

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

**APRIL 9, 2025**  
**WEDNESDAY**  
**5:00 P.M.**

The Irwindale **CITY COUNCIL** met in a special 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;  
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** None.

**SPONTANEOUS**  
**COMMUNICATIONS**

FRED BARBOSA Fred Barbosa asked questions regarding the sale of a property on  
Allen Drive.

MAYOR BURROLA Mayor Burrola requested that any public information available  
regarding the matter be discussed with Mr. Barbosa.

**RECESS TO**  
**CLOSED SESSION**

At 5:03 p.m., the City Council met in Closed Session to discuss the  
following:

Liability Claims

Pursuant to Gov. Code Section 54956.95

Claimant: Rudy Campos

Agency claimed against: City of Irwindale

ACTION: Update provided; discussion held; no action taken nor  
direction provided (Councilmember Garcia did not participate by  
choice).

Conference with Real Property Negotiator

Pursuant to California Government Code Section 54956.8

Property: 16359 Arrow Highway

Agency Negotiator: Julian A. Miranda, City Manager

Negotiating Parties: 39 Dalton Financial Ltd. Partnership

Under Negotiation: Price and terms of payment

ACTION: Update provided; no action taken nor direction provided  
(Councilmember Breceda did not participate due to a potential conflict  
of interest).

Property: 5059 Allen Drive (APN 8417-030-004)  
Agency Negotiator: Theresa Olivares, Assistant City Manager  
Negotiating Parties: Eduardo Hernandez and Jesus Daniel Hernandez  
Under Negotiation: Price and Terms

ACTION: Update provided; no action taken nor direction provided (Councilmember Breceda did not participate due to a potential conflict of interest).

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

Number of cases: One

ACTION: Update and information provided; discussion held; no action taken nor direction provided.

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

Name of Case: Five Points, LP vs. City of Irwindale  
Appellate Case Number: B337162

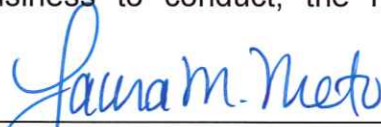
ACTION: Update provided; no direction provided, nor action taken. (Councilmember Breceda did not participate due to a potential conflict of interest).

**RECONVENE IN  
OPEN SESSION**

At 6:12 p.m., the City Council reconvened in Open Session.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 6:14 p.m.

  
\_\_\_\_\_  
Laura M. Nieto, MMC  
Chief Deputy City Clerk

Approved as submitted at the meeting held June 25, 2025.

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

**APRIL 9, 2025**  
**WEDNESDAY**  
**6:07 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;  
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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Giovanni and Nathaniel Leos.

**AB 2449 DISCLOSURES** None.

**CHANGES TO THE AGENDA**

None.

**COUNCILMEMBER TRAVEL REPORTS**

None.

**COUNCILMEMBER COMMENTS**

**MAYOR PRO TEM ORTIZ**

Mayor Pro Tem Ortiz recommended that the signage and equipment used by the operators of the Renaissance Faire to alert motorists be removed either Sunday night or early Monday morning since they create hazards on the streets.

**CITY MANAGER MIRANDA**

City Manager Miranda noted that Captain Fraijo has spoken to representatives of the Faire, who moved the signage from Azusa Canyon Road to Nubia Street. However, staff will convey Mayor Pro Tem Ortiz's message to the Faire representatives.

**MAYOR BURROLA**

Mayor Burrola asked that Code Enforcement staff look into reports of lots of dust on Calle Barbosa and the United Rock area, to which City Manager Miranda advised that staff has spoken to representatives of United Rock regarding the concern. He added that United Rock has two sweepers cleaning the area but noted that current efforts to keep the area clean may not be sufficient, and stated that he would provide an update to the Council in the near future.

**INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS**



**PROCLAMATIONS /  
PRESENTATIONS /  
COMMENDATIONS**

ITEM NO. 18A  
PROCLAMATION –  
NATIONAL LIBRARY  
WEEK

PROCLAMATION – NATIONAL LIBRARY WEEK

The proclamation was made.

ITEM NO. 18B  
PROCLAMATION –  
AUTISM AWARENESS  
MONTH

PROCLAMATION – AUTISM AWARENESS MONTH

The proclamation was made.

ITEM NO. 18C  
RECOGNITION OF  
THE IRWINDALE  
RECREATION  
ROCKABILITIES  
PROGRAM

RECOGNITION OF THE IRWINDALE RECREATION  
ROCKABILITIES PROGRAM AS THE CPRS DISTRICT XIII 2024  
PARKS MAKE LIFE BETTER COMMUNITY AWARD

The recognition was made.

ITEM NO. 18D  
PROCLAMATION ON  
RECYCLING AND  
ORGANICS  
SEPARATION IN  
HONOR OF EARTH  
DAY 2025

PROCLAMATION ON RECYCLING AND ORGANICS SEPARATION  
IN HONOR OF EARTH DAY 2025

The proclamation was made.

ITEM NO. 18E  
PRESENTATION BY  
COSTAR ON STATUS  
OF BUSINESS  
BUILDING VACANCIES

PRESENTATION BY COSTAR ON STATUS OF BUSINESS  
BUILDING VACANCIES

The presentation was made by Tom Santos of Co-Star.

MAYOR PRO TEM  
ORTIZ

Responding to a question by Mayor Pro Tem Ortiz, Mr. Santos  
advised that the information he presented is also available on his  
website.

SUZANNE GOMEZ

In response to a question by Suzanne Gomez, Mr. Santos discussed  
the analytics used in determining the amount of building vacancies.

DENA ZEPEDA

Dena Zepeda asked about the negative figures shown in the  
PowerPoint presentation, to which Mr. Santos advised that these  
represented the sale vs. asking price of items.

**CONSENT CALENDAR**

*ADDITION*

*Proclamation was made by the presiding officer, seconded by Mayor*

unanimously approved; Councilmember Breceda abstaining on Item No. 19G.

ITEM NO. 19A  
MINUTES OF THE  
SPECIAL AND REGULAR  
MEETINGS HELD  
FEBRUARY 26, 2025

MINUTES OF THE SPECIAL AND REGULAR MEETINGS HELD  
FEBRUARY 26, 2025

The minutes of the special and regular meetings held February 26, 2025, were approved as presented.

ITEM NO. 19B  
WARRANTS /  
DEMANDS /  
PAYROLL

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 19C  
CANCELLATION OF  
AUGUST 13, 2025;  
NOVEMBER 26, 2025;  
AND DECEMBER 24,  
2025 CITY COUNCIL  
MEETINGS

CANCELLATION OF AUGUST 13, 2025; NOVEMBER 26, 2025;  
AND DECEMBER 24, 2025 CITY COUNCIL MEETINGS

RESOLUTION NO.  
2025-32-3620  
ADOPTED

**Resolution No. 2025-32-3620**, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, CANCELING REGULAR MEETINGS OF THE CITY COUNCIL SCHEDULED FOR AUGUST 13, 2025, NOVEMBER 26, 2025, AND DECEMBER 24, 2025,” was approved.

ITEM NO. 19D  
PROPOSED END-OF  
YEAR CLOSURE OF  
CITY FACILITIES FOR  
2025

PROPOSED END-OF-YEAR CLOSURE OF CITY FACILITIES FOR  
2025

The closure of some City facilities during the period of Monday, December 22, 2025, through and including Sunday, January 4, 2026, was approved and the City Manager was authorized to implement said closure.

ITEM NO. 19E  
APPROVAL OF THE  
CONCRETE PAVEMENT  
LIMITS AT STREET  
INTERSECTIONS CITY  
STANDARD PLAN

APPROVAL OF THE CONCRETE PAVEMENT LIMITS AT STREET  
INTERSECTIONS CITY STANDARD PLAN

The City Council approved the Concrete Pavement Limits at Street Intersections City Standard Plan.

ITEM NO. 19F  
ZONING CODE UPDATE  
– 2<sup>ND</sup> READING OF  
ORDINANCE NO. 772

ZONING CODE UPDATE – 2<sup>ND</sup> READING OF ORDINANCE NO. 772



ORDINANCE NO. 772  
ADOPTED ON  
SECOND READING

**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 TO CEQA GUIDELINES SECTIONS 15183 AND 15162," was adopted on second reading, reading by title only and waiving further reading thereof.

ITEM NO. 19G  
ZONING CODE  
INCONSISTENCIES –  
2<sup>ND</sup> READING OF  
ORDINANCE

ZONING CODE INCONSISTENCIES – 2<sup>ND</sup> READING OF  
ORDINANCE

ORDINANCE NO. 792  
ADOPTED ON  
SECOND READING

**Ordinance No. 792**, entitled:

"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)", was adopted on second reading, reading by title only and waiving further reading thereof; Councilmember Breceda abstaining.

## END OF CONSENT CALENDAR

### SPONTANEOUS COMMUNICATIONS

LAUREN HILL

Lauren Hill, with the Small Business Administration, spoke on the availability of disaster recovery loans to assist homeowners.

DENA ZEPEDA

Dena Zepeda spoke on dust issues created by trucks entering and exiting United Rock facilities, particularly at Bateman and Buena Vista. She also expressed her pride in the Irwindale RockAbilities and Library programs.

ANN AMBRIZ

Ann Ambriz sent an email expressing her deep appreciation of Natalie Nocom, Benefits Administrator, for her assistance in a medical issue that Ann experienced.

**NEW BUSINESS**

ITEM NO. 21A  
ADOPT THE 25/26  
LEGISLATIVE  
PLATFORM THAT WILL  
SERVE AS THE  
GUIDING POLICY  
DOCUMENT FOR  
THE CITY

ADOPT THE 2025-2026 LEGISLATIVE PLATFORM THAT WILL  
SERVE AS THE GUIDING POLICY DOCUMENT FOR THE CITY  
WHEN DETERMINING WHETHER A POSITION SHOULD BE  
TAKEN ON PROPOSED STATE LEGISLATION THAT MAY IMPACT  
THE CITY

ASSISTANT CITY  
MANAGER OLIVARES

Assistant City Manager Olivares presented the staff report and made a PowerPoint presentation.

MOTION

A motion was made by Councilmember Ambriz, seconded by Councilmember Breceda, to approve the 2025 Legislative Platform. The motion was unanimously approved.

ITEM NO. 21B  
RECREATIONAL  
VEHICLE PARKING  
ON CITY STREETS

RECREATIONAL VEHICLE PARKING ON CITY STREETS

CITY MANAGER  
MIRANDA

City Manager Miranda presented the staff report.

COUNCILMEMBER  
AMBRIZ

Councilmember Ambriz asked whether staff has been able to seek vacant properties where RV's could be stored. He noted that RV's parked on the street have created safety issues since they block motorists' line of sight.

CITY MANAGER  
MIRANDA

City Manager Miranda noted that several vacant sites have been identified, though purchasing a site would be quite costly. Staff could continue analyzing the request.

COUNCILMEMBER  
AMBRIZ

Councilmember Ambriz recommended that staff continue to seek properties to site an RV parking lot.

COUNCILMEMBER  
ORTIZ

Responding to a question by Councilmember Ortiz, City Manager Miranda indicated that he has not received any inquiries or requests for the creation of an RV parking lot since his tenure as a Councilmember. He then requested that Captain Fraijo speak about a potential RV permit process, to which Captain Fraijo stated that adopting an ordinance would allow enforcement action and that



MAYOR BURROLA In response to a question by Mayor Burrola, Captain Fraijo stated that he was not aware of any statutes that govern RV parking on public roads, with the exception of the distance from the curb / sidewalk that each vehicle may park.

Mayor Burrola also asked what a police report might show if a motorist struck a pedestrian that they did not notice due an RV impairing line of sight, to which Captain Fraijo stated that, although each case is different, the RV may be mentioned as a contributing factor due to presenting a visual obstruction but would unlikely be the primary collision factor.

COUNCILMEMBER BRECEDA Councilmember Breceda asked about the number of homeless individuals residing in RV's in the City, to which Captain Fraijo explained why it is difficult to quantify.

COUNCILMEMBER GARCIA Councilmember Garcia agreed that the Council should act on the concern and suggested perhaps having RV owners register their vehicles. He also expressed concern about purchasing a property and converting it to a parking lot for RV's since the action may appear to be a gift of public funds.

COUNCILMEMBER AMBRIZ Councilmember Ambriz asked about issuing permits for RV's and enforcing parking restrictions, to which City Attorney Guerra stated that staff could conduct further research into the matter.

Councilmember Ambriz reiterated his concern that RV's parked along the street create visibility impairment issues and encouraged further staff research to mitigate the problem.

MAYOR PRO TEM ORTIZ Mayor Pro Tem Ortiz suggested adopting an ordinance that would also prohibit parking over 72 hours on public streets.

MAYOR BURROLA Mayor Burrola asked noted that block walls are not allowed over a certain height near the front of a house to avoid obstructing motorists' vision and asked whether a similar law relating to RV's exists. He also asked several questions relating to the potential development of an RV parking lot, such as whether the site would be purchased with General Fund money, would security cameras and rolling gates be installed, would RV owners be required to sign waivers to indemnify the City, and whether a majority of residents would be in favor of developing said parking lot.

CITY MANAGER MIRANDA City Manager Miranda stated that the City would have to charge users of the parking lot in order to avoid the appearance of a gift of public funds. He also advised that a parking lot would also need certain infrastructure in place, including cameras, gates, and security, all of which would include certain costs, and stated that staff could conduct further research and present options to the Council.



- DENA ZEPEDA Dena Zepeda stated that RV parking on neighborhood streets have caused visibility issues since they block motorists' view.
- MARICELA FRYMARK Maricela Frymark concurred that the issues have been ongoing for years and encouraged the Council to find a solution quickly. She added that non-residents park their RV's on Irwindale streets since the City does not have an ordinance or regulation prohibiting this practice.
- ROBERT ESCOVEDO Robert Escovedo stated that the City should not purchase land to develop into an RV parking lot and stated that RV owners would generally be able to afford to pay to park them off City streets.
- PAT GONZALES Pat Gonzales stated that the City where she used to work passed an ordinance prohibiting parking between 2 am and 4 am, which solved their RV parking issue. She agreed that allowing RV's to park on City streets is dangerous especially when individuals run extension cords from their houses to the RV or when they dispose of waste on the street.
- MOTION A motion was made by Councilmember Ambriz, seconded by Mayor Pro Tem Ortiz, to direct staff to conduct further research and present the results at the May 14 Council meeting. The motion was unanimously approved.

**PUBLIC HEARINGS**

None.

**CITY MANAGER'S  
REPORT**

CITY MANAGER  
MIRANDA

City Manager Miranda presented the following report:

- 1) The Draft Program Environmental Impact Report for the Housing Element and General Plan Update will be available for public review from April 4 through May 19, 2025.
- 2) The newly renovated swimming pool was reopened on April 7, 2025.
- 3) The Morada Street Block Wall Improvement Project is nearly complete.
- 4) The Police Department is selling Autism Awareness patches for \$10.
- 5) The Irwindale Competition Cheer Team will be competing in the state championships at Knott's Berry Farm this Sunday.
- 6) He also congratulated Lawrence Lopez for having received the 2024 Recreation Rock Star award.

**REQUESTS FOR  
AGENDA ITEMS BY  
CITY COUNCIL**

|                          |                                                                                                                                                                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MAYOR PRO TEM<br>ORTIZ   | Mayor Pro Tem Ortiz invited City Manager Miranda and City Attorney Guerra to join the Council at the dais.                                                                                                                                         |
| COUNCILMEMBER<br>AMBRIZ  | Councilmember Ambriz expressed reservation with the change by stating that the dais should only be for the members of the Governing Body. He suggested discussing the matter before implementing the change.                                       |
| MAYOR PRO TEM<br>ORTIZ   | Mayor Pro Tem Ortiz noted that the City Attorney and City Manager both were seated at the dais before the pandemic and stated that an advantage with the change would be that they are readily available to answer any questions that may come up. |
| COUNCILMEMBER<br>BRECEDA | Councilmember Breceda noted that the City Attorney and City Manager had been seated at the dais for a very long time, which he liked.                                                                                                              |
| MAYOR BURROLA            | Mayor Burrola stated that having the City Attorney and City Manager at the dais would look more professional.                                                                                                                                      |
| COUNCIL CONSENSUS        | Council consensus was reached to invite the City Attorney and City Manager to be seated at the dais along with the Council.                                                                                                                        |

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 8:02 p.m.



Laura M. Nieto, MMC  
Chief Deputy City Clerk

Approved as submitted at the meeting held June 25, 2025.



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

APRIL 9, 2025  
WEDNESDAY  
8:02 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 Pro Tem H. Manuel Ortiz; 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; 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 Breceda, seconded by Mayor Pro Tem Ortiz, to approve the Consent Calendar. The motion was unanimously approved.

**ITEM NO. 27A**  
**MINUTES OF THE**  
**REGULAR MEETING**  
**HELD FEBRUARY 26,**  
**2025**

**MINUTES OF THE REGULAR MEETING HELD FEBRUARY 26,**

The minutes of the regular meeting held February 26, 2025, were approved as presented.

**ITEM NO. 27B**  
**WARRANTS / DEMANDS**  
**PAYROLL**

**WARRANTS / DEMANDS / PAYROLL**

The warrants / demands / payroll were approved.

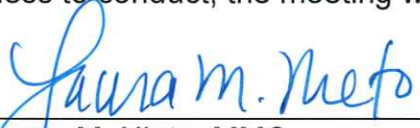
**END OF CONSENT CALENDAR**

**SPONTANEOUS**  
**COMMUNICATIONS**

There were no speakers.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 8:05 p.m.

  
\_\_\_\_\_  
Laura M. Nieto, MMC  
Chief Deputy City Clerk

Approved as submitted at the meeting held June 25, 2025.

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

APRIL 9, 2025  
WEDNESDAY  
8:05 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.

**ITEM NO. 33A**  
**MINUTES OF THE**  
**REGULAR MEETING**  
**HELD MARCH 26, 2025**

**MINUTES OF THE REGULAR MEETING HELD MARCH 26, 2025**

The minutes of the regular meeting held March 26, 2025, were  
approved as presented.

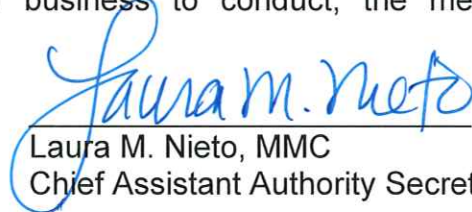
**END OF CONSENT CALENDAR**

**SPONTANEOUS**  
**COMMUNICATIONS**

There were no speakers.

**ADJOURNMENT**

There being no further business to conduct, the meeting was  
adjourned at 8:06 p.m.

  
Laura M. Nieto, MMC  
Chief Assistant Authority Secretary

Approved as submitted at the meeting held May 28, 2025.