

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

**SEPTEMBER 19, 2022
MONDAY
6:00 P.M.**

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

ROLL CALL:

Present: Councilmembers / Board Members Mark A. Breceda, Manuel R. Garcia, H. Manuel Ortiz; Mayor Pro Tem / Vice Chair Albert F. Ambriz; Mayor / Chair Larry G. Burrola

Also Present: Julian A. Miranda, City Manager / Executive Director; Adrian Guerra, City Attorney / General Counsel; Robert Castro, Interim Chief of Police; Arsanious Hanna, Director of Engineering / Building Official; Rudy Gatto; Police Sergeant; and Laura Nieto, Chief Deputy City Clerk / Chief Assistant Authority Secretary

**SPONTANEOUS
COMMUNICATIONS**

There were no speakers.

NEW BUSINESS

**ITEM NO. C1
MORADA STREET
DISCUSSION**

MORADA STREET DISCUSSION

**CITY MANAGER
MIRANDA**

City Manager Miranda presented the item. He advised that the Council has previously directed staff to arrange for a special meeting to identify and follow-up on issues relating to the Panattoni Development site located adjacent to the residential properties along Morada Street. He provided background information on the Panattoni project, which improved the sites at 5223 and 5239 Morada Street with parking lots, which were constructed to allow the residents of Morada Street and their guests, along with guests of events held at the Our Lady of Guadalupe Mission, to park their vehicles. He further noted that, to date, the Police Department has received three calls for service concerning transients at the Panattoni sites, and repeated that tonight's meeting would serve to address the concerns of Morada Street residents.

MAYOR BURROLA

As requested by Mayor Burrola, Director Hanna advised that Morada Street residents have expressed concerns regarding the fencing at the site, and noted that the Public Works staff is widening the fences to make the site easier to access. He added that the city has also hired a land surveyor to determine property boundaries, the results of which have been provided to the City Administrative Offices. Director Hanna then indicated that the CA Building Code requires that each public parking facility provide accessible spaces, and indicated that, although Morada Street does not have sidewalks, the parking lots were still required to include accessible spaces, and noted that the site also includes a path of travel that leads to the street. Staff will hire

an architect to study all the sidewalks throughout the city in search of a solution for the sidewalk issues, including those at Morada Street.

Responding to several question by Mayor Burrola, Director Hanna indicated that the parking lot is ADA compliant. City Attorney Guerra stated that staff would look into the potential for liability due to the lack of a sidewalk on Morada Street.

DIRECTOR HANNA

Director Hanna advised that the parking lot cannot be without an accessible parking space, even though there is no sidewalk on Morada Street, and reiterated that the Building Code requires at least one accessible parking space per 25 regular parking spaces. He noted that staff attempted to override the code but were denied by the County.

MAYOR BURROLA

Mayor Burrola asked how the Building Code could be changed, to which Director Hanna indicated that the code is state law issued by the Governor. He repeated that staff will hire an architect to study all city sidewalks, and will determine where sidewalks could be provided. He stated that Morada Street cannot be stretched to include a sidewalk unless easements from each property owner are obtained.

Responding to an additional question by Mayor Burrola, Director Hanna repeated that staff would hire a professional architect to study all city sidewalks, which will help determine how/if sidewalks could be made at Morada Street, as well as their related costs.

COUNCILMEMBER
BRECEDA

Councilmember Breceda noted that creating sidewalks on Morada Street would be an enormous task, and suggested that the Council focus on the issues raised by Morada Street residents relating the sites to the rear of the Morada Street residential properties.

MAYOR BURROLA

Mayor Burrola stated that the Council should address all of the issues raised by Morada Street residents, including those relating to signage and fencing.

TONY NARANJO

Tony Naranjo spoke on the issues being experienced at Morada Street, including: 1) the difficulty that the Fire Department has had in traveling Morada Street since it is so narrow, an issue which has since been resolved with assistance of the Police Department; 2) the need for proper accessibility for exiting the parking lots; and 3) the belief that no resident homeowner will want to cede a portion of their property to construct a sidewalk. He thanked the Council for arranging the meeting, but noted that he and the residents of Morada Street have negotiated with Panattoni on a resolution of their concerns, and he felt that a fair and equitable resolution has been reached. Bids were sought out for fencing costs, which were provided to Panattoni, which would cover the costs as well as any taxes that the resident homeowners may need to pay. He stated that he visited with each of his Morada Street neighbors and most agreed to move forward with

the compromise. However, some neighbors seem to have changed their minds since they were told that the Council would obligate Panattoni to make certain changes, including moving fencing and ditches. He also thanked staff, particularly City Manager Miranda and Police Chief Castro, for helping solve the issues with transients at the site, and noted that Panattoni has also hired temporary security measures which have helped to reduce troublesome behavior. He reiterated his belief that Panattoni has made a reasonable offer to each property owner, and stated his hope that the issues are resolved quickly. He also spoke on Panattoni's offer to help repair a resident's garage, and once again thanked staff for their help.

ROBERT DIAZ

Robert Diaz thanked the Council and staff for the meeting, spoke on Panattoni's offer to repair damage at his aunt's garage, and made suggestions to address potential drainage issues.

CAROL RAMOS

Carol Ramos stated that the installed fencing at the parking lot does not provide sufficient privacy for her home. She thanked Councilmember Ortiz for his interest in helping her family.

COUNCILMEMBER
BRECEDA

Responding to a question by Councilmember Breceda, Mark Payne with Panattoni stated that the company was instructed to leave the fencing, and that it was not part of the scope of Panattoni's work.

Councilmember Breceda asked about the potential for liability should the city erect a wall at the site, to which City Attorney Guerra stated that staff could explore the request further. Councilmember Breceda suggested that a wall be constructed south of the Ramos' home.

DIRECTOR HANNA

Director Hanna noted that the Council directed staff to explore the locations of property lines, which is why a professional line surveyor was hired, who marked the exact property lines between the parking lot and the neighboring houses. He added that, should the Council provide direction to build a wall, it would be situated at the property line.

COUNCILMEMBER
BRECEDA

Councilmember Breceda suggested building two block walls.

CITY ATTORNEY
GUERRA

City Attorney Guerra requested that the Council provide clear direction to staff so that it could present a more formal resolution to the Council at a future meeting.

MAYOR PRO TEM
AMBRIZ

Mayor Pro Tem Ambriz stated that the Council directed staff to conduct the line survey, which has since been completed. And now that the Council has learned that it is possible to construct the block wall, it can act on Mrs. Ramos' request to build the wall to provide Mrs. Ramos with more privacy. He stated that this was the Council's desire all along.

MOTION	A motion was made by Councilmember Breceda direct staff to solicit bids for the construction of the two walls.
CITY MANAGER MIRANDA	City Manager Miranda stated that the purpose of the survey was to determine the exact property lines in relation to Mrs. Ramos' property and the two adjacent parking lots, knowing that the existing chain link fence does not provide adequate privacy. He deferred to City Attorney Guerra to determine whether the time is right to construct the walls.
CITY ATTORNEY GUERRA	City Attorney Guerra noted that this meeting was designed as a workshop to hear comments from the public and to have the matter discussed by the Council, which is now directing to proceed to construct the block wall. He suggested that staff be allowed the opportunity to prepare a formal report for inclusion on a future meeting agenda so that the proposed action is clear. He also requested that Director Hanna describe the following steps, to which Director Hanna indicated that the next step would be to hire a structural engineer to design the wall. The design would then be reviewed by Building and Safety, and if approved, would be presented to the Council so that it may approve the plans and specifications and send the project out to bid.
MAYOR PRO TEM AMBRIZ, COUNCILMEMBER GARCIA, AND CITY ATTORNEY GUERRA	Mayor Pro Tem Ambriz spoke on the need for proper setbacks, Councilmember Garcia spoke about addressing drainage issues, and City Attorney Guerra suggested obtaining consent by the property owners to build on their properties.
MAYOR PRO TEM AMBRIZ	Replying to a comment by Mayor Pro Tem Ambriz, City Attorney Guerra stated that the city could probably justify covering the costs of the project if there are impacts to public property. With regard to property ownership rights, he stated that these types of matters usually require a consent form from property owners consenting to the wall being built on their properties.
DIRECTOR HANNA	Director Hanna requested City Attorney Guerra's assistance in drafting the necessary consent forms for the property owner's review and signatures. He also thanked the Morada Street residents for their support, and responding to a comment made earlier, advised that the CA Building Code requires directing a disabled person directly to a sidewalk and not the street.
ROBERT DIAZ	Robert Diaz spoke on the potential for drainage issues with the construction of a new wall.

CITY MANAGER
MIRANDA

As requested by City Manager Miranda, Chief Castro provided a report on transient activity at the site. He reported that he has analyzed the Police Department's responses to the location and noted that he has personally visited the site at least 10 times. Officers have made about 120 extra patrols to the commercial property in search of problems and in response to reports of homeless encampments and drug use, though officers typically do not encounter problems. He noted some issues pertaining to the use of water spigots by homeless individuals, but these have been remedied by the property owner. Surrounding businesses have also worked to trim bushes and green areas to avoid having individuals hiding behind overgrown vegetation. He also provided a brief update on Sergeant Gatto and his team's efforts in reaching out to the homeless to offer various services, though many refuse. He stated his hope that the continued patrols have deterred those that may use the property improperly, and encouraged residents to call the Police Department if they see or hear anything out of the ordinary.

SERGEANT GATTO

Sergeant Gatto spoke on his Homeless Outreach Team's weekly site visits and the collaboration between the Irwindale Police Department, the Los Angeles Homeless Services Authority, and the County Department of Mental Health to assist the homeless. His team has also conducted outreach at the Morada Street, Arrow Highway, and Ayon Avenue areas, but has not come across any persons setting up permanent encampments. He added that officers also respond to reports of trespassing and vandalism, and concurred with Chief Castro that the property owners have corrected issues that attract transients, such as closing water spigots, locking trash enclosures, and closing electric outlets. Officers will continue to conduct outreach in the area.

MAYOR BURROLA

Responding to a question by Mayor Burrola, Ryan Jones with Panattoni advised that Panattoni has hired gardeners to maintain the landscaping every week.

COUNCILMEMBER
BRECEDA

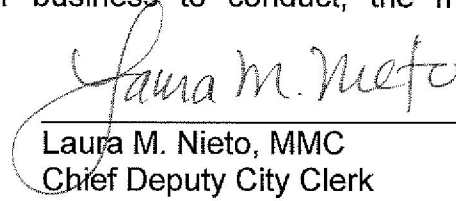
Councilmember Breceda excused himself from the meeting at 7:09 p.m. since he was not feeling well.

MAYOR BURROLA,
COUNCILMEMBER
ORTIZ, AND MAYOR
PRO TEM AMBRIZ

Mayor Burrola, Councilmember Ortiz, and Mayor Pro Tem Ambriz thanked staff, Panattoni, and Morada Street residents for working together to address concerns.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:52 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as presented at the meeting held September 28, 2022.