Assumption. Assignee hereby assumes all of Assignor's interests, rights, indebtedness and obligations under the Agreement and Loan Documents and assumes and agrees to perform all of Assignor's corresponding obligations, terms, covenants, and conditions under the Agreement and Loan Documents accruing from, and after the Effective Date.

5. Governing Law. This Assignment and Assumption shall be construed according to the laws of the State of California.

6. Recordation. This Assignment and Assumption shall be recorded as soon as practicable following its mutual execution by the parties hereto.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Assignment and Assumption effective as of the Effective Date.

ASSIGNOR:

SANDRA KEYNER

_____
Sandra Keyner, in individual

ASSIGNEE:

JING HU

_____
Jing Hu, in individual

CONSENT TO ASSIGNMENT AND ASSUMPTION:

IRWINDALE HOUSING AUTHORITY, a public body, as Housing Successor to the Irwindale Redevelopment Agency

_____
Julian Miranda, Executive Director

ATTEST:

_____
Laura M. Nieto, Authority Secretary

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Adrian Guerra, Authority Counsel

EXHIBIT "A"

AFFORDABLE HOUSING AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS

SEE ATTACHED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2025 before me, _____, a notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

SEAL:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2025 before me, _____, a notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

SEAL:

AGENCY PROMISSORY NOTE
(Home Purchase Loan)

$291,000 Irwindale, California

December 11, 2006

Property Address: **2445 Alice Rodriguez Circle, Irwindale, California 91706**

FOR VALUE RECEIVED, the undersigned, **Sandra Rose Gonzales, a single woman** ("Borrower"), promise to pay to the **Irwindale Community Redevelopment Agency**, a public body, corporate and politic ("Agency"), **Two Hundred Ninety-One Thousand Dollars** ("Note Amount") at 5050 North Irwindale Avenue, California, 91706, or such other place as Agency may designate from time to time, in lawful money of the United States of America. This Note is secured by a Deed of Trust ("Agency Deed of Trust").

1. Loan Agreement. This Promissory Note is made and delivered pursuant to and in implementation of the Affordable Housing Agreement and Declaration of Covenants and Restrictions entered into by and between Agency and Borrower dated **December 11, 2006** (the "Affordable Housing Agreement"), a copy of which is on file as a public record with Agency and is incorporated herein by reference. Borrower acknowledges that but for the execution of this Promissory Note, Agency would not have entered into the Affordable Housing Agreement or made the loan contemplated therein. **All capitalized terms which are not defined herein shall have the meaning given in the Affordable Housing Agreement**.

2. Interest Rate. The Note Amount shall bear simple interest at the rate of three percent (3%) per annum.

3. Time of Payment. Repayment of the Note Amount shall be deferred and forgiven at the expiration of the "Loan Term" (the period ending twenty (20) years after the Note Date), unless and except as otherwise provided upon the occurrence of an Event of Acceleration as described in Section 7 of the Affordable Housing Agreement.

4. Note Repayment Amount. In the event that the Note Amount becomes due and payable upon the occurrence of an Event of Acceleration pursuant to Section 7 of the Affordable Housing Agreement, Borrower shall pay to Agency the entire Note Amount, plus simple interest for the entire Note Amount at the rate of three percent (3%) per annum if the Event of Acceleration occurs before the first (1st) anniversary of the date of this Promissory Note ("Note Date"). Thereafter, the Note Amount due and payable shall be reduced annually by one-twentieth (1/20) of the principal until the Note Amount is reduced to Zero Dollars ($0.00) upon the twentieth (20th) anniversary of this Promissory Note. Interest shall be due at the rate of three percent (3%) on any outstanding principal balance at the time of the Event of Acceleration. In addition to the principal and any interest due to Agency, and regardless of when the Event of Acceleration occurs, Owner shall pay to Agency an early termination charge equal to ten percent (10%) of the entire Note Amount.

5. Security For Note. This Promissory Note shall be secured by the Agency Deed of Trust, executed by Borrower, as Trustor, in favor of Agency, as Trustee.

6. Joint And Several. The undersigned, if more than one, shall be jointly and severally liable hereunder.

7. Attorneys' Fees And Costs. If any default is made hereunder, Borrower shall pay reasonable attorney fees, costs, and expenses incurred by Agency in connection with any such default or any other action or other proceeding brought to enforce any of the provisions of this Promissory Note.

8. Restriction on Assignment of Note. In no event shall Borrower assign or transfer any portion of this Promissory Note without the prior express written consent of Agency, which consent shall be given by Agency only in the event that Agency determines that the assignee or transferee is an Eligible Person or Family, that the assignee's or transferee's monthly housing payments are at an Affordable Housing Cost, and that the assignee or transferee has expressly assumed this Promissory Note and the Affordable Housing Agreement by execution of a written assignment document to be provided by the Agency. This section shall not affect or diminish Agency's right to assign all or any portion of its rights to the proceeds of this Note hereunder.

9. Time. Time is of the essence herein.

10. Amendments. This Promissory Note may not be modified or amended except by an instrument in writing expressing such intention executed by the parties sought to be bound thereby, which writing must be firmly attached to this Promissory Note so as to become a permanent part thereof.

11. Severability. The covenants of this Promissory Note are severable. Invalidation of any covenant or any part thereof by law, judgment, or court order shall not affect any other covenant.

12. Borrower's Waivers. Borrower waives any rights to require the Agency to (a) demand payment of amounts due (known as "presentment"); (b) give notice that amounts due have not been paid (known as "notice of dishonor"); and (c) obtain an official certification of nonpayment (known as a "protest").

13. Notices. Any notice that must be given to Borrower under this Promissory Note will be given by delivering it or by mailing it by certified mail addressed to Borrower at the Property Address above or such other address as Borrower shall direct from time to time in writing. Any notice that must be given to the Agency under this Promissory Note will be given by mailing it certified mail to the Agency at the address stated in the preamble to this Promissory Note or such other address as Agency may direct from time to time in writing.

14. Successors. The covenants and agreements contained in this Promissory Note shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Borrower and Agency.

15. Waiver. No delay or omission by Agency in exercising any right or power accruing upon the compliance or failure of performance by Borrower hereto under the provisions of this Note shall impair any such right or power or be construed to be a waiver thereof. A waiver by Agency of a breach, Event of Acceleration, or any other of any failure of performance by Borrower of any of the covenants, conditions or agreements hereof to be performed by Borrower shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions or conditions hereof.

IN WITNESS WHEREOF, Borrower has executed this Promissory Note.

"BORROWER"

DATED: 12/28/06

BY: Sandra Rose Gonzales

PRINTED NAME: **SANDRA ROSE GONZALES**

This page is part of your document - DO NOT DISCARD

20070026145

Pages: 010

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

01/05/07 AT 08:00AM

Fees: $0.00
Taxes: $0.00
Other: $0.00
Paid: $0.00

TitleCompany

TITLE(S) :

LEAD SHEET

FEE

D.T.T.

CODE 20

CODE 19

CODE 9____

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

- -

E464443

THIS FORM IS NOT TO BE DUPLICATED

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Irwindale Community
Redevelopment Agency
5050 North Irwindale Ave
Irwindale, CA 91706

2

07 0026145

SPACE ABOVE FOR RECORDER'S USE ONLY

1 OF

Deed of Trust With Assignment of Rents

Title of Document

THIS AREA FOR RECORDER'S USE ONLY

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

(Rev. 6/00:ha)

(Word/S:/Doc Exam/Cover Sheet)

FIDELITY NATIONAL TITLE COMPANY
SUBDIVISION DEPARTMENT

01/05/07
20070026145

3

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Irwindale Community Redevelopment Agency
5050 North Irwindale Avenue
Irwindale, California 91706
Attention: Executive Director

25990113 6-KC

Exempt from payment of recording fees pursuant to Government Code § 6103.

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(Single-Family Residence)

THIS DEED OF TRUST WITH ASSIGNMENT OF RENTS ("Deed of Trust") is made as of the 11th day of December, 2006, by and between **Sandra Rose Gonzales, a single woman**, ("Trustor"), whose address is **2445 Alice Rodriguez Circle**, **Irwindale, California 91706** First American Title Company ("Trustee"), whose address is 8105 Irvine Center Drive, Suite 450, Irvine, California 92618, and the Irwindale Community Redevelopment Agency, a public body corporate and politic ("Beneficiary"), whose address is 5050 North Irwindale Avenue, Irwindale, California 91706.

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the City of Irwindale, County of Los Angeles, State of California, described as set forth on Exhibit "A" attached hereto and hereby incorporated herein by reference (the "Property") together with rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of **Two Hundred Ninety-One Thousand Dollars** (**$291,000**), with interest thereon according to the terms of a promissory note or notes of even date herewith made to Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein; and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his or her successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

THIS DEED OF TRUST IS HEREBY MODIFIED/SUPPLEMENTED BY THE TERMS OF THAT CERTAIN RIDER TO DEED OF TRUST WHICH IS ATTACHED TO THIS DEED OF TRUST AND HEREBY INCORPORATED BY REFERENCE.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision a, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

shall inure to and bind the parties hereto, with respect to the property above described. said agreements, terms and provisions contained in said subdivision A and B (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

Signature of Trustor

By: Sandra Rose Gonzales

Printed Name SANDRA ROSE GONZALES

2009 0076945

State of California)

County of Los Angeles)

On Dec. 28, 2006, before me, L. Robinson, Notary Public personally appeared **SANDRA ROSE GONZALES**, personally known to me or r proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. (SEAL)

L. ROBINSON
COMM. #1629248
Notary Public - California
Orange County
My Comm. Expires Dec. 13, 2009

Signature: _____

L Robinson — 12/13/09
Print Name — Commission Expires

CAPACITY CLAIMED BY SIGNER
INDIVIDUALS
CORPORATE_____
OFFICER(S)_____
PARTNERS
ATTORNEY-IN-FACT
TRUSTEE(S)
SUBSCRIBING WITNESS
GUARDIAN/CONSERVATOR
OTHER_____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entities)

State of California)

County of _____)

On _____, before me, _____
personally appeared _____,
personally known to me or r proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. (SEAL)

Signature: _____

Print Name — Commission Expires

CAPACITY CLAIMED BY SIGNER
INDIVIDUALS
CORPORATE_____
OFFICER(S)_____
PARTNERS
ATTORNEY-IN-FACT
TRUSTEE(S)
SUBSCRIBING WITNESS
GUARDIAN/CONSERVATOR
OTHER_____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entities)

2006-0025455

DO NOT RECORD

The following is a copy of Subdivisions A and B of the fictitious Deed of Trust recorded in each county in California as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

A. To protect the security of this Deed of Trust, Trustor agrees:

1) To keep said property in good condition and repair, not to remove or demolish any building thereon; to complete or restore promptly and in a good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at the option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary of Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same is such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from the date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

B. It is mutually agreed:

1) That any award in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon, or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in the performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or be a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collecting of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6) That upon default by Trustor in payment of any indebtedness secured hereby or in the performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property,

5615268 09/15/95

which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE

TO _____, TRUSTEE:

The undersigned is the legal owner and holder of the note or notes and of all indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note or notes above mentioned, an all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated _____

_____

_____

Please mail Deed of Trust,
Note and Reconveyance to _____

Do Not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

5-25-2006

8

RIDER TO DEED OF TRUST WITH ASSIGNMENT OF RENTS
(Home Purchase Loan)

THIS RIDER TO DEED OF TRUST WITH ASSIGNMENT OF RENTS ("Rider") is attached to and incorporated by reference to that certain Deed of Trust With Assignment of Rents, executed by **Sandra Rose Gonzales, a single woman,** as "Trustor," naming First American Title Company as "Trustee," in favor of the IRWINDALE COMMUNITY REDEVELOPMENT AGENCY, a public body, corporate and politic, as "Beneficiary." The Deed of Trust, as hereby modified/supplemented by this Rider, is hereinafter referred to as the "Deed of Trust."

The following documents are incorporated herein by reference:

a. The Affordable Housing Agreement and Declaration of Covenants and Restrictions by and between Trustor as "Owner" and Beneficiary as "Agency" dated on or about **December 11, 2006** (the "Affordable Housing Agreement"), which sets forth terms and conditions for Beneficiary's loan of the Loan (as defined below) to Trustor. All terms which are not defined in this Deed of Trust shall have the meaning given in the Affordable Housing Agreement.

b. The Agency Promissory Note ("Note"), dated on or about **December 11, 2006** with Trustor as "Borrower" and Beneficiary as "Agency" or "Lender," in the principal amount of **Two Hundred Ninety-One Thousand Dollars ($291,000)** ("Loan" or "Note Amount"), for which this Deed of Trust is security.

The parties hereto agree:

1. Obligations Secured. Trustor makes this grant and assignment for the purpose of securing the following obligations:

a. Payment to Beneficiary of the Loan and all indebtedness at any time owing under the terms of the Note;

b. Payment and performance of all obligations of Trustor under this Deed of Trust;

c. Payment and performance of all obligations of Trustor under the Affordable Housing Agreement;

d. Payment and performance of all future advances and other obligations of Trustor or any other person, firm, or entity with the approval of Trustor, may agree to pay and/or perform (whether as principal, surety or guarantor) for the benefit of Beneficiary, when the obligation is evidenced by a writing which recites that it is secured by this Deed of Trust; and

2006 0025495

e. All modifications, extensions and renewals of any of the obligations secured hereby, however evidenced.

2. No Renting or Leasing. Trustor acknowledges and agrees that Trustor shall occupy the Property as Trustor's principal residence in accordance with the Affordable Housing Agreement and shall not rent or lease the Property. Nothing in the Deed of Trust including the assignment of rents shall be interpreted or construed to permit the Trustor to rent or lease the Property.

3. Mortgagee-in-Possession. Neither the assignment of rents set forth in the Deed of Trust nor the exercise by Beneficiary of any of its rights or remedies hereunder shall be deemed to make Beneficiary a "mortgagee-in-possession" or otherwise liable in any manner with respect to the Property, unless Beneficiary, in person or by agent, assumes actual possession thereof. Nor shall appointment of a receiver for the Property by any court at the request of Beneficiary or by agreement with Trustor, or the entering into possession of the Property by such receiver, be deemed to make Beneficiary a "mortgagee-in-possession" or otherwise liable in any manner with respect to the Property.

4. No Cure. In the event Beneficiary collects and receives any rents under the Deed of Trust upon any default hereof, such collection or receipt shall in no way constitute a curing of the default.

5. Beneficiary Option to Purchase. NOTICE IS HEREBY GIVEN THAT TRUSTOR HAS GRANTED TO BENEFICIARY AN OPTION TO PURCHASE THE PROPERTY, THE TERMS OF WHICH ARE SET FORTH IN THE AFFORDABLE HOUSING AGREEMENT.

6. Waiver. No delay or omission by Beneficiary in exercising any right or power accruing upon the compliance or failure of performance by Trustor hereto under the provisions of this Deed of Trust shall impair any such right or power or be construed to be a waiver thereof. A waiver by Beneficiary of a breach of, Event of Acceleration, or any other of any failure of performance by Trustor of any of the covenants, conditions or agreements hereof to be performed by Trustor shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions or conditions hereof.

IN WITNESS WHEREOF, Trustor has executed this Rider as of the date set forth in the Deed of Trust's acknowledgment hereinbelow, to be effective for all purposes as of the day and year first set forth above.

SIGNATURE OF TRUSTOR:

By: Sandra Rose Gonzales

Printed Name: **SANDRA ROSE GONZALES**

97025159

10

State of California)

County of Los Angeles)

On Dec. 28, 2006, before me, L. Robinson, Notary Public personally appeared **SANDRA ROSE GONZALES,** personally known to me or r proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. (SEAL)

L. ROBINSON
COMM. #1629248
Notary Public - California
Orange County
My Comm. Expires Dec. 13, 2009

NRO1 NRO1

Signature: _____

L. Robinson 12/13/09
Print Name Commission Expires

CAPACITY CLAIMED BY SIGNER
INDIVIDUALS
CORPORATE_____
OFFICER(S)_____
PARTNERS
ATTORNEY-IN-FACT
TRUSTEE(S)
SUBSCRIBING WITNESS
GUARDIAN/CONSERVATOR
OTHER_____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entities)

State of California)

County of _____)

On _____, before me, _____
personally appeared _____,
personally known to me or r proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. (SEAL)

Signature: _____

Print Name Commission Expires

CAPACITY CLAIMED BY SIGNER
INDIVIDUALS
CORPORATE_____
OFFICER(S)_____
PARTNERS
ATTORNEY-IN-FACT
TRUSTEE(S)
SUBSCRIBING WITNESS
GUARDIAN/CONSERVATOR
OTHER_____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entities)

0526545

11

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

All that certain property located in the State of California, County of Los Angeles, City of Irwindale, described as follows:

LOT 13 OF TRACT NO. 62718, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1321, PAGES 99 AND 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

07 0825455

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
IRWINDALE HOUSING AUTHORITY
5050 N IRWINDALE AVENUE
IRWINDALE, CA 91706

ESCROW NO:
TITLE ORDER NO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This document is exempt from payment of a recording fee pursuant to Government Code Section 6103

APN: 8533-016-026

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT, made _____, 2025, by JING HU, an individual and owner of the land hereinafter described and hereinafter referred to as "**Owner**," and IRWINDALE HOUSING AUTHORITY, a public body and housing successor to the IRWINDALE COMMUNITY REDEVELOPMENT AGENCY and present owner and holder of the Affordable Housing Agreement and Declaration of Covenants and Restrictions ("**Affordable Housing Agreement**") and Deed of Trust with Assignment of Rents and Rider to Deed of Trust with Assignment of Rents ("**Agency Deed of Trust**"), both dated December 11, 2006, hereinafter referred to as "**Beneficiary**";

WITNESSETH

WHEREAS, Owner's predecessor in interest ("**Predecessor**") executed the Agency Deed of Trust in favor of the IRWINDALE COMMUNITY REDEVELOPMENT AGENCY to First American Title Insurance Company, Trustee, which Agency Deed of Trust was recorded on January 5, 2007 as document no. 20070026145 and Predecessor executed the Affordable Housing Agreement in favor of IRWINDALE COMMUNITY REDEVELOPMENT AGENCY, which Affordable Housing Agreement was recorded on January 5, 2007 as document no. 20070026143, Official Records of said county covering the following real property having a common address of 2445 Alice Rodriguez Circle, City of Irwindale ("**Property**") and having a legal description as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 13 OF TRACT NO. 62718, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1321, PAGES 99 AND 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

WHEREAS, Owner purchased the Property from Predecessor and in connection therewith, all Predecessor's rights, obligations and indebtedness under the Affordable Housing Agreement and Agency Deed of Trust were assigned to, and assumed by, Owner.

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and promissory note not to exceed the sum of $155,700.00, dated not later than April 4, 2025 (approximately) in favor of:

OnY Glo Inc., DBA CAPITALEND HOME LOANS

hereinafter referred to as "**Lender**," payable with interest and upon the terms and conditions described therein, which deed of trust ("**Lender Deed of Trust**") is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said Lender Deed of Trust shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Agency Deed of Trust; and

WHEREAS, Lender is willing to make said loan provided the Lender Deed of Trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Agency Deed of Trust and Affordable Housing Agreement first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Agency Deed of Trust and Affordable Housing Agreement first above mentioned to the lien or charge of the Lender Deed of Trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Lender Deed of Trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the Agency Deed of Trust and Affordable Housing Agreement first above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

(1) That said Lender Deed of Trust securing said note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Agency Deed of Trust and Affordable Housing Agreement above mentioned.

(2) That Lender would not make its loan above described without this subordination agreement.

(3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the Agency Deed of Trust and Affordable Housing Agreement first above mentioned to the lien or charge of the Lender Deed of Trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreement as to such subordination including, but not limited, those provisions, if any, contained in the Agency Deed of Trust and Affordable Housing Agreement first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that:

(A) It intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Agency Deed of Trust and Affordable Housing Agreement first above mentioned in favor of the lien or charge upon said land of the Lender Deed of Trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

(B) An endorsement has been placed upon the note secured by the Agency Deed of Trust and Affordable Housing Agreement first above mentioned that said Agency Deed of Trust and Affordable Housing Agreement have by this instrument been subordinated to the lien or charge of the Lender Deed of Trust in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

IRWINDALE HOUSING AUTHORITY, a public body,
as Housing Successor to the Irwindale Redevelopment Agency

_____
Julian Miranda, Executive Director

ATTEST:

_____
Laura M. Nieto, Authority Secretary

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

_____
Adrian Guerra, Authority Counsel

JING HU, an individual

_____
Jing Hu