



# CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200 • FACSIMILE: 962-2018

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RICHARD  
CHICO  
COMMISSIONER

LORETTA  
CORPIS  
COMMISSIONER

## AGENDA FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

JUNE 15, 2016

6:30 P.M.

IRWINDALE CITY HALL / COUNCIL CHAMBER

**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 from 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 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 Department Counter, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).



## 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: Loretta Corpis, Richard Chico, Robert E. Hartman,  
Vice-Chair Patricia Gonzales, Chair Arthur R. Tapia**

### **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 2 minutes and each subject limited to 6 minutes, unless such time limits are extended.

#### **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 of May 18, 2016

#### **2. NEW BUSINESS**

#### **3. OLD BUSINESS**

#### **4. PUBLIC HEARINGS**

##### A. CONDITIONAL USE PERMIT NO. 03-2016 (BEN PARKER – MINI COOPER EXPERTS)

Request for a Conditional Use Permit to Operate an Automotive Repair and Service Facility in an Existing Building on Property Located at 4954 Azusa Canyon Road in the M-1 (Light Manufacturing) Zone.

Recommendation: Adopt Resolution No. 677(16), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING CONDITIONAL USE PERMIT NO. 03-2016 FOR THE OPERATION OF AN AUTOMOTIVE REPAIR FACILITY IN AN EXISTING BUILDING LOCATED AT 4954 AZUSA CANYON ROAD, IRWINDALE IN THE M-1 (LIGHT MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

B. CONDITIONAL USE PERMIT NO. 02-2016 (CHRIS BRUNY)

Request for a Conditional Use Permit to Operate a Contractor's Storage Yard on Property Located at 16102 Gladstone Street in the M-2 (Heavy Manufacturing) Zone.

Recommendation: Adopt Resolution No. 680(16), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING CONDITIONAL USE PERMIT NO. 02-2016 FOR THE OPERATION OF A CONTRACTOR'S STORAGE YARD LOCATED AT 16102 GLADSTONE STREET, IRWINDALE IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

C. SITE PLAN & DESIGN REVIEW PERMIT NO. 02-2015; TENTATIVE PARCEL MAP NO.73909

A Request to Subdivide Four (4) Parcels into Five (5) Parcels and Develop an Approximate 193,000 Square-Foot Industrial Business Park on Property Located at 4224 & 4342 Alderson Avenue and 14808 & 14910 Los Angeles Street in the M-1 (Light Manufacturing) Zone.

Recommendation: Adopt Resolution No. 679(16), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION AND APPROVAL OF TENTATIVE PARCEL MAP NO. 73909 AND SITE PLAN AND DESIGN REVIEW PERMIT NO. 02-2015 FOR THE DEVELOPMENT OF APPROXIMATELY 192,700 SQUARE FEET OF SPECULATIVE LIGHT INDUSTRIAL BUSINESS PARK USES, NO TALLER THAN 35 FEET, ON APPROXIMATELY 10.5 ACRES LOCATED AT 4342 ALDERSON AVENUE AND 14808 LOS ANGELES STREET IN THE M-1 (LIGHT MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

5. **DISCUSSION ITEMS**
6. **COMMISSIONER COMMENTS**
7. **CITY MANAGER'S REPORT AND/OR LEGAL COUNSEL COMMENTS**
8. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
9. **ADJOURN**

AFFIDAVIT OF POSTING

I, Cathy Huicochea, Administrative Secretary, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on June 15, 2016 to be posted at the City Hall, Library, and Post Office on June 9, 2016.

**Cathy Huicochea**

Cathy Huicochea

Administrative Secretary

# Agenda Item 1A1

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

MAY 18, 2016  
WEDNESDAY  
6:30 P.M.

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

## ROLL CALL:

**Present:** Commissioners Loretta Corpis; Robert E. Hartman; Richard Chico; Vice-Chair Patricia Gonzales; Chair Arthur R. Tapia

**Also present:** Brandi Jones, Associate Planner; William Tam, Public Works Director/City Engineer; Adrian Guerra, Assistant City Attorney; Debby Linn, Contract Planner; Cathy Huicochea, Administrative Secretary

## SPONTANEOUS COMMUNICATIONS

There were no Spontaneous Communications to report.

### 1. CONSENT CALENDAR

#### A. APPROVAL OF MINUTES

The floor was opened for review of the minutes of April 20, 2016. There were no revisions and a motion was made by Commissioner Chico to approve the minutes as presented.

**MOTION:** Commissioner Chico

**SECOND:** Commissioner Hartman

**Ayes:** Commissioner Corpis, Commissioner Hartman, Commissioner Chico, Vice-Chair Gonzales, Chair Tapia

**Noes:** None

**Abstain:** None

### 2. NEW BUSINESS

There were no items to report.

### 3. OLD BUSINESS

There were no items to report.

### 4. PUBLIC HEARINGS

#### A. **CONDITIONAL USE PERMIT NO. 01-2016 (IVAN MADRIGAL)**

Associate Planner Brandi Jones introduced the project and reported that this application is a request to legalize an automotive repair and body shop in an existing building on property located at 16238 Arrow Highway in the M-2 (Heavy Manufacturing) zone. The following details were included in the presentation:

- Property is comprised of ±1.01 acres and there are currently three (3) existing buildings onsite, each comprised of ±6,000 square feet.
- There are no existing discretionary permits on file for the property which was developed before the City's Commercial and Industrial Design Guidelines were adopted.
- Various non-discretionary permits have been approved, including building permits for the original construction of the three (3) existing buildings.

- The subject building has been occupied by the applicant since 2015 and the operation currently consists of body work and/or repairing several automobile makes and models.
- The subject building has an office, restroom, spray booth, and three (3) car lifts with a remaining area used for body/repair work and storage.
- Proposed days and hours of operation are Monday through Saturday from 9:00am to 8:00pm and closed every Sunday.
- There are currently 46 parking stalls on the property that are shared between the three (3) buildings; sixteen (16) are adjacent to the building and twelve (12) are required for this project.
- Subject site is primarily accessed via Arrow Highway from two (2) existing driveway approaches and there is secondary access from Allen Drive.

Associate Planner Jones concluded her report and stated staff's recommendation is that the Planning Commission adopt Resolution No. 676(15) approving Conditional Use Permit No. 01-2016 for the proposed automotive repair and body shop subject to the attendant Conditions of Approval. The applicant was also present to respond to questions.

The floor was opened for comments and inquiries and the following was provided in response to a few inquiries:

- Staff confirmed that the applicant is currently running the operation at the subject site.
- The applicant is occupying one part of one of the existing industrial buildings. There are currently two other businesses operating out of the same building; one is a new shoe wholesaler and the other is a CNC machinist.
- Staff also confirmed that the three (3) industrial buildings are located on the south side of Arrow Highway.

There were no other comments or inquiries for staff at this time and the public hearing was opened.

**Marta McBride, 16249 Arrow Highway, Irwindale, CA**

Ms. Marta McBride, an Irwindale resident, introduced herself and stated that she resides almost directly across the street from the applicant's business. She was also speaking on behalf of her cousin who resides next to her at 5218 Morada Street. She felt the description of the business as an auto body repair shop was inaccurate and felt that the applicant mostly specializes in automotive sport which is aftermarket modifications for high performance vehicles. She and her cousin have filed complaints with the police department about the loud noise from engines being tested late at night. She felt a significant amount of testing is occurring at high speeds in and out of the property and up and down Arrow Highway. She has never contacted code enforcement but felt at this point it is a code enforcement issue. She indicated that the business is also operating beyond regular business hours and felt the location is not appropriate for this type of business.

In response to the comments that were made, Associate Planner Jones stated that the Zoning Code gives a broad generalization about auto-related uses and does not differentiate between businesses that are auto repair, body work or high performance. She also indicated that Conditions of Approval

have been included which address noise issues and hours of operation. The two Conditions of Approval were read into the record as follows:

- Planning Condition No. B.6  
*"A minimum of twelve (12) parking stalls shall remain available for employee and customer parking. Clients' vehicles, which are being serviced, are not permitted to be parked in these stalls. The four (4) surplus parking stalls may be used for client vehicles as long as the vehicles are not being worked on and are drivable (e.g., all wheels and tires must be in good repair, hood must remain closed, vehicle must appear fully functional, etc.)."*
- Planning Condition No. B.8  
*"No testing of engines shall occur before 10:00 am or after 6:00 pm on any day. This includes, but is not limited to, revving."*

In response to an inquiry by Chair Tapia on whether testing of engines also applies to testing vehicles on Arrow Highway, staff replied they have no control on who travels on Arrow Highway. She added that the Conditional Use Permit only controls what takes place onsite.

Chair Tapia replied that the applicant can take a courteous approach and not test vehicles on Arrow Highway if they are already also doing so. Assistant City Attorney Guerra clarified that testing engines on Arrow Highway is not something within the City's purview and is instead within the Police Department's terms of enforcement. He then suggested a revision to Planning Condition No B.8, stating that the applicant would not be allowed to test engines and/or vehicles during specific hours of operation. He added that if the applicant had a concern with the revision, he can speak to that.

There were no further questions for staff and the public hearing was opened.

**Ivan Madrigal - Strasse Sports, 16238 Arrow Highway, Irwindale, CA**

Mr. Ivan Madrigal introduced himself as the applicant and responded to inquiries on how long his business has been in operation at the subject site; other cities where he has conducted his operation and issues regarding not having a business license for the operation.

Commissioner Chico expressed that there was too much vagueness in the situation. As far as testing, for example, vehicles can be tested along Arrow Highway and it does not reflect on the applicant but instead becomes a police matter. He also noted that with the facility being located where it is, testing would probably occur more often on Arrow Highway than elsewhere.

A short discussion was held on the existing spray booth and staff shared details on the requirements for operating a spray booth which is permitted by right in the City of Irwindale.

Discussions were held regarding outdoor parking and the following issues were clarified:

- A minimum of twelve (12) parking stalls shall remain available for employee and customer parking.
- A minimum of four (4) surplus parking stalls may be used for clients' vehicles that are to be serviced and the vehicles must be in drivable condition.
- Clients' vehicles are not allowed to be serviced while being parked in any of the surplus parking stalls.

- Overnight parking of clients' vehicles was also discussed and legal counsel noted that overnight parking can be an attractive nuisance and in a sense can create a safety issue concern. As such, he suggested restricting the parking of clients' vehicles during hours of operation and not overnight.
- A comment was made about the term "clients' vehicles" in Planning Condition No. B.6 and that it was somewhat unclear. Staff then explained how it differentiates from other vehicles parked outside.
- The length of time when surplus parking stalls can be used was also discussed and legal counsel suggested limiting the length of time to the hours of operation, which would be outlined in Planning Condition No. B.6. If the applicant was in agreement and if acceptable to the Planning Commission, he suggested adding the following sentence to the end of the condition: *"These four (4) surplus parking stalls may only be used between 9am and 8pm."*

Chair Tapia shared a few thoughts and informed the applicant that he needs to prove to the Planning Commission that he will take the initiative to do what is necessary to run his operation in good faith due to the fact that he has been operating illegally without the proper permits.

Legal counsel interjected and asked the applicant if he had read the Conditions of Approval and was agreeable to all of them, including the proposed changes.

**Ivan Madrigal**

Mr. Madrigal replied that he was in agreement and will do what needs to be done to stay in compliance.

Legal counsel then noted for the Planning Commission and public that although the applicant has been operating illegally and has not been in compliance with the Zoning Code, this issue is not before the Planning Commission and should not be a factor in their determination. The project should be looked at as a clean slate and that these are plans of a prospective operation and whether or not it meets findings of the Zoning Code. Chair Tapia asked if retroactive pay plays a part in the situation and legal counsel replied that retroactive pay is primarily a Code Enforcement issue which is separate from what has been presented to the Planning Commission.

There were no other inquiries for the applicant and a few other comments were shared by the public.

**Marta McBride**

Ms. McBride stated she was unsure if she was allowed to read the Conditions of Approval and was also unfamiliar with the parking plan for the business but has noticed that parking in front of the business has been constantly occupied ever since the business moved in. She added that vehicles are also being parked perpendicular to the parking lot striping. It is very rare when she sees the parking lot empty at the close of the business and vehicles are also parked overnight. She added that having parking restricted to the hours of operation would be very helpful.

Ms. McBride and members of the audience were informed that all agenda materials are available to view online and they can also be requested from City staff. Commissioner Corpis also informed Ms. McBride that she hoped her concerns had been addressed with the changes that will be made regarding the parking and noise issues.

There was no additional public input and the public hearing was closed. The floor was opened for further discussion and since there was none the floor was opened for a motion.

Vice-Chair Gonzales motioned to adopt Resolution No. 676(15) approving Conditional Use Permit No. 01-2016 for the proposed automotive repair and body shop with revised Conditions of Approval.

**MOTION: Vice-Chair Gonzales**  
**SECOND: Commissioner Corpis**  
**Ayes: Commissioner Corpis, Commissioner Chico, Vice-Chair Gonzales, Chair Tapia**  
**Noes: Commissioner Hartman**  
**Abstain: None**

Chair Tapia thanked the audience for sharing their concerns and emphasized that staff will do everything they can to ensure there are no problems with the operation. Commissioner Chico supported Chair Tapia's earlier statements and informed the applicant that the Planning Commission and staff will need his help and cooperation to make his operation work. He wanted the business to be successful but that the Planning Commission did have to concern themselves with the surrounding area and its residents.

**B. SITE PLAN AND DESIGN REVIEW PERMIT NO. 02-2015; TENTATIVE PARCEL MAP NO. 73909 (SEVENTH STREET DEVELOPMENT, INC.)**

Contract Planner Debby Linn introduced the project and reported that this application is for the development of an approximately 10.02 gross acres project for a 193,000 square-foot light industrial business park. The following details were included in the presentation:

- Project site is located at the southeast corner of Los Angeles Street and Alderson Avenue. The City's General Plan designates the project site as Commercial/Industrial and the site is zoned M-1 (Light Manufacturing).
- Project site is owned by the City as the Successor Agency to the former Redevelopment Agency and the City and applicant have entered into a purchase and sale agreement for the property. As part of this agreement, the applicant is required to obtain Planning approvals prior to the close of the purchase and sale agreement which is scheduled to occur during the early Fall of 2016.
- Project proposal is to subdivide the property into five (5) parcels and to construct one building on each parcel for manufacturing and warehouse uses. Each proposed building is a maximum of 32.5 feet in height which is consistent with the Zoning Code.
- Each building is planned to be open from floor to ceiling to provide flexibility to ultimate users in the mix of manufacturing and warehouse uses as the project is a speculative business park-like plan and the ultimate users have not yet been identified.
- Each building is planned to provide 5,000 square feet of area for ancillary offices in support of the primary manufacturing and warehouse uses.
- Proposed project meets or exceeds Zoning Code requirements applicable to the project, including landscaping, setbacks and parking.
- Access to and from the project site will be provided from two entries; one at Los Angeles Street and one at Alderson Avenue.

- The City and applicant consulted early on with the City of Baldwin Park as the City of Baldwin Park is immediately adjacent to the west side of the project site. During consultations, Baldwin Park officials expressed concern over truck traffic on Alderson Avenue. As a result, the City and applicant agreed to construct improvements along Alderson Avenue to assist in mitigating traffic impacts to the residents west of the project site. Specifically within the project, the applicant will restrict the use of the Alderson Avenue access point to automobile vehicles only and will not allow truck access through that entry point. Trucks and all other vehicles will be able to enter and exit the project site from Los Angeles Street.
- The City is currently in the process of preparing the Initial Study for the project pursuant to the requirements of CEQA. In order to determine the appropriate environmental documentation to accompany the project, and following completion of the environmental review, the public hearing will be scheduled for a subsequent meeting for Planning Commission recommendation to the City Council.

Contract Planner Linn noted that the project is before the Planning Commission at this time for review and discussion purposes only and for any questions the Planning Commission may have for staff and the applicant. She concluded her report and the floor was opened for comments and inquiries for staff. There were none at this time and the public hearing was opened.

**Craig Furniss, Seventh Street Development, Inc., 3780 Kilroy Airport Way, Long Beach, CA**

Mr. Craig Furniss, President of Seventh Street Development, introduced himself on behalf of the applicant. He spoke briefly about the project and thanked the Planning Commission for considering the project. He also thanked City staff for their excellent work. He introduced a few members of his project team and offered to answer any questions.

Chair Tapia complimented Mr. Furniss for the great job the developer has done with previous projects in the City and was confident the City will continue with them.

Vice-Chair Gonzales referenced one of the statements made during staff's presentation about trucks having access into the project site from westbound Los Angeles Street. To her knowledge, the trucks should not weigh more than 10,000 pounds since they will also be traveling eastbound through Baldwin Park to the project site. She was also aware that cities generally only allow trucks weighing a certain number of pounds to travel through residential areas.

Contract Planner Linn replied that are truck routes within each city. Alderson Avenue, however, is currently used by trucks but is not a designated truck route. She added that the City of Baldwin Park is also trying to minimize any further truck traffic on that street.

Vice-Chair Gonzales replied that she often drives through Alderson Avenue for yogurt and emphasized that care needs to be taken when driving on Alderson Avenue at night because vehicles tend to be driven fast through the street. She added that Alderson Avenue cuts through Ramona Boulevard to Los Angeles Street and there is also a lot of traffic that comes out of Clark Street, which faces the east side of the project site.

**Craig Furniss**

Mr. Furniss shared that he and his team have worked very hard on the project. The project is one they are most proud of and truck traffic is being restricted to and from the Los Angeles Street entrance. Furthermore, trucks leaving the project site will only be allowed to make right turns onto Los Angeles Street. The idea is that truck traffic will travel eastbound on Los Angeles Street up to Azusa Canyon

Road and onto Arrow Highway. This truck route was planned voluntarily by his firm to keep truck traffic from traveling in front of Baldwin Park. He also noted that Los Angeles Street is actually a truck route and it is possible some truck traffic may travel eastbound but the idea for the circulation pattern is to have truck traffic head westbound on Los Angeles Street into the project site.

**Craig Furniss**

In response to an inquiry by Vice-Chair Gonzales regarding work shifts for the industrial business park, Mr. Furniss replied that the project is a \$30 million investment and will be developed without commitments from buyers or tenants. Because of the price, newness and quality of the buildings, the development will attract very high quality businesses. He could not say for certain which businesses these will be although it is possible some will be 24-hour operations.

**Russ Lindquist, Representative for VFW Post at 4117 Alderson Avenue, Irwindale, CA**

Mr. Russ Lindquist introduced himself on behalf of the VFW Post near the project site. He indicated that the organization had received the Notice of Public Hearing and that their former VFW Post commander and a few other officers live near Los Angeles Street, west of Alderson Avenue. One of the concerns the members have is when they travel west on Los Angeles Street and attempt to turn south onto Alderson Avenue there is traffic buildup at the intersection because of the stop sign up ahead on Los Angeles Street. Motorists can be stuck at the intersection for many minutes before they are able to make the left turn. This is a big concern and he asked if plans are in place to install a traffic signal to control the flow of traffic. He added that because of this difficulty, older members have been traveling west on Los Angeles Street, then south onto Maine Street and back around again onto Alderson Avenue.

Vice-Chair Gonzales replied that the traffic buildup may depend on what time of the day it is because she is familiar with how traffic is on Los Angeles Street but she did understand Mr. Lindquist's concerns. She added that the stop sign is actually located in the City of Baldwin Park and that Irwindale has no control over the stop sign but maybe staff, the developer and Baldwin Park can work something out to mitigate the problem.

Contract Planner Linn added that the environmental documentation that will be prepared will analyze all traffic issues, including traffic along both streets and onsite circulation. Any recommendations for signalization or street improvements will come forward as part of the environmental analysis.

There were no other questions or comments and per staff's recommendation, the public hearing remained open and the floor was opened for a motion. Legal counsel confirmed that the project will need to be re-noticed because of CEQA and clarified that the public hearing should be continued to a date uncertain.

Commissioner Chico motioned to leave public hearing open and continue it to a date uncertain.

**MOTION: Commissioner Chico**  
**SECOND: Commissioner Hartman**  
**Ayes: Commissioner Corpis, Commissioner Hartman, Commissioner Chico, Vice-Chair Gonzales, Chair Tapia**  
**Noes: None**  
**Abstain: None**

**5. DISCUSSION ITEMS**

There were no items to report.

**6. COMMISSIONER COMMENTS**

**Vice-Chair Gonzales:**

- Commented on the Irwindale Gold Line Station and indicated that she recently tried to take the Gold Line to Los Angeles and that the parking structure was full which was at approximately 10:00am. She then drove to Azusa's Gold Line Station and their parking area was full as well. After that she drove to the Azusa Pacific University's Gold Line Station and their parking area was also full. She never made it Los Angeles from the Gold Line because of no parking at the three stations. She asked if the City was aware of the situation and if more parking will ever be made available.

Public Works Director William Tam replied that the City is aware of the unusual circumstances and that the Gold Line is becoming a very popular form of transportation. Parking concerns have been relayed back to Metro and he believed they are looking into the matter. He suggested the next time she plans to travel on the Gold Line, she may want to consider finding parking in a city further west instead of east. He added that staff is trying to evaluate street parking within the Irwindale station to determine if street parking can be made available to accommodate patrons.

Vice-Chair Gonzales suggested parking in another area with shuttle service back and forth to the station. Director Tam replied that staff will look into that idea as well.

**Commissioner Chico:**

- Stated that after contemplating the case that was presented for the auto and collision repair operation, he felt it would be helpful to split the two within the Zoning Code. He emphasized that there is a huge difference between collision and auto repair and would like to see the two uses split. He added that if this had been the case, some of the issues with the operation could have been easier to resolve.
- Stated he had a misunderstanding with one of the cases presented and because of this he asked to have a workshop on the Community Development Element of the City's General Plan. He emphasized that each commissioner should be very acquainted with this particular element and recited part of its introduction from Page 23 of the General Plan. He indicated that when a project comes before them, it should be a project best suited for the area in which it would be located. He added there is already too much of a mixture of businesses in Irwindale and attempts should be made to try to eliminate what has been done in the past. He stated his desire to make Irwindale as appealing as possible for future businesses that would be proud to be in Irwindale. He felt additional workshops on other elements of the General Plan would also be helpful, such as a workshop on the Housing Element when a housing project comes before them.

**7. CITY MANAGER'S REPORT AND/OR LEGAL COUNSEL COMMENTS**

There were no items to report.

**8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

There were no items to report.

**9. ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 7:29 pm.

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Chair Arthur R. Tapia

**ATTEST:**

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Cathy Huicochea, Administrative Secretary

Approved as presented at the meeting held June 15, 2016.



**CITY OF IRWINDALE  
PLANNING COMMISSION STAFF REPORT**

**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**



**Date:** June 15, 2016 **Agenda Item No. 4-A**

**To:** Honorable Chair and Members of the Planning Commission

**From:** Gustavo Romo, Community Development Director

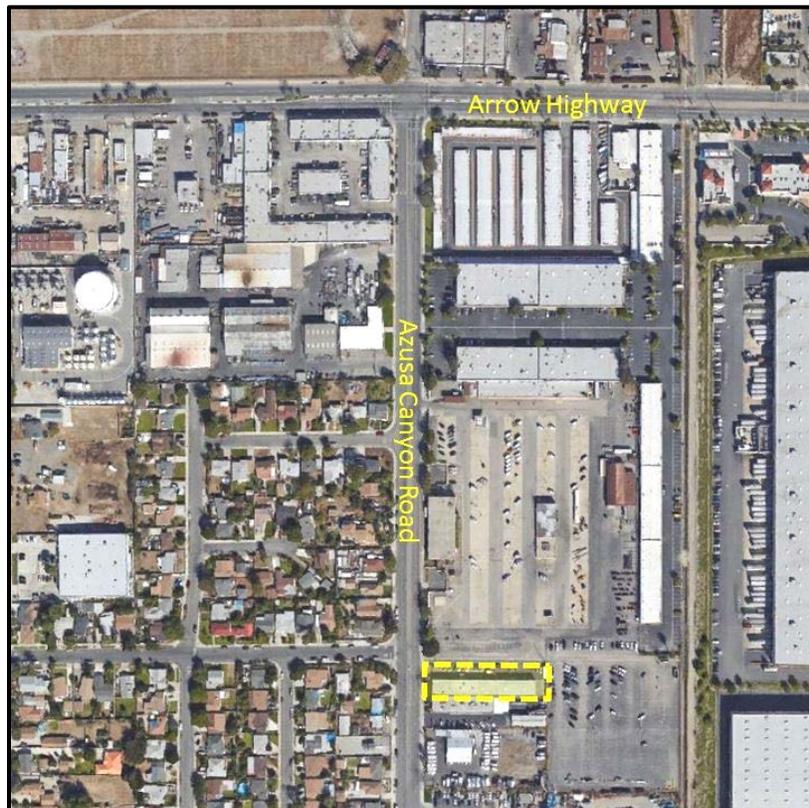
**Project Planner:** Brandi Jones, Associate Planner

**Project:** Conditional Use Permit No. 03-2016

**Applicant:** Ben Parker, MINI Cooper Experts

**Property Owner:** Dunbar Pointe South, LLC

**Project Location:** 4954 Azusa Canyon Road (APN: 8417-026-900)



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**Staff Recommendation:** That the Planning Commission approve Conditional Use Permit No. 03-2016 subject to the attached Conditions of Approval.

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## REQUEST

The Applicant is requesting a Conditional Use Permit to operate an automotive repair and service facility in an existing building. The use is located within the M-1 (Light Manufacturing) zone and, therefore, requires a Conditional Use Permit per IMC Subsection 17.40.015(3) – Automobile repair garage, all operations to be within a completely enclosed building.

## LOCATION AND SITE HISTORY

The subject property is comprised of ±0.52 acres (±22,651 square-feet). There is a single, ±10,000 square-foot building with five (5) units. The applicant is requesting to occupy Units A and B but the CUP will also encompass Units C through E for future automotive related uses. Arrow Engineering currently occupies Units D and E for light manufacturing/assembly and warehousing purposes. Units B and C were previously used as storage for the Irwindale Police Department. Unit C is currently vacant.

There are no existing discretionary permits on file for this property. However, there are files that show building permits for various improvements, additions, and reconstructions, including the original construction of the building. The building is a former City owned property.

## GENERAL PLAN AND ZONING

The site is designated in the General Plan as Industrial/Business Park and zoned M-1 (Light Manufacturing).

The site is surrounded by the following zones and uses:

Direction	Existing Land Use	Zoning District
North	Office Building	M-1, Light Manufacturing
South	Industrial Building	M-1, Light Manufacturing
East	Parking Lot	M-1, Light Manufacturing
West	Single-Family Homes	City of Baldwin Park

## ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1; Existing Facilities) of the CEQA Guidelines. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the County Clerk. The NOE is on file at the Community Development Department and available for review by the public.

## PROJECT DESCRIPTION

The Applicant (Mini Cooper Experts) is proposing to operate an automotive repair facility. The operation will consist of the repair of passenger vehicles. At this time, the proposed days and hours of operation for the applicant are Monday through Friday; 8:00 A.M. – 6:00 P.M.; closed every Saturday and Sunday. However, the entire complex will be limited to

days and hours of operation of Monday through Sunday; 8:00 A.M. – to 9:00 P.M., specifically for automotive related operations.

The proposed operation currently occupies Units A and B. Unit A was formerly occupied by Sam's Foreign and Domestic Auto Center and is deemed a legally non-conforming continuance of the use. Unit B is currently used solely for storage and no repair is permitted. The operation will only occupy Units A and B of the building, which will total ±4,000 square-foot of repair operations. Units C through E are included in this request for future tenant use. The units have a combination of restrooms, office, repair and storage space. This request will also eliminate the legal non-conforming status of Unit A.

There are currently twenty-five (25) parking stalls on-site, eleven (11) of which are adjacent to Units A through C and the remaining fourteen (14) are adjacent to Units D and E. The site plan shows a proposed restriping and reconfiguration of the existing parking lot with thirty-one (31) total stalls. This reconfiguring will also accommodate the proposed trash enclosure and existing transformer box. This will also create an eleven (11) parking stall surplus.

The existing parking breakdown is as follows:

Use	Square Footage	Required Parking Ratio	Total Required
Repair	1,836	1/500	3.7
Storage	5,772	1/1000	5.8
Office	200	1/350	.57
Manufacturing	1,936	1/350	5.5
Restrooms <sup>1</sup>	256	N/A	N/A
<b>Total</b>	<b>10,000</b>	<b>N/A</b>	<b>16 (15.57)</b>

The proposed parking breakdown is as follows:

Use	Square Footage	Required Parking Ratio	Total Required
Repair	9,544	1/500	19.1
Storage	N/A	N/A	N/A
Office	200	1/350	.57
Manufacturing	N/A	N/A	N/A
Restrooms	256	N/A	N/A
<b>Total</b>	<b>10,000</b>	<b>N/A</b>	<b>20 (19.67)</b>

Presently, a partition wall separates Units A and B and the applicant is proposing to remove it, linking the two (2) suites. The entire site is secured by a perimeter chain-link fence with accompanying razor wire on top, and the aforementioned wrought iron gate at the entrance to the yard. The applicant has expressed that all customer cars held overnight are to be stored inside the building.

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<sup>1</sup> Square footage does not include restrooms or hallways.

The site is accessed primarily via Azusa Canyon Road from a single, existing driveway approach, which serves all five (5) units.

### **ANALYSIS**

Before any Conditional Use Permit is granted, the applicant must show, to the satisfaction of the Commission or the Council, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis shown:

- A. That the site for the proposed use is adequate in size and shape.

The site is a rectangular-shaped, ±22,651 square-foot parcel and has adequate area for on-site circulation, parking, and proposed business operations. There are no proposed changes to the size of the building, which would affect the footprint, parking or circulation.

- B. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

Primary ingress and egress are provided via a single, shared driveway on Azusa Canyon Road. The proposed use will generate very limited and periodic additional traffic. The existing parking layout has been redesigned to replace the angled parking with 90-degree parking to improve on-site circulation and the two (2) stalls that backed directly onto Azusa Canyon Road have been eliminated to reduce potential traffic risks. No additional roadways will be required for the operation of this project.

- C. That the proposed use will not have an adverse effect upon adjacent property.

Adjacent properties will not be affected because the existing use will not be altered in any significant way. There is no proposed change to the square footage of the building. As an automotive repair and service facility, adjacent property owners will not be affected by additional noises, smells, waste or other annoyances typically associated with permitted industrial uses in the area. The previous use was also automotive related. In addition, the proposed use is less intense than many uses permitted by right or conditionally in the M-1 (Light Manufacturing) zone. Therefore, the impact of the facility on the surrounding properties is expected to be insignificant.

### **RECOMMENDATION**

That the Planning Commission adopt Resolution No. 677(16) approving Conditional Use Permit No. 03-2016 for the proposed automotive repair and service facility subject to the attendant Conditions of Approval.

### **ATTACHMENTS**

- Exhibit A: Resolution No.677(16) with Conditions of Approval  
 Exhibit B: Site Plan/Floor Plan

**RESOLUTION NO. 677(16)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING CONDITIONAL USE PERMIT NO. 03-2016 FOR THE OPERATION OF AN AUTOMOTIVE REPAIR FACILITY IN AN EXISTING BUILDING LOCATED AT 4954 AZUSA CANYON ROAD, IRWINDALE IN THE M-1 (LIGHT MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF**

**A. RECITALS.**

- (i) Ben Parker of MINI Cooper Experts, lessee of 4954 Azusa Canyon Road, Irwindale, CA 91706, the Applicant, has made a request for a Conditional Use Permit pursuant to Section 17.80 of the Irwindale Municipal Code (IMC), to allow for the operation of an automotive repair and service facility in an existing building located at 4954 Azusa Canyon Road.
- (ii) The Subject Property is zoned M-1 (Light Manufacturing). Hereinafter in this Resolution, the subject Conditional Use Permit shall be referred to as the "Application."
- (iii) On June 15, 2016, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and conditionally approved the Application at that same meeting subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.
- (iv) 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.
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 "A," this Planning Commission hereby specifically finds as follows:
  - a. That the site for the proposed use is adequate in size and shape.

The site is a rectangular-shaped, ±22,651 square-foot parcel and has adequate area for on-site circulation, parking, and proposed business operations. There are no proposed

changes to the size of the building, which would affect the footprint, parking or circulation.

- b. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

Primary ingress and egress are provided via a single, shared driveway on Azusa Canyon Road. The proposed use will generate very limited and periodic additional traffic. The existing parking layout has been redesigned to replace the angled parking with 90-degree parking to improve on-site circulation and the two (2) stalls that backed directly onto Azusa Canyon Road have been eliminated to reduce potential traffic risks. No additional roadways will be required for the operation of this project.

- c. That the proposed use will not have an adverse effect upon adjacent property.

Adjacent properties will not be affected because the existing use will not be altered in any significant way. There is no proposed change to the square footage of the building. As an automotive repair and service facility, adjacent property owners will not be affected by additional noises, smells, waste or other annoyances typically associated with permitted industrial uses in the area. The previous use was also automotive related. In addition, the proposed use is less intense than many uses permitted by right or conditionally in the M-1 (Light Manufacturing) zone. Therefore, the impact of the facility on the surrounding properties is expected to be insignificant.

3. The City, as the Lead Agency, determined that the project as proposed is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1; Existing Facilities), which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's CEQA determination.

4. 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 Title 17 of the Irwindale Municipal Code.

- 5. 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 15<sup>th</sup> day of June 2016.

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

I, Gus Romo, 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 15<sup>th</sup> day of June 2016, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

\_\_\_\_\_  
Secretary

**EXHIBIT "A"****PLANNING COMMISSION RESOLUTION NO. 677(16)**

**Conditional Use Permit No. 03-2016  
MINI Cooper Experts  
4954 Azusa Canyon Road**

**FINAL CONDITIONS OF APPROVAL****A. GENERAL CONDITIONS**

1. The activities authorized by this Conditional Use Permit are for the operation of an automotive repair facility and similar automotive uses, which shall commence within one (1) year from the date of approval. Thereafter, if the activities have been abandoned for one (1) year, the Conditional Use 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. The granting body, upon good cause shown by the Applicant, may extend this time limitation for a period not to exceed twelve (1) year.
2. If the use for which such approval was granted has ceased to exist, or has been suspended for a period of six (6) consecutive months or more, the Conditional Use Permit shall be subject to revocation proceedings.
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 Conditional Use Permit.
4. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the plans.
5. Plans for any proposed site improvements shall be submitted to the Los Angeles County Fire Department and City Building Department for review and approval prior to the issuance of Building Permits.
6. All graffiti shall be adequately and completely removed or painted over within 48 hours of notification to property owner of such graffiti being affixed on any structure or fence at the site.
7. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions or other codes, regulations of standards enforced by or beneficial to the City of Irwindale in accordance with IMC Section 17.80.140.

8. 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, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 03-2016. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense.
9. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes with a 48-hour notification to property owner to ensure complete accessibility.
10. The facility and use thereof shall be maintained in full compliance with all codes, standards, policies and regulations imposed by the City, County, State or Federal agencies with jurisdiction over the facility.
11. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permit for this project.
12. All appropriate practices shall be adopted to control dust, odor and vermin.
13. Upon receipt of a complaint related to any condition of approval imposed by this Conditional Use Permit, the City shall notify the Applicant of the alleged violation, and the Applicant shall commence to cure within ten (10) days after the receipt of the notice.
14. The Subject Site shall be maintained free and clear of any accumulations of trash, debris, waste, and combustible and/or flammable materials, other than the related materials specifically authorized under this Conditional Use Permit.
15. The use and improvements authorized by this Conditional Use Permit shall conform to the plans as finally approved by the City as conditioned herein, and any appreciable modification as determined by the Community Development Director shall require the prior approval of the Planning Commission.

**B. COMMUNITY DEVELOPMENT DEPARTMENT**

1. The project shall substantially conform to submitted plans date-stamped June 2, 2016, except as modified herein. Future modifications that are not in substantial conformance, as determined by the Community Development Director, shall require modification of this approval subject to the provisions of the IMC Section 17.80.160 "Modification."

2. This Conditional Use Permit is for the authorization to operate automotive related services, including but not limited to smog check, paint and body, sound system installation and related uses.
3. The hours of operation for automotive related operations shall be limited to Monday through Sunday; 8:00 A.M. – 9:00 P.M.
4. Parking lot and driveway asphalt shall be not allowed to enter a state of disrepair.
5. A minimum of twenty (20) parking stalls shall remain available for employee and customer parking. Clients' vehicles, which are being serviced, are not permitted to be parked in these stalls. The eleven (11) surplus parking stalls may be used for client vehicles as long as the vehicles are not being worked on and are drivable (e.g., all wheels and tires must be in good repair, hood must remain closed, vehicle must appear fully functional, etc.). These eleven (11) surplus parking stalls shall only be used from 8:00 A.M. to 9:00 P.M.
6. All repair activities shall be conducted within a completely enclosed building. This includes but is not limited to: washing, rinsing, sanding, drying, spraying, assembly/disassembly, installation or draining.
7. A trash enclosure shall be constructed per the Commercial and Industrial Design Guidelines as show on the site plan.
8. Parking lot shall be slurry sealed and restriped.
9. The parallel parking stalls located along the western property line shall be removed.
10. Chain link fence shall be repaired, replaced and/or removed where necessary.
11. Signage shall be approved under a separate permit.
12. Provide a clear address identification on the building.
13. A final inspection conducted by the Community Development Department shall be required.

**C. DEPARTMENT OF PUBLIC WORKS/ENGINEERING**

1. That adequate "on-site" parking shall be provided per City requirements, and the drive aisle shall be striped and painted with pavement markings for "No Stopping and Parking Any Time."

2. 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 City Engineer.
3. That the owner/developer shall obtain an Industrial Waste permit for any industrial waste discharge to the City sanitary sewers system.
4. That 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 will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Said plan shall be prepared by a licensed civil engineer.
5. 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.
6. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the current 2014 LA County Building Code.
7. Applicant shall submit site, floor, elevation plans that include all Life & Safety and Accessibility requirements as required by the 2014 Los Angeles County Building Code.
8. Applicant shall submit all required Mechanical, Electrical & Plumbing (MEP) Plans for the installation of car lifts. The design of car lifts shall be designed and approved by a California professional licensed engineer per 2014 Los Angeles County Building Code.

**D. FIRE DEPARTMENT**

1. The Applicant shall obtain all applicable approvals and permits from the Los Angeles County Fire Department.



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



**Date:** June 15, 2016 **Agenda Item No. 4-B**

**To:** Honorable Chair and Members of the Planning Commission

**From:** Gustavo Romo, Community Development Director

**Project Planner:** Debby Linn, Contract Planner

**Project:** Conditional Use Permit No. 02-2016  
Contractor's Storage Yard

**Applicant:** Chris Bruny, General Counsel

**Property Owner:** Chris Bruny, General Counsel

**Project Location:** 16102 Gladstone Street, (APN: 8619-019-053)



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**Staff Recommendation:** That the Planning Commission approve Conditional Use Permit No. 02-2016 subject to the attached Conditions of Approval.

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## REQUEST

The Applicant is requesting a Conditional Use Permit to operate a contractor's storage yard in the M-2 (Heavy Manufacturing) zone. Pursuant to IMC Subsection 17.56.020, the proposed use requires approval of a Conditional Use Permit.

## LOCATION AND SITE HISTORY

The subject property is comprised of approximately 7.79 acres (339,319 square-feet). There are currently two existing buildings on-site, one wood frame, brick and wood structure comprising approximately 6,964 square feet and one metal shed comprising approximately 10,584 square feet.

There are no existing discretionary permits on file for this property. However, various non-discretionary permits have been approved, including building permits, for the original construction of the two existing buildings.

From 1969 to 1999 the subject property was occupied by Orban Lumber Company. Since June 1999 the site has been vacant and used for outdoor storage of various vehicles. This request is for the legalization of the use of the property as a contractor's storage yard.

## GENERAL PLAN AND ZONING

The site is designated in the General Plan as Industrial/Business Park and zoned M-2 (Heavy Manufacturing).

The site is surrounded by the following zones and uses:

Direction	Existing Land Use	Zoning District
North	Industrial Tilt-Up Buildings/ Azusa WesternPit	City of Azusa Industrial Zoning
South	Industrial Buildings, Gas Storage Tanks and Open Storage Yard	M-2, Heavy Manufacturing
East	Industrial Tilt-Up Buildings	M-2, Heavy Manufacturing
West	Industrial Tilt-Up Buildings	M-2, Heavy Manufacturing

## ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1; Existing Facilities) of the CEQA Guidelines. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the County Clerk and made available for public review at the Community Development Department.

## PROJECT DESCRIPTION

The Applicant is proposing to legalize the use of the subject site for operation of a contractor's storage yard. The property owner proposes to lease approximately 4 acres of storage yard area for open storage within approximately 130,680 square feet and 317 square feet of existing building area for office use to RainBird Corporation for storage of irrigation equipment. The remaining approximately 4 acres square feet of storage yard area and the remaining 17,231 square feet of existing building area would be used by the property owner for storage of miscellaneous business equipment. The proposed days and hours of operation are Monday through Saturday: 7:00 A.M. – 10:00 P.M.

There are nineteen existing parking stalls on-site, five of which are adjacent to the proposed office use. Parking requirements and parking provided for the proposed project are summarized below.

Use	Square Footage	Required Parking Ratio	Total Required	Total Provided
Office	317	1/350 sf	1	1
Warehouse/Storage	17,231	1/1000 sf	18	18
<b>Total</b>			<b>19</b>	<b>19</b>

The site is accessed from two existing driveways on Gladstone Street. On-site circulation will be provided through a 20 foot wide vehicle driveway. The project provides two 20 foot wide fire lanes for fire vehicles.

## ANALYSIS

Before any Conditional Use Permit is granted, the applicant must show, to the satisfaction of the Planning Commission or the City Council (if appealed), the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis shown:

- A. That the site for the proposed use is adequate in size and shape.

The site is an existing rectangular shaped site approximately 7.79 acres in size with only 5% of the site occupied by buildings. The majority of the site is vacant open area suitable for outdoor storage of contractor's equipment and providing adequate circulation area for contractor's trucks and mobile equipment.

- B. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

Primary ingress and egress are provided via two driveways on Gladstone Street. The proposed use will generate very limited and periodic additional traffic. No additional roadways will be required for the operation of the proposed project.

- C. That the proposed use will not have an adverse effect upon adjacent property.

Adjacent properties will not be affected because the existing use will not be altered in any significant way. There is no proposed change to the square footage of the existing buildings on the project site. The proposed contractor's storage yard will not have an adverse effect on adjacent properties which are also industrial-type uses which will not be affected by an increase in noise, odors, waste or other effects typically associated with permitted industrial uses in the area. In addition, the proposed use is less intense than many uses permitted by right or conditionally permitted in the M-2 (Heavy Manufacturing) zone. Therefore, the impact of the facility on surrounding properties is expected to be insignificant.

### **RECOMMENDATION**

That the Planning Commission adopt Resolution No. 680(16) approving Conditional Use Permit No. 02-2016 for the proposed operation of a contractor's storage yard subject to Conditions of Approval.

### **ATTACHMENTS**

- Exhibit A: Resolution No.680(16) with Conditions of Approval  
Exhibit B: Project Plans

**RESOLUTION NO. 680(16)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING CONDITIONAL USE PERMIT NO. 02-2016 FOR THE OPERATION OF A CONTRACTOR'S STORAGE YARD LOCATED AT 16102 GLADSTONE STREET, IRWINDALE IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF**

**A. RECITALS.**

- (i) Chris Bruny, General Counsel, owner of 16102 Gladstone Street, Irwindale, CA 91706, the Applicant, has made a request for a Conditional Use Permit pursuant to Section 17.80 of the Irwindale Municipal Code (IMC), to allow for the operation of a contractor's storage yard on a property located at 16102 Gladstone Street.
- (ii) The Subject Property is zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject Conditional Use Permit shall be referred to as the "Application."
- (iii) On June 15, 2016, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and conditionally approved the Application at that same meeting subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.
- (iv) 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.

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 "A," this Planning Commission hereby specifically finds as follows:

- a. That the site for the proposed use is adequate in size and shape.

The site is an existing rectangular shaped site approximately 7.79 acres in size with only 5% of the site occupied by buildings. The majority of the site is vacant

open area suitable for outdoor storage of contractor's equipment and providing adequate circulation area for contractor's trucks and mobile equipment.

- b. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

Primary ingress and egress are provided via two driveways on Gladstone Street. The proposed use will generate very limited and periodic additional traffic. No additional roadways will be required for the operation of the proposed project.

- c. That the proposed use will not have an adverse effect upon adjacent property.

Adjacent properties will not be affected because the existing use will not be altered in any significant way. There is no proposed change to the square footage of the existing buildings on the project site. The proposed contractor's storage yard will not have an adverse effect on adjacent properties which are also industrial-type uses which will not be affected by an increase in noise, odors, waste or other effects typically associated with permitted industrial uses in the area. In addition, the proposed use is less intense than many uses permitted by right or conditionally permitted in the M-2 (Heavy Manufacturing) zone. Therefore, the impact of the facility on surrounding properties is expected to be insignificant.

3. The City, as the Lead Agency, determined that the project as proposed is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1; Existing Facilities), which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's CEQA determination.

4. 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 Title 17 of the Irwindale Municipal Code.

- 5. 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 15<sup>th</sup> day of June 2016.

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

I, Gus Romo, 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 15<sup>th</sup> day of June 2016, by the following vote:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSENT:        COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

\_\_\_\_\_  
Secretary

**EXHIBIT "A"****PLANNING COMMISSION RESOLUTION NO. 680(16)**

**Conditional Use Permit No. 02-2016**  
**Chris Bruny, General Counsel**  
**16102 Gladstone Street**

**FINAL CONDITIONS OF APPROVAL****A. GENERAL CONDITIONS**

1. The activities authorized by this Conditional Use Permit are for the operation of a contractor's storage yard, which shall commence within twelve (12) months from the date of approval. The granting body, upon good cause shown by the Applicant, may extend this time limitation for a period not to exceed one (1) year.
2. If the use for which such approval was granted has ceased to exist, or has been suspended for a period of six consecutive months or more, the Conditional Use Permit shall be subject to revocation proceedings.
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 Conditional Use Permit.
4. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the plans.
5. Plans for any proposed site improvements shall be submitted to the Los Angeles County Fire Department and City Building Department for review and approval prior to the issuance of Building Permits.
6. All graffiti shall be adequately and completely removed or painted over within 48 hours of notification to Chris Bruny, General Counsel of such graffiti being affixed on any structure or fence at the site.
7. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions or other codes, regulations of standards enforced by or beneficial to the City of Irwindale in accordance with IMC Section 17.80.140.
8. 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, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 02-2016. The City will

promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense.

9. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes with a 48-hour notification to Chris Bruny, General Counsel to ensure complete accessibility.
10. The facility and use thereof shall be maintained in full compliance with all codes, standards, policies and regulations imposed by the City, County, State or Federal agencies with jurisdiction over the facility.
11. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permit for this project.
12. All appropriate practices shall be adopted to control dust, odor and vermin.
13. Upon receipt of a complaint related to any condition of approval imposed by this Conditional Use Permit, the City shall notify the Applicant of the alleged violation, and the Applicant shall commence to cure within ten (10) days after the receipt of the notice.
14. The Subject Site shall be maintained free and clear of any accumulations of trash, debris, waste, and combustible and/or flammable materials, other than the related materials specifically authorized under this Conditional Use Permit.
15. The use and improvements authorized by this Conditional Use Permit shall conform to the plans as finally approved by the City as conditioned herein, and any appreciable modification as determined by the Community Development Director shall require the prior approval of the Planning Commission.

**B. COMMUNITY DEVELOPMENT DEPARTMENT**

1. The project shall substantially conform to submitted plans date-stamped June 8, 2016, except as modified herein. Future modifications that are not in substantial conformance, as determined by the Community Development Director, shall require modification of this approval subject to the provisions of the IMC Section 17.80.160 "Modification."
2. This Conditional Use Permit is for the authorization to operate a contractor's storage yard only.
3. The hours of operation shall be limited to Monday through Saturday, 7:00 A.M. to 10:00 P.M.
4. Parking lot and driveway asphalt shall be not allowed to enter a state of disrepair.

5. Parking lot shall be restriped.
6. A minimum of nineteen (19) parking stalls shall remain available for employee and customer parking.
7. A final inspection conducted by the Community Development Department shall be required.
8. Prior to final inspection project site shall be cleaned and free of weeds, trash, debris and abandoned vehicles shall be removed.
9. Existing chain link fencing shall be repaired and replaced where necessary. Existing barbed wire on top of fencing shall be removed and installation of new barbed wire shall be prohibited.
10. All signs proposed for the project site shall conform to the requirements of IMC Section 17.56.050, "Signs."
11. All mechanical heating, air-conditioning, refrigeration or similar devices, maintained and operated on the exterior of buildings shall be enclosed and shall be designed, installed, operated and maintained in such a manner as to eliminate unsightliness, noise, smoke, dust, etc., which would otherwise cause an interference with adjacent properties.

**C. PUBLIC WORKS DEPARTMENT**

1. Adequate "on-site" parking shall be provided per City requirements, and streets abutting the development shall be posted "No Stopping Any Time." The City will cause the off-site signs to be installed. The owner shall pay the actual cost of sign installation.
2. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications and shall be approved by the City Engineer.
3. All existing buildings shall be connected to the sanitary sewers pursuant to the requirements of California Plumbing Code Section 713.
4. The Applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
5. The Applicant shall submit a plan showing all truck traffic circulation and maneuvering to be done onsite. No off-site maneuvering of trucks shall be allowed for this project.

6. The Applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
7. The Applicant shall pay the connection fee upon application for storm water connection to the County of Los Angeles system.
8. The Applicant 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 will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Said plan shall be prepared by a licensed civil engineer. 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 project shall also conform to City Ordinances regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first  $\frac{3}{4}$ " of runoff from all storm events and to control peak-flow discharges.
9. 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.
10. All proposed site improvements shall be designed and constructed in accordance with the current Building Code standard. A structural assessment report shall be submitted to the City Building and Safety Division to demonstrate the structural integrity of the existing building is adequate for the proposed uses.

**D. FIRE DEPARTMENT**

1. Prior to occupancy the Applicant shall submit two sets of architectural plans to the Fire Prevention Engineering Office located at 231 W. Mountain Avenue, Glendora CA 91741. Plan sets shall contain a minimum of a site plan, floor plan(s), elevations, door and window schedules, wall details, and appropriate section details. Please provide architectural sheets only. No civil, electrical, mechanical, plumbing, etc. is required. Plans shall include the project address, assessor's parcel number, type of construction, occupancy classification, area of each floor level and building area increase modifications in accordance with the Building Code.
2. Provide a minimum unobstructed width of 26 feet (commercial building), clear to the sky and Fire Department vehicular access to within 150 feet of all portions of exterior walls. Dead-end access roadways greater than 150 feet in length, shall be provided with an approved fire apparatus turnaround. The access width shall be increased to 28 feet when proposed buildings, or portions of buildings, are more than 3 stories, or more than 30 feet in height. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to

one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. A 32 foot centerline turning radius is required at each change of direction in vehicle travel regardless of the required width. Fire Code 503.1.1 & 503.2.2.

3. On the site plan, show the location of all existing public fire hydrants within 300 feet (commercial building) of all property lines and 300 feet via vehicular access to building structure (residential building) and call out the hydrant size and dimensions to property lines. Additionally, show all existing on-site fire hydrants.
4. The required fire flow for public fire hydrants at this location shall be calculated in accordance with Fire Code Appendix B, Table B105.1. A 50% reduction in required fire flow may be applied for the installation of automatic fire sprinklers. The minimum reduced fire flow shall not be less than 2000 gallons per minute at 20psi per 903.3.1.1.
5. Complete and return the original "Fire Flow Availability" Form No 196.



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



**Date:** June 15, 2016 **Agenda Item No. 4-C**

**To:** Honorable Chair and Members of the Planning Commission

**From:** Gustavo Romo, Community Development Director

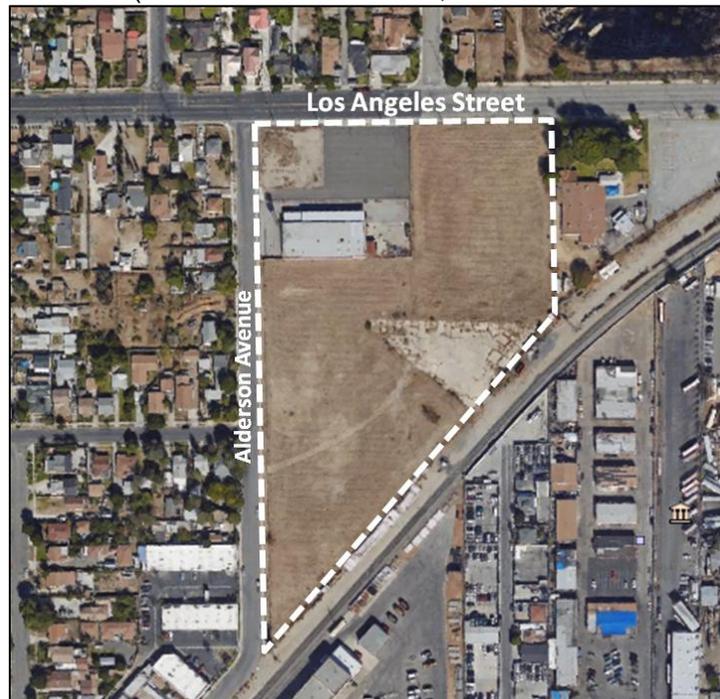
**Project Planner:** Debby Linn, Contract Planner

**Project:** Tentative Parcel Map No.73909/Site Plan Development Review Permit No. 02-2015;Subdivision of four (4) parcels into five (5) parcels and development of approximate 193,000 square-foot Industrial Business Park

**Applicant:** Seventh Street Development, Inc.

**Property Owner:** City of Irwindale and Successor Agency to the Former Irwindale Community Redevelopment Agency (ICRA)

**Project Location:** 4224 & 4342 Alderson Avenue and 14808 & 14910 Los Angeles Street (APNs: 8437-019-900, 901 & 902 and 8437-020-900 Portion)



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**Staff Recommendation:** That the Planning Commission open the public hearing, receive public input, discuss Tentative Parcel Map (TPM) No. 73909 and Site Plan & Design Review (SP&DR) No.02-2015, and adopt Resolution No.679(16) recommending that City Council adopt a Mitigated Negative Declaration and approve TPM No. 73909 and SP&DR No. 02-2015 subject to conditions.

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## **REQUEST**

The Applicant is requesting approval of TPM No. 73909 and SP&DR No. 02-2015 for the subdivision of four (4) parcels into five (5) parcels and development of an approximate 193,000 square-foot light industrial business park.

## **LOCATION AND SITE HISTORY**

The project site is comprised of 10.02 gross acres located at the southeast corner of Los Angeles Street and Alderson Avenue. The project site is bounded on the east by Successor Agency (to the former Irwindale Community Redevelopment Agency) owned property currently leased to the veterans hall, AMVETS Post 113, on the southeast by Southern Pacific Railroad right-of-way and the City of Baldwin Park, on the north by the Olive Pit Mine, and on the west and northwest by the City of Baldwin Park. The two corner parcels of the project site (comprising approximately 1.93 acres) are currently occupied by the City's archives storage building and presently owned by the City of Irwindale. The other two parcels making up the majority of the site are owned by the Successor Agency to the Irwindale Community Redevelopment Agency (ICRA) and are vacant.

On August 26, 2015 the City entered into a Purchase and Sale Agreement (PSA) with the Applicant for the sale of the project site for purposes of development by the Applicant of a light industrial business park. As a condition prior to closing of escrow, the PSA requires the Applicant to obtain Planning Commission recommendation on the development application for the proposed project and to obtain City Council approval of the project within 30 days of the Planning Commission recommendation.

On May 18, 2016 the Planning Commission conducted a public hearing for TPM No. 73909 and SP&DR No. 02-2015 at which time the project was reviewed and discussed. At that time, the Planning Commission continued the public hearing on the project to a date uncertain pending the completion of an Initial Study identifying the appropriate level of environmental review pursuant to the California Environmental Quality Act (CEQA).

## **ENVIRONMENTAL REVIEW**

Pursuant to Section 15063 of CEQA Guidelines, the City prepared an Initial Study which found that although the project could have a significant effect there will not be a significant effect in this case because revisions have been made to the project and mitigation measures have been agreed to by the Applicant which would reduce potential significant impacts to a level of insignificance. Pursuant to Sections 15070 through 15073 of CEQA Guidelines, a Draft Mitigated Negative Declaration (MND) was prepared for the project. The Draft MND was made available for public comment on

May 26, 2016. As of the writing of this report there have been no public comments received on the MND.

The Draft MND includes a Mitigation Report and Monitoring Program (MRMP) summarizing the mitigation measures and responsibilities for implementation. A copy of the MRMP is included as an attachment to the Conditions of Approval, Exhibit "A" to Resolution 679(16). Mitigation measures recommended for the proposed project address potential impacts of air quality, noise, and traffic which will be reduced to an insignificant level as a result of project compliance with the mitigation measures. Mitigation Measure N-1 pertaining to noise impacts has been modified from that proposed in the Draft MND as part of the City's review of the Draft MND and will be incorporated, as modified, into the Final MND at the close of the public comment period.

### GENERAL PLAN AND ZONING

The project site is designated in the General Plan as Commercial/Industrial and zoned M-1 (Light Manufacturing). The site is surrounded by the following uses and zoning:

Direction	Existing Land Use	Zoning District
North	Olive Pit & City of Baldwin Park Single Family Residential	Agricultural & City of Baldwin Park R-1
South	City of Baldwin Park Light Industrial	Baldwin Park Industrial Commercial
East	AMVETS Post 113 (Not a Part) and City of Baldwin Park Light Industrial	M-1 and Baldwin Park Industrial Commercial
West	City of Baldwin Park Industrial and Single Family Residential	Baldwin Park Industrial Commercial & R-1

### PROJECT DESCRIPTION AND ANALYSIS

The proposed business park project consists of five new parcels. Each parcel will be developed with a building to be used for manufacturing and warehouse uses which will also include ancillary office space for support administrative activities associated with the primary industrial uses. The business park is proposed to be developed on a speculative basis without pre-commitments from buyers or tenants; however, conditions of approval will be included as part of the project requiring that all users with the business park comply with the City of Irwindale M-1 zoning standards and regulations through the business license and zoning compliance process prior to occupancy of each use. It is anticipated that the project operations will be conducted during regular business hours; however, some manufacturers may have evening and night shifts. All operations will be conducted inside the buildings.

The Applicant proposes to subdivide the project site into five parcels for purposes of development of light industrial business park uses on each parcel. Due to the speculative nature of the project, the exact mix of uses cannot yet be identified however, the project proposes that 20% of each building area will be used for

manufacturing uses and 80% of each building area will be used for warehouse uses. Project plans indicate that each building will provide 5,000 square feet of ancillary office use.

Table 1, "Project Summary", below describes the proposed land use for each parcel and building.

**Table 1. Project Summary**

Parcel/ Building	Office (Square Feet)	Manufacturing (Square Feet)	Warehouse (Square Feet)	Truck Bay (Square Feet)	Total (Square Feet)
1/A	5,000	7,200	36,300		48,500
2/B	5,000	5,800	30,700		41,500
3/C	5,000	3,100	19,900		28,000
4/D	5,000	2,880	19,020	2,000	28,900
5/E	5,000	6,660	34,140		45,800
<b>Total</b>	<b>25,000</b>	<b>25,640</b>	<b>140,060</b>		<b>192,700</b>

### ***Project Landscaping***

Approximately 13% of the project site is proposed for landscaping as summarized in Table 2, "Project Site Landscaping," in compliance with the City's Zoning Code.

**Table 2. Project Site Landscaping**

Parking Area Landscape Required	Parking Area Landscaping Provided	Site Area Landscape Required	Site Area Landscaping Provided	Total Landscape Area Required	Total Landscape Area Provided	Landscape Area Provided as % of Site
4,232 sf	20,400 sf	30,230 sf	35,600 sf	34,462 sf	56,000 sf	13% (56,000 sf÷433,220 net sf site)

### ***Building Height***

Buildings heights within the proposed project will not exceed 32.5 feet consistent with the M-1 zoning maximum height allowance of 35 feet. Architectural projections proposed for the project consist of roof accent features at the corners of each building, which exceed the maximum allowable height by 4.5 feet but are not considered part of overall building height and exempt from the height restrictions per Section 17.08.085 of the Zoning Code.

### ***Access and Circulation***

Access to and from the project site is proposed from one driveway at Los Angeles Street and one driveway at Alderson Avenue. Both driveways are proposed for use by automobile and non-truck vehicular access, including emergency vehicles. Truck access, with the exception of emergency vehicles, would be restricted to the Los Angeles Street entry in order to minimize impacts on existing residences along Alderson Avenue in Baldwin Park. Project signage will be provided notifying users that truck traffic is prohibited from entering or exiting the project site at the Alderson Avenue entry. Eastbound trucks will be permitted to make right turns into the project site and westbound trucks will be permitted to make left turns into the project site at Los Angeles Street, but trucks will be restricted to a right turn only exiting movement when leaving the project site at Los Angeles Street. Truck traffic into and out of the project site is anticipated to utilize existing established truck routes including Los Angeles Street, Lower Azusa Canyon Road, and Arrow Highway to and from the the 605 Freeway and Irwindale Avenue, Azusa Canyon Road, Arrow Highway, and Los Angeles Street to and from the 210 Freeway.

### ***Parking***

Due to the speculative nature of the project, the exact mix of uses cannot yet be identified however, the project proposes that 20% of each building area will be used for manufacturing uses and 80% of each building area will be used for warehouse uses. Project plans indicate that each building will provide 5,000 square feet of ancillary office area. The City Zoning Code parking requirements applicable to the project are summarized in Table 3, "Parking Requirements". Table 4, "Project Parking Provided," summarizes the parking required and provided for the project.

**Table 3. Parking Requirements**

<b>Land Use Category</b>	<b>Parking Requirement</b>
<b>Office</b>	1 space per each 350 gross square feet of floor area
<b>Manufacturing</b>	1 space per each 350 gross square feet for the first 10,000 square feet of floor area, plus 1 space per each 1,000 gross square feet for the next 40,000 square feet of floor area.
<b>Warehouse</b>	1 space per each 1000 square feet of the first 20,000 square feet of floor area plus 1 space per each 2,000 square feet for the next 20,000 square feet of floor area

**Table 4. Project Parking Provided**

<b>Parcel/ Building</b>	<b>Parking Required</b>	<b>Parking Provided</b>
<b>1/A</b>	64	71
<b>2/B</b>	53	64
<b>3/C</b>	44	46
<b>4/D</b>	42	46
<b>5/E</b>	61	67
<b>Total</b>	<b>284</b>	<b>294</b>

***Alderson Avenue Improvements***

The eastern boundary of the project site constitutes the boundary line between the City of Irwindale and the City of Baldwin Park. The Applicant has agreed to a request by the City of Baldwin Park to make certain public improvements to Alderson Avenue as part of development of the project. Improvements to be made include widening of the existing public sidewalk on the east side of Alderson Avenue from 5 feet to 9 feet and narrowing the travel area by 4 feet. Additionally, the eastern curb of Alderson Avenue adjacent to the project site will be painted red as a “no parking” area for the eastern side of the street. The Applicant has agreed not to install street lights along the east side of Alderson Avenue and to provide shielding of project lighting to minimize light spillover to the residential properties located to the west of the project site. The required landscaped building setback within Irwindale adjacent to the eastern side of Alderson Avenue will be 25 feet in width, which is over and above the minimum requirement of 20 feet established in the Zoning Code, and is intended to provide an additional buffer between the project and residences adjacent to Alderson Avenue.

***Los Angeles Street Improvements***

An existing 10-foot wide sidewalk along Los Angeles Street adjacent to the project site will be retained. A 20-foot wide landscaped setback area will be provided along the Los Angeles Street frontage consistent with Irwindale Zoning Code requirement for the M-1 zone. The Applicant also proposes to red-stripe the curb on the south side of Los Angeles Street between Alderson Avenue and 15 feet east of the project entry to provide clear visibility to vehicles entering and exiting the project site at Los Angeles Street.

***Project Fencing and Screening***

Truck parking areas will be screened from off-site views either by means of decorative concrete block walls or by locating the parking areas so that they are screened by building walls. An 8-foot high wrought-iron fence is planned along the southerly project boundary adjacent to the railroad tracks and along the southern yard area of Building D adjacent to Alderson Avenue. All uses will be located within buildings consistent with Irwindale Zoning Code requirements for screening of uses in the M-1 zone.

## ANALYSIS

Before any Tentative Map and Site Plan and Design Review are 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.

### Tentative Parcel Map 73909

- a. The proposed map is consistent with the General Plan, applicable specific plans, and the Zoning Code.*

The proposed map is for the subdivision of a property for development of industrial uses. The subject property of the proposed map has a General Plan land use designation of Commercial/Industrial and is zoned M-1 ( Light Manufacturing). The development proposed with the proposed map is consistent with the General Plan land use designation and zoning for the property. There are no specific plans applicable to the property.

- b. The design or improvement of the proposed subdivision is consistent with the General Plan, applicable specific plans, and the Zoning Code.*

The proposed project is a light industrial business park with an overall floor are ratio of .44 consistent with the Commercial/Industrial land use designation which allows for development of industrial uses with a maximum floor area ratio of 1.0. The design and improvement of the proposed subdivision is consistent with all Zoning Code development standards established for the M-1 (Light Manufacturing) zone with respect to land use, building height, and landscaping and is consistent with Zoning Code requirements for parking and parking area landscaping applicable to the proposed project. There are no specific plans applicable to the property.

- c. The site is physically suitable for the type of development proposed.*

The site is a 10.02 acre site served by existing improved roadways and utilities. The proposed development does not require the construction or installation of additional public improvements to serve the project.

- d. The site is physically suitable for the proposed density or intensity of development.*

The site is suitable for the proposed development of 192,700 square feet of light industrial business park uses in five buildings at an overall floor area ratio of .44 consistent with General Plan maximum allowable floor area ratio of 1.0.

- e. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.*

Pursuant to Section 15063 of CEQA Guidelines, the City prepared an Initial Study which found that although the project could have a significant effect there will not be a significant effect in this case because revisions have been made to the project and mitigation measures have been agreed to by the Applicant which would reduce potential significant impacts to a level of insignificance. Pursuant to Sections 15070 through 15073 of CEQA Guidelines, a Draft Mitigated Negative Declaration (MND) was prepared for the project.

- f. *The design of the subdivision or type of improvements will not pose a threat to the public health, safety, and welfare.*

The design of the subdivision and improvements will not pose a threat to the public health, safety, and welfare. Adequate fire and police protection is available to serve the project. Uses permitted and conditionally permitted within the proposed project are required to meet all Federal, State and local health and safety codes and regulations.

- g. *The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.*

The project site does not have any public access or use easements within its boundaries.

- h. *Any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.*

The proposed subdivision is served by an existing City sewer system and is required to comply with all requirements of the California Regional Water Quality Control Board.

- i. *The requirements of CEQA have been satisfied.*

Pursuant to Section 15063 of CEQA Guidelines, the City prepared an Initial Study which found that although the project could have a significant effect there will not be a significant effect in this case because revisions have been made to the project and mitigation measures have been agreed to by the Applicant which would reduce potential significant impacts to a level of insignificance. Pursuant to Sections 15070 through 15073 of CEQA

Guidelines, a Draft Mitigated Negative Declaration (MND) was prepared for the project.

### **Site Plan and Design Review No. 02-2016**

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

The proposed project is the development of light industrial and business park uses on a site with a General Plan land use designation of Commercial/Industrial and M-1 (Light Manufacturing) zoning. The proposed project is a 192,700 square foot light industrial business park with an overall floor area ratio of .44 consistent with the General Plan Commercial/Industrial land use designation which allows for development of industrial uses with a maximum floor area ratio of 1.0. The proposed project complies with all Zoning Code development standards established for the M-1 (Light Manufacturing) zone with respect to land use, building height, and landscaping and is with Zoning Code requirements for parking and parking area landscaping applicable to the proposed project.

- b. *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:*

- Facilities and improvements,
- Pedestrian and vehicular ingress, egress, and internal circulation,
- Setbacks,
- Height of buildings,
- Signs,
- Mechanical and utility service equipment,
- Landscaping,
- Grading,
- Lighting,
- Parking,
- Drainage,
- Intensity of land use.

The proposed project is served by existing improved roadways and utilities. The proposed development does not require the construction or installation of additional public improvements to serve the project. The proposed project provides for adequate and safe pedestrian and vehicular ingress and egress to and from the site onto existing roadways and public sidewalks and internal circulation with a comprehensive and interconnected system of drive aisles.

Ingress and egress for the project site are provided via a driveway on Los Angeles Street and a second driveway on Alderson Avenue. There is also reciprocal access provided within the project site to serve each of the parcels within the project. The proposed use will generate additional traffic to adjacent roadways, however mitigation measures identified as part of the City's review of the project have been incorporated into the project to reduce potential traffic impacts to a less than significant level. No expansion of existing roadways or construction of additional roadways will be required for the operation of this project.

The proposed project complies with all City Zoning Code requirements for setback, building height, signs, mechanical and utility service equipment, landscaping, parking and intensity of use. The proposed project complies with all City requirements for grading, street lighting and parking area lighting, and drainage.

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

The proposed project is consistent with the City of Irwindale Commercial and Industrial Design Guidelines with respect to site design, building design, parking layout and design, land use buffering, equipment screening, architectural design and detailing.

## **CONCLUSION**

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Staff recommends that the Planning Commission adopt Resolution No. 679(16) recommending that the City Council adopt a Mitigated Negative Declaration and approve TPM No. 73909 and SP&DR No. 02-2015 subject to conditions.

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## **ATTACHMENTS**

Exhibit A: Resolution No. 679(16)

Exhibit B: Draft Mitigated Negative Declaration (see enclosed CD - download also available at <http://ci.irwindale.ca.us/DocumentCenter/View/1718>)

**RESOLUTION NO. 679 (16)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION AND APPROVAL OF TENTATIVE PARCEL MAP NO. 73909 AND SITE PLAN AND DESIGN REVIEW NO. 02-2015 FOR THE DEVELOPMENT OF APPROXIMATELY 192,700 SQUARE FEET OF SPECULATIVE LIGHT INDUSTRIAL BUSINESS PARK USES, NO TALLER THAN 35 FEET, ON APPROXIMATELY 10.5 ACRES LOCATED AT 4342 ALDERSON AVENUE AND 14808 LOS ANGELES STREET IN THE M-1 (LIGHT MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF**

**A. RECITALS.**

- (i) Seventh Street Development, Inc., the Applicant, has made a request for a approval of a Tentative Parcel Map (TPM) pursuant to Chapter 16.02 of the Irwindale Municipal Code (IMC) and a Site Plan and Design Review (SP&DR) pursuant to Section 17.70 of the IMC, to allow for the development of a speculative light industrial business park located at 4342 Alderson Avenue and 14808 Los Angeles Street.
- (ii) The Subject Property is zoned M-1 (Light Manufacturing). Hereinafter in this Resolution, the subject applications shall be referred to as the "Application."
- (iii) On May 18, 2016, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, reviewed the Application, and continued the hearing on the Application to a date uncertain.
- (iv) On June 15, 2016, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and conditionally approved the Application at that same meeting subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.
- (v) 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.
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 "A," this Planning Commission hereby specifically finds as follows:

**Tentative Parcel Map 73909**

- a. *The proposed map is consistent with the General Plan, applicable specific plans, and the Zoning Code.*

The proposed map is for the subdivision of a property for development of industrial uses. The subject property of the proposed map has a General Plan land use designation of Commercial/Industrial and is zoned M-1 ( Light Manufacturing). The development proposed with the proposed map is consistent with the General Plan land use designation and zoning for the property. There are no specific plans applicable to the property.

- b. *The design or improvement of the proposed subdivision is consistent with the General Plan, applicable specific plans, and the Zoning Code.*

The proposed project is a light industrial business park with an overall floor area ratio of .44 consistent with the Commercial/Industrial land use designation which allows for development of industrial uses with a maximum floor area ratio of 1.0. The design and improvement of the proposed subdivision is consistent with all Zoning Code development standards established for the M-1 (Light Manufacturing) zone with respect to land use, building height, and landscaping and is consistent with Zoning Code requirements for parking and parking area landscaping applicable to the proposed project. There are no specific plans applicable to the property.

- c. *The site is physically suitable for the type of development proposed.*

The site is a 10.02 acre site served by existing improved roadways and utilities. The proposed development does not require the construction or installation of additional public improvements to serve the project.

- d. *The site is physically suitable for the proposed density or intensity of development.*

The site is suitable for the proposed development of 192,700 square feet of light industrial business park uses in five buildings at an overall floor area ratio of .44 consistent with General Plan maximum allowable floor area ratio of 1.0.

- e. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.*

Pursuant to Section 15063 of CEQA Guidelines, the City prepared an Initial Study which found that although the project could have a significant effect there will not be a significant effect in this case because revisions have been made to the project and mitigation measures have been agreed to by the Applicant which would reduce potential significant impacts to a level of insignificance. Pursuant to Sections 15070 through 15073 of CEQA Guidelines, a Draft Mitigated Negative Declaration (MND) was prepared for the project.

- f. The design of the subdivision or type of improvements will not pose a threat to the public health, safety, and welfare.*

The design of the subdivision and improvements will not pose a threat to the public health, safety, and welfare. Adequate fire and police protection is available to serve the project. Uses permitted and conditionally permitted within the proposed project are required to meet all Federal, State and local health and safety codes and regulations.

- g. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.*

The project site does not have any public access or use easements within its boundaries.

- h. Any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.*

The proposed subdivision is served by an existing City sewer system and is required to comply with all requirements of the California Regional Water Quality Control Board.

- i. The requirements of CEQA have been satisfied.*

Pursuant to Section 15063 of CEQA Guidelines, the City prepared an Initial Study which found that although the project could have a significant effect there will not be a significant effect in this case because revisions have been made to the project and mitigation measures have been agreed to by the Applicant which would reduce potential significant impacts to a level of insignificance. Pursuant to Sections 15070 through 15073 of CEQA Guidelines, a Draft Mitigated Negative Declaration (MND) was prepared for the project.

## Site Plan and Design Review No. 02-2016

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

The proposed project is the development of light industrial and business park uses on a site with a General Plan land use designation of Commercial/Industrial and M-1 (Light Manufacturing) zoning. The proposed project is a 192,700 square foot light industrial business park with an overall floor area ratio of .44 consistent with the General Plan Commercial/Industrial land use designation which allows for development of industrial uses with a maximum floor area ratio of 1.0. The proposed project complies with all Zoning Code development standards established for the M-1 (Light Manufacturing) zone with respect to land use, building height, and landscaping and is with Zoning Code requirements for parking and parking area landscaping applicable to the proposed project.

- b. *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:*

*Facilities and improvements,  
Pedestrian and vehicular ingress, egress, and internal circulation,  
Setbacks,  
Height of buildings,  
Signs,  
Mechanical and utility service equipment,  
Landscaping,  
Grading,  
Lighting,  
Parking,  
Drainage,  
Intensity of land use.*

The proposed project is served by existing improved roadways and utilities. The proposed development does not require the construction or installation of additional public improvements to serve the project. The proposed project provides for adequate and safe pedestrian and vehicular ingress and egress to and from the site onto existing roadways and public sidewalks and internal circulation with a comprehensive and interconnected system of drive aisles. Ingress and egress for the project site are provided via a driveway on Los Angeles Street and a second driveway on Alderson Avenue. There is also reciprocal access provided within the project site to serve each of the parcels within the project. The proposed use will generate additional traffic to adjacent roadways however mitigation measures identified as part of the City's review

of the project have been incorporated into the project to reduce potential traffic impacts to a less than significant level. No expansion of existing roadways or construction of additional roadways will be required for the operation of this project.

The proposed project complies with all City Zoning Code requirements for setback, building height, signs, mechanical and utility service equipment, landscaping, parking and intensity of use. The proposed project complies with all City requirements for grading, street lighting and parking area lighting, and drainage.

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

The proposed project is consistent with the City of Irwindale Commercial and Industrial Design Guidelines with respect to site design, building design, parking layout and design, land use buffering, equipment screening, architectural design and detailing.

3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, has prepared an Initial Study and Mitigated Negative Declaration (MND), and has determined, on the basis of the Initial Study and Mitigated Negative Declaration, that the proposed project as conditioned will not have a significant impact on the environment.

4. 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 Title 17 of the Irwindale Municipal Code.

5. 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 15<sup>th</sup> day of June 2016.

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

I, Gus Romo, 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 15<sup>th</sup> day of June 2016, by the following vote:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSENT:        COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

\_\_\_\_\_  
Secretary

**EXHIBIT "A"****PLANNING COMMISSION RESOLUTION NO. 676(16)**

**Tentative Parcel Map No. 73909  
Site Plan and Design Review No. 02-2015  
Seventh Street Development, Inc.  
4342 Alderson Avenue & 14808 Los Angeles Street**

**GENERAL**

1. The uses authorized by this Tentative Parcel Map Review Permit allow for the creation of five separate parcels and the construction of a building on each parcel as described the plans dated March 7, 2016. The uses authorized by this Site Plan and Design Review Permit allow for and the construction of one building on each parcel for the operation of manufacturing, warehouse, and ancillary offices uses along with associated parking spaces and loading docks as described on the plans dated March 10, 2016.
2. A grading 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. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Department, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.
4. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map 73909 and Site Plan and Design Review Permit No. 02-2015. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

5. The use and improvements authorized by this Tentative Parcel Map and Site Plan and Design Review Permit shall conform to the plans as finally approved by the City (dated March 7, 2016 and March 10, 2016 respectively) 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 City Council pursuant to the amendment of the Tentative Parcel Map and Site Plan and Design Review Permit.
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.

### **COMMUNITY DEVELOPMENT DEPARTMENT**

1. All landscaping for the project 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 Plan (date stamped February 16, 2016) and as modified pursuant to City Building Plan Check review of Precise Landscape and Irrigation plans.

2. 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. Landscape plans shall be consistent with the Commercial and Industrial Design Guidelines. Vision clearance shall be maintained at all vehicle entrances and exits. Landscape planters throughout the site shall incorporate river rock.
3. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines."
4. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.
5. All landscaped planters shall be surrounded by a six (6) inch horizontal concrete curb.
6. 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)
7. At least 10 percent of the total gross land area of the site (in this case, 56,000 square feet) shall be landscaped.
8. At least 10 percent of the total gross parking area of the project shall be landscaped. Trees shall be planted in the parking area such that at maturity, 35 percent of the passenger car parking space area shall be shaded.

Landscape plans shall show the radius of each tree at maturity and the calculation of required shade coverage at maturity.

9. The building setback area along the westerly property line shall incorporate trees to provide a buffer between the residential uses on the west and the project site. Trees to be planted shall include *Lyonothamnus floribundus* subsp. *Asplenifolius* (Catalina Ironwood), *Rhus lancea* and/or *Platanus acerifolia* 'Bloodgood' trees or another similar species approved by the Community Development Director. Trees shall be a minimum 24" box and 8 feet from lowest limb to the ground at the time of planting and be spaced 8 feet apart.
10. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.
11. All perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.
12. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs as allowed.
13. All masonry walls and driveway gates shall be decorative 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.
14. The entrance to all driveways shall be concrete color mixed and stamped to simulate terracotta tiles.
15. 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.
16. Trash enclosures (6'-0" high min.) with solid metal self-closing and self-latching gates shall be provided. The enclosures shall be 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.
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 buildings<sup>1</sup>. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and

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<sup>1</sup> Photo voltaic equipment is exempt from this requirement.

construction materials in texture and color. Such rooftop equipment screening shall be subject to the review and approval of the Community Development Department.

18. 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.
19. 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.
20. A lighting plan shall be submitted for approval by the Community Development Director describing lighting fixtures for parking lot and 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.
21. Applicant shall obtain approval from the Community Development Director for a Sign Program for all project signs prior to construction of any signs on the project site.
22. The Applicant shall comply with the provisions of Irwindale Municipal Code Chapter 17.66, "Trip Reduction and Travel Demand Measures." All required trip reduction and travel demand measures applicable to the project pursuant to Chapter 17.66 shall be indicated on plans at the time of plan check.
23. A chain link fence with green screening shall be installed and maintained around the perimeter of the site at all times during construction.
24. 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.
25. To the extent feasible, Applicant shall participate in Southern California Edison's "Savings by Design" program.
26. Development shall adhere to all mitigation measures identified in the adopted Mitigation Monitoring and Reporting Program (MMRP), made a part of the Mitigated Negative Declaration associated with the project in

compliance with the California Environmental Quality Act (CEQA), and included with these Conditions of Approval as Attachment 1.

NOTE: The following conditions have been formulated by the Lead Agency in response to project specific environmental issues, which may be deemed adverse but which do not elevate to a level of significance under CEQA. These “conditions of approval” are distinct from “mitigation measures” in that they are not subject to the mitigation reporting and monitoring requirements specified under Section 21081.6 of the PRC and Sections 15097 and 15126.4 in Title 14 of the CCR:

27. Cultural Resources. If a potential Native American resource is uncovered during ground disturbance activities, the Applicant shall halt work in the immediate area of the find, promptly inform the Community Development Department of the suspected presence of that Native American resource, cease earth-disturbing activities in proximity thereto, and retain a qualified professional archaeologist and a culturally-affiliated Native American monitor acceptable to the City for the purpose of examining the potential Native American resource in order to determine whether it is a “tribal cultural resource” as defined in Section 21074(a) of the Public Resources Code (PRC) and/or a “unique cultural resource” as defined in Section 21083.2(g) of the PRC. No additional ground disturbance activities shall occur in the immediate location of the potential Native American resource until all information recovery has been completed, a report filed with the City, and that report made available to interested representatives of Native American tribes that are traditionally and culturally affiliated with the project area.
28. Hazards and Hazardous Materials. Prior to the demolition of the existing structure at 4342 Alderson Avenue, all known lead-based paint shall be removed in accordance with Sections 10250-10257 of the California Health and Safety Code and acceptable engineering methods and work practices by an appropriately licensed lead abatement contractor. Handling and disposal practices shall be implemented pursuant to applicable Occupational Safety and Health Administration standards.
29. Transportation/Traffic. Prior to issuance of building permits, the Applicant shall submit to the City Engineer detailed, dimensioned design plans for the project’s primary driveway along E. Los Angeles Street illustrating, among other items and to the extent applicable, the design vehicle; throat width; driveway transition shape; turning radius; stripping plans; number, width, and direction of through and turning lanes; channelization plans; on-site and off-site signage; pedestrian and bicycle accommodations; and associated changes or other design modifications to the E. Los Angeles Street right-of-way.

30. Transportation/Traffic. If subsequent to approval of Site Plan and Design Review No. 02-2015, the Applicant proposes to construct access gates at the entries along E. Los Angeles Street and/or Alderson Avenue or if access gates are required by the City as mitigation of a project-specific impact, such improvements shall be subject to an administrative approval by the Community Development Director, which approval shall incorporate any comments that may be submitted by the City Engineer, the City of Irwindale Police Department, and the Los Angeles County Fire Department.
31. Transportation/Traffic. Prior to the approval of the Final Map or the issuance of building permits, whichever event occurs first, the Applicant shall demonstrate, to the satisfaction of the City Engineer, receipt of all requisite permits and approvals from the City of Baldwin Park relating to the proposed improvements to Alderson Avenue adjacent to the project site.

### **FIRE DEPARTMENT**

1. Prior to clearance of the Final Map Applicant shall submit a minimum of three (3) copies of the water plans indicating the new required public fire hydrant locations to the Fire Department's Land Development Unit for review and approval.
2. Access areas shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.
3. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
4. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction per Fire Code 501.4.
5. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
6. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround per Fire Code 503.2.5
7. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

8. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders 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, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official per Fire Code 503.1.1 & 503.2.2
9. The public street may be used for ladder truck access when the building wall is within 20 feet of the public street and there are no obstructions such as street parking, power and telephone lines, trees, etc.
10. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official per Fire Code 503.2.2.1
11. Fire Department vehicular access roads shall be provided with a 32 foot centerline turning radius per Fire Code 503.2.4
12. Indicate the centerline, inside and outside turning radii for each change in direction on the site plan.
13. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 ½ tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface per Fire Code 503.2.3
14. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE”. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector per Fire Code 503.3
15. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes per Fire Code 504.1
16. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices,

including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times per Fire Code 503.4.

17. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. (Fire Code 505.1).
18. If gates are installed an approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.
19. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
20. Install 3 new public fire hydrants per Fire Access Plan approved May 5, 2016.
21. Install 3 Private on-site fire hydrants per Fire Access Plan approved May 5, 2016.
22. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure per Fire Code Appendix C106.
23. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy per Fire Code 901.5.1.
24. All required public fire hydrants shall be tested and accepted prior to beginning construction per Fire Code 501.4.
25. The required fire flow for the public fire hydrant on this development is 2250 gallons per minute at 20 psi for a duration of 2 hours. Two public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow per Fire Code 507.3 and Appendix B105.1.
26. The required fire flow for a single private ON-SITE fire hydrant at this location is 2250 gpm at 20 psi residual pressure. If more than one on-site fire hydrant is required, the on-site fire flow shall be the same as required for

public fire hydrants in accordance with Appendix Table B105.1 per Fire Code C106.

27. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation per Fire Code 901.2 and County of Los Angeles Fire Department Regulation 7.
28. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

## **PUBLIC WORKS/ENGINEERING**

### **STREETS**

1. All work within the Public Right-of-Way shall be performed in accordance with the City Standards to the satisfaction of the City Engineer.
2. Applicant shall do a full replacement of the sidewalk, curbs and gutters on the east side of Alderson Avenue fronting the project and shall repair or replace all damaged sidewalk, curbs, gutters on the south side of Los Angeles Street fronting the project as directed by the city engineer.
3. Prior to Final Map recordation, street right-of-way easements for the following shall either be dedicated to the City or demonstrated by the Applicant to already be dedicated as of record:
  - a. Corner cutoffs or radii at the southeast corner of Los Angeles Street and Alderson Avenue.
  - b. 10-foot easement on Los Angeles Street at the frontage of proposed parcel 1 for public sidewalk.
  - c. 10-foot easement on Los Angeles Street at the frontage of proposed parcel 2 for public sidewalk.
4. The property owner shall execute an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The property owner shall retain the right to challenge the costs and method of spreading future assessments.
5. Adequate "on-site" parking shall be provided per City requirements. The Applicant shall pay for the cost of signage indicating "No Truck Parking Any Time" and pay the cost to the City for the City's installation of the signage

along the easterly side of Alderson Avenue and the south side of Los Angeles Street in front of the project.

6. The Applicant shall install signage to restrict trucking traffic along Alderson Avenue. The City shall cause the signs to be installed. The Applicant shall pay for the cost of the signs and their installation.
7. The Applicant shall pay the cost of resurfacing half of Los Angeles Street, signage, striping, pavement markers, City boundary monuments including permits, construction management and inspection for that portion of Los Angeles Street adjacent to the project site between Park Avenue and the easterly boundary of the project site.
8. The owner/developer shall pay for the upgrade of the existing street lighting along the south side of Los Angeles Street to more energy efficient fixtures (LED). Street lighting upgrades shall consist of replacing the light fixtures and potentially the arm of the street lights but not light poles. Street lighting upgrade shall meet the Los Angeles County Street Design Standards.
9. Common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
10. The owner and/or developer shall install nine (9) missing street trees and replace one (1) damaged tree along Los Angeles Street. The new trees shall be 48 Inch-box trees. The type of tree shall be determined by the City Engineer.
11. The owner and/or developer shall design the driveway on Los Angeles Street to a minimum width of 45 feet.
12. All proposed fencing on the property line adjacent to the Southern Pacific Railroad owned property shall be subject to the approval of the railroad company.

## **UTILITIES**

13. Storm drains, catch basins, connector pipes, retention basins, and appurtenances built for the project shall be constructed in accordance with City specifications and shall be approved by the City Engineer.
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 City Engineer.

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 City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
16. All proposed buildings shall be connected to the public sanitary sewers.
17. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the Water Utility Agency.
18. The Applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
19. The Applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
20. All point of access to the proposed development shall be reviewed and approved by the City Engineer.

## **FEES**

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

## **MISCELLANEOUS**

23. The Applicant shall submit grading and drainage plans to the City for review and City Engineer approval. The plans shall be prepared by a licensed civil engineer and shall comply with Los Angeles County grading permit requirements. A hydrology study shall be included with the drainage plan. Storm drains shall be constructed as determined by the drainage plan.
24. The Applicant 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, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to 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. The Applicant shall pay all costs to remove and install street striping and signing as needed for access to the property per plans approved by the City Engineer.
26. The Applicant shall pay for the installation of fire hydrants as required by the Los Angeles County Fire Department.

### **PARCEL MAPS**

27. A Final Map shall be prepared and submitted to the Public Works Department for review and approval. The Applicant shall be responsible for all fees associated with the processing of the Final Map. The Applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
28. The Applicant shall provide, at no cost to the City, one mylar print of the recorded Final Map from the County of Los Angeles Department of Public Works.
29. An Easement Agreement for all easements (e.g., reciprocal access; surface drainage; utilities, etc.) shall be prepared for each parcel, and shall be executed and recorded in the Office of the Los Angeles County Recorder as part of the Final Map. Such Agreement, which may be in the form of CC&R's, shall be subject to the approval of the City Attorney.

### **BUILDING AND SAFETY**

1. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Irwindale Building Code and all applicable regulations.

**Attachment 1**

Project Mitigation Report and Monitoring Program

**ATTACHMENT 1**  
**PROJECT MITIGATION REPORTING AND MONITORING PROGRAM**

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
AQ-1	<p style="text-align: center;"><b>Air Quality (Construction)</b></p> <p>The Applicant shall implement one of the following actions during the project's construction: Option No. 1 - Painting and surface coating shall be limited to an aggregate area of no more than 6,430 square feet per day during any phase of construction; or Option No. 2 - Paints and surface coatings shall be limited to no more than 82.5 milligrams per liter (mg/l) of volatile organic compounds (VOC) content.</p>	City Engineer	Building Permit
AQ-2	For fugitive dust palliation, all site preparation activities shall be subject to three times daily rather the requisite twice daily watering.	City Engineer	Grading Permit
AQ-3	All heavy earthmoving equipment in excess of 250 horsepower operating within 50 meters (165 feet) of a residential structure shall be equipped with a Level 1 diesel particulate filter.	City Engineer	Grading Permit
N-1	<p style="text-align: center;"><b>Noise (Construction)</b></p> <p>The proposed perimeter wall along Alderson Avenue, extending between Buildings "A" and "C," shall be a solid, concrete or masonry block wall that is 8 feet above the exterior landscape elevation and shall be at least 9 feet above the interior paved truck court surface, as measured from the highest finish grade associated with the top of pavement at the truck loading door of those buildings. The perimeter wall may transition into the westerly exterior walls for Buildings "A" and "C," such that each building's exterior wall may serve in lieu of the continuance of a separate perimeter wall. Except as may be required for seismic stability, code compliance, site drainage, and/or other reasonable engineering reasons, as may be determined by the City Engineer, the perimeter wall-building exterior wall combination shall be solid, continuous, and absent any openings or reductions in height below the 9-foot minimum height above the interior pavement as specified herein.</p>	City Engineer	Building Permit

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
N-2	<p>In a location, manner, and at a time to be determined by the Community Development Director, the Applicant shall install a solid concrete or masonry block wall, with an operable solid gate conforming to Los Angeles County Fire Department (LACFD) standards, across the Alderson Avenue driveway located between the Alderson Avenue public right-of-way and the on-site "truck site access drive" and extending between Buildings "C" and "D." The wall-gate combination shall have a height of not less than 8 feet, as measured from finish grade, and, except in an emergency, shall remain closed between the hours of 10:00 PM and 7:00 AM nightly. The gate shall be equipped with a LACFD-approved key box, Knox® brand manual key switch, or other acceptable secondary-access device. Unless so determined by the Community Development Director, the wall-gate combination extending between Buildings "C" and "D" does not have to be installed and operable prior to the issuance of any use and occupancy permits issued by the City of Irwindale for the proposed project but may constitute a possible remedy in the event of the City's receipt of ongoing and unspecified noise complaints.</p>	<p>Community Development Director</p>	<p>On-going</p>
N-3	<p>In order to reduce construction noise impacts to the maximum extent feasible, the following actions shall be taken during the project's construction: (1) The construction contractor shall schedule all construction activities, deliveries, and haul trucks during the daytime hours of 7:00 AM to 7:00 PM Monday through Saturday; (2) All construction equipment shall be properly maintained and tuned to minimize noise; (3) All equipment shall be fitted with properly operating mufflers and air intake silencers no less efficient than those originally installed by the manufacturer; (4) All stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptors as may be feasible; (5) Signage shall be posted on the project site, clearly visible from the public right-of-way, providing contact information (e.g., name and telephone number of the construction contractor) in the event of a noise complaint, and (6) Construction shall be subject to any and all additional provisions as may be set forth by the City Engineer.</p>	<p>City Engineer</p>	<p>Building Permit</p>
	<p><b>Traffic and Transportation (Cumulative)</b></p>		
T-1	<p>Transportation and Traffic. Alderson Avenue/Los Angeles Street. Mitigation proposed in response to projected long-term cumulative traffic impacts at the Alderson Avenue/Los Angeles Street intersection, of which the proposed project only incrementally and minimally contributes, may consist of the installation of a future traffic signal at that intersection in a manner and at a later timeframe as determined and approved by the City Engineer. Neither the Applicant nor the proposed project shall be responsible for the installation of that traffic signal but shall be required to provide the City of Irwindale a 2.5 percent "fair-share" contribution toward the cost of that or another "like-kind" traffic improvement with the City of Irwindale (City) which is to be paid to the City by the Applicant prior to the issuance of building permits for the proposed project in a manner and in an amount to be determined by the City Engineer.</p>	<p>City Engineer</p>	<p>Building Permit</p>