



CITY OF IRWINDALE

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

**SUZANNE E.
GOMEZ**
CHAIR

**ENOCH Y.
BURROLA**
VICE-CHAIR

**RICHARD
CHICO**
COMMISSIONER

**DAVID
FUENTES**
COMMISSIONER

**ROBERT E.
HARTMAN**
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

September 21, 2022

6:30 P.M.

IRWINDALE COUNCIL CHAMBER

(Limited Public Access)

Pursuant to Irwindale Resolution No. Resolution No. 2022-92-3342

The Irwindale City Council has authorized the conduct of hybrid meetings of the City Council, including all City Commissions and committee meetings, and all regularly scheduled meetings that would normally take place in the City Council Chambers, under the provisions of Government Code Section 54956 § E, as authorized by AB 361.

The public's health and well-being are the top priority for the City, and you are urged to take all appropriate health safety precautions. To facilitate this process, the meeting and opportunities to participate are available through the following:

In-Person at the City Council Chambers (In-Chamber Attendance Limited to nine members of the public with overflow seating available in the Outer Council Chamber)

Join Webinar at

<https://us02web.zoom.us/j/86349691359>

Webinar ID

863 4969 1359

Submit public comments by email to jjhernandez@irwindaleca.gov prior to the start of the meeting. Comments will be read by the Administrative Secretary during public comment.

Lengthy public comment may be summarized in the interest of time.



Spontaneous Communications: The public is encouraged to address the Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. The Planning Commission will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The Planning Commission 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 Planning Commission may request staff to investigate and/or schedule certain matters for consideration at a future Commission or City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a Commission meeting or other services offered by this City, please contact City Hall at (626) 430-2200. Assisted listening devices are available at this meeting. Ask the Chief Deputy City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with disabilities. 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 Planning Division Counter, 16102 Arrow Highway or at City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday) by appointment only, and by contacting the Planning Division at 626-430-2208.

Code of Ethics

As City of Irwindale Planning Commissioners, 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 Commissioner.

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

IRWINDALE PLANNING COMMISSION



- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **INVOCATION**
- D. **ROLL CALL: Commissioners: Richard Chico, David Fuentes, Robert E. Hartman; Vice-Chair Enoch Y. Burrola; Chair Suzanne E. Gomez**
- E. **ANNOUNCEMENTS**

SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action on such communications unless 1) the Commission by majority vote finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except as stated) participate it is requested that all such communications be made in writing so as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 3 minutes, unless such time limits are extended.

In the hybrid format, both in-person and hybrid audience members will participate in the following order:

Tier 1: In-person attendees

Tier 2: Teleconference attendees

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

Tier 4: Teleconference attendees who have not previously provide comments on the matter(s) being discussed by the legislative body

1. CONSENT CALENDAR

The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission requests separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar.

A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held July 20, 2022

2. NEW BUSINESS

3. PUBLIC HEARINGS**A. SITE PLAN AND DESIGN REVIEW (DA) NO. 02-2022 25,000 SQUARE-FOOT CENTRAL UTILITY PLANT AT 1500 DUARTE ROAD (JOEY KRAGELUND, CITY OF HOPE)**

Request for a Site Plan and Design Review (DA) for the construction of a ±25,000 gross square-foot central utility plant (CUP), subject to the City of Hope Specific Plan (COHSP). ENVIRONMENTAL REVIEW: The proposed project is part of the scope of the overall City of Hope Specific Plan FEIR adopted by the City on May 9, 2018. Therefore the FEIR serves as the environmental review for the project and no additional environmental review is necessary because there have been no changes to the project, no changes with respect to the circumstances under which the project is being undertaken, and no new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Staff recommends that the Planning Commission make a finding to this effect.

Recommendation: Adopt Resolution No. 816(22)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING SITE PLAN AND DESIGN REVIEW (DA) NO. 02-202 FOR THE CONSTRUCTION OF A ±25,000 SQUARE FOOT CENTRAL UTILITY PLANT BUILDING LOCATED AT 1500 E. DUARTE ROAD (APN: 8533-003-012) IN THE INFRASTRUCTURE AND UTILITY (IU) DISTRICT/CITY OF HOPE SPECIFIC PLAN ZONE, MAKING CERTAIN FINDINGS OF FACT, AND FINDING THAT THE ENVIRONMENTAL REVIEW FOR THE PROJECT WAS PREVIOUSLY CONDUCTED THROUGH, AND CONSISTENT WITH, THE CITY OF HOPE SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT SCH #2015101047 ADOPTED BY THE CITY OF IRWINDALE CITY COUNCIL ON MAY 9, 2018.

B. SITE PLAN AND DESIGN REVIEW (DA) NO. 04-2020 SPECULATIVE 129,830 SQUARE-FOOT CONCRETE TILT-UP BUILDING AT 4416 AZUSA CANYON ROAD (MICHAEL RAMIREZ, REXFORD INDUSTRIAL REALTY, LLC)

Request for a Site Plan and Design Review (DA) for the construction of a ±129,830 square-foot concrete tilt-up building and associated parking. 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 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. A copy of the MND and related environmental documents are posted on the City's website and available at the Community Development Department, Irwindale Public Library and City Clerk's Office.

Recommendation: Adopt Resolution No. 813(22)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION (MND) AS AMENDED BY THE IMPOSITION OF A SUBSTITUTE MITIGATION MEASURE, AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE CONSTRUCTION OF ONE (1) SPECULATIVE INDUSTRIAL TILT-UP BUILDING TOTALING ±129,830 SQUARE FEET FOR PROPERTY LOCATED AT 4416 AZUSA CANYON ROAD, IRWINDALE, CA 91706 (APN: 8417-004-006) IN THE M-1 (LIGHT MANUFACTURING) ZONE AND MAKING CERTAIN FINDINGS OF FACT, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Recommendation: Adopt Resolution No. 814(22)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN AND DESIGN REVIEW (DA) NO. 04-2020 FOR THE CONSTRUCTION OF ONE (1) SPECULATIVE INDUSTRIAL TILT-UP BUILDING TOTALING ±129,830 SQUARE-FEET FOR THE PROPERTY LOCATED AT 4416 AZUSA CANYON ROAD, IRWINDALE, CA 91706 (APN: 8417-004-006) IN THE M-1 (LIGHT MANUFACTURING) AND MAKING CERTAIN FINDINGS OF FACT.

4. **DISCUSSION ITEMS/PRESENTATIONS**
5. **COMMUNITY DEVELOPMENT DIRECTOR REPORT**
6. **LEGAL COUNSEL COMMENTS**
7. **COMMISSIONER COMMENTS**
8. **ADJOURN**

AFFIDAVIT OF POSTING

I, Jesus Hernandez, Administrative Secretary, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on September 21, 2022 to be posted at the City Hall, Library, and Post Office on September 15, 2022.

Jesus Hernandez

Jesus Hernandez,
Administrative Secretary

**IRWINDALE COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706**

**July 20, 2022
Wednesday
6:34 P.M.**

The Irwindale **PLANNING COMMISSION** met in regular session at the above time and place.

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.

INVOCATION
COMMISSIONER
FUENTES

Dear heavenly Father, we just come before you this evening thanking you so much for your love, your grace, and your mercies. Father God. Dear Lord, we just ask that you would give this Council, this Commission wisdom, along with our Staff, and this whole entire City, dear Lord. I pray for the Commissioners that aren't here, dear Lord, that you give them traveling mercies back home. I pray you be with them and protect them. We ask for your guidance now, in Jesus precious name, Amen.

CHAIR GOMEZ

Roll call.

ROLL CALL:

Present: Commissioners; Robert E. Hartman; David Fuentes; Chair Suzanne Gomez

Absent: Commissioner Richard Chico; Vice Chair Enoch Burrola

Also present: Julian Miranda, City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Lisa Chou, Associate Planner; Martin Romero, Planning Technician; Jesus Hernandez, Administrative Secretary

ANNOUNCEMENTS

CHAIR GOMEZ

So now we move on to Announcements. Are there any announcements?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We have no announcements.

**SPONTANEOUS
COMMUNICATIONS**

CHAIR GOMEZ

Now we move on to Spontaneous Communication. This time is set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action on such communications unless 1) the Commission by majority vote finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except

as stated) participate it is requested that all such communications be made in writing so as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 3 minutes, unless such time limits are extended. In the hybrid format, both in-person and hybrid audience members will participate in the following order as dictated by Jesus.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Yes, we first have Tier 1: In-person attendees, now we will move on to Tier 2: Teleconference attendees, after that we will go back to Tier 3: In-person attendees who have not previously provide comments on the matter(s) being discussed by the legislative body, and finally we have Tier 4: Teleconference attendees who have not previously provide comments on the matter(s) being discussed by the legislative body.

CHAIR GOMEZ

Thank you, so let's open it up for in-person attendees for Spontaneous Communications.

ROBERT DIAZ

Robert Diaz, 2408 South Mountain Avenue Irwindale. I did a survey on residents on Morada Street asking about the (unintelligible) property just west of the dog food place. Asked if they felt that land should be industrial or remain residential. Seventeen residents, that I was able to contact, all of them felt that the land should be as it is right now, residential. Unfortunately, the zoning is for manufacturing. That would mean we would have to request of the Planning Commission, that is what I am doing now, to consider rezoning the M-1 designation for the residential use land, directly west of the dog food company to residential use. Those that I asked, not a single person said they liked the idea of the land remaining manufacture use.

COMMISSIONER
FUENTES

Chair, where exactly is this he is talking about? I am sorry, I didn't quite hear.

CHAIR GOMEZ

Morada and, you know, by the mission.

COMMISSIONER
FUENTES

Oh, okay.

CHAIR GOMEZ

Is there anyone else that wishes to speak on Zoom?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No speakers.

CHAIR GOMEZ

Okay, so we are going to move forward to the Consent Calendar.

CONSENT CALENDAR

CHAIR GOMEZ At this time there is no Minutes for approval, and we are going to move forward to New Business.

NEW BUSINESS

CHAIR GOMEZ As you can see and hear, currently we are missing two Commissioners. They had intended to Zoom in but due to complications on their end of communication and data mobile ability, they are not able to. This time we are going to move to continue the matter. Can we have a Roll Call?

COMMISSIONER
FUENTES Need a motion or second?

CITY ATTORNEY
TRAXLER Yes, you will need a motion and a second to continue. If you want to continue it to the next meeting, or you can just leave it open.

CHAIR GOMEZ Next meeting is fine.

CITY ATTORNEY
TRAXLER So we need a motion to continue this Item for the next meeting.

COMMISSIONER
HARTMAN Motion to continue this Item until or next meeting.

COMMISSIONER
FUENTES Second.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you. Commissioner Chico, is absent. Commissioner Fuentes.

COMMISSIONER
FUENTES Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Hartman.

COMMISSIONER
HARTMAN Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Burrola is absent. Chair Gomez.

CHAIR GOMEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Thank you.

CITY ATTORNEY
TRAXLER

Just for the record, this is the General Plan and Zoning Map Inconsistency item.

CHAIR GOMEZ

Yes, thank you.

PUBLIC HEARINGS

CHAIR GOMEZ

We have no Public Hearings this evening.

DISCUSSION ITEMS/ PRESENTATIONS

CHAIR GOMEZ

No Discussion Items or Presentations. Next we move forward to the Community Development Director Report.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commissioners, just a couple of items. You'll notice this was placed on the dais, it's from the Institute for Local Government, it's the 2022 through 2023 Regional Planning Commissioner Trainings. There are some that are being offer fairly locally, the one for San Bernardino and Riverside County, August 26th of this year, and then LA County is September 12, 2022. If you are interested in this we will send you the link so you can click on it and see the material. If you are interested in attending, because you need to sign up for it, you can contact Jesus Hernandez for that. My understanding, I am not totally familiar with it, but my understanding is it is a very valuable training. I wanted to give you that opportunity.

CHAIR GOMEZ

Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

The next item, you have probably have seen these items in social media. It's from Caltrans. It's about the closure of the I-10. That's starting tonight beginning at 10 p.m. through Tuesday July 26th. They said 4 a.m. that it is going to be open. I just want to make you aware of that. If you get any calls or anything we have a number for Caltrans for any information. Just understand that there might be more traffic that is coming on Irwindale streets for this closure. The 210, I am sorry.

COMMISSIONER
FUENTES

Yeah, the 210.

CHAIR GOMEZ So it is the 210 to the 605 right.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yes.

CHAIR GOMEZ Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON I guess this is the, is this the west side or the east? This is the east side.

COMMISSIONER
FUENTES It's the east side.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON The east side, then later it will be west side that is closed. But there will be plenty of notice. Watch for social media. We will have it posted also on the City's website, as well.

CHAIR GOMEZ That's five days, so that shall go until Tuesday and open up on Wednesday?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Tuesday at 4 a.m. So, any volunteers to be there to make sure?

CHAIR GOMEZ Our City Manager.

COMMISSIONER
HARTMAN I am retired.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON You are. Congratulations.

COMMISSIONER
FUENTES So is it just the on ramps that are going to be closed?
Or is the freeway completely closed.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON The freeway itself.

COMMISSIONER FUENTES	From where to where?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	It's from 605 to...
COMMISSIONER FUENTES	605 going east to where?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	To Irwindale.
COMMISSIONER HARTMAN	Basically the bridge covering the river. They are re-supporting it.
CHAIR GOMEZ	So it might start all the way to the 10 because they have to thin it out and dissipate all that traffic, and then both ways. It is going to impact it both ways.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	We can email this to you and I can pass it to you if you like to see it. You know the map that they have.
CHAIR GOMEZ	I've seen it on social media.
COMMISSIONER FUENTES	I know if I get on it then I was wrong.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yeah, it's to Irwindale. On Irwindale Avenue the ramps are closed. People are resourceful, they will find other ways around. What we are hoping that there might be a boost in business in Irwindale from this.
CHAIR GOMEZ	A lot of traffic will be misdirected or redirected.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	That's all that I have.
CHAIR GOMEZ	Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you.

**LEGAL COUNSEL
COMMENTS**

CHAIR GOMEZ

Any comments from Legal Counsel this evening?

ASSISTANT
CITY ATTORNEY
TRAXLER

No comments from me, thank you. Just nice to see you all and I hope you had a happy Fourth.

CHAIR GOMEZ

Thank you.

**COMMISSIONER
COMMENTS**

CHAIR GOMEZ

And Number 7, any comments from the Commissioners?

COMMISSIONER
HARTMAN

I have a thank you going out to Code Enforcement. For the past few weeks, Ready Pac or as it is now known Bonduelle, has had something going on, on the roof over there. It is a high pitch squeal. It goes right through your bones. It was going on for about three weeks. I contacted them. I contacted Code Enforcement. It continued, apparently Code Enforcement went over there and threatened to fine. It has since almost ceased. I have contacted Jeff. I think it was Monday that I contacted him that it was starting up again. It is something that would drive somebody crazy. It is just a high pitch squeal coming from a motor or something. It was non-stop. It would go through, go ahead.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you. I really appreciate the call going directly to Code Enforcement because they did jump on it. My understanding is that it was a new piece of equipment and they were testing it. When Code Enforcement went out and did a decibel reading and it did exceed that. They have been cited. They have been speaking back and forth and I believe it has been reported to OSHA because it was exactly a high pitch squeal.

COMMISSIONER
HARTMAN

You couldn't get away from it.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

It wasn't just in Irwindale, the surrounding communities had reached out to Code Enforcement. It's being actively...

COMMISSIONER
HARTMAN So they were actually cited?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yes.

COMMISSIONER
HARTMAN Wow.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON They gave the Courtesy Warning Notice but they were telling Code Enforcement they were going to stop, and then they said they had to test it. Jeff said it's unacceptable because of the decibel level.

COMMISSIONER
HARTMAN I can understand occasional testing but when they run that thing and it goes 24/7...

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON My understanding it was pretty ear piercing.

COMMISSIONER
HARTMAN Thank you very much.

CHAIR GOMEZ I have a couple of things to say. As part of the Community, the Planning Commission is honor to serve the City of Irwindale and its residents. This last holiday, Fourth of July, we just want to comment how wonderful all the departments in the City collaborated for a wonderful Fourth of July Weekend. We had an outdoor market on Saturday, community barbeque, and then on Sunday we had the fabulous firework show. It was a time for community to get together and just have a wonderful time. I want to thank all my fellow residents, the Park and Rec Commission, and they did a great job. Thank is all I have. Thank you.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 6:50 p.m.

Suzanne E. Gomez, Planning Commission Chair

Attest:

Jesus Hernandez, Administrative Secretary



**CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT**
**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**



Date: September 21, 2022 **Agenda Item No. 3-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

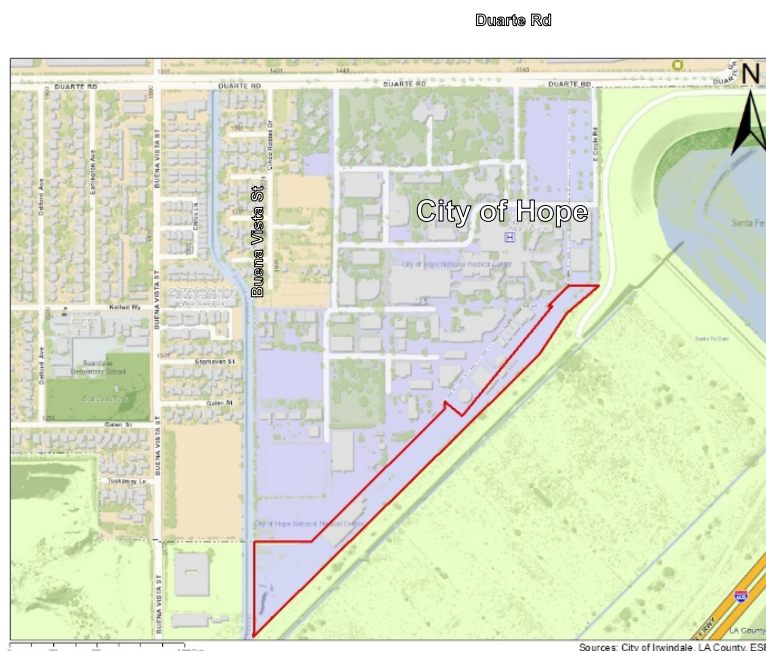
Project Planner: Brandi Jones, Senior Planner

Project: Site Plan & Design Review (DA) No. 02-2022
City of Hope Central Utility Plant

Applicant: Joey Kragelund, HKS Architects, Inc.

Property Owner: City of Hope National Medical Center

Project Location: 1500 East Duarte Road (APNs: 8533-003-012)



Staff Recommendation: That the Planning Commission adopt Resolution No. 816(22) approving the proposed Site Plan and Design Review (DA) subject to the attendant Conditions of Approval.

REQUEST

The Applicant is requesting a Site Plan and Design Review (DA) for the construction of a ±25,000 square-foot central utility plant (CUP), subject to the City of Hope Specific Plan (COHSP), for property located at 1500 East Duarte Road.

BACKGROUND/HISTORY

This item was continued from the August 31, 2022 Planning Commission Meeting. City of Hope was founded in 1913 as a tuberculosis sanatorium and has transitioned to become an internationally known comprehensive cancer center. It is an independent, non-profit medical center, hospital and transitional research facility that currently employs approximately 5,000 people and serves hundreds of patients daily on its campus.

City of Hope and the Cities of Duarte and Irwindale worked collaboratively in the development of the COHSP, which was adopted by the Cities of Irwindale and Duarte in 2018. The development of the City of Hope campus is implemented and regulated through the COHSP. The approach taken to create the COHSP involved careful consideration of the goals of City of Hope; the unique circumstances involving uses and activities held on the site; considerations to create a comprehensive campus approach to building placement and architectural design; recognition and enhancement to the campus infrastructure, circulation, parking, and utilities; and a community-wide approach with respect to adjacent properties. The specific plan is intended to address the unique characteristics of the project.

The following approvals within the COHSP area have been granted by the City to date, some of which occurred prior to the adoption of the COHSP.

1. CUP 18-06 – Approved on March 1, 2007 per Resolution No. 509(07) for a temporary parking lot.
2. ZV 3-07 – Approved on September 6, 2007 per Resolution No. 522(07) to deviate from the maximum allowable height.
3. ZC 1-07 – Approved on September 26, 2007 per Ordinance No. 620 to change the Zoning Designation from A-1 (Agricultural) to C-2 (Heavy Commercial).
4. SP&DR(DA) No. 1-07 – Approved on September 26, 2007 per Resolution No. 2007-65-2251 for the construction of a 60,000 square foot medical lab and office building.
5. GPA No. 1-07 – Approved on September 26, 2007 per Resolution No. 2007-64-2250 to change the General Plan Designation from Open Space to Commercial.
6. Mod. No. 4-2013 to CUP 18-06 – Approved on September 18, 2013 per Resolution No. 622(13) for the extended use of the temporary parking lot.
7. Site Plan & Design Review (DA) No. 02-2018, Approved on October 17, 2018 for a 108,804 square foot medical office building.

GENERAL PLAN AND ZONING

The project site has a General Plan Land Use designation of City of Hope Specific Plan. The property is currently zoned Infrastructure and Utility (IU)/City of Hope Specific Plan. The following zoning districts and uses surround the site.

Surrounding Land Uses

Direction	Existing Land Use	Zoning District
North	City of Hope parking lots and utilities	IU/COHSP (Infrastructure and Utility City of Hope Specific Plan)
South	City of Hope parking lots and utilities	IU/COHSP (Infrastructure and Utility City of Hope Specific Plan)
East	Santa Fe Dam Flood Control Basin	A-1 (Agricultural)
West	City of Duarte; City of Hope	CM/COHSP (Core Medical City of Hope Specific Plan)

CITY OF HOPE SPECIFIC PLAN OVERVIEW

The COHSP comprises a 116-acre area, located in the City of Duarte (approximately 89.5 acres), and the City of Irwindale (approximately 26.5 acres). The City of Irwindale portion of the COHSP area is generally bounded by Duarte Road to the north; the portion of the City of Hope campus in the City of Duarte to the west; and the Santa Fe Dam Flood Control Basin to the east and south.

The COHSP provides direction for enhancement and development of the entire specific plan area (the Campus) over a 20+ year period to include additions to the existing outpatient (clinic), inpatient (hospital), research, office, industrial, warehouse and hospitality uses, new parking structures and surface lots, new internal roadways, open space improvements, and other long-term infrastructure improvements. These changes and improvements throughout the City of Hope campus will be implemented through the City of Hope Specific Plan, which will govern future development of the Campus, supporting its efforts to expand its research and treatment capabilities, accommodate the needs of patients and their families, faculty, staff, and the communities of Irwindale and Duarte, and help enable City of Hope to meet its commitment to transform the future of medicine.

The maximum development capacity allowed by the Specific Plan consists of approximately 1,426,000 square feet of new development (approximately 1,038,500 net new square feet following the proposed demolition of approximately 387,500 square feet of existing structures).

PROJECT DESCRIPTION

The project site comprises 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. The proposed project is for the construction and establishment of a ±25,000 square-foot

central utility plant to serve the City of Hope hospital. The IU zone provides a scenario allowing up to 141,153 square feet of warehouse uses and a central utility plant. The proposed project is 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 ground floor level of the proposed Central Utility Plant will house five (5) chillers, five (5) emergency generators, normal and emergency electrical rooms, an MDF room, a control room and an office and workshop. Five (5) cooling towers and air-handling units will be located on the roof within a screened area open to the sky.

The proposed project does not include any patient care and will operate daily on a 24 hour basis. The proposed central utility plant is a permitted use in the IU District.

Development Plan and Design Review/Site Plan and Design Review (DA)

All development projects within the COHSP are subject to Development Plan and Design Review. A "development project" is defined as any development undertaken pursuant to the Specific Plan that requires submittal of a Development Plan and Design Review application to a permitting municipality for review and approval. The Development Plan and Design Review provisions in the COHSP supersede Chapter 17.70 "Site Plan and Design Review" of the Irwindale Municipal Code (MC). The City of Irwindale does not have an application specifically entitled "Development Plan and Design Review." Review of development projects within the COHSP is conducted pursuant to the City's "Site Plan and Design Review" application process. The COHSP Development Plan and Design Review process is intended to ensure that a development project is approved only after first making all of the following findings:

1. The Development Project is in compliance with all applicable provisions of this Specific Plan and the General Plan(s).
2. The Development Project would be constructed on a portion of the Specific Plan area that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development.
3. The Development Project is in compliance with the applicable Standards of Review (located earlier in this chapter).
4. The Development Project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property outside the Specific Plan area.
 - a. Parking Requirements. The Parking Supply and Population Tracking Worksheet demonstrates that there is sufficient parking supply for the City of Hope campus, or that sufficient additional parking will be developed in connection with the Development Project.
 - b. Environmental Mitigation. The Development Project has been designed to comply

with all applicable Mitigation Measures in the Mitigation Monitoring and Reporting Program.

Unlike Chapter 17.70 “Site Plan and Design Review” of the IMC, the COHSP establishes the Planning Commission as the final review authority for Site Plan and Design Review applications. The City Council would only review this project on appeal.

The following summarizes the applicable COHSP development standards and design guidelines and compliance of the proposed project.

Development Standard	Requirement	Project Proposal
Setbacks	From Internal Roadway 10'-0" Min.	18'-0"
	From Specific Plan Boundary 0'-0" Min.	39'-2"
Bldg. Height	120'-0" Max Primary Building	54'-8"
Site Landscaping	N/A	5,105 sq. ft.

Landscaping

The COHSP does not stipulate a minimum amount of site landscaping per project or parcel. The project proposes approximately 5,105 square feet of landscaping. However, the COHSP does require that 10% of new surface parking lots areas be landscaped. The total parking area provided for the CUP is 7,696 square feet (66% of the parking area). The COHSP requires that a minimum 10'-0" landscaped area be provided between surface parking lots and buildings. The COHSP does provide suggested guidelines regarding plant materials and irrigation. Landscaping should be incorporated in areas adjacent to buildings. Irrigation systems should be operated automatically using an electric controller and low-voltage remote control valves. The plant palette should incorporate a variety of plant types, textures, heights and colors. Landscaping is also recommended to create borders, transitional spaces and for use as a means of screening utilities.

The proposed landscape plan is comprised of a combination of drought tolerant trees, plants, shrubs and groundcover. The proposed landscape plan includes landscaping in front of the parking area, on each side of the proposed building, and within a 10'-0" wide area between the parking lot and the building. Planting areas will be irrigated with an automatic, weather based controlled drip emitter system. Plant selection is also in conformance with the guidelines established by the County of Los Angeles Fire Department Fuel Modification Unit for structures located in the Fire Hazard Severity Zones.

Building Height

The IU District has a maximum allowable building height of 120'-0" for the primary building. The proposed building measures a maximum of 54'-8", including the roof top equipment screening wall.

Access and Circulation

Vehicular and pedestrian access to the project is provided from existing roadways and paved areas including Duarte Road, Buena Vista Street, Village Drive and paved parking areas surrounding the project site. Right of way for the future construction of Circle Road is provided for as part of the project. On site circulation within the project site is provided through existing paved parking areas and walkways.

Setbacks

The COHSP establishes a minimum building setback area of 10'-0" from internal roadways. The COHSP defines the building setback area to be measured from the edge of a roadway. The proposed project does not include the construction of any internal roadways as part of the project, however adequate right of way is reserved as part of the project for the future construction of Circle Road, a designated internal roadway. The proposed building is sited to maintain a minimum 18'-0" wide setback area from the edge of the future Circle Road roadway.

Parking

The City of Duarte has been historically responsible for keeping a tabulation known as the "Parking Supply Tracking System" of the on-site parking for the campus. The COHSP and EIR indicated a baseline parking demand of 3,184 stalls and a parking supply of 3,482 stalls (298 stall surplus). Since the adoption of the COHSP, a 937-space parking structure was constructed and currently in use. Parking demand is determined using population projections and parking demand rates. The updated figures dated September 2022 show a surplus of 1,308 parking stalls. The total includes on and off campus parking available to City of Hope employees and physicians.

In August 2020, the Community Development Department issued SE/UP 01-2020. This Special Event/Use Permit allowed the Irwindale Speedway and Event Center as on-site designated parking areas for temporary parking for the City of Hope on Mondays – Fridays from 5:30 a.m. to 9:00 p.m. The temporary parking use was initially approved for 12 months. This use can be extended in 12-month increments, with Community Development Director approval. In no case shall this temporary parking lot use be located on-site for more than 36 months or until August 1, 2023. City of Hope provides appropriate drop-off and pick-up areas as well as an employee shuttle.

Building Design/Design Guidelines

The proposed project is subject to Section 5.3 "Architectural Design" of the COHSP, which supersedes the City's Commercial and Industrial Design Guidelines. The guidelines address site design, architectural design, landscaping and lighting.

Site design guidelines address building placement and orientation and building entrances. The proposed building is sited to maintain a strong relationship to the future street that will be constructed as Circle Road, in order to create an accessible and inviting environment. The proposed building is designed to provide direct access to landscaping and to maximize unobstructed views of people utilizing pathways to parking, the building

entry and the parking lot. The building entrance will be well lit and well defined with visibility to surrounding streets and parking areas. Building entrances are clearly identifiable and defined through the building's use of special architectural treatment at the entries. Entries are designed to offer protection from natural elements through the use of overhangs and shading devices.

Architectural design guidelines address character and building form, building colors and materials, fenestration (windows and doors) and building façades. The exterior design of the lower portion of the building itself combines the use of glass window walls, burnished CMU block material walls, shotcrete and painted aluminum accents to create a contemporary style for the building that is compatible with surrounding Campus facilities. The materials used carry over to all sides of the building. The roof top screening material will be constructed of translucent panels mounted on a painted steel support structure designed to integrate with the architectural style of the building and shield rooftop equipment.

The primary westerly façade of the building utilizes a concrete planter box and painted aluminum canopy to highlight the main entrance. The use of ground to ceiling glass window walls and folding overhead doors located along the façade serve to break up the building mass, provide light into the building, and accentuate different sections of the building.

The proposed landscape plan is comprised of a combination of drought tolerant and low water usage trees, plants, shrubs and groundcover. The proposed landscape plan includes landscaping in front of the parking area and on each side of the proposed building. The proposed plant palette includes drought tolerant and low water usage tree species and shrubs of varying colors and forms. Ground covers are comprised of succulents and green drought tolerant low water usage plants. Planting areas will be irrigated with an automatic, weather based controlled drip emitter system.

Lighting guidelines emphasize the use of lighting to create well-lit entryways, pathways, open spaces, and parking lots. Lighting fixtures should be high-efficiency, warm white light that reduces glare. Lighting fixtures should be of materials that are able to withstand exposure to harsh weather and should be uniform in design throughout the project. The project will include conditions of approval to assure that the lighting of the project conforms to the COHSP design guidelines.

ANALYSIS

Before any Site Plan and Design Review is approved for development subject to the COHSP, the applicant must demonstrate, to the satisfaction of the Planning Commission and/or 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 Development Project is in compliance with all applicable provisions of this Specific

Plan and the General Plan(s).

The project site has a General Plan Land Use designation of City of Hope Specific Plan. The property is currently zoned Infrastructure and Utility (IU)/City of Hope Specific Plan, therefore, the proposed project is consistent with the City's General Plan and the COHSP. Specific goals and objectives of the COHSP address the need to promote the Campus as a community resource with an established identity and sense of place; to promote improved mobility and connectivity; and to implement sustainable development and design.

The proposed project is consistent with the COHSP to cohesively integrate future development within the campus that complements existing campus facilities and infrastructure systems. The proposed project helps implement the COHSP through development of a "state of the art" central utility plant to serve the health care facilities within the Campus. The location and siting of the building accommodates adequate right of way for the future construction of Circle Road, a designated internal secondary roadway in the COHSP mobility and streetscape plan.

The design of the building and its location are consistent with the COHSP design guidelines, which encourage buildings with a relationship to streets by orienting the building to future Circle Drive. The proposed building is designed to provide direct access to landscaping and to maximize unobstructed views of people utilizing pathways to parking and the building entry and the parking lot. The exterior design of the lower portion of the building itself combines the use of glass window walls, burnished CMU block material walls, shotcrete and painted aluminum accents to create a contemporary style for the building that is compatible with surrounding Campus facilities. The materials used carry over to all sides of the building. The primary westerly façade of the building utilizes a concrete planter box and painted aluminum canopy to highlight the main entrance. The use of ground to ceiling glass window walls and folding overhead doors located along the façade serve to break up the building mass accentuating different sections of the building and providing air and natural light into the building serving to reduce energy usage.

The building entrance will be well lit and well defined with visibility to surrounding streets and parking areas. The building entrances are clearly identifiable and defined through the building's use of special architectural treatment at the entries including signage and lighting and a combination of materials to define the entries. Entries are designed to offer protection from natural elements through the use of overhangs and shading devices.

Rooftop equipment for the plant will be screened from view. The roof top screening material will be constructed of translucent panels mounted on a painted steel support structure designed to integrate with the architectural style of the building and shield rooftop equipment.

The proposed landscape plan for the project is designed as a water efficient and

sustainable component of the project. The planting plan is comprised of a combination of drought tolerant and low water usage trees, plants, shrubs and groundcover. The proposed plant palette includes tree species and shrubs of varying colors and forms. Ground covers are comprised of succulents and green low water usage plants. Planting areas will be irrigated with an automatic, weather based controlled drip emitter system.

2. The Development Project would be constructed on a portion of the Specific Plan area that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development.

The proposed project is consistent with the COHSP vision, goals, and objectives to cohesively integrate future development within the campus that complements existing campus facilities and infrastructure systems and maintains the Campus identity. The proposed project is adequate in size and shape and helps implement the COHSP through development of a “state of the art” central utility plant that compliments and serves the existing topography, including the health care facilities within the Campus. The proposed building is designed to provide direct access to landscaping and to maximize unobstructed views of people utilizing pathways to access parking, the building entry and the parking lot. The building includes roof top screening material to be constructed of translucent panels mounted on a painted steel support structure designed to integrate with the architectural style of the building and screen rooftop equipment.

3. The Development Project is in compliance with the applicable Standards of Review (located earlier in this chapter).

The design incorporates both “Compatibility” and “Architectural Design and Detail” throughout the project. The design of the building and its location are consistent with the COHSP design guidelines, which encourage buildings with a relationship to streets by orienting the building to future Circle Drive. The proposed building is designed to provide direct access to landscaping and to maximize unobstructed views of people utilizing pathways to access parking, the building entry and the parking lot. The building entrance will be well lit and well defined with visibility to surrounding streets and parking areas. The building entrances are clearly identifiable and defined through the building’s use of special architectural treatment at the entries. Entries are designed to offer protection from natural elements through the use of overhangs and shading devices.

The exterior design of the lower portion of the building itself combines the use of glass window walls, burnished CMU block material walls, shotcrete and painted aluminum accents to create a contemporary style for the building that is compatible with surrounding Campus facilities. The materials used carry over to all sides of the building. The roof top screening material will be constructed of translucent panels mounted on a painted steel support structure designed to integrate with the architectural style of the building and shield rooftop equipment.

The primary westerly façade of the building utilizes a concrete planter box and painted aluminum canopy to highlight the main entrance. The use of ground to ceiling glass window walls and folding overhead doors located along the façade serve to break up the building mass, provide air and natural light into the building, and accentuate different sections of the building.

The design also takes into consideration the arid landscape of Southern California. The proposed landscaping for the project is designed as a water efficient landscape plan taking into consideration the need to conserve water.

4. The Development Project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property outside the Specific Plan area.

The new building is located in the IU District, which encompasses approximately 20 acres of the southeastern edge of the campus. The primary purpose of this district is for utility services and infrastructure. There are surface parking lots and utilities in the immediate areas to the west and south, and the Santa Fe Dam flood control basin to the east. The project site was previously used as surface parking in an area of campus that is furthest away from any of the surrounding residential neighborhoods.

- a. **Parking Requirements.** The Parking Supply and Population Tracking Worksheet demonstrates that there is sufficient parking supply for the City of Hope campus, or that sufficient additional parking will be developed in connection with the Development Project.

The Parking Supply and Population Tracking Worksheet baseline totals provided at the time of the COHSP adoption in 2018 indicate a surplus of 298 parking stalls. The updated figures dated September 2022 show a surplus of 1,308 parking stalls. The total includes on and off campus parking available to City of Hope employees, physicians, patients and residents.

- b. **Environmental Mitigation.** The Development Project has been designed to comply with all applicable Mitigation Measures in the Mitigation Monitoring and Reporting Program.

This project has been designed to comply with Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation and Traffic, and Utilities and Service Systems as presented in the Mitigation Monitoring and Reporting Program. The Cities of Irwindale and Duarte's Community Development and/or Building and Safety Departments/Divisions have been identified as the responsible monitoring parties.

ENVIRONMENTAL REVIEW

Both the Cities of Irwindale and Duarte must approve the entitlements associated with the COHSP. The City of Irwindale is the Lead Agency for the project under CEQA. The Duarte City Council approved a General Plan Amendment, Zone Change, and certified the Final EIR for the COHSP on March 13, 2018. The City of Irwindale was the Responsible Agency under CEQA and certified the Final EIR as the environmental document for the COHSP before approving a General Plan Amendment, Zone Change, and Zone Ordinance.

On May 9, 2018, the City of Irwindale City Council adopted Resolution No. 2018-28-3022, to approve and adopt the City of Hope Specific Plan Final Environmental Impact Report, Findings of Fact, Mitigation Monitoring and Reporting Program and the Statement of Overriding Considerations (FEIR). On May 23, 2018, the City of Irwindale City Council adopted Ordinance No. 722, which approved and adopted the City of Hope Specific Plan (COHSP).

The proposed project is subject to environmental review in accordance with the California Environmental Quality Act. The proposed project is part of the scope of the overall City of Hope Specific Plan FEIR adopted by the City on May 9, 2018. Therefore the FEIR serves as the environmental review for the project and no additional environmental review is necessary because there have been no changes to the project, no changes with respect to the circumstances under which the project is being undertaken, and no new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Staff recommends that the Planning Commission make a finding to this effect.

RECOMMENDATION

That the Planning Commission adopt Resolution No. 816(22) approving Site Plan and Design Review (DA) No. 02-2022, subject to the attached Conditions of Approval.

ATTACHMENTS

- Exhibit A: Resolution No. 816(22) with Conditions of Approval
- Exhibit B: Project Plans
- Exhibit C: Buildout Summary and Parking Supply Tracking System Worksheet (September 2022)

EXHIBIT "A"**RESOLUTION NO. 816(22)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING SITE PLAN AND DESIGN REVIEW (DA) NO. 02-202 FOR THE CONSTRUCTION OF A ±25,000 SQUARE FOOT CENTRAL UTILITY PLANT BUILDING LOCATED AT 1500 E. DUARTE ROAD (APN: 8533-003-012) IN THE INFRASTRUCTURE AND UTILITY (IU) DISTRICT/CITY OF HOPE SPECIFIC PLAN ZONE, MAKING CERTAIN FINDINGS OF FACT, AND FINDING THAT THE ENVIRONMENTAL REVIEW FOR THE PROJECT WAS PREVIOUSLY CONDUCTED THROUGH, AND CONSISTENT WITH, THE CITY OF HOPE SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT SCH #2015101047 ADOPTED BY THE CITY OF IRWINDALE CITY COUNCIL ON MAY 9, 2018.

A. RECITALS.

- (i) Joey Kragelund of HKS Architects, Inc. on behalf of City of Hope National Medical Center, has made a request for a Site Plan and Design Review (DA) to construct and establish a ±25,000 square-foot Central Utility Plant building.
- (ii) The Subject Property is located at 1500 E. Duarte Road (APN 8533-003-012), on a ±9.4 acre parcel. The Subject Property is currently zoned Infrastructure and Utility (IU) District/City of Hope Specific Plan Zone. Hereinafter in this Resolution, the subject Site Plan and Design Review shall be referred to as the "Application."
- (iii) The proposed project was previously subject to environmental review in accordance with the California Environmental Quality Act. Specifically, the City, as the Responsible Agency, adopted the City of Hope Specific Plan Final Environmental Impact Report ("FEIR") (SCH #2015101047) on May 9, 2018. A copy of the FEIR and related environmental documents are posted on the City's website. It is proposed that the Planning Commission, on the basis of substantial evidence contained in the whole record, find that the FEIR serves as the environmental review for the project and no additional environmental review is necessary because there have been no changes to the project, no changes with respect to the circumstances under which the project is being undertaken, and no new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (iv) On August 21, 2022, the Planning Commission conducted a duly noticed public hearing on the Application at which time it received input from Staff, closed the public hearing, and continued the meeting to the next regularly scheduled Planning Commission Meeting.
- (v) On September 21, 2022, the Irwindale Planning Commission conducted a

duly noticed public hearing, as required by law, on the Application, closed the public hearing and approved 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.

All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission 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 Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and public comment, site plans and Conditions of Approval attached hereto as Exhibit "A," this Planning Commission hereby specifically finds as follows:

Before any Site Plan and Design Review is approved for development subject to the COHSP, the applicant must demonstrate, to the satisfaction of the Planning Commission and/or the City Council, the existence of the following findings of fact. The Planning Commission has determined that the findings can be made based on the analysis below:

1. The Development Project is in compliance with all applicable provisions of this Specific Plan and the General Plan(s).

The project site has a General Plan Land Use designation of City of Hope Specific Plan. The property is currently zoned Infrastructure and Utility (IU)/City of Hope Specific Plan, therefore, the proposed project is consistent with the City's General Plan and the COHSP. Specific goals and objectives of the COHSP address the need to promote the Campus as a community resource with an established identity and sense of place; to promote improved mobility and connectivity; and to implement sustainable development and design.

The proposed project is consistent with the COHSP to cohesively integrate future development within the campus that complements existing campus facilities and infrastructure systems. The proposed project helps implement the COHSP through development of a "state of the art" central utility plant to serve the health care facilities within the Campus. The location and siting of the building accommodates adequate right of way for the future construction of Circle Road, a designated internal secondary roadway in the COHSP mobility and streetscape plan.

The design of the building and its location are consistent with the COHSP design guidelines, which encourage buildings with a relationship to streets by orienting the building to future Circle Drive. The proposed building is designed to provide direct access to landscaping and to maximize unobstructed views of people utilizing pathways to parking and the building entry and the parking lot. The exterior design of the lower portion of the building itself combines the use of glass window walls, burnished CMU block material walls, shotcrete and painted aluminum accents to create a contemporary style for the building that is compatible with surrounding Campus facilities. The materials used carry over to all sides of the building. The primary westerly façade of the building utilizes a concrete planter box and painted aluminum canopy to highlight the main entrance. The use of ground to ceiling glass window walls and folding overhead doors located along the façade serve to break up the building mass accentuating different sections of the building and providing air and natural light into the building serving to reduce energy usage.

The building entrance will be well lit and well defined with visibility to surrounding streets and parking areas. The building entrances are clearly identifiable and defined through the building's use of special architectural treatment at the entries including signage and lighting and a combination of materials to define the entries. Entries are designed to offer protection from natural elements through the use of overhangs and shading devices.

Rooftop equipment for the plant will be screened from view. The roof top screening material will be constructed of translucent panels mounted on a painted steel support structure designed to integrate with the architectural style of the building and shield rooftop equipment.

The proposed landscape plan for the project is designed as a water efficient and sustainable component of the project. The planting plan is comprised of a combination of drought tolerant and low water usage trees, plants, shrubs and groundcover. The proposed plant palette includes tree species and shrubs of varying colors and forms. Ground covers are comprised of succulents and green low water usage plants. Planting areas will be irrigated with an automatic, weather based controlled drip emitter system.

2. The Development Project would be constructed on a portion of the Specific Plan area that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development.

The proposed project is consistent with the COHSP vision, goals, and objectives to cohesively integrate future development within the campus that complements existing campus facilities and infrastructure systems and maintains the Campus identity. The proposed project is adequate in size and shape and helps implement the COHSP through development of a "state of the art" central utility plant that compliments and serves the existing topography, including the health care facilities within the Campus. The proposed building is designed to provide direct access to landscaping and to maximize unobstructed views of people utilizing pathways to

access parking, the building entry and the parking lot. The building includes roof top screening material to be constructed of translucent panels mounted on a painted steel support structure designed to integrate with the architectural style of the building and screen rooftop equipment.

3. The Development Project is in compliance with the applicable Standards of Review (located earlier in this chapter).

The design incorporates both “Compatibility” and “Architectural Design and Detail” throughout the project. The design of the building and its location are consistent with the COHSP design guidelines, which encourage buildings with a relationship to streets by orienting the building to future Circle Drive. The proposed building is designed to provide direct access to landscaping and to maximize unobstructed views of people utilizing pathways to access parking, the building entry and the parking lot. The building entrance will be well lit and well defined with visibility to surrounding streets and parking areas. The building entrances are clearly identifiable and defined through the building's use of special architectural treatment at the entries. Entries are designed to offer protection from natural elements through the use of overhangs and shading devices.

The exterior design of the lower portion of the building itself combines the use of glass window walls, burnished CMU block material walls, shotcrete and painted aluminum accents to create a contemporary style for the building that is compatible with surrounding Campus facilities. The materials used carry over to all sides of the building. The roof top screening material will be constructed of translucent panels mounted on a painted steel support structure designed to integrate with the architectural style of the building and shield rooftop equipment.

The primary westerly façade of the building utilizes a concrete planter box and painted aluminum canopy to highlight the main entrance. The use of ground to ceiling glass window walls and folding overhead doors located along the façade serve to break up the building mass, provide air and natural light into the building, and accentuate different sections of the building.

The design also takes into consideration the arid landscape of Southern California. The proposed landscaping for the project is designed as a water efficient landscape plan taking into consideration the need to conserve water.

4. The Development Project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property outside the Specific Plan area.

The new building is located in the IU District, which encompasses approximately 20 acres of the southeastern edge of the campus. The primary purpose of this district is for utility services and infrastructure. There are surface parking lots and utilities in the immediate areas to the west and south, and the Santa Fe Dam flood control basin to the east. The project site was previously used as surface parking in an area of

campus that that is furthest away from any of the surrounding residential neighborhoods.

- a. **Parking Requirements.** The Parking Supply and Population Tracking Worksheet demonstrates that there is sufficient parking supply for the City of Hope campus, or that sufficient additional parking will be developed in connection with the Development Project.

The Parking Supply and Population Tracking Worksheet baseline totals provided at the time of the COHSP adoption in 2018 indicate a surplus of 298 parking stalls. The updated figures dated September 2022 show a surplus of 1,308 parking stalls. The total includes on and off campus parking available to City of Hope employees, physicians, patients and residents.

- b. **Environmental Mitigation.** The Development Project has been designed to comply with all applicable Mitigation Measures in the Mitigation Monitoring and Reporting Program.

This project has been designed to comply with Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation and Traffic, and Utilities and Service Systems as presented in the Mitigation Monitoring and Reporting Program. The Cities of Irwindale and Duarte's Community Development and/or Building and Safety Departments/Divisions have been identified as the responsible monitoring parties.

3. The City, as the Responsible Agency, adopted the City of Hope Specific Plan Final Environmental Impact Report ("FEIR") (SCH #2015101047) on May 9, 2018. A copy of the FEIR and related environmental documents are posted on the City's website. The Planning Commission finds that the FEIR serves as the environmental review for the project and no additional environmental review is necessary because there have been no changes to the project, no changes with respect to the circumstances under which the project is being undertaken, and no new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission approves the application for Site Plan and Design Review (DA) subject to the adopted FEIR by the City Council, including the corresponding Findings of Fact, Statement of Overriding Consideration, and Mitigation Monitoring and Reporting Program.

5. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby approves the Application subject to the conditions set forth in Exhibit "A" 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 the COHSP.

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.

ADOPTED AND APPROVED this 21st day of September 2022.

Suzanne E. Gomez, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, Secretary

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

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at the meeting of the Planning Commission of the City of Irwindale held on the 21st day of September 2022, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Marilyn Simpson, Secretary

EXHIBIT “A”**PLANNING COMMISSION RESOLUTION NO. 816(22)**

Site Plan and Design Review No. 02-2022
City of Hope Central Utility Plant
1500 E. Duarte Road

A. GENERAL

1. The use and development authorized by this Site Plan and Design Review (DA), allows for the construction and establishment of a Central Utility Plant building substantially in conformance with the COHSP and plans dated August 24, 2022.
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 Planning Commission for determination.
3. The Applicant shall agree and consent, in writing, to each and every condition of permit approval set forth herein within twenty (20) days from the adoption of this Resolution by the Planning Commission 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 Central Utility Plant 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 (DA) No. 02-2022. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and the City will cooperate fully in the defense.
6. Following 24-hour advance written notice from the City, 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 Infrastructure and Utility (IU)/COHSP standards and regulations through any applicable 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 August 24, 2022) as conditioned herein, and any appreciable modification of the plans or mode of operation other than as authorized by the COHSP, as determined by the Community Development Director, shall require the prior approval of the Planning Commission.
2. 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.
3. The City of Hope shall track and report the average daily population on campus in two (2) groups: Patients/Residents and Employees/Physicians. The report shall be provided yearly to the Cities of Irwindale and Duarte.

4. All landscaping for the project shall be subject to Subsection 5.4 "Landscaping" of the COHSP.
5. 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.
6. 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 City Engineer. Vision clearance shall be maintained at all vehicle entrances and exits.
7. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines" and Subsection 5.4.2 "Irrigation Standards" of the COHSP.
8. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.
9. A six (6) inch horizontal concrete curb shall surround all landscaped planters.
10. The following invasive plants shall not be used in landscaping:
 - *Carpobrotus edulis* (ice plant)
 - *Hedera helix*, *H. Hibernica*, *H. canariensis* (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)
11. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.
12. Any event not held during typical hours of operation shall comply with Section 7.2.10 of the COHSP.

13. All signage shall be subject to the City of Hope Campus Wayfinding Comprehensive Sign Program.
14. The City of Irwindale shall coordinate with the City of Hope and the City of Duarte regarding on-going parking tabulations.
15. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs or similar planting materials as allowed by the COHSP.
16. All building design and construction, including the type, texture, color, and durability of the exterior building materials shall comply with the COHSP.
17. 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 buildings¹. 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.
18. 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. Additional parking area lighting requirements shall be subject to Chapter 4.7 "Parking Area Design" in the COHSP.
19. 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 consistent with the requirements of the City of Hope Campus Wayfinding Comprehensive Sign Program.
20. A temporary chain link fence with blue screening, or acoustical fencing assembly as specified in the FEIR, shall be installed and maintained around the perimeter of the site at all times during construction.
21. 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.
22. Applicant/developer shall post "No Overnight/Unauthorized Parking" signs on the property to prevent unauthorized parking on the site.

¹ Photovoltaic equipment is exempt from this requirement.

23. 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.
24. All construction related activity shall comply with the noise standards as set forth in IMC Section 9.28.030.

C. FIRE DEPARTMENT

1. The proposed project shall be subject to the plans approved on August 18, 2022, by the County of Los Angeles Fire Department – Fire Prevention Engineering. Plan No. FEPC2022-1864.
2. The proposed project shall be subject to the conditions and requirements of the County of Los Angeles Fire Department.

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 reasonable satisfaction of the City Engineer. All on-site street improvements shall be constructed in accordance with the City of Hope Specific Plan and City of Irwindale standards. Construction plans shall be reviewed and approved by the Director of Engineering.
2. The owner and/or developer shall improve and widen the west drive aisle (Circle Road) in accordance with the City of Hope Specific Plan. If improvements are not required at the time of this approval (according to the Specific Plan phasing schedule), the applicant must provide a campus progress report to the Director of Engineering/Building Official and Community Development Director every 12 months. 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 and/or developer shall install street lighting in accordance with the City of Hope Specific Plan. All improvements shall be constructed in accordance with City standards to the reasonable satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.
4. The owner and/or developer shall remove and reconstruct all damaged or deficient sidewalk, driveways, curb and gutter on the Central Utility Plant project site as reasonably directed by the Director of Engineering.
5. All walkways and driveways on the Central Utility Plant project site shall be designed to provide ADA accessible path of travel.

6. All curbs along Circle Road and service roads shall be painted red and marked "No Parking -Fire Lane".
7. Proposed driveways shall be located clear of existing fire hydrants, street lights, water meters, etc.

UTILITIES

8. 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.
9. The owner/developer shall obtain a Storm Drain Connection Permit for the connection to the existing storm drain system.
10. Fire hydrants shall be installed on or adjacent to the Central Utility Plant project site as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the Director of Engineering.
11. Sanitary sewers shall be constructed in accordance with 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.
12. Prior to the issuance of building permits, the owner/developer shall provide a will-serve letter from the water utility provider to the City.

FEES

13. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
14. That the owner/developer shall pay the connection fee upon application for storm water connection to the County of Los Angeles system.

MISCELLANEOUS

15. 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.

16. 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.

Buildout Summary

EXHIBIT "C"

LAND USE DISTRICT	BUILDING USE / PROPOSED USE	BUILT NEW BUILDING (GSF)	DEMOLISHED (GSF)	NET NEW TOTAL
Core Medical (CM)	Office	90,039	(42,256)	47,783
Core Medical (CM)	Outpatient (Clinic)	9,868	(29,810)	(19,942)
Core Medical (CM)	Support		(797)	(797)
Infrastructure & Utility (IU)	Office	15,400		15,400
Infrastructure & Utility (IU)	Warehouse		(24,561)	(24,561)
Residential Medical Flex (RMF)	Hospitality	106,000	(15,045)	90,955
Total		221,307	(112,469)	108,838
Projects Under Construction	Duarte Outpatient Clinic	355,000		355,000
Total With Projects Under Construction		576,307	(112,469)	463,838

Buildout Detail by Building					
LAND USE DISTRICT	BUILDING USE / PROPOSED USE	BUILDING	BUILT NEW BUILDING (GSF)	DEMOLISHED (GSF)	NET NEW
Core Medical (CM)	Office	026 Wing 4		(9,807)	(9,807)
Core Medical (CM)	Office	067 Piness		(3,352)	(3,352)
Core Medical (CM)	Office	107 Needleman		(12,379)	(12,379)
Core Medical (CM)	Office	170 Medical Office Modular		(2,872)	(2,872)
Core Medical (CM)	Office	171 Information Sciences		(13,845)	(13,845)
Core Medical (CM)	Office	182 Pavilion	90,039		90,039
Core Medical (CM)	Outpatient (Clinic)	052 Machris		(29,810)	(29,810)
Core Medical (CM)	Outpatient (Clinic)	184 Outpatient Imaging Center	9,868		9,868
Core Medical (CM)	Support	086 Octagon		(797)	(797)
Infrastructure & Utility (IU)	Office	183 Big Room Trailer Complex	15,400		15,400
Infrastructure & Utility (IU)	Warehouse	085B Warehouse B		(5,219)	(5,219)
Infrastructure & Utility (IU)	Warehouse	085C Warehouse C		(5,077)	(5,077)
Infrastructure & Utility (IU)	Warehouse	085D Warehouse D		(7,079)	(7,079)
Infrastructure & Utility (IU)	Warehouse	085E Warehouse E		(7,187)	(7,187)
Residential Medical Flex (RMF)	Hospitality	110 Parson Village		(1,849)	(1,849)
Residential Medical Flex (RMF)	Hospitality	111 Parson Village		(1,809)	(1,809)
Residential Medical Flex (RMF)	Hospitality	112 Parson Village		(1,809)	(1,809)
Residential Medical Flex (RMF)	Hospitality	113 Parson Village		(1,809)	(1,809)
Residential Medical Flex (RMF)	Hospitality	114 Parson Village		(1,809)	(1,809)
Residential Medical Flex (RMF)	Hospitality	166 Apts. (student housing)		(630)	(630)
Residential Medical Flex (RMF)	Hospitality	167 Apts. (student housing)		(3,995)	(3,995)
Residential Medical Flex (RMF)	Hospitality	185 New Hope Village Hotel	106,000		106,000
Residential Medical Flex (RMF)	Hospitality	514 1848 Cinco Robles		(1,333)	(1,333)
Total			221,307	(112,469)	108,838
Projects Under Construction	Outpatient (Clinic)	Duarte Outpatient Clinic	355,000		355,000
Total With Projects Under Construction			576,307	(112,469)	463,838

Parking Supply Tracking System Worksheet

Specific Plan Parking Ratios	
Patient	0.66
Employee/Physician	0.46

Baseline Parking at Specific Plan Adoption (2018)						
User Group	SP Parking Ratio	Population (persons)	Parking Demand	Parking Supply		Difference
Patient/Resident	0.66	1,086	717	734		17
Employee / Physician	0.46	5,362	2,467	2,748		281
Total		6,448	3,184	3,482		298

YEAR 4 (2022)						
User Group	SP Parking Ratio	Population (persons)	Parking Demand	On Campus Parking Supply	Off Campus Parking Supply	Parking Supply
Patient/Resident	0.66	1,693.00	1,117.38	1,156.00		1,156.00
Employee/Physician	0.46	6,744.00	3,102.24	2,972.00	1,400.00	4,372.00
Total		8,437.00	4,219.62	4,128.00	1,400.00	5,528.00



**CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT**
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



Date: September 21, 2022 **Agenda Item No. 3-B**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

Project Planner: Brandi Jones, Senior Planner
Lisa Chou, Associate Planner

Project: Site Plan & Design Review (DA) No. 04-2020
Speculative 129,830 Square-Foot Concrete Tilt-Up Building

Applicant: Michael Ramirez, Rexford Industrial Realty, LLC

Property Owner: Rexford Industrial Realty, LLC

Project Location: 4416 Azusa Canyon Road (APN: 8417-004-006)



Map Date May 2022
Source: ESRI, City of Irwindale

Staff Recommendation: That the Planning Commission:

1) Adopt Resolution No 813(22) entitled “A Resolution of the Planning Commission of the City of Irwindale, Recommending that the City Council adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Construction of one (1) Speculative Industrial Tilt-Up Building Totaling ±129,830 Square Feet For Property Located at 4416 Azusa Canyon Road, Irwindale, CA 91706 (APN: 8417-004-006) in the M-1 (Light Manufacturing) Zone and Making Certain Findings of Fact, Pursuant to the California Environmental Quality Act

2) Adopt Resolution No. 814(22) entitled, “A Resolution of the Planning Commission of the City of Irwindale Recommending that the City Council approve Site Plan and Design Review (DA) No. 04-2020 for the Construction of one (1) Speculative Industrial Tilt-Up Building Totaling ±129,830 Square Feet For Property Located at 4416 Azusa Canyon Road, Irwindale, CA 91706 (APN: 8417-004-006) in the M-1 (Light Manufacturing) Zone and Making Certain Findings of Fact; subject to the City Council adoption of the MND and MMRP and subject to the attached Conditions of Approval.

REQUEST

The Applicant is requesting a Site Plan and Design Review (DA) for the construction of a ±129,830 square-foot concrete tilt-up building and associated parking located at 4416 Azusa Canyon Road, within the City of Irwindale.

BACKGROUND/HISTORY

This item was continued from the May 18, 2022 Planning Commission Meeting. The public hearing notice for this item was appropriately reposted on September 8, 2022 and republished per the IMC requirements on September 9, 2022.

Based on a review of historical information, the project site appears to have been used as an orchard from at least 1928 until around 1952, when the site became vacant. The current main building was constructed in 1956 and was used by PepsiCo as a bottling plant. The site is presently developed with one building of approximately 62,713 square feet in the western half of the site, a large metal shed north of the building, and a loading dock and large truck yard on the eastern portion of the site (LACOA 2021). The building is a single-story structure of concrete tilt-up construction on a concrete slab floor. The bottling plant ceased operation in December 2020 and the site has remained vacant.

On February 16, 2022, the Planning Commission conducted a duly noticed public hearing, closed the public hearing, and requested staff to provide more information on the traffic study and continued the meeting to a date uncertain. The transportation analysis from the technical appendices of the Mitigated Negative Declaration (MND) was routed to the Commissioners on February 17, 2022. The Commissioners also inquired about the difference between the preparation of the MND for the project instead of an Environmental Impact Report (EIR). In addition, the applicant team has taken Commissioner feedback from the February 16, 2022 public hearing and proposed some design changes. The full report, as presented during the February 16, 2022 Planning Commission meeting, is

Planning Commission Meeting
Site Plan & Design Review (DA) No. 04-2020

September 21, 2022

available on the project's dedicated webpage of the City website and attached as Exhibit "E". On March 16, 2022, the Planning Commission hearing was cancelled. On May 18, 2022, the Planning Commission conducted a duly noticed public hearing, closed the public hearing, and continued the meeting to a date uncertain.

GENERAL PLAN AND ZONING

The site is designated in the General Plan as Industrial/Business Park. The property is currently zoned M-1 (Light Manufacturing). The following zones and uses surround the site:

Direction	Existing Land Use	Zoning District
North	Industrial Businesses	M-2, Heavy Manufacturing
South	Industrial Businesses	M-2, Heavy Manufacturing
East	Industrial Businesses	M-2, Heavy Manufacturing
West	Public Works Yard & Olive Pit	M-1, Light Manufacturing & Q, Quarry

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 PlaceWorks and Urban Crossroads, 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:

- Air Quality
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Transportation
- 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 (December 21, 2021 through January 19, 2022). (A copy of the above referenced documents are posted on the City's website at <https://www.irwindaleca.gov/575/4416-Azusa-Canyon-Road>).

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

A total of four (4) letters were received during the comment period. These comments were provided by: State of California Department of Transportation (Caltrans), Los Angeles County Sanitation District, Lozeau Drury, LLP and Teamsters Local Union No. 396. The comment letters and responses to comments have been included in the MND. Two additional letters from Lozeau Drury, LLP were received after the comment period on February 16, 2022 and March 16, 2022.

Additionally, PlaceWorks and Urban Crossroads, the environmental consultants that prepared the MND and MMRP for the project, have prepared detailed responses (Exhibit "F" and Exhibit "G") to the letters dated February 16, 2022 and March 16, 2022 from Lozeau Drury, LLP. The letters assert that the IS/MND does not adequately analyze and mitigate air quality, greenhouse gas, hazards and hazardous materials, and transportation impacts and requests the preparation of an EIR.

The responses prepared by PlaceWorks address each area of concern to fully disclose potential environmental impacts and mitigation measures, which reduces impacts to less than significant levels. It is the professional assessment and recommendation of PlaceWorks that an EIR is not required for this project. PlaceWorks has thoroughly analyzed the project and potential impacts and has determined that the Mitigation Measures and Conditions of Approval will avoid impacts to a point where no significant impacts on the environment would occur, therefore a Mitigated Negative Declaration was prepared for the project.

The Response to Comments (Exhibit H), dated February 2022 was updated in September 2022. The IS/MND also contains revised sections that were not available at the time of the IS/MND publication. These revisions include modifications to Mitigation Measure T-1, updates to the project description, and updates to intersection concept designs.

In accordance with CEQA Regulation 15074.1, as a result of the public review process for a proposed mitigated negative declaration, the lead agency may conclude that certain mitigation measures identified in the MND are infeasible or otherwise undesirable. Prior to approving the project, the lead agency may delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective.

Prior to substituting for a mitigation measure, the lead agency is required to (1) hold a public hearing on the matter, which may be combined with the hearing to consider the project; and (2) adopt a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment. In that instance, no recirculation of the MND is required.

The Transportation Analysis for the proposed project (Appendix I of the IS/MND) included recommended improvements at the intersection of Azusa Canyon Road and Los Angeles Street. The improvements address potential safety concerns in conjunction with the proposed off-site traffic signal at this intersection. These recommendations were included as Mitigation Measure T-1 in the December 2021 IS/MND.

The concept design for the intersection at Azusa Canyon Road and Los Angeles Street has been updated since the publication of the IS/MND. The updated concept plans are shown in Appendix 4 of the MND and include two alternative designs.

In comparison to the original design, neither of the design alternatives would restrict on-street parking on the south side of Los Angeles Street, east of Azusa Canyon Road. However, restriction of on-street parking on the east side of Azusa Canyon Road, north of Los Angeles Street, would still be required. Under the original design, new crosswalks on the east and west leg of the intersection were proposed. For the two alternatives shown in Appendix 4:

- Alternative 1 would require a crosswalk on the east and west leg of the intersection, similar to the original design. This alternative also includes a curb “bulb-out” at the southeast corner of the intersection. This improvement allows the parking along the south side of Los Angeles Street to be preserved.
- Alternative 2 would require a crosswalk on the east, west, and south leg of the intersection.

Under existing conditions, there is only one crosswalk on the north leg of the intersection.

Mitigation Measure T-1¹

Prior to the issuance of occupancy permits, the project applicant shall submit final improvement plans for the Azusa Canyon Road/Los Angeles Street intersection, including the new traffic signal and crosswalk striping. The plans shall be submitted to and approved by the City’s Public Works Department. The plans shall: ~~provide the following improvements at the intersection of Azusa Canyon Road and Los Angeles Street:~~

- ~~A new crosswalk on the east leg of the intersection.~~
- Include new crosswalks (as shown in the two alternatives in Appendix 4 [final alternative pending selection]) as follows:
 - o Alternative 1 – north, west and east legs of the intersection
 - o Alternative 2 – north, west, and south legs of the intersection

¹ ~~Strikeout~~ text to indicate deletions and underlined text to signify additions.

- ~~Restrict on-street parking on the south side of Los Angeles Street, east of Azusa Canyon Road, within 150 feet of the intersection.~~
- ~~Restrict~~ Include on-street parking restriction on the east side of Azusa Canyon Road, north of Los Angeles Street, within 150 feet of the intersection.
- Demonstrated compliance with required ~~Review~~ sight distance and other safety considerations.

Mitigation Measure T-1 includes updated concept designs for the proposed improvements at the intersection of Azusa Canyon Road and Los Angeles Street. The proposed revisions do not represent substantive project changes with respect to CEQA. These changes would not result in any physical change to the environment and would not alter the impact analysis as included in the Initial Study for the proposed project. Additionally, Mitigation Measure T-1, as modified, is as effective as the mitigation measure included in the December 2021 IS/MND, because the new measure will avoid or reduce any potentially significant safety impacts to motorists and pedestrians to at least the same degree as the previous measures by the design of an off-site traffic signal including the required striping and crosswalks at the intersection. Moreover, because there is no change to the environment nor would it alter the impact analysis, the new mitigation measure does not cause any potentially significant effect. Therefore, the proposed revisions to the IS/MND would not meet the conditions pursuant to CEQA Guidelines 15073.5, Recirculation of a Negative Declaration Prior to Adoption, that would constitute a substantial revision requiring recirculation of the IS/MND.

Transportation

Pursuant to City Council Resolution No. 2020-53-3163, wherein the City Council of the City of Irwindale adopted “Vehicle Miles Traveled” thresholds of significance for purposes of analyzing transportation impacts under CEQA Guidelines section 15064.3, Urban Crossroads conducted a transportation analysis as part of the analysis of the project within the MND. CEQA Guidelines Section 15064.3 identifies vehicle miles traveled (“VMT”) — meaning the amount and distance of automobile travel attributable to a project — as the most appropriate metric to evaluate a project's transportation impacts.

Pursuant to the Office of Planning and Research (“OPR”) Technical Advisory on Evaluating Transportation Impacts in CEQA, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact. The Project was analyzed to generate or attract fewer than 110 trips per day, thus VMT analysis was screened out due to a presumption of less than significant impacts.

However, the City of Irwindale's Policy Guidelines for Traffic Impact Reports requires that projects undergo a Level of Service (“LOS”) analysis. Urban Crossroads estimated vehicle trips based on data from the ITE (Institute of Transportation Engineers) Trip Generation Manual, a nationally recognized source for estimating land use-specific trip

generation, which is listed as a fundamental requirement within the City's Policy Guidelines for Traffic Impact Reports. To account for the effects of truck traffic in the traffic analyses, vehicle mix data from the City of Fontana Truck Trip Generation Study was utilized to generate estimated truck trips.

The transportation analysis report found that improvements were needed at two intersections—Azusa Canyon Road/Los Angeles Street and Azusa Canyon Road/Arrow Highway—to provide an acceptable level of service at these locations. The recommendations and conditions of approval include contributions on a fair-share basis to address existing deficient operations (see Appendix I). The proposed signal control improvement at Azusa Canyon Road/Arrow Highway is based on the Project's fair share of impacts, calculated to be 9%, with the Applicant agreeing to contribute \$550,000 to the new traffic signal. The Project is estimated to impact the Azusa Canyon Road/Arrow Highway intersection on a fair share basis of 2%, with the Applicant agreeing to contribute its fair share amount to the lane configuration and traffic signal phasing modification improvement. It is the professional assessment and recommendation of Urban Crossroads that these mitigation measures will reduce any impacts to less than significant levels and will significantly improve the existing levels of service at the intersections. These improvement requirements are incorporated in the Conditions of Approval.

Additionally, a project Condition of Approval requires that any proposed tenant(s) provide a site-specific trip generation technical memo demonstrating that the business will not exceed the maximum limit of allowable trips as studied by the transportation analysis. The condition also states that the City will regularly and continually monitor the actual trips generated by the project and enforce the maximum limit of allowable trips. The owner/applicant shall be solely responsible for all costs related to analyses, peer review, monitoring and enforcement.

Staff has been informed that Rexford Industrial Realty has been granted an ingress-egress easement for a portion of the property directly adjacent to the Project by Lansford Development, owners and operators of the onsite business Decore-rative Specialties, as well as owners of the property at 4414 Azusa Canyon Road, known as Assessor's Parcel No. 8417-004-007.

The easement is 63.5 feet wide having the north line of the easement adjoining the south line of Assessor's Parcel 8417-004-006. The easement begins at the easterly right-of-way of Azusa Canyon Road and terminates easterly at the curve on the westerly rail road right-of-way, identified as Assessor's Parcel 8417-004-907.

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"	69'-0" – 105'-0"
Side Yard Setback	20'-0"	25'-0" – 160'-0"
Rear Yard Setback	N/A	48'-5" – 108'-11"
Floor Area Ratio (F.A.R.)	1.0:1.0	0.52:1.0
Building Height²	35'-0"	39'-0"
Landscaping	10%	11%
Parking	116	123
Truck/Trailer Parking	N/A	N/A

Project Description

The proposed project is for the construction of a ±129,830 square-foot speculative concrete tilt-up building and associated passenger vehicle parking. The building consists of ±9,160 square feet of office, ±17,000 square feet of manufacturing and ±103,670 square feet of warehousing. The property has a gross square footage of 256,664 square feet (5.89 acres) and a net square footage of 251,096 square feet (5.76 acres). There is a required street dedication (Exhibit “D”) along Azusa Canyon Road of 5,568 square feet (0.13 acres). At this time, there is no prospective user.

Tribal Consultation

On May 10, 2021, 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

Three (3) responses were received. The Gabrielino/Tongva Indians of California Tribal Council requested that the tribe be notified if prehistoric materials or burial remains are found during construction. If burial remains are found, the tribe wants to engage in formal consultation. The Gabrieleno Band of Mission Indians–Kizh Nation provided tribal archive information identifying the high cultural sensitivity of the project site. To avoid impacting or destroying tribal cultural resources that may be inadvertently unearthed during the project's ground disturbing activities the tribe provided the City with measures to mitigate

² 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.

or avoid a significant effect on tribal cultural resources. The Santa Rosa Band of Cahuilla Indians responded that the tribe did not have any comments.

Building Design/Design Guidelines

The proposed project is a single-story building located on the former PepsiCo Bottling plant. The proposed tilt-up building incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines. The layout, landscaping and design of the site also incorporated encouraged design principles. For example, the use of an authentic period style compatible with City context, new buildings that draw upon the fundamental characteristics of existing buildings in the City, façade depth of plans and variations on all sides, including varied rooflines, berms, meandering sidewalks and multi-layered landscaping.

The building incorporates tower elements as focal points and breaks up the expansive exterior walls with architectural projections and details around the windows. The vertical and horizontal reveals, arched windows and multi-color palette also work to add depth and character to 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.

Design Enhancements

Based on feedback from the Planning Commissioners, the Applicant team revisited the designs for the sidewalk and water fountain. A meandering sidewalk along Azusa Canyon Road is now incorporated in the updated site plan. The Applicant is also proposing a “Welcome to Irwindale” sign on the water fountain on the corner of Azusa Canyon Road and Los Angeles Street. A revised site plan and detail of the water fountain has been included in the project plans and attached to this report as Exhibit “C”.

Operation

The prospective use is currently unknown but there are many potential uses that are permitted by right due to the current zoning designation. However, certain uses would not be allowed or would be subject to a Conditional Use Permit. These uses would require Planning Commission approval prior to operation and be subject to a set of Conditions of Approval and a signed Affidavit of Acceptance from the property owner and tenant acknowledging and agreeing to abide by the imposed conditions. Cold storage has been expressly prohibited for this site without further future environmental analysis. The overwhelming majority of new industrial development in the City is speculative.

Landscaping, Project Fencing and Screening

Approximately 27,979 square feet (11%) 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 percentage meets and exceeds the required ten percent (10%) that is required within the Irwindale Municipal Code. The proposed landscape plan is comprised of a combination of parking lot shade trees, shrubs, and groundcover. An eight (8) foot high steel fencing is proposed which surrounds the majority of the property.

Access and Circulation

Ingress and egress to the site are provided via a three (3) driveways, one fronting onto Azusa Canyon Road and the other two (2) fronting on Los Angeles Street. The proposed building is setback approximately 69'-0", which will also accommodate projected queuing, thus avoid overflow onto Azusa Canyon Road and Los Angeles Street. A 20'-0" wide street dedication along Azusa Canyon Road is required.

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 116 stalls and 123 stalls are being proposed [five (5) ADA stalls, ninety-seven (97) standard stalls and twenty-one (21) compact stalls]. There are no designated trailer stalls. All parking is surface parking; there are no proposed parking structures or subterranean lots.

Building Height

The maximum building height in the M-1 (Light Manufacturing) zone is 35'-0". 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 30'-7" to 35'-0" and the parapet walls, including the architectural features extend to a maximum height of 39'-0". IMC Subsection 17.68.010 "Height of Penthouses and Roof Structures" allows parapet walls to be erected above the height limits prescribed.

Signage

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 ±1,298 square feet. Freestanding signs would be limited to 150 square feet regardless of building size.

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-1 (Light Manufacturing) and has a General Plan land use designation of Industrial/Business Park and Residential. 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, height, 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 prospective use is currently unknown but there are many potential uses that are permitted by right due to the current zoning designation, however certain uses would be not be allowed or would be 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:

- a) Facilities and improvements,

The proposed building is setback approximately 69'-0" from vehicle ingress to accommodate projected queuing, thus avoiding overflow onto Azusa Canyon Road and Los Angeles Street. All structures and infrastructure improvements will be constructed to current code and completed prior to issuance of the Certificate of Occupancy.

- b) Pedestrian and vehicular ingress, egress, and internal circulation,

There is no proposed through-site access. The site is bordered by industrial buildings to the north, south, and east and the City's Public Works yard and Olive Pit to the west. Azusa Canyon Road and Los Angeles Street serve as the vehicular access to the site. There is also a required 20'-0" street dedication on Los Angeles Street, which includes a meandering sidewalk.

- c) Setbacks,

The project has been designed to comply with and exceed the minimum required setbacks for the M-1 (Light Manufacturing) zone. The proposed front yard setbacks range from 20'-0" to 105'-0", exceeding the minimum requirement of 20'-0". The proposed side yard setbacks range from 25'-0" to 160'-0", exceeding the minimum requirement of 20'-0". The proposed rear yard setbacks range from 48'-5" to 108'-

11", and there is no required rear yard setback when abutting non-residentially zoned properties.

d) Height of buildings,

The maximum building height in the M-1 (Light Manufacturing) zone is 35'-0". 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. Per IMC Subsection 17.68.010, parapet walls may be erected above the height limits. The rooflines vary from approximately 30'-7" to 35'-0" and the parapet walls, including the architectural features extend to a maximum height of 39'-0". Nonetheless, the proposed buildings have been designed to complement the massing and height of the existing buildings in the area.

e) Signs,

Based on the approximate square footage of the speculative industrial building, the allowable amount of wall signage would equate to ±1,298 square feet. Freestanding signs would be limited to 150 square feet regardless of building size.

f) 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.

g) Landscaping,

The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale. Approximately 27,979 square feet (11%) 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.

h) Grading,

Project has been designed to take advantage of the existing topography, thus reducing grading activities on site. A grading permit will be required and issued from Building and Safety.

i) 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.

j) 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 116 stalls and 123 stalls are being proposed [five (5) ADA stalls, ninety-seven (97) standard stalls and twenty-one (21) compact stalls]. All parking is surface parking; there are no proposed parking structures or subterranean lots.

k) Drainage,

A Water Quality Management Plan (WQMP) has been prepared to address hydrology and drainage.

l) Intensity of land use.

The project is located on a flat, irregularly shaped lot. It had been used as an orchard from at least 1928 until around 1952, when the site became vacant. The current main building was constructed in 1956 and was used by PepsiCo as a bottling plant. The site is presently developed with one building of approximately 62,713 square feet in the western half of the site, a large metal shed north of the building, and a loading dock and large truck yard on the eastern portion of the site (LACOA 2021). The building is a single-story structure of concrete tilt-up construction on a concrete slab floor. The metal shed was part of the old truck wash area that is connected to the building by an overhang. The bottling plant ceased operation in December 2020 and the site has remained vacant. The proposed building will be approximately 129,830 square feet with associated passenger vehicle parking, truck parking, and eighteen (18) loading docks. The proposed industrial warehouse building is consistent with the General Plan designation of Industrial/Business Park and Zoning designation of M-1 (Light 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 tilt-up building incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited façade

elements, roofs and parapets, materials and colors. The layout, landscaping and design of the site also incorporated encouraged design principles. For example, the use of an authentic period style compatible with City context, new buildings that draw upon the fundamental characteristics of existing buildings in the City, façade depth of plans and variations on all sides, including varied rooflines, berms, meandering sidewalks and multi-layered landscaping.

CONCLUSION

It is recommended that the Planning Commission take the following action:

1. Adopt Resolution No. 813(22) recommending that the City Council adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP);
2. Adopt Resolution No. 814(22) recommending that the City Council approve Site Plan and Design Review (DA) No. 04-2020 subject to the proposed Conditions of Approval to permit the proposed improvements as presented herein.

Alternative Actions:

3. Request that staff prepare a resolution of denial based on recommended Findings of Fact to be brought back at the next regularly scheduled Planning Commission meeting for adoption; OR
4. Request that the applicant revise the project and continue the hearing to a date certain.

ATTACHMENTS

- Exhibit A: Resolution No. 813(22)
- Exhibit B: Resolution No. 814(22) with Conditions of Approval
- Exhibit C: Project Plans
- Exhibit D: Street Dedication Exhibit
- Exhibit E: Memo to Planning Commission, dated September 15, 2022 with links to project files: <https://www.irwindaleca.gov/575/4416-Azusa-Canyon-Road>
- Exhibit F: Response to the Lozeau Drury, LLP letter, dated March 7, 2022
<https://www.irwindaleca.gov/DocumentCenter/View/7440/Exhibit-F---Response-to-Lozeau-Drury-LLP-03072022>
- Exhibit G: Response to the Lozeau Drury, LLP letter, dated May 3, 2022
<https://www.irwindaleca.gov/DocumentCenter/View/7441/Exhibit-G---Response-to-Lozeau-Drury-LLP-05032022>

RESOLUTION NO. 813(22)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION (MND) AS AMENDED BY THE IMPOSITION OF A SUBSTITUTE MITIGATION MEASURE, AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE CONSTRUCTION OF ONE (1) SPECULATIVE INDUSTRIAL TILT-UP BUILDING TOTALING ±129,830 SQUARE FEET FOR PROPERTY LOCATED AT 4416 AZUSA CANYON ROAD, IRWINDALE, CA 91706 (APN: 8417-004-006) IN THE M-1 (LIGHT MANUFACTURING) ZONE AND MAKING CERTAIN FINDINGS OF FACT, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

A. RECITALS.

- (i) Michael Ramirez, 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) speculative concrete tilt-up building totaling approximately 129,830 square feet.
- (ii) The Subject Property is located at 4416 Azusa Canyon Road, within the City of Irwindale (APN: 8417-004-006). The Subject Property is currently zoned M-1 (Light Manufacturing). Hereinafter in this Resolution, the subject Site Plan and Design Review shall be referred to as the "Application."
- (iii) 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 December 21, 2021 through January 19, 2022. A copy of the MND was circulated through the State Clearinghouse, posted on the City's website (<https://www.irwindaleca.gov/575/4416-Azusa-Canyon-Road>) 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.
- (iv) The public review period for the MND ended on January 19, 2022.
- (v) 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.

- (vi) On February 16, 2022, 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, requested staff to provide more information on the traffic study and continued the meeting to a date uncertain.
- (vii) On March 16, 2022, the Planning Commission Meeting was cancelled.
- (viii) On May 18, 2022, the Planning Commission conducted a duly noticed public hearing on the 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 continued the meeting to a date uncertain.
- (ix) In accordance with CEQA Regulation 15074.1, as a result of the public review process for a proposed mitigated negative declaration, the lead agency may conclude that certain mitigation measures identified in the MND are infeasible or otherwise undesirable. Prior to approving the project, the lead agency may delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective.
- (x) In response to public comments received, the IS/MND has been revised to contain sections that were not available at the time of the IS/MND publication. These revisions include modifications to Mitigation Measure T-1, updates to the project description, and updates to intersection concept designs.
- (xi) On September 21, 2022, 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.
- (xii) This document was prepared concurrently with the Site Plan and Design Review (DA) No. 04-2020.
- (xiii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, Planning Commission 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 Planning Commission 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 December 21, 2021 through January 19, 2022. A copy of the MND was circulated through the State Clearinghouse, posted on the City’s website (<https://www.irwindaleca.gov/575/4416-Azusa-Canyon-Road>) 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.

The Planning Commission has reviewed the Initial Study and Mitigated Negative Declaration, comments received regarding the Mitigated Negative Declaration thereto, and City staff’s responses. In accordance with CEQA Regulation 15074.1, in response to public comments received, the IS/MND has been revised to contain sections that were not available at the time of the IS/MND publication. These revisions include modifications to Mitigation Measure T-1, updates to the project description, and updates to intersection concept designs.

The Transportation Analysis for the proposed project (Appendix I of the IS/MND) included recommended improvements at the intersection of Azusa Canyon Road and Los Angeles Street. The improvements address potential safety concerns in conjunction with the proposed off-site traffic signal at this intersection. These recommendations were included as Mitigation Measure T-1 in the December 2021 IS/MND.

The concept design for the intersection at Azusa Canyon Road and Los Angeles Street has been updated since the publication of the IS/MND. The updated concept plans are shown in Appendix 4 of the MND and include two alternative designs.

In comparison to the original design, neither of the design alternatives would restrict on-street parking on the south side of Los Angeles Street, east of Azusa Canyon Road. However, restriction of on-street parking on the east side of Azusa Canyon Road, north of Los Angeles Street, would still be required. Under the original design, new crosswalks on the east and west leg of the intersection were proposed. For the two alternatives shown in Appendix 4:

- Alternative 1 would require a crosswalk on the east and west leg of the intersection, similar to the original design. This alternative also includes a curb “bulb-out” at the southeast corner of the intersection. This improvement allows the parking along the south side of Los Angeles Street to be preserved.
- Alternative 2 would require a crosswalk on the east, west, and south leg of the intersection.

Under existing conditions, there is only one crosswalk on the north leg of the intersection.

Mitigation Measure T-1¹

Prior to the issuance of occupancy permits, the project applicant shall submit final improvement plans for the Azusa Canyon Road/Los Angeles Street intersection, including the new traffic signal and crosswalk striping. The plans shall be submitted to and approved by the City’s Public Works Department. The plans shall: ~~provide the following improvements at the intersection of Azusa Canyon Road and Los Angeles Street:~~

- ~~A new crosswalk on the east leg of the intersection.~~
- Include new crosswalks (as shown in the two alternatives in Appendix 4 [final alternative pending selection]) as follows:
 - o Alternative 1 – north, west and east legs of the intersection
 - o Alternative 2 – north, west, and south legs of the intersection
- ~~Restrict on-street parking on the south side of Los Angeles Street, east of Azusa Canyon Road, within 150 feet of the intersection.~~
- ~~Restrict~~ Include on-street parking restriction on the east side of Azusa Canyon Road, north of Los Angeles Street, within 150 feet of the intersection.
- Demonstrated compliance with required ~~Review~~ sight distance and other safety considerations.

Based on the record before it, the Planning Commission hereby finds that Mitigation Measure T-1 includes updated concept designs for the proposed improvements at the intersection of Azusa Canyon Road and Los Angeles Street. The proposed revisions do not represent substantive project changes with respect to CEQA. These changes would not result in any physical change to the environment and would not alter the impact analysis as included in the Initial Study for the proposed project. The bulb-out proposed for Alternative 1 and the altered pedestrian circulation associated with Alternative 2 would not disturb any additional land compared to the original improvements and all

¹ ~~Strikeout~~ text to indicate deletions and underlined text to signify additions.

improvements would be within existing right-of-ways. As with the original mitigation measure, the updated mitigation measure would require the off-site traffic signal and would substantially improve pedestrian safety at the intersection. The alternative designs have been prepared by Urban Crossroads and adhere to applicable design standards, including required sight distances. The updated mitigation measure, therefore, would not result in a significant environmental effect and would be as effective as the original mitigation measure in the December 2021 IS/MND, because the new measure will avoid or reduce any potentially significant safety impacts to motorists and pedestrians to at least the same degree as the previous measures by the design of an off-site traffic signal including the required striping and crosswalks at the intersection. Moreover, because there is no change to the environment nor would it alter the impact analysis, the new mitigation measure does not cause any potentially significant effect on the environment itself.

4. Based on the whole record before it, the Planning Commission hereby finds: (i) that the Mitigated Negative Declaration as amended, 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 Planning Commission further finds that the Mitigated Negative Declaration as amended reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission therefore recommends that the City Council adopt the Mitigated Negative Declaration, as amended, attached hereto as Exhibit "E" (<https://www.irwindaleca.gov/DocumentCenter/View/7118>).

5. The Planning Commission 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 Planning Commission therefore recommends that the City Council adopt the Mitigation Monitoring and Reporting Program for the project, attached hereto as Exhibit "E" (<https://www.irwindaleca.gov/DocumentCenter/View/7237>).

6. 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 Planning Commission'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.

7. 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.

ADOPTED AND APPROVED this 21st day of September 2022.

Suzanne E. Gomez, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

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

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 21st day of September 2022, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibits (*Digital Downloads*):

- Mitigated Negative Declaration (MND) –
<https://www.irwindaleca.gov/DocumentCenter/View/7118>
- Mitigated Monitoring and Reporting Program –
<https://www.irwindaleca.gov/DocumentCenter/View/7237>
- Response to Comments –
<https://www.irwindaleca.gov/DocumentCenter/View/7236>

RESOLUTION NO. 814(22)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN AND DESIGN REVIEW (DA) NO. 04-2020 FOR THE CONSTRUCTION OF ONE (1) SPECULATIVE INDUSTRIAL TILT-UP BUILDING TOTALING ±129,830 SQUARE-FEET FOR THE PROPERTY LOCATED AT 4416 AZUSA CANYON ROAD, IRWINDALE, CA 91706 (APN: 8417-004-006) IN THE M-1 (LIGHT MANUFACTURING) ZONE AND MAKING CERTAIN FINDINGS OF FACT.

A. RECITALS.

- (i) Michael Ramirez, 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 a speculative concrete tilt-up building totaling approximately 129,830 square feet.
- (ii) The Subject Property is located at 4416 Azusa Canyon Road (APN 8417-004-006). The Subject Property is currently zoned M-1 (Light Manufacturing). Hereinafter in this Resolution, the subject Site Plan and Design Review shall be referred to as the "Application."
- (iii) 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 December 21, 2021 through January 19, 2022. A copy of the MND was circulated through the State Clearinghouse, posted on the City's website (<https://www.irwindaleca.gov/575/4416-Azusa-Canyon-Road>) 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.
- (iii) The public review period for the MND ended on January 19, 2022.
- (iv) 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.
- (v) On February 16, 2022, the Irwindale Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, closed the public hearing and requested staff to provide more information on the transportation impacts analysis and continued the meeting to a date uncertain.

- (vi) On March 16, 2022, the Planning Commission Meeting was cancelled.
- (vii) On May 18, 2022, the Planning Commission conducted a duly noticed public hearing on the 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 continued the meeting to a date uncertain.
- (viii) In accordance with CEQA regulation 15074.1, on September 21, 2022, the Irwindale Planning Commission held a duly noticed public hearing on a revised mitigation measure for the MND, closed the public hearing and recommended that the City Council approve and the MND as amended to include the subsequent mitigation measure;
- (ix) On September 21, 2022, the Irwindale Planning Commission conducted a duly noticed public hearing on the Application, 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.
- (x) This application is being processed concurrently with the MND and MMRP.
- (xi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission 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 Planning Commission 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 Planning Commission 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-1 (Light 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, height, 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 prospective use is currently unknown but there are many potential uses that are permitted by right due to the current zoning designation, however certain uses would be not be allowed or would be 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 agreements 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 setback approximately 69'-0" from vehicle ingress to accommodate projected queuing, thus avoiding overflow onto Azusa Canyon Road and Los Angeles Street. 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,
There is no proposed through-site access. The site is bordered by industrial buildings to the north, south, and east and the City's Public Works yard and Olive Pit to the west. Azusa Canyon Road and Los Angeles Street serve as the vehicular access to the site. There is also a required 20'-0" street dedication on Los Angeles Street, which includes a meandering sidewalk.
- iii. Setbacks,
The project has been designed to comply with and exceed the minimum required setbacks for the M-1 (Light Manufacturing) zone. The proposed front yard setbacks range from 20'-0" to 105'-0", exceeding the minimum requirement of 20'-0". The proposed side yard setbacks range from 25'-0" to 160'-0", exceeding the minimum requirement of 20'-0". The proposed rear yard setbacks range from 48'-5" to 108'-11", and there is no required rear yard setback when abutting non-residentially zoned properties.
- iv. Height of buildings,
The maximum building height in the M-1 (Light Manufacturing) zone is 35'-0". 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.

Per IMC Subsection 17.68.010, parapet walls may be erected above the height limits. The rooflines vary from approximately 30'-7" to 35'-0" and the parapet walls, including the architectural features extend to a maximum height of 39'-0". Nonetheless, the proposed buildings have been designed to complement the massing and height of the existing buildings in the area.

- v. Signs,
Based on the approximate square footage of the speculative industrial building, the allowable amount of wall signage would equate to $\pm 1,298$ 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 27,979 square feet (11%) 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,
Project has been designed to take advantage of the existing topography, thus reducing grading activities on site. 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 116 stalls and 123 stalls are being proposed [five (5) ADA stalls, ninety-seven (97) standard stalls and twenty-one (21) compact stalls]. All parking is surface parking; there are no proposed parking structures or subterranean lots.

xi. Drainage,
A Water Quality Management Plan (WQMP) has been prepared to address hydrology and drainage.

xii. Intensity of land use.
The project is located on a flat, irregularly shaped lot. It had been used as an orchard from at least 1928 until around 1952, when the site became vacant. The current main building was constructed in 1956 and was used by PepsiCo as a bottling plant. The site is presently developed with one building of approximately 62,713 square feet in the western half of the site, a large metal shed north of the building, and a loading dock and large truck yard on the eastern portion of the site (LACOA 2021). The building is a single-story structure of concrete tilt-up construction on a concrete slab floor. The metal shed was part of the old truck wash area that is connected to the building by an overhang. The bottling plant ceased operation in December 2020 and the site has remained vacant. The proposed building will be approximately 129,830 square feet with associated passenger vehicle parking, truck parking, and eighteen (18) loading docks. The proposed industrial warehouse building is consistent with the General Plan designation of Industrial/Business Park and Zoning designation of M-1 (Light 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 tilt-up building incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited façade elements, roofs and parapets, materials and colors. The layout, landscaping and design of the site also incorporated encouraged design principles. For example, the use of an authentic period style compatible with City context, new buildings that draw upon the fundamental characteristics of existing buildings in the City, façade depth of plans and variations on all sides, including varied rooflines, berms, meandering sidewalks and multi-layered landscaping.

3. The MND was circulated for public review for the required 30 days from December 21, 2021 through January 19, 2022. A copy of the MND was circulated through the State Clearinghouse, posted on the City's website (<https://www.irwindaleca.gov/575/4416-Azusa-Canyon-Road>) 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 Planning Commission 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 Planning Commission hereby recommends that the City Council approve 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.

6. 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.

ADOPTED AND APPROVED this 21st day of September 2022.

Suzanne E. Gomez, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at the meeting of the Planning Commission of the City of Irwindale held on the 21st day of September 2022, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 814(22)

Site Plan and Design Review No. 04-2020
Speculative, concrete tilt-up building
4416 Azusa Canyon Road
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) speculative, concrete tilt-up building substantially in conformance with the plans submitted to the City dated September 14, 2022.
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. 04-2020, 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-1 (Light 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 September 14, 2022) 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. The following use(s) shall be prohibited. Should any of the following uses be proposed, environmental review shall be required prior to any tenant improvements to the building.
 - a. Cold storage
6. 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.
7. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines."
8. 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.
9. 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.
10. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.
11. A six (6) inch horizontal concrete curb shall surround all landscaped planters.
12. The following invasive plants shall not be used in landscaping:
 - *Carpobrotus edulis* (ice plant)
 - *Hedera helix*, *H. Hibernica*, *H. canariensis* (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)
13. A minimum of 10% ($\pm 25,110$ square feet) the total lot area shall be landscaped.

14. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.
15. Any event not held during typical hours of operation shall be subject the Community Development Department review.
16. 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.
17. Drive aisles shall remain open and unobstructed for vehicular circulation.
18. 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.
19. 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.
20. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs or similar planting materials as allowed.
21. 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 buildings¹. 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.
22. 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.
23. 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 brush strokes. Rooftop numbers shall be shown on the plans submitted for plan check.

¹ Photovoltaic equipment is exempt from this requirement.

24. 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.
25. 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.
26. A temporary chain link fence with green screening, or acoustical fencing assembly as specified in the Mitigated Negative Declaration, shall be installed and maintained around the perimeter of the site at all times during construction.
27. 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 the review and approval of the Community Development Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.
28. 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.
29. Applicant/developer shall post "No Overnight/Unauthorized Parking" signs on the property to prevent unauthorized parking on the site.
30. 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 Subsection 9.28.110(A).
31. All construction related activity shall comply with the noise standards as set forth in IMC Section 9.28.030.
32. 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. Fire Department access shall comply with Section 503 of the Los Angeles County Fire Code.

2. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.2.1.2.1, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building.
3. Cross-hatch any on-site Fire Department vehicular access to within 150 of all portions of the exterior walls.
4. Show any existing fire hydrants within 600 feet of the lot frontage.
5. Submit a fire flow availability form, Form 196 along with plans.
6. All fire hydrants shall measure 6" x 4" x 2½", conforming to AWWA Standard C503-75 or approved equal.
7. Project shall comply with approved plans (Plan# FEPC2020-1317, approved March 9, 2021 and Plan# FEPC2021-1661, approved June 16, 2021).

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 Azusa Canyon Road (full street width), along the project frontage. 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 and/or developer shall design, install and construct a meandering sidewalk (5 feet wide minimum) on Azusa Canyon Road along the project frontage, in accordance with proposed site plans. 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. Landscaping and tree planting plans shall be reviewed and approved by the Public Services Director.
4. Roadway dedication and pedestrian access easements (20 feet wide minimum) shall be granted to the City along the project frontage on Azusa Canyon Road as directed by the Director of Engineering.
5. The owner/developer shall obtain written authorization or a construction easement from the owner of the private street along the Los Angeles Street project frontage for the construction of the proposed project improvements.

6. 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.
7. The owner/developer shall install ADA accessible driveway approaches and remove all existing driveways and parkway drains along Azusa Canyon Road. The owner/developer shall install an ADA curb ramp at the northeast corner of the intersection of Azusa Canyon Road and Los Angeles Street. All improvements shall be constructed in accordance with City standards to the satisfaction of the Director of Engineering.
8. The owner and/or developer shall upgrade street lighting fixtures along the Azusa Canyon Road property frontage to LED fixtures in accordance with Los Angeles County standards and to the satisfaction of the Director of Engineering.
9. 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.
10. Common driveways shall not be allowed, unless approved by the Director of Engineering. Proposed driveways shall be located clear of existing fire hydrants, street lights, water meters, etc.

UTILITIES

11. 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.
12. 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.
13. The owner/developer shall obtain a Storm Drain Connection Permit for the connection to the existing storm drain system.
14. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the Director of Engineering.
15. Sanitary sewers shall be constructed in accordance with 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.

16. 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

17. In accordance with Mitigation Measure T-1 of the project MND, prior to the issuance of certificates of occupancy, the owner/developer shall construct the following improvements:
 - Include new crosswalks (as shown in the two alternatives in Appendix 4 [final alternative pending selection]) as follows:
 - Alternative 1 – north, west and east legs of the intersection
 - Alternative 2 – north, west, and south legs of the intersection
 - Include on-street parking restriction on the east side of Azusa Canyon Road, north of Los Angeles Street, within 150 feet of the intersection.
 - Demonstrated compliance with required sight distance and other safety considerations.
18. Prior to the issuance of building permits, the owner/developer shall pay the projects fair share amount for improvements at the intersection of Arrow Highway and Azusa Canyon Road. Improvements will include the addition of a 3rd westbound through lane and a northbound right turn traffic signal overlap phase.
19. Prior to the issuance of any building permits, the owner/developer shall pay to the City \$550,000 for the installation of a new traffic signal at the intersection of Azusa Canyon Road and Los Angeles Street. The owner shall dedicate any easements necessary for the construction, maintenance, and operation of the traffic signal. Improvements will include modifying the existing striping for the eastbound and westbound approaches to provide the following lane configuration:
 - Eastbound: 1 left turn, 1 shared left/through, 1 right turn
 - Westbound: 1 left turn, 1 shared/through/right
20. Prior to the issuance of any occupancy or tenant improvement permit, the proposed tenant(s) shall provide a site-specific trip generation technical memo demonstrating that the average daily vehicle trips do not exceed 362 daily PCE (passenger car equivalent) trips, 45 PCE AM trips, 46 PCE PM trips, and 197 daily passenger car trips. The City will regularly and continually monitor the actual trips generated by the project and enforce the maximum limit of allowable trips. If the project applicant/owner proposes to exceed any limits, additional traffic analyses

and VMT (vehicle miles traveled) analysis shall be reviewed and approved by Director of Engineering. If the VMT exceeds the applicable threshold at the time of subsequent review, the issuance of the respective permit shall be subject to CEQA review. The owner/applicant shall be solely responsible for all costs related to analyses, peer review, monitoring and enforcement.

FEES

21. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
22. That the owner/developer shall pay the connection fee upon application for storm water connection to the County of Los Angeles system.

MISCELLANEOUS

23. The owner/developer, under the direction of a certified land surveyor and at no cost to the City, shall install all required property boundary monuments, centerline ties and City monuments subject to the Director of Engineering's approval.
24. 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.
25. 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.

E. PUBLIC WORKS SERVICES

1. All utilities and signs on the public right-of-way shall meet horizontal and vertical ADA clearance requirements. The utilities and signs in the public right-of-way

include: two (2) Edison poles, one (1) anchor support for Edison pole, two (2) fire hydrants, one (1) stop sign, one (1) welcome to Irwindale sign, and two (2) speed limit signs.

2. All pedestrian and approach ramps in the public right-of-way shall meet ADA requirements. Pedestrian ramps shall have brick red truncated domes in the public right-of-way.
3. City of Irwindale requests irrigation and landscaping plans for the public right-of-way and parkways. The plans will be submitted to the Public Works Services Manager for review and approval.
4. Repair underground vault to make flush within the sidewalk adjacent to northern most fire hydrant on Azusa Canyon Road.
5. The owner and/or developer shall remove and reconstruct all damaged, deficient, or substandard sidewalk, driveways, curb, and gutter as directed by the City Engineer and the Public Works Services Manager.
6. The owner and/or developer/applicant is responsible for obtaining encroachment permit(s) prior to any type of work in the public right-of-way.
7. Any work within easements on the project site shall require proper permits from the easement holder (City of Irwindale, County of Los Angeles, etc.).
8. 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 California Environmental Protection Agency's 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 the following website:
www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.
9. 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.

10. 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.
11. No dumping or unpermitted discharges are allowed into the San Gabriel River via Big Dalton Wash, catch basins and storm drains.

F. 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.

EXHIBIT "D"

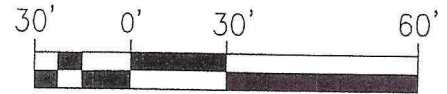
LINE TABLE

NO.	DISTANCE	BEARING
L1	33.79	S26°10'49"E

Curve Table

NO.	DISTANCE	RADIUS	DELTA
C1	24.76	2400.00	0°35'28"

SCALE: 1" = 60'



BIG DALTON WASH

BIG DALTON WASH

PROP. EASEMENT
AREA=5,793 SF±

APN: 8417-004-006

AZUSA CANYON RD

S88° 46' 05"E
20.00'

LOS ANGELES ST

52'

U.P.R.R.

P.O.B.

U.P.R.R.

S88° 46' 05"E

S.W. CORNER OF
SEC. 9, T. 1 S., R. 10 W.

N88° 46' 05"W

SOUTHERLY LINE OF SEC. 8, T. 1 S., R. 10 W.

SOUTHERLY LINE OF SEC. 9, T. 1 S., R. 10 W.

LOS ANGELES STREET C/L

EXHIBIT "B"

EXHIBIT "E"

Date: September 21, 2022

To: Honorable Chair and Members of the Planning Commission

From: Brandi Jones, Senior Planner
Lisa Chou, Associate Planner

Project: 4416 Azusa Canyon Road
Site Plan & Design Review (DA) No. 04-2020
Speculative 129,830 Square-Foot Concrete Tilt-Up Building

Re: Initial Study/Mitigated Negative Declaration

Summary

The Applicant is requesting a Site Plan and Design Review (DA) for the construction of a ±129,830 square-foot speculative concrete tilt-up building and associated passenger vehicle parking. The above referenced entitlement had been brought before the Planning Commission on May 18, 2022 and will be brought before the Planning Commission once more on September 21, 2022 for a recommendation to the City Council.

In accordance with the California Environmental Quality Act, the City of Irwindale (contracted with PlaceWorks) has prepared an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. The Initial Study and Proposed Mitigated Negative Declaration reflect the independent judgment of City of Irwindale Staff.

Due to the depth of the document and appendices, the Initial Study/Mitigated Negative Declaration and technical appendices are available electronically. These files can also be viewed and/or downloaded from the project's dedicated webpage (<https://www.irwindaleca.gov/575/4416-Azusa-Canyon-Road>). A list of active links has been provided. Hard copies are available for viewing at City Hall, Community Development Department – Planning Division, and the Irwindale Public Library. The entire agenda packet will be distributed during the normal timeframe. The environmental consultant will be in attendance and will be available to answer any questions regarding the document and technical studies.

If you have any questions or concerns, please do not hesitate to contact:
Lisa Chou, Associate Planner at LChou@IrwindaleCA.gov or (626) 430-2246
Brandi Jones, Senior Planner at BJones@IrwindaleCA.gov or (626) 430-2260

Documents as of September 15, 2022

Project Webpage

<https://www.irwindaleca.gov/575/4416-Azusa-Canyon-Road>

Environmental Documents

Initial Study/Mitigated Negative Declaration (IS/MND)

<https://www.irwindaleca.gov/DocumentCenter/View/7118>

Response to Comments

<https://www.irwindaleca.gov/DocumentCenter/View/7236>

Mitigation Monitoring and Reporting Program (MMRP)

<https://www.irwindaleca.gov/DocumentCenter/View/7237>

Technical Appendices

Appendix A - Air Quality (AQ) and Greenhouse Gas (GHG) Background and Modeling

<https://www.irwindaleca.gov/DocumentCenter/View/7119>

Appendix B - Health Risk Assessment (HRA)

<https://www.irwindaleca.gov/DocumentCenter/View/7120>

Appendix C - Cultural and Paleontological Resources Assessment Report

<https://www.irwindaleca.gov/DocumentCenter/View/7121>

Appendix D - Geotechnical Investigation and Results of Infiltration Testing

<https://www.irwindaleca.gov/DocumentCenter/View/7122>

Appendix E - Phase I Environmental Assessment

<https://www.irwindaleca.gov/DocumentCenter/View/7123>

Appendix F - Low Impact Development (LID) Report and Hydrology and Detention Report

<https://www.irwindaleca.gov/DocumentCenter/View/7124>

Appendix G - Noise Background

<https://www.irwindaleca.gov/DocumentCenter/View/7125>

Appendix H - Public Services and Utility Provider Responses

<https://www.irwindaleca.gov/DocumentCenter/View/7126>

Appendix I - Transportation Analysis

<https://www.irwindaleca.gov/DocumentCenter/View/7127>

Appendices Volume I (AQ and GHG, HRA, Cultural and Paleontological Resources, Geotechnical)

<https://www.irwindaleca.gov/DocumentCenter/View/7115>

Appendices Volume II (Phase I)

<https://www.irwindaleca.gov/DocumentCenter/View/7116>

Appendices Volume III (LID, Noise, Public Services and Utility, Transportation)

<https://www.irwindaleca.gov/DocumentCenter/View/7117>

EXHIBITS "F & G"

EXHIBITS

Due to the size of the documents, please visit the following links to view the files.

Exhibit F: Response to the Lozeau Drury, LLP letter, dated March 7, 2022

<https://www.irwindaleca.gov/DocumentCenter/View/7440/Exhibit-F---Response-to-Lozeau-Drury-LLP-03072022>

Exhibit G: Response to the Lozeau Drury, LLP letter, dated May 3, 2022

<https://www.irwindaleca.gov/DocumentCenter/View/7441/Exhibit-G---Response-to-Lozeau-Drury-LLP-05032022>