IRWINDALE CITY COUNCIL CHAMBERS **JANUARY 8, 2025**
5050 N. IRWINDALE AVENUE **WEDNESDAY**
IRWINDALE, CALIFORNIA 91706 **5:02 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, Manuel R. Garcia, Mayor Pro Tem H. Manuel Ortiz; Mayor Larry G. Burrola

Absent: Councilmember Mark A. Breceda

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 None.

SPONTANEOUS COMMUNICATIONS There were no speakers.

CONSENT CALENDAR

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

ITEM NO. 5A
CONFERENCE WITH REAL PROPERTY NEGOTIATOR

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

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

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

Property: 14905 Los Angeles Street, Irwindale, CA
Agency Negotiator: Julian Miranda, Executive Director
Negotiating Parties: Marianna Diaz
Under Negotiation: Price and terms of payment

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

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: Updates provided, direction provided to staff; no reportable action taken.

ITEM NO. 5B
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Significant Exposure to Litigation Pursuant to Government code Section 54956.9 (d)(2), (e)(1)

A point has been reached where, in the opinion of the City Council, upon the advice of its legal counsel based on existing facts and circumstances, that there is a significant exposure to litigation against the City. The facts and circumstances are those that might result in litigation against the City but which the City believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be discussed.

Number of Cases: 1

ACTION: Update provided, direction not provided; no action taken.

ITEM NO. 5C
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Initiation of Litigation Pursuant to Government Code Sections 54954.5, 54956.9 (d)(4)

Number of Cases: 1

ACTION: Information provided by City Attorney, discussion held, no direction provided; no action taken.

RECONVENE IN OPEN SESSION

At 6:17 p.m., the City Council reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:19 p.m.

Laura M. Nieto

Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held February 26, 2025.

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

JANUARY 8, 2025
WEDNESDAY
6:19 P.M.

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

ROLL CALL:

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

Absent: Councilmember Mark A. Breceda

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

AB 2449 DISCLOSURES None.

CHANGES TO THE AGENDA

None.

COUNCILMEMBER TRAVEL REPORTS

None.

COUNCILMEMBER COMMENTS

COUNCILMEMBER AMBRIZ

Councilmember Ambriz thanked the Public Works Department staff and all first responders for working hard through the night in response to the recent windstorms.

MAYOR PRO TEM ORTIZ

Mayor Pro Tem Ortiz noted that he received calls from Supervisor Hilda Solis' office asking whether there were any major concerns within the city due to the recent fires. He thanked Supervisor Solis for her concern. He also echoed Councilmember Ambriz's comments.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS

ITEM NO. 17A
INTRODUCTION OF COMMUNICATIONS AND RECORDS SUPERVISOR NORMA ORTIZ

INTRODUCTION OF COMMUNICATIONS AND RECORDS SUPERVISOR NORMA ORTIZ

Chief Hofford presented brief background information and introduced Communications and Records Supervisor Norma Ortiz.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

ITEM NO. 18A
ADMINISTRATION OF OATHS OF OFFICE TO INCOMING CITY COMMISSIONERS

ADMINISTRATION OF OATHS OF OFFICE TO INCOMING CITY COMMISSIONERS

The oaths of office were administered to Paula Fraijo, Nathan Romero, Linda Marez, and Iris Rodriguez.

CONSENT CALENDAR

MOTION

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

ITEM NO. 19A
MINUTES

APPROVE THE MINUTES OF THE SPECIAL MEETING HELD DECEMBER 11, 2024, SPECIAL JOINT MEETING HELD DECEMBER 11, 2024, REGULAR MEETING HELD DECEMBER 11, 2024, AND SPECIAL MEETING HELD DECEMBER 19, 2024

The following minutes were approved:

1) Special meeting held December 11, 2024
2) Special joint meeting held December 11, 2024
3) Regular meeting held December 11, 2024
4) Special meeting held December 19, 2024

ITEM NO. 19B
WARRANTS / DEMANDS PAYROLL

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 19C
CONTRACT AMENDMENT NO. 3 – INTERWEST CONSULTING GROUP

CONTRACT AMENDMENT NO. 3 – INTERWEST CONSULTING GROUP

Contract Amendment No. 3 with Interwest Consulting Group for the preparation of the Comprehensive Zoning Ordinance Update was approved, subject to City Attorney approval as to form, and

RESOLUTION NO. 2024-93-3570 ADOPTED

Resolution No. 2024-93-3570, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, APPROVING AMENDMENT NO. 3 WITH INTERWEST CONSULTING GROUP, AND APPROVING AN APPROPRIATION OF ADDITIONAL FUNDING FOR THE COMPREHENSIVE ZONING ORDINANCE UPDATE," was adopted.

ITEM NO. 19D APPROVE PURCHASE OF POLICE VEHICLE WITH FEDERAL ASSET FORFEITURE FUNDS AND APPROPRIATE FUNDS FOR SUCH USE RESOLUTION NO. 2025-08-3596 ADOPTED	APPROVE PURCHASE OF POLICE VEHICLE WITH FEDERAL ASSET FORFEITURE FUNDS AND APPROPRIATE FUNDS FOR SUCH USE The bid submitted by Sierra Auto Group for the purchase of one new vehicle to be used for Police Department operations in the amount of $38,046.14 was approved and **Resolution No. 2025-08-3596**, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE APPROPRIATION OF ASSET FORFEITURE FUNDS FOR THE PURCHASE AND OUTFITTING OF ONE POLICE SERVICE VEHICLE," was adopted.
ITEM NO. 19E RECEIVE AND APPROPRIATE GRANT FUNDS FROM THE STATE OF CA BOARD OF STATE AND COMMUNITY CORRECTIONS' BYRNE STATE CRISIS INTERVENTION PROGRAM	RECEIVE AND APPROPRIATE GRANT FUNDS FROM THE STATE OF CALIFORNIA BOARD OF STATE AND COMMUNITY CORRECTIONS' BYRNE STATE CRISIS INTERVENTION PROGRAM
RESOLUTION NO. 2025-11-3599 ADOPTED	**Resolution No. 2025-11-3599**, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING RECEIPT AND APPROPRIATING STATE GRANT FUNDS FOR USE BY THE POLICE DEPARTMENT," was adopted, subject to City Attorney approval as to form.
ITEM NO. 19F CITY MANAGER EMPLOYMENT AGREEMENT AMENDMENT	CITY MANAGER EMPLOYMENT AGREEMENT AMENDMENT
CITY ATTORNEY GUERRA	City Attorney Guerra noted that Senate Bill 1436, adopted in 2016, requires that a local agency's legislative body orally report a summary of the recommended compensation of a local agency executive, i.e. the City Manager. He verbally reported the terms of the proposed Second Amendment.

RESOLUTION NO. 2025-09-3597 ADOPTED

Resolution No. 2025-09-3597, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE SECOND AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF IRWINDALE AND JULIAN A. MIRANDA," was adopted.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS

DENA ZEPEDA

Dena Zepeda thanked staff from Public Works Services, Police, and Fire Departments for working hard to clean up after the recent windstorm. She also commended the Recreation Department for its excellent programs and congratulated the newly appointed commissioners.

SUZANNE GOMEZ

Suzanne Gomez thanked the Public Works Department and stated that she was looking forward to the consideration of rezoning and the General Plan. She encouraged the Council to keep the vision of the forefathers in mind when making decisions.

VERONICA BARBOSA

An email from Veronica Barbosa Lara was read into the record wherein she encouraged the community to check on the health and safety of seniors during uncertain times.

NEW BUSINESS

ITEM NO. 21A CONSIDERATION OF APPOINTMENT OF ICF BOARDMEMBER

CONSIDERATION OF APPOINTMENT OF ICF BOARDMEMBER

CITY MANAGER MIRANDA

City Manager Miranda presented the staff report.

MAYOR BURROLA

Mayor Burrola thanked all applicants and nominated Dena Zepeda to the ICF. The nomination was unanimously approved by the Council; Councilmember Breceda absent.

PUBLIC HEARINGS

ITEM NO. 22A IRWINDALE GATEWAY SPECIFIC PLAN	IRWINDALE GATEWAY SPECIFIC PLAN
DIRECTOR SIMPSON	Director Simpson introduced Senior Planner Brandi Jones, who presented the staff report.
JEFF DRITLY	Jeff Dritly introduced himself as the Chairman and Founder of Kearn1y Real Estate and provided background information on his history with the City and about the subject project. He displayed images of remedial grading efforts, alternatives 1 and 2, building elevation, Live Oak Lane street improvements, landscaping, and a diagram of what the project would look like once completed.
ARON BRANAM	Aron Branam with AYPA made a PowerPoint presentation, spoke on the Battery Energy Storage System ("BESS") site plan and features, elevation, displayed typical BESS container images, the inside of the containers, BESS fire safety, hazmat, and air quality, BESS failure incident database, and residential-adjacent examples
JEFF DRITLY	Mr. Dritly described what a BESS would look like from the street, summarized the project benefits, and spoke on what his company requests from the Council.
SENIOR PLANNER JONES	Senior Planner Jones then concluded the staff report presentation.
OPEN PUBLIC HEARING	At 7:41 p.m., Mayor Burrola opened the public hearing.
FRED BARBOSA	Fred Barbosa questioned where the BESS would be monitored from. He also opposed the project citing environmental concerns.
MYLLEX GUADAMUZ	Myllex Guadamuz, Coordinator with the Apprenticeship Readiness Fund, spoke in support of the project due to the project labor agreements.
ERIC FERRER	Eric Ferrer, an Organizer for Smart Local 105 Sheet Metal Workers, strongly urged the Council to approve the project for its project labor agreements.
RENE PALACIOS	Rene Palacios, a member of Iron Workers Local 433, urged the Council to approve the project for its project labor agreements.

TOMMY FAVAI	Tommy Favai, representing IBEW Electrical Workers Local Union 11, spoke in support of the project due to the jobs it would create.
ANTHONY NATALE	Anthony Natale, Director of Risk and Response for the Fire Risk Alliance, explained BESS thermal runaway and discussed the differences between carbon monoxide and carbon dioxide.
EDDIE ALVAREZ	Eddie Alvarez, Representative for the Los Angels and Orange County Building and Constructions Trades Council, spoke in support of approving a BESS project due to the local jobs it would create.
FRED BARBOSA	Fred Barbosa questioned why evacuation orders are needed when BESS systems experience thermal runaways. He also questioned why responding firefighters would require breathing apparatus and stated that such apparatus is not needed when responding to house fires, for example.
ROBERT DIAZ	Robert Diaz suggested denying the project citing potential air pollution, additional truck traffic, and social justice impacts. He also stated that jobs would be created no matter what project is placed at the site. He also suggested having a commercial overlay for the subject site and stated that the Specific Plan would take power away from the Council.
LINDA MAREZ	Linda Marez spoke in opposition to the project since it could create dangerous situations. She also argued that this type of a project would not be proposed for more affluent communities and stated that most city residents are opposed to the project.
ANTHONY NATALE	Anthony Natale asked whether residents would prefer a gas-powered plant as opposed to a BESS. He indicated that the BESS would not cause pollution and would have many safety features in place. He also indicated that firefighters wear self-contained breathing apparatus at all types of fires.
DENA ZEPEDA	Dena Zepeda read a letter in opposition to the project. She also stated that residents were not able to voice their concerns at past workshops that covered this topic.
ISAIAH ROBLES	Isaiah Robles, with LIUNA Local 300, spoke in favor of the project due the jobs it would create as well as the overall safety of the project.
SUZANNE GOMEZ	Suzanne Gomez requested that the Council not grant a Specific Plan and not certify the EIR.

RICHARD STILLWAGON	Richard Stillwagon, Fire Marshall for Los Angeles County, spoke on his experience and background and advised that: 1) the proposed project is relatively safe, though no project could be guarantee to be 100% risk-free, 2) the strictest codes have been implemented to ensure that companies follow every safety standard possible, 3) he denied a project proposed by a major Southern California company since they refused to install gas or smoke alarms, 4) his highest priority is the safety of the community, 5) he would rather see a BESS fire than a tire fire since it would be less toxic, 6) foam cannot be used on BESS fires since it would only aggravate the problem, 7) the Fire Department would ensure that, when and if the BESS systems fail, that they do so in a way that does not disrupt community services, 8) the proposed site is probably the best location for a BESS, and 9) he approved a similar project next to a firehouse.
DENA ZEPEDA	Dena Zepeda asked why a mailer was placed in her mailbox.
ROBERT HARTMAN	Robert Hartman opposed the project and stated that union members would push for any project to be placed at the site.
RENE SAPIEN	Rene Sapien opposed the project due to potential environmental impacts.
NICOLE VERMILLION	Nicole Vermillion with Placeworks spoke on the studies conducted regarding potential health risks, which were included in the EIR. She advised that, although there was a statement of overriding conditions, it was not for health risks, which were found to be "less than significant".
CRAIG LEWIS	Craig Lewis, with the Clean Air Coalition, agreed with Fire Marshall Stillwagon's comments and stated that pollution would be minimized with a BESS project since fewer trucks would enter and exit the project site. Additionally, the BESS project would allow for renewable energy rather than gas-powered plants and concurred that the project site is probably best suited for this type of project.
FRED BARBOSA	Fred Barbosa stated that he wanted to talk about the vehicles that would visit the site.
CLOSE PUBLIC HEARING	There being no additional speakers, Mayor Burrola closed the public hearing at 8:39 p.m.
RECESS	At 8:39 p.m., the Council took a short recess.
RECONVENE	The Council reconvened in Open Session at 8:48 p.m. with all members present, except for Councilmember Breceda, who was absent.

SENIOR PLANNER JONES

Senior Planner Jones responded to questions posed during the public hearing by advising that:

1) A notice regarding the project was sent to the Department of Justice, which had no comments.
2) Both options presented have commercial components. With each General Plan designation, there is corresponding zoning. In order to implement regional commercial, staff would need to create a new zoning designation.
3) Regarding the concern that the Specific Plan would take power away from the Council, she noted that the Planning Commission made recommendations to make it more strict relating to the design, uses, setbacks, and design guidelines. She noted that the issue would still need to return to the Planning Commission and finally to the City Council for consideration, and added that the developer has not been given free reign.
4) Per AB 205, and due to the project's proposed size, the developer could potentially go to the state if they feel that the City is being unreasonable. If this were to occur, the City would have no say in setting development standards; participation would be limited to providing comments.
5) The Planning Commission did an excellent job in their interpretation and decision of the documentation provided. She noted that the information was also provided to the Council in November.

MAYOR PRO TEM ORTIZ

Mayor Pro Tem Ortiz stated that he found the report to be very complex and suggested concentrating on the environmental impact report for the entire site and then amend the Specific Plan, with the consideration of a BESS project to be held later, to which Senior Planner Jones advised that the Specific Plan lists the commercial uses that are permitted at the site, and noted that the reason why BESS is being concentrated on is due to the interest from members of the community. She further advised that, should the Council approve the Specific Plan, the developer could choose either option 1 or 2; option 2 allowing for the development of a BESS.

Mayor Pro Tem Ortiz asked about the impacts that would be felt five years in the future, to which Senior Planner Jones indicated that the EIR considers the full buildout of the project, including traffic and air quality.

Mayor Pro Tem Ortiz reiterated his suggestion that the BESS project should be considered later, to which Senior Planner Jones advised that the BESS project will be considered later and noted that tonight's item pertains to the Specific Plan, and that staff is not proposing any action on the BESS.

MAYOR BURROLA

In response to several questions by Mayor Burrola, Fire Marshall Stillwagon advised that: 1) BESS' could be mounted to concrete pads on the ground and that, in the event of an earthquake, the system's safety features could isolate any trouble areas and stop producing energy to prevent contributing to a thermal runaway; 2) if a container catches fire, any toxins are fairly contained within it; 3) the containers would not contain fluid; rather, the batteries are solid state and would not have anything seep into the soil underneath; 4) the National Fire Protection Association gives options to minimize risks, including the addition of ventilation systems and requiring thinner metal on top, such as is done in Los Angeles County; and 5) chemicals such as hydrogen would dissipate rapidly and naturally.

MAYOR PRO TEM ORTIZ

Responding to a question by Mayor Pro Tem Ortiz, Fire Marshall Stillwagon advised that he has researched worldwide studies, such as a battery fire that occurred in Australia, where he noted that the fire burnt itself out. Another scenario occurred in Otay Mesa, where the batteries, which were located within a building, caught fire since vapors accumulated inside the building. Marshall Stillwagon reaffirmed that the subject project is a different type of project from the one in Otay Mesa and added that they work with code councils to develop best practices and never put profit over safety.

COUNCILMEMBER AMBRIZ

Councilmember Ambriz requested a description of safety protocols, to which Fire Marshall Stillwagon advised that emergency response procedures are implemented along with safety features. He stated that worst-case scenarios are analyzed and determined for each site to determine the best way to address issues that may arise. Additionally, computer systems are utilized along with early-warning detection devices and that, if batteries go into burning phases, they are isolated to prevent the issue from spreading.

Councilmember Ambriz also asked about air quality, to which Nicole Vermillion advised that the proposed project would pose no significant health risks and added that battery fires would burn themselves out within a couple of hours.

Responding to a question by Councilmember Ambriz, Fire Marshall Stillwagon advised that the Los Angeles County Health Department is responsible for any cleanup efforts needed.

COUNCILMEMBER GARCIA

Councilmember Garcia asked about shutoff mechanisms, to which Fire Marshall Stillwagon advised that each company would need to describe their distinct processes, though Fire Department staff would analyze everything to ensure that all codes are being adhered to.

JEFF DRITLEY

Jeff Dritley indicated that, should the project be approved tonight, it would be completed toward the end of 2026. He added that certifying the EIR would require a development agreement which would need to be negotiated by applicable parties, after which it would need to be considered by the Planning Commission and the Council.

COUNCILMEMBER AMBRIZ

Councilmember Ambriz stated that AB 205 is very real and that he would not be in favor of having the State of California dictate whether the project would move forward without any community benefits administered through a development agreement.

COUNCILMEMBER GARCIA

Councilmember Garcia asked what the City's legal remedy would be if the developer would seek state intervention, to which City Attorney Guerra responded, first by addressing a previous comment and clarifying that no amendment was being considered tonight; rather, it's an entirely separate agreement. He added that the Specific Plan would authorize the BESS with a development agreement, and that, should the Council adopt the Specific Plan as drafted, it would allow either option 1 or 2, both of which have been analyzed. He also noted that the developer still has the option of recurring to the state if it is unhappy with the City's process.

MAYOR BURROLA

Responding to several questions from Mayor Burrola, Aron Branam advised that the project would allow for 300-400 containers, but that he could not specify the amount of cells since the manufacturer has not been identified yet. Regarding noise, each container would include a thermal management system with air conditioning, which would run at low decibels.

MAYOR PRO TEM ORTIZ

Mayor Pro Tem Ortiz asked about the number of employees that would remain on site, to which Mr. Branam advised that the site would be unmanned but would be overseen by 6-10 remote workers. Councilmember Ortiz also asked about potential revenue for the City, to which Mr. Dritley advised that it would generate approximately $1.1 million annually for the entire site, including the BESS.

MAYOR PRO TEM ORTIZ

Responding to a question from Mayor Pro Tem Ortiz, Mr. Branam indicated that his company has many other projects in the pipeline, with existing BESS systems in the multi-watt range.

MAYOR BURROLA

Mayor Burrola asked how electricity from the BESS would be doled out to the community, to which Mr. Branam advised that, though he could not determine how to the energy would be distributed, it is generally accepted that the closer one is to the resource, the better.

Mayor Burrola also asked about the amount of energy the BESS would provide to the community, to which Mr. Branam indicated that they are proposing a 400-megawatt system, which would be served depending on the community's needs.

SENIOR PLANNER JONES

Senior Planner Jones added that the system would generate approximately 60 decibels, which is equivalent to that of a normal conversation.

MAYOR BURROLA

Mayor Burrola stated that he was still concerned about the effects of earthquakes on BESS systems and said he would like to see more data on the effects of burning lithium. He stated his preference in tabling this matter to a future meeting.

MOTION

A motion was made by Mayor Pro Tem Ortiz, seconded by Mayor Burrola, to table this matter to the first Council meeting of February. The motion failed, with Councilmembers Ambriz and Garcia opposed; Councilmember Breceda absent.

MOTION

A motion was made by Councilmember Ambriz, seconded by Councilmember Garcia, to:

1) Adopt **Resolution No. 2025-01-3589**, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE (1) CERTIFYING THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARING HOUSE (SCH# 2023020290); (2) ADOPTING THE FINDINGS REQUIRED BY CEQA GUIDELINES, SECTION 15091; (3) ADOPTING THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM; AND (4) ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE IRWINDALE GATEWAY SPECIFIC PLAN",
2) Adopt **Resolution No. 2025-02-3590**, 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. 02-2022) FROM REGIONAL COMMERCIAL TO SPECIFIC PLAN FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APNS: 8532-002-046 AND 8532-002-0047) AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF",
3) Direct the City Attorney to read the title of the ordinance, waive further reading of the ordinance, and introduce for first reading **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)"

4) Direct the City Attorney to read the title of the ordinance, waive further reading of the ordinance, and introduce for first reading **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)" and
5) Adopt **Resolution No. 2025-05-3593**, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING TENTATIVE PARCEL MAP NO. 83854 TO CREATE SEVEN (7) PARCELS FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA (APNS: 8532-002-046 AND 8532-002-04) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN, MAKING FINDINGS IN SUPPORT THEREOF,"

The motion failed with Mayor Pro Tem Ortiz and Mayor Burrola opposed.

MAYOR BURROLA

Mayor Burrola preferred to postpone the matter until all members of the Council are present to discuss.

MOTION

A motion was made by Mayor Burrola, seconded by Councilmember Ambriz, to continue this matter to the meeting of January 22, 2025. The motion was unanimously approved; Councilmember Breceda absent.

ITEM NO. 22B
APPROVAL OF PROPOSED USE OF CDBG ALLOCATION FOR FY 25/26 ALONG WITH REALLOCATION OF FY 24/25 PROJECT FUNDING PREVIOUSLY DEFERRED ON OCTOBER 9, 2024

APPROVAL OF PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ALLOCATION FOR FISCAL YEAR (FY) 2025-2026 ALONG WITH REALLOCATION OF FY 2024-2025 PROJECT FUNDING PREVIOUSLY DEFERRED ON OCTOBER 9, 2024

FINANCE MANAGER DURAN

Finance Manager Duran presented the staff report.

OPEN PUBLIC HEARING

At 10:06 p.m., Mayor Burrola opened the public hearing.

CLOSE PUBLIC HEARING

There being no speakers, Mayor Burrola closed the public hearing at 10:07 p.m.

RESOLUTION NO. 2025-06-3594 ADOPTED

Resolution No. 2025-06-3594, entitled:

"A RESOLUTON OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE PROPOSED USE OF THE CITY'S FISCAL YEAR 2025-2026 LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT ALLOCATION AND REALLOCATE FISCAL YEAR 2024-2025 FUNDING AS PREVIOUSLY APPROVED,"

CITY MANAGER'S REPORT

CITY MANAGER MIRANDA

City Manager Miranda presented the following report:

1) He invited all to the groundbreaking ceremony for the new Library scheduled for January 25.
2) He also invited everyone to the ribbon cutting and street dedication ceremony for Sgt. Al "Ponchi" Cruz Circle, scheduled for February 1.
3) The basketball court and cardio room at the Dan Diaz Recreation Center will be closed from January 9 – 11 for the gym floor resurfacing project.
4) He encouraged all to participate in the Recreation Department's "Locks of Love" program, scheduled to run the entire month of February.
5) He then invited Police Chief Hofford and Director of Public Services Rodriguez, who provided updates on their departments' efforts in responding to the recent windstorm.

REQUESTS FOR AGENDA ITEMS BY CITY COUNCIL

MAYOR BURROLA

Mayor Burrola requested a group photo of all City commissioners.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:21 p.m.

Laura M. Nieto

Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held February 26, 2025.

IRWINDALE CITY COUNCIL CHAMBERS **5050 N. IRWINDALE AVENUE** **IRWINDALE, CALIFORNIA 91706**	**JANUARY 8, 2025** **WEDNESDAY** **10:21 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, Manuel R. Garcia, Mayor Pro Tem H. Manuel Ortiz; Mayor Larry G. Burrola Absent: Councilmember Mark A. Breceda Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk
AB 2449 DISCLOSURES	None.

CONSENT CALENDAR

MOTION	A motion was made by Councilmember Ambriz, seconded by Councilmember Garcia, to approve the Consent Calendar. The motion was unanimously approved; Councilmember Breceda absent.
ITEM NO. 27A APPROVE THE MINUTES OF THE REGULAR MEETING HELD DECEMBER 11, 2024	APPROVE THE MINUTES OF THE REGULAR MEETING HELD DECEMBER 11, 2024 The minutes of the regular meetings held December 11, 2024, were approved as presented.
ITEM NO. 27B WARRANTS / DEMANDS / PAYROLL	WARRANTS / DEMANDS / PAYROLL The warrants / demands / payroll 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 10:22 p.m.

Laura M. Nieto

Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held February 26, 2025.