



**NOTICE AND CALL OF SPECIAL
MEETING OF THE IRWINDALE PLANNING COMMISSION**

**TO THE MEMBERS OF THE IRWINDALE PLANNING COMMISSION
AND TO THE DEPUTY CITY CLERK:**

**NOTICE IS HEREBY GIVEN that a special meeting of the
Irwindale Planning Commission is hereby called to be held on
THURSDAY, September 29, 2016 at 6:30 p.m., in the Irwindale City
Council Chamber, 5050 N. Irwindale Avenue, Irwindale, California.**

**Said special meeting shall be for the purpose of conducting
business in accordance with the attached Agenda.**

No other business will be discussed.

Dated: September 22, 2016

ORIGINAL SIGNED

Arthur R. Tapia, Planning Chair

AFFIDAVIT OF POSTING

I, Cathy Huicochea, Administrative Secretary, certify that I caused the Notice and Call of a Special Meeting of the Irwindale Planning Commission, to be held on Thursday, September 29, 2016, at 6:30 p.m., in the Irwindale City Council Chamber, to be hand delivered to each Planning Commission Member, posted at the City Hall, Library, and Post Office on September 22, 2016, and sent by EMAIL to the San Gabriel Valley Tribune on the same date.

Cathy Huicochea

Cathy Huicochea,
Administrative Secretary





CITY OF IRWINDALE

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

ARTHUR R.
TAPIA
CHAIR

PATRICIA
GONZALES
VICE-CHAIR

ROBERT E.
HARTMAN
COMMISSIONER

RICHARD
CHICO
COMMISSIONER

LORETTA
CORPIS
COMMISSIONER

AGENDA FOR THE SPECIAL MEETING OF THE

PLANNING COMMISSION

SEPTEMBER 29, 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 August 17, 2016

2. NEW BUSINESS

- A. Kare Youth League Annual Development Progress Report – August 31, 2016
- B. Irwindale Gateway Center (5238 Rivergrade Road) Sign Program Deviation for Precision Electric

3. OLD BUSINESS

4. PUBLIC HEARINGS

- A. MODIFICATION NO. 02-2015 TO CONDITIONAL USE PERMIT NO. 70-3; SITE PLAN AND DESIGN REVIEW (AA) PERMIT NO. 07-2016 (ALEX CUEVAS, AGC DESIGN CONCEPT, INC.)

Request for Approval of a Modification to an Existing Conditional Use Permit for the Installation of Two (2) New Fuel Dispensers and a Site Plan and Design Review Permit for the Canopy Expansion and Redesign at an Existing Gas Station (Arco) for a Total of Six (6) Fuel Dispensers Located at 16000 Foothill Boulevard in the M-2 (Heavy Manufacturing) Zone.

Recommendation: Adopt Resolution No. 685(16), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING MODIFICATION NO. 02-2015 TO CONDITIONAL USE PERMIT NO. 70-3 FOR THE INSTALLATION OF TWO (2) FUEL DISPENSERS LOCATED AT 16000 FOOTHILL BOULEVARD, IRWINDALE IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

Recommendation: Adopt Resolution No. 686(16), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING SITE PLAN AND DESIGN REVIEW (AA) PERMIT NO. 07-2016 FOR THE EXPANSION AND REDESIGN OF AN EXISTING CANOPY LOCATED AT 16000 FOOTHILL BOULEVARD, IRWINDALE IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

B. TENTATIVE TRACT MAP NO. 74042 (PSIP SN IRWINDALE, LLC)

Request for Approval of a Tentative Tract Map for the Subdivision of an Existing One (1) Lot Industrial Condominium Business Park with Two (2) 86,000 Square-Foot Buildings, into Two (2) Lots with One (1) 86,000 Square-Foot Building on Each Lot Located at 4832-4910 Azusa Canyon Road in the M-1 (Light Manufacturing) Zone.

Recommendation: Adopt Resolution No. 681(16), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING CITY COUNCIL ADOPTION OF AN ADDENDUM TO THE FINAL AZUSA CANYON INDUSTRIAL PARK MITIGATED NEGATIVE DECLARATION AND APPROVAL OF TENTATIVE TRACT MAP NO. 74042 FOR THE SUBDIVISION OF ONE LOT INTO TWO LOTS ON A 7.1 ACRE SITE LOCATED AT 4832-4910 AZUSA CANYON ROAD IN THE M-1 (LIGHT MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

C. SITE PLAN & DESIGN REVIEW (DA) PERMIT NO. 01-2016 (PDC LA/SD LLC, a DELLC (PANATTONI DEVELOPMENT INC.))

Request for Approval of a Site Plan and Design Review Permit and a Negative Declaration for the Development of an Approximate 84,500 Square-Foot Industrial Warehouse Building Located at 242 Live Oak Avenue in the M-2 (Heavy Manufacturing) Zone.

Recommendation: Adopt Resolution No. 684(16), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION AND APPROVAL OF SITE PLAN AND DESIGN REVIEW (DA) PERMIT NO. 01-2016 FOR THE

DEVELOPMENT OF AN APPROXIMATELY 85,400 SQUARE FOOT SPECULATIVE INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 3.36 ACRES LOCATED AT 242 LIVE OAK AVENUE IN THE M-2 (HEAVY 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 special meeting of the Irwindale Planning Commission to be held on September 29, 2016 to be posted at the City Hall, Library, and Post Office on September 22, 2016.

Cathy Huicochea

Cathy Huicochea
Administrative Secretary

Agenda Item 1A1

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

AUGUST 17, 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; Commissioner Richard Chico; Vice-Chair Patricia Gonzales; Chair Arthur R. Tapia

Also present: Gustavo Romo, Director of Community Development; Marilyn Simpson, Principal Planner; Theresa Olivares, Housing Coordinator; 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 July 20, 2016. There were no changes and Commissioner Corpis motioned to approve the minutes as presented.

MOTION: Commissioner Corpis

SECOND: Vice-Chair Gonzales

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

Noes: None

Abstain: Commissioner Chico

2. NEW BUSINESS

There were no New Business items.

3. OLD BUSINESS

There were no Old Business items.

4. PUBLIC HEARINGS

There were no Public Hearing items.

5. DISCUSSION ITEMS

Community Development Director Gus Romo introduced new Principal Planner Marilyn Simpson to the Planning Commission and shared a brief biography. He shared that she holds a Bachelor of Arts in Anthropology from Cal State Fullerton and a Masters Degree in Urban Regional Planning from Cal Poly Pomona. She has been a planner for 17 years working for various public agencies in Los Angeles, Orange and San Bernardino Counties; both as a public employee and as a consultant. Planning is Principal Planner Simpson's second career and she actually comes from the medical field where she was an admitting supervisor. He added that her hobbies include creating jewelry, sewing and quilting.

Principal Planner Marilyn Simpson thanked the Planning Commission for having her and shared details about her career, her many road trips with her husband across the United States, her love for animals and how she entered the Planning field.

6. COMMISSIONER COMMENTS

There were no Commissioner Comments.

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

There were no City Manager or Legal Counsel items.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Before proceeding with the meeting, Community Development Director Romo requested permission to have the Housing Development Update presented before the General Plan Overview. The request was granted and the order of the agenda was reversed.

A. Housing Development Update

Housing Coordinator Theresa Olivares introduced herself and presented the following update for housing development projects in the City.

- A groundbreaking ceremony was held on June 18, 2016 and was attended predominantly by individuals who will be receiving homes as part of the existing project. The event was well received by the community.
- Four (4) existing rehabilitated homes as part of the housing project have been sold and are now occupied by the new homeowners.
- The next part of the project will be conducted in three phases due to the configuration of lots that are scattered and in different stages of development.
- Phase 1 of the project will be a total of eleven (11) new homes to be located on the east corner of Irwindale Avenue and Calle Breceda. With construction beginning potentially in September of 2016, anticipated completion is February or March of 2017.
- One (1) new home will be constructed at 5130 Irwindale Avenue. Two (2) new homes will be constructed on Juarez Street and will replace an existing home that will be demolished. An existing home on Hidalgo Street will also be demolished and all environmental clean-up has been completed and a demolition permit will soon be pulled.
- Phase 2 of the project will consist of six (6) new homes: three (3) homes on Hidalgo Street and three (3) homes on Nora Avenue. The final map for the Nora Avenue property is currently under review by staff and once finalized the final map will be recorded with the Los Angeles County Recorder's office.
- As part of the review process for the Hidalgo Street development, the Los Angeles County Fire Department determined that the site requires the installation of a new fire hydrant. As part of the fire hydrant installation, the Valley County Water District (VCWD) has requested that the entire water mainline be upgraded from a 4-inch to 8 inch mainline. The Housing Authority will be considering a development agreement with VCWD for the work to be performed. Once a bid is awarded and work begins, VCWD anticipates that the fire hydrant and water mainline upgrade will be completed by the end of this year. Construction is expected to begin on Hidalgo Street during November of this year with completion anticipated in March or April of 2017.
- Phase 3 will be a new addition to the housing project for two sites currently in escrow at 5134 Irwindale Avenue and 2428 Mountain Avenue. Both sites require environmental cleanup which will be handled by the property owners; escrow will close once cleanup is completed. Two (2) new homes are expected to be built at the Irwindale Avenue site and will replace existing units that will be demolished. The 2428 Mountain Avenue property will be combined with property at 2424 Mountain Avenue which is currently owned by the Successor Agency. Single story homes are proposed for these sites and the developer is working on various site layouts. The new additions will require an addendum to the Disposition and Development Agreement for the current housing project. Once the developer acquires the sites, construction should take approximately seven months.

Housing Coordinator Olivares completed her update and responded to inquiries with regard to the following issues:

- Environmental cleanup, site clearance and rodent control measures will take place prior to existing units being demolished.
- Details regarding the fire hydrant installation, fire hydrant flow standards, and water mainline upgrade for the Hidalgo Street development.
- The water mainline improvements to Hidalgo Street site will be performed by an outside contractor hired by VCWD.
- Details regarding affordable housing agreements and covenants and restrictions for the rehabilitated homes.
- All of the new housing units will be constructed by IMD Enterprises (Mayans Development). This same developer oversaw the improvements for the rehabilitated homes.
- The new housing units that will be built at 5130 and 5134 Irwindale Avenue will not stand out and will be consistent with the design of existing housing stock.
- All of the new homes will be energy efficient, include drought tolerant landscaping and will be green point rated.
- Floor plans and everything else that has already been presented to the Housing Authority for approval will be the same used for Phase 3 of the housing project.

B. General Plan Overview

Community Development Director Romo shared that at the last Planning Commission meeting staff was directed to move forward with the presentation of a General Plan. This would reflect the definition of a General Plan, the last completed General Plan update and focusing on different elements of a General Plan. He explained that this particular presentation will be a general overview of a General Plan and the newest update being conducted by the Governor's Office of Planning and Research (OPR) for the State's 2016 General Plan Guidelines which have not been updated since 2003. He indicated that the update to the State's Guidelines commenced at the end of 2015 and included in the staff report was a link to the Draft General Plan Guidelines Update for public comment. The attachment to the staff report was only the Table of Contents since the entire document is over 400 pages long.

An overview of the following topics was presented to give an idea of what a General Plan entails and what will occur over the next few months as more topics are presented to the Planning Commission.

1. What is a "General Plan"?

Director Romo stated that General Plans are often looked at and defined based on individual city characteristics and goals but generally based on what OPR recognizes as minimal requirements for a General Plan. He gave an overview of the following topics and what the OPR considers a General Plan to be:

- A vision of how a community will grow.
- A living document that reflects a community's priorities and values.
- Is more than a legal tool for land use decisions and is a tool to help shape a community's future.

2. Mandatory Elements of a General Plan

Director Romo gave a brief overview regarding to the following mandatory elements of a General Plan:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise and Safety

Director Romo indicated that overall what cities and jurisdictions do with a General Plan is identify goals to be reached and objectives that are more specific in reaching those goals. This could be in terms of making sure the Zoning Code has standards in place so when development comes in it will meet the goals of the General Plan. He shared as an example that staff reports will often identify a use as conforming to the General Plan or is consistent with Zoning Code development standards.

3. Examples of Optional Elements

Director Romo spoke about optional elements for a General Plan and emphasized that these were just a few elements. There are many other options available and a community can actually create elements that are specific to its character. The following optional elements were described:

- Sustainability
- Healthy Communities
- Urban Design
- Community Character
- Equity
- Resiliency & Adaptation

4. Structuring a General Plan

Director Romo also referenced and spoke about different structures of a General Plan as follows:

- There should be flexibility in organizing and labeling the mandatory elements.
- General Plans should reflect the unique character of a community.
- General Plan criteria must include comprehensives, internal consistency and a long term perspective.
- General Plans can be organized by the values, themes, challenges or goals of a community and they all can be incorporated and put into a General Plan as long as all seven (7) required elements are addressed.

5. The State Office of Planning and Research (OPR)

Principal Planner Simpson continued the presentation and spoke about the history and functions of the OPR as follows:

- OPR was created by a statute in 1970 and is part of the Office of the Governor.
- OPR serves as staff for the Office of the Governor and his cabinet for long range planning and research.
- OPR is the comprehensive state planning agency.

6. OPR Policy Recommendations for Inclusion in General Plan

Principal Planner Simpson referenced different policy recommendations that can be included in a General Plan but that are not mandatory. She stated that the OPR is charged with providing land use policy advice and that such policies can be integrated into General Plan elements. She spoke about ways in which policies can be integrated with an emphasis on the following key policy themes:

- Climate Change
- Economics
- Healthy Communities
- Equitable Opportunities

7. What is the Purpose of the 2016 Guidelines Update

Principal Planner Simpson shared that OPR periodically revises its guidelines for the preparation and content of general plans. She also spoke about the purpose of the 2016 Guideline Update with regard to the following:

- The purpose of the update is to streamline the process and reduce the cost of adopting a general plan.
- The last update took place in 2003.
- OPR found that more than half of local jurisdictions had general plans that were over 15 years old.
- OPR also found that the process of adopting a general plan has become too time-consuming and costly for many cities and jurisdictions.

8. What's New?

Principal Planner Simpson spoke about new information that will be included in the General Plan Guidelines Update as listed:

- A Guidelines Mapping Tool, using Geographic Information Systems (GIS)
- An Infill Compendium
- A Renewable Energy Compendium
 - Model Templates for Mitigation of Agricultural Land Conversion
- Economic Consideration in Planning
- New section on Healthy Communities
- New section on Climate Change

9. How the General Plan Guidelines Update Helps

Principal Planner Simpson spoke about how the Guidelines Update will help and benefit communities as listed:

- Provides free online tools and resources
- Increases the use of online data
- Provides templates and links
- Provides recommendations and sample policy language
- Provides a “toolbox” of options that can be tailored to fit individual jurisdictions

10. California's Priorities

Principal Planner Simpson noted that OPR has identified the following for overarching California priorities:

- To promote infill development, rehabilitation and utilization of existing infrastructure; this includes water, sewer, and transportation.
- To protect the state's natural and working lands, including agricultural land, lands of cultural and historic significance, wetlands, and wild lands.
- To develop in an efficient manner that limits sprawl and minimizes costs to taxpayers.

11. In Conclusion

Principal Planner Simpson also shared the following information on the importance of cities using the State's General Plan Guidelines as a tool and major resource for creating and revising their general plans:

- The guidelines are intended to be user friendly and practical for planners, decision makers and the general public.
- Tools can be used as a framework for planning, evaluating data and identifying priorities, research formats and policies.
- The tools are intended to assist fiscally constrained departments and organizations working to update their general plans.
- The guidelines use examples that recognize the diversity of size, demographics, geography, economics, and resources in California.

12. Next Steps

Director Romo stated that, as time permits, staff shall present each of the City's General Plan elements during upcoming meetings according to the following tentative monthly schedule:

- Housing: September 2016
- Land Use: October 2016
- Circulation: November 2016
- Conservation: February 2017
- Open Space: March 2017
- Noise: April 2017
- Safety: May 2017

The presentation was completed and the floor was opened for comments and inquires. A number of issues were discussed with regard to the following issues:

- Whether a community's economic status is considered in preparing a general plan.
- The influence and key roles of focused areas included in a general plan. The mining industry was used as an example of a focused area in the City and the revenue it brings to support the local economy.
- Director Romo stated that OPR operates on a regional level. As part of their public outreach, announcements are sent to cities and local jurisdictions; they in turn are to share the information with their communities for public comment. Many times the general public prefers to concentrate on their community and not on statewide issues. State guidelines however can affect communities since cities use the guidelines for preparing and revising their own general plans.
- Staff noted that there are tools cities can use to encourage public participation such as having a public outreach consultant to communicate on behalf of cities.

- Chair Tapia stated that he knows of a few individuals who actually take the initiative to motivate and encourage residents to participate in local issues. Many times it does not filter back to the Planning Commission and City Council and this needs to change.
- Director Romo spoke about different public outreach programs, including one by the police department to improve its public relations. "Coffee with the Chief" is an outreach program implemented to peak the community's interest in activities by the police department. Community Development can perhaps implement a similar program to keep the community informed about development and other projects in the City.
- Chair Tapia spoke about suggestions he has previously made to the City Council. He suggested having the City Council and Planning Commission take sections of the City on a quarterly and rotating basis to reach out and educate the community on what is happening in the City. He added that this type of outreach may encourage and motivate residents to become more involved in their community.
- Director Romo recalled an idea brought up by Chair Tapia at a previous meeting to have the Planning Commission report to the City Council a few times a year on any concerns they may have. This would include recommending that the Parks and Recreation and Senior Citizen Commissions do the same. Director Romo replied that staff can get direction and prepare a report to the City Council on the Planning Commission's behalf. This would involve adopting a policy and would be a first step in the process.
- Chair Tapia emphasized the importance of change and since change does not happen overnight it would require much work and effort. Again, reaching out would be a positive approach and would allow the community to become familiar with each other and with what is happening in the City. He has always welcomed the community's input and encouraging them to come forward and share their ideas and solutions for the well being of the City can make a big difference.
- Director Romo spoke about the ideas and comments that have been shared and envisioned a kind of revival to get the community involved with Community Development and what the role of the Planning Commission is all about. He added that now that the department has grown with the addition of Principal Planner Simpson, staff can meet and brainstorm about the issues that have been brought up.
- With regard to staff's presentation of the different elements, Chair Tapia agreed that beginning with the Housing Element is a good idea. He spoke about the importance of the Planning Commission being educated and having the ability to make informative decisions. This could include viewing issues from a different viewpoint that have not been seen before.
- Director Romo spoke about the upcoming Transit Oriented Development Specific Plan and indicated that once it moves forward identifying housing opportunities in the City will be looked at as well as uses that are most viable in the area. He gave a few other details and added that the Specific Plan will come before the Planning Commission for consideration by the City Council.
- Chair Tapia noted that the current and future City Council should be focusing on a vision for the next 20 years. They should at all times take into account the needs of the community and what they would like Irwindale to be. He felt a clear vision of the City has never really existed and this is what the City truly needs.
- Chair Tapia brought up the City's Commercial and Industrial Design Guidelines and emphasized that one of the Planning Commission's goals should be a thorough review of the document and especially exemptions from the Design Guidelines. He spoke about the importance of developers adhering to the Design Guidelines and that it should be used as a major tool for designing future developments.

- Commissioner Chico agreed with the importance of going through each of the elements separately in order to gain a better perspective and understanding of what is involved. He felt that each element should be reviewed thoroughly before staff presents any type of reports to the City Council on behalf of the Planning Commission. He also spoke about the importance of economics and was surprised to hear that the planning profession has hardly ever considered economics. Director Romo replied that this will hopefully change and the fact that OPR plans to include economics in their 2016 Guidelines says plenty.
- Commissioner Corpis spoke about complaints the City has received and she believed they came as a result of decisions made that are now visible after the fact and may not have been the original intent. She used Alpha Street as an example of poor decision making and it was her hope that once the entitlements had expired that it might have been possible to clean up the area and build homes to complement Alice Rodriguez Circle. Finding out later that the entitlements will be extended was very disappointing. It wasn't what she had envisioned and thought the City was focusing more on residential. Commissioner Chico responded by stating that the land was never intended for residential or any other use due to the former landfill and compaction and methane issues with the site. Commissioner Corpis responded that since the site is not feasible for any development, she would rather there be nothing on Alpha Street due to the hazards auto dismantling already poses.
- Commissioner Corpis also spoke about focusing on the future. She highlighted mining and reclamation and that the City needs to be prepared way in advance for its plans for the mining sites as they continue to be reclaimed. She was strongly opposed to having too many auto related uses in the City and focusing on a more comprehensive vision of what Irwindale should be in the future is essential.
- Director Romo shared that staff appreciates being made aware of what the Planning Commission would like to see happen in the City and what direction they are headed. He also supported working together with each other to find solutions for improvements.

9. ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:57 pm.

Chair Arthur R. Tapia

ATTEST:

Cathy Huicochea, Administrative Secretary

Approved as presented at the meeting held September 29, 2016.



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



Date: September 29, 2016

Agenda Item No. 2-A

To: Honorable Chair and Members of the Planning Commission
From: Gustavo Romo, Community Development Director
Project Planners: Marilyn Simpson, AICP, Principal Planner
Project: Conditional Use Permit 11-08; Site Plan and Design Review Permit No. 3-08; Zone Change No. 1-08
Applicant: Kare Youth League
P.O. Box 662080
Arcadia, CA 91066-2080
Property Owner: United States Army Corps of Engineers
Project Location: 1417 Arrow Highway (Northeast corner of Arrow Highway and I-605 Freeway)



Staff Recommendation: That the Planning Commission receive and file the progress report.

BACKGROUND

On September 19, 2012 the Planning Commission approved Conditional Use Permit No. 11-08 and recommended City Council approval of Site Plan and Design Review Permit No. 3-08 and Zone Change No. 1-08 for the development by the Kare Youth League of a youth sports facility at the northeast corner of Arrow Highway and I-605 Freeway. On October 24, 2012, the City Council approved Site Plan and Design Review Permit No. 3-08 and Zone Change No. 1-08.

As a condition of approval of the Site Plan and Design Review Permit, the Community Development Department is required to present annual progress reports to the Planning Commission on the status of development of Phases 1 and 2 over the five year period stipulated in the conditions of approval to complete the permit approval process. The previous two annual progress reports have been submitted in September 2013 September 2014 respectively. The third annual progress report covered activities from September 2014 through September 2015. This is the fourth annual progress report covering activities from February 2016 through August 2016. The project is expected to be complete with the Ribbon cutting ceremony planned for September 2017.

The Site Plan and Design Review Permit approved Phase 1 and 2 of a 4-phase development of the Youth Park as described below.

Phase 1 Field Summary:

3 Baseball Fields
 3 Soccer Fields
 1 Football Field

Phase 1 – Seating Summary*						
Baseball Field #1	Baseball Field #2	Baseball Field #3	Soccer Field #1	Soccer Field #2	Soccer Field #3	Football Field
100 seats	50 seats	50 seats	50 seats	50 seats	50 seats	100 seats

*The seating will consist of temporary portable grandstands until Phase 4, when they will be replaced with permanent grandstands.

Phase 1 Building/Parking Summary:

Prefab Modular Toilets** 960 square feet
 Modular Office* 200 square feet
 4 Storage Containers & 1 Trash Enclosure
 Parking Spaces Provided: 180 spaces

**Modular structures will be removed once Phase 2 permanent building is constructed.

Phase 2 Field Summary:

2 Baseball Fields
 1 Soccer/Football Field
 4 Basketball/ Volleyball Courts

Phase 2 – Seating Summary							
Baseball Field #4	Baseball Field #5	Soccer Field #4	Basketball/ Volleyball #1	Basketball/ Volleyball #2	Basketball/ Volleyball #3	Basketball/ Volleyball #4	Soccer/ Football Field
50 seats	50 seats	50 seats	60 seats	60 seats	60 seats	60 seats	450 seats

Phase 2 Building/Parking Summary:

Phase 2 Building** 6,200 square feet
 Prefab Modular Toilets 960 square feet
 Modular Office 200 square feet
 Parking Spaces Provided: 46 Spaces

**This building will consist of offices; conference rooms; restrooms; small rooms for team meetings; a small store; storage rooms; and an outdoor covered patio served by a small kitchen.

PROGRESS REPORT

Attachment “A” contains the progress report from Kare Youth League detailing its activities since the last progress update report to the Planning Commission on February 17, 2016. Project activities are summarized below.

- Building permits have been issued. Rough Grading has been completed, and a majority of the drainage, underground electrical conduit and water lines are in place. The project now has an address: 1417 Arrow Highway.
- Topsoil for the large football field is in place. Most of the topsoil came from UCLA, USC, and LMU.
- Two of the baseball/softball backstops are in place and one of the baseball dugouts is completed. Concrete bleacher pads for the large football field and the basketball courts are in place.
- The curb along the proposed parking lot and the 605 Freeway has been installed. The security fence along the County bike/footpath adjacent to the Santa Fe Dam is finished.
- Several of the youth who qualified for the “At Risk Youth Employment Plan” required by the County as part of the Prop A grant process have been helping with several tasks including weed abatement and painting.

- The Ribbon Cutting event scheduled for January, 2017 has been postponed until September, 2017.

PROJECT FINANCE

The financing of the Sports Park has experienced some challenges. The previous update reported the cost of the project had increased to \$9.4 million. The cost has increased to over \$10 million due to regulatory and unanticipated costs associated with such a large construction project. The Kare Youth League is continuing its fund raising efforts and Los Angeles County has awarded a third Prop A grant of \$950,000. Local companies including Hanson Aggregates, United Rock, Holliday Rock, National Ready Mix and Sprague's Ready Mix have continued to help with gifts in kind and a \$100,000 grant request from the National Football League Grassroots Foundation is pending. The KYL Board of Directors and Development Department are confident that the amount needed to finish the park will be raised.

Scheduled Milestone Events 2016-2017

The following are major milestone events scheduled for completion by Kare Youth League for September 2016 through September 2017.

September through October, 2016

Parking lot and basketball courts installed.

November through December, 2016

Field lighting installed, modular buildings in place and connected.

January, February, and March, 2017

Fine grading completed, irrigation systems installed, grass planted.

April, May, and June, 2017

Arrow Highway left turn lane installed; playground built.

July through August, 2017

Trees and landscaping installed.

September, 2017

Ribbon cutting; Park in use.

RECOMMENDATION

Receive and file the progress report.

Attachments:	"A"	Kare Youth League Annual Development Progress Report dated August 31, 2016
	"B"	Recent Photos of KARE Youth Park Site

Attachment “A”

Kare Youth League Annual Development Progress Report

prepared for the
Community Development Department
and
Irwindale Planning Commission
August 31, 2016

This is the fourth Progress Report required by the Conditional Use Permit for Kare Park which was approved by the Planning Commission and City Council in October, 2012.

The document has three parts:

- Part One – Project Update
- Part Two – Finance Update
- Part Three – The Next 12 Months at Kare Park

Part One - Project Update

In the eight months since our last report (January, 2016) much has been accomplished:

- Both the grading and building permits have been issued
- Rough grading has been completed
- Much of the underground work is finished (drainage, electrical conduit, water pipe)
- Topsoil for the large football field is in place
- Uprights for two of the baseball/softball backstops are in place
- One set of baseball dugouts is done
- Cement curb along the proposed parking lot and the 605 Freeway are completed
- Cement bleacher pads for the large football field and for the basketball courts are in place
- The 8’ security fence along the County bike/footpath next to Santa Fe Dam is finished
- Concrete block walls are built (and are ready for their stucco coating)
- One of the six modular buildings slated for the park has been delivered, and is awaiting the OK of the Planning Department to be set into place
- A dozen or so young men who qualified for the “At Risk Youth Employment Plan” required by the County as part of the Prop A grant process have been on site helping with weed abatement, painting, etc.

Despite the above progress there have been some delays in the construction process, and “Ribbon Cutting” at the Park which was scheduled for January, 2017 has been postponed until September, 2017.

Part Two - Finance Update

The financing of Kare Park continues to present challenges. Last January we reported that the cost of the project had grown to \$9.4 Million, and today, as we face the regulatory and other unanticipated costs often associated with large construction projects - the cost has grown to over \$10 Million.

However, LA County is helping with a (third) Prop A grant of \$950,000, and our Board of Directors and Development Department are committed to seeing the project to completion by one year from now (September, 2017).

Local companies including Hanson Aggregates, United Rock, Holliday Rock, National Ready Mix and Sprague's Ready Mix continue to help with generous gifts in kind.

A \$100,000 grant request from the National Football League Grassroots Foundation is pending, and on a daily basis we seek both monetary contributions and additional gifts-in-kind, and we are confident that the amount needed to finish the park will be raised in the coming months.

Part Three - The Next 12 Months

Here are some benchmarks between now and when the Park is opened in January, 2017.

September and October, 2016

Parking lot and basketball courts installed

November and December, 2016

Field lighting installed, modular buildings in place and connected

January, February and March, 2017

Fine grading completed, irrigation systems installed, grass planted

April, May, June 2017

Arrow Highway left turn lane installed, playground built

July, August 2017

Trees and landscaping installed

September, 2017

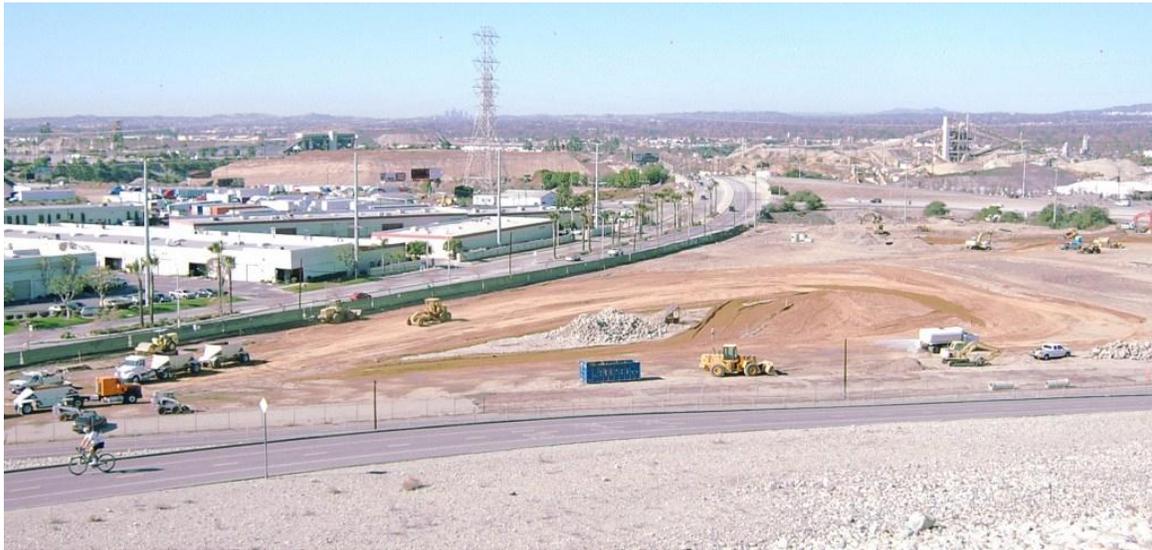
Ribbon cutting, Park in use

Respectfully Submitted,

David Carson
Director of Development

Attachment "B"

Recent Photos of KARE Youth Park Project – March - September 2016



Overview of Site - March 2016



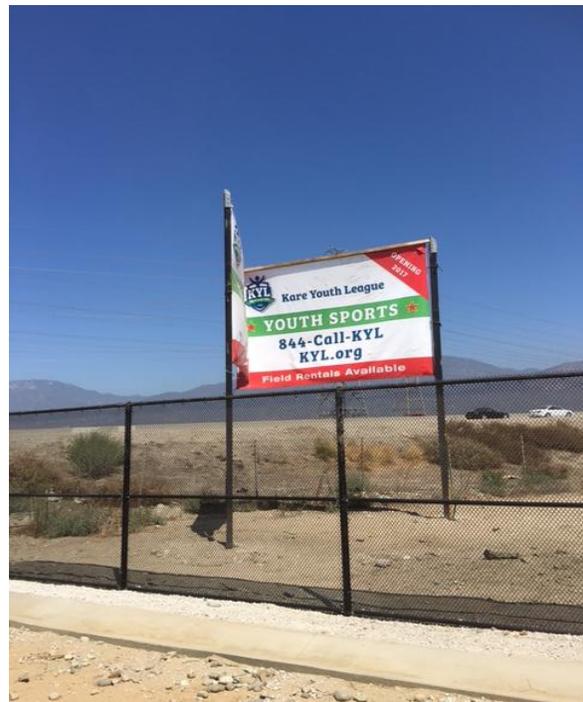
Overview Showing Entrance - May 2016



Backstop & Dugouts - September 2016



Bleacher pad – September 2016



Perimeter fencing & drainage swale – September 2016



**CITY OF IRWINDALE
PLANNING COMMISSION MEMORANDUM**
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



Agenda Item No. 2-B

DATE: September 29, 2016

To: Honorable Chair and Members of the Planning Commission

From: Gustavo Romo, Community Development Director

Project Planner: Brandi Jones, Associate Planner

Project: Proposed Deviation from Sign Program Standards

Applicant: Tim Schwan (Custom Signs, Inc.)

Property Owner: Frank Hernandez (Precision Electric)

Project Location: 5238 Rivergrade Road (Irwindale Gateway Center)

REQUEST

The Applicant is requesting approval of new wall signage that exceeds the maximum square footage and letter height as prescribed in the Irwindale Gateway Center Design Guidelines (sign program). The use is located within the M-2 (Heavy Manufacturing) zone.

SUMMARY

Precision Electric, Inc. has been in Irwindale approximately 25 years and recently relocated to 5238 Rivergrade Road from 5454 Diaz Street. The applicant has submitted a sign plan for review but the proposal exceeded the standards of the sign program. The subject property is subject to one of six (6) approved sign programs in the City. The sign program governing the subject property allows for modifications by the Planning Commission.

ANALYSIS

Section 1.2: Requests to establish signs that vary from the provisions of this sign plan shall be submitted to the City of Irwindale Planning Commission, who may approve signs that depart from the specific provisions and constraints of this sign plan in order to:

- a. Encourage exceptional sign design.

The proposed signs exceed the current minimum design standards for quality and aesthetics in the M-2 (Heavy Manufacturing) zone. The channel letter signs are an appropriate scale for the size and location of the building.

- b. Accommodate imaginative, unique and otherwise tasteful signage that is deemed to be within the spirit and intent of the guideline.

The proposed signs meet the primary objectives of the program, which is to provide a wide variety of sign types, colors, and styles while promoting a tasteful business environment.

- c. Development of an acceptable sign program for the buildings fronting on Live Oak Avenue and Stewart Street.

The proposed signs will not detract from the intent of the existing sign program or have a negative impact on Live Oak Avenue or Stewart Street. Signage for other properties located in the M-2 (Heavy Manufacturing) zone throughout the City, with similar building massing and placement are allowed wall signage.

- d. Mitigate problems in the application of the sign plan.

The existing sign program is antiquated and severely restricts the amount of allowable signage that is afforded to similar developments throughout the City in the same zone. The sign program allows for modifications for this type of situation.

The proposal is comprised of three (3) wall signs; one (1) user identification sign and two (2) logos. The following chart shows the proposed signage as compared to the parameters of the sign program and the IMC.

	Proposed	Irwindale Gateway Center	IMC 15.56.050(B) ¹
Square Footage	109±	60	340±
Letter Height	28"	24"	N/A
Logo	42"	24"	N/A
Number of Signs	3	2	N/A

This 34,000± square foot building is only allowed 18% of the signage that is allowed in the majority of the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones throughout the City. The proposed square footage is less than half of the maximum allowable square footage allowed per the zone. All of the eight (8) buildings within the Irwindale Gateway Center are subject to the sign program. The larger buildings are also limited to 60 square feet.

IMC subsection 17.56.050(B) does not specify a maximum number of signs, letter/logo height, sign type, method of attachment or illumination. The proposed logo is an internally illuminated, halo-lit sign and the user identification sign is comprised of non-illuminated channel letters. In staff's opinion, the deviation will not be readily noticeable, is consistent with existing signs in the center, and complies with spirit and intent of the Irwindale Gateway Center Design Guidelines.

RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed sign plan for Precision Electric, Inc. as deviated from the Irwindale Gateway Center Design Guidelines as shown on the sign plan dated September 21, 2016.

ATTACHMENTS

- Exhibit A: Plans, dated September 21, 2016
- Exhibit B: Letter from Custom Signs, dated August 11, 2016
- Exhibit C: Irwindale Gateway Center Design Guidelines, approved April 26, 2000
- Exhibit D: IMC Section 15.56.050 – Signs

¹ IMC Section 17.56.050(B) states: Signs which are a part of the building shall not exceed one square foot of gross face area for each one hundred square feet of gross floor area in the building.



962 W. Foothill Blvd., Azusa, CA 91702
(626) 969-2222 fax (626) 969-5511

August 11, 2016

Mr. Brandi Jones
City of Irwindale
5050 N. Irwindale Avenue
Irwindale, CA 91706

RE: Signs
Precision Electric
5238 Rivergrade Road

Dear Brandi,

Precision Electric has been located in Irwindale since 1994 and has now purchased a 34,282 square foot building at 5238 Rivergrade Road to house their growing business. Upon application for a sign permit, we found that sign guidelines were in effect for Irwindale Gateway Center that are much more stringent than city code. We were surprised at the small size of the lettering allowed by the guidelines. We've noticed that there are neighboring signs that seem to be larger than those allowed by the sign guidelines. So we are asking for signage (per the submitted plan) that is larger than allowed by the sign guidelines but within the city sign ordinance. Given the size of the building, we believe that the signs as designed are attractive and proportionate.

Precision Electric will be moving in the month of September so they are anxious to move forward with the sign package in order to have it fabricated and installed by then.

Thank you for your attention to this matter.

Sincerely,

Tim Schwan

cc: Frank Hernandez/Precision Electric

EXHIBIT "B"

APPROVED

1.0 **SIGN GUIDELINES**

1.1 **OBJECTIVE**

APR 26 2000

SIGNATURE

The objective of the sign plan is to provide design standards and specifications that assure consistency in quality, color, size, placements, and configuration for individual User signs throughout Irwindale Gateway Center. User signs shall be carefully designed, fabricated and installed to equal or exceed the standards normally associated with business signage.

1.2 **SUBMITTALS AND APPROVALS**

1. There is a formal process for the creation, review and approval of User signs at Irwindale Gateway Center. General American Life Insurance Company, (hereinafter as Developer) shall provide the general guidelines for required User signage. The individual User (or his designated sign design consultant) shall provide the preliminary design specifications, secure the approval and permit from the City of Irwindale (hereinafter the "City"), and contract for the fabrication and installation of the User sign. It shall be the added responsibility of the User to ensure that the sign design, permitting, fabrication and installation are performed in strict accordance with the guidelines outlined herein.

2. The User shall designate sign fabricators and installers who are well qualified in the techniques and processes required to implement the intent of the guidelines. Only qualified sign contractors shall be allowed.

The User shall provide, at a minimum, the following information to the designated sign design consultant for use in the design, permitting, fabrication and installation of the User sign:

- a. Store name.
 - b. Logo images and colors
 - c. Specifications or samples of interior materials, colors and finishes.
 - d. Other graphic material or ideas that the User may wish to incorporate in his signage.
3. User or his agent shall submit to the City of Irwindale applications for all permits for fabrication and installation by a sign contractor. The application shall include three sets of plans. The City of Irwindale shall have the discretionary authority to review all sign proposals and to deny approval for any submittal, which does not comply with the intent or purpose of the sign program.

Such submissions shall include:

- a. Fully dimensioned shop drawings (blue lines) @ 1/2" = 1' specifying exact dimensions, copy layout, type scales, materials, colors, means of attachment, and all other details of construction.
- b. Elevation of building @ 1/2" = 1' showing design, location, size and layout of Sign drawn to scale indicating dimensions, attachment device and construction detail.
- c. Sample board-showing colors and materials including building fascia, letter faces, returns, and other details as requested by the City.
- d. Section through letter and or sign panel @ 1/2" = 1' showing the dimensioned projection of the face of the letter and/or sign panel.

APPROVED

APR 26 2000

[Handwritten Signature]
SIGNATURE

Requests to establish signs that vary from the provisions of this sign plan shall be submitted to the City of Irwindale Planning Commission, who may approve signs that depart from the specific provisions and constraints of this sign plan in order to:

- a. Encourage exceptional sign design.
 - b. Accommodate imaginative, unique, and otherwise tasteful signage that is deemed to be within the spirit and intent of the guideline.
 - c. Development of an acceptable sign program for the buildings fronting on Live Oak Avenue and Stewart Street.
 - d. Mitigate problems in the application of the sign plan
5. Fabrication and installation of all signs shall be performed in accordance with the standards and specification outlined in these guidelines and in the final approved plans and shop drawings. City may perform an in-shop inspection prior to installation. Signage shall be inspected upon installation to assure conformance. Any work deemed unacceptable shall be rejected and shall be corrected or modified at the User's expense as required by the City.

1.3 NON-CONFORMING SIGNS

The City may, at it's sole discretion and at the User's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed not to be conformance with the approved sign plan. . No temporary or permanent signs may be added to, changed, or altered without review and approval by the City of Irwindale.

1.4 OPTIONAL IDENTIFICATION SIGNAGE

In addition to required signage, Users are allowed a back door sign to identify the service entrances. Such identification shall be included as part of the submittal and shall be subject to the review and approval of the City of Irwindale.

1.5 MAINTENANCE, REPAIR AND REMOVAL OF SIGNAGE

All signs shall be maintained in an as-new condition. The City may make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected at the Users expense. Removal of sign and restoring the surface wall will be at User expense and completed within 10 days after notification.

1.6 DESIGN GUIDELINES

1. Design Objective

The primary objective of the sign criteria is to generate high quality User signage that reflects a unique and sophisticated business environment. Signage can incorporate dimensional foam letters, channel letters, and monument type signage (for the C-M Zone parcel only). All proposed signage must be approved by the City of Irwindale.

APPROVED

APR 26 2000

[Handwritten Signature]
SIGNATURE

2. Colors

Sign color must be submitted for review and approval to the City of Irwindale as part of the initial permit submission. Sign colors should be selected to provide sufficient contrast against building background colors. Colors should be compatible with building colors. Color of letter returns should match the face color or as close as possible.

3. Type Styles

The use of logos and distinctive type styles are encouraged for all User signs. Users may adapt established type styles, logos and/or images that are in use on similar buildings operated by them in California, provided that said images are architecturally comparable and approved by the City. Type may be arranged in one or two lines of copy and may consist of upper and/or lower case letters. Choices of type styles are: Avant Garde Medium, Helvetica Medium, and Arial.

4. Flag Poles:

The displaying of National, State, and Corporate or Corporate Nationality flag shall be permitted. Such flags shall be limited to 3' x 5' flag size and a 24' foot high tapered aluminum pole.

1.7 SINGLE USER, BUILDING-TOP IDENTIFICATION

Along with the requirements of this section, User must also comply with all of the requirements outlined on page 1.2 Submittals and Approvals.

1. A maximum of two (2) User Identification signs will be allowed per building, with one sign allowed for each street frontage.
2. Signs may be individually mounted channel letters or dimensional foam letters per design drawing.
3. Letter Height to be a maximum of 24" for single line copy and a maximum of 14" per line for two-line copy.
4. Logos, typefaces and graphics may be used if they meet the requirements. Logos, typefaces and graphics may not exceed the letter height maximums and can not be greater than fifty percent (50%) of the signable area. No separate product advertising shall be permitted.
5. The total area of the signable area shall be calculated at 1 square foot of sign area for each linear foot of building frontage, not to exceed forty (40) square feet per sign and not to exceed sixty (60) square feet per building (to allow for more than one sign per building, not to exceed two signs per building).
6. Location of the channel letter signs shall be limited to the areas noted in the elevations for each specific building, as shown on Exhibit A, attached hereto.
7. Method of attachment under normal wall conditions must meet U.B.C. codes.

1.8 CHANNEL LETTER FABRICATION STANDARDS

1. GENERAL STANDARDS

- a. User shall utilize Illuminated Channel Letter Signage.
- b. Channel letter and logo forms are to be fabricated from a minimum 24 gauge sheet metal or .0063 aluminum formed into a pan channel configuration with a minimum of a (3") return (side/edge). Each letter is to have a minimum of two (2) ¼" diameter seep holes for drainage of water. The inside of the letter or logo form is to be painted white. Letter and logo faces are to be fabricated from 1/8" thick (minimum) acrylic sheeting and be attached to metal return with ¼" wide trim cap.
- c. All penetrations of the exterior fascia are to be sealed watertight.
- d. Coloration of all letter faces to be translucent acrylic sheet. Use equal or better than Acrylite or Plexiglas in colors to match existing building trim color.

APPROVED

APR 26 2000


SIGNATURE

All letter face colors and logo face colors require prior approval from the City. The type of paint to be used shall be code compliant Matthew's Acrylic Polyurethane equal or better. The trim cap of the letter should be black to match the return of the letter.

1.9. USER MONUMENT SIGNS

1. GENERAL STANDARDS

- a. For the C-M Zone parcel only, one User monument sign is permitted per street frontage as shown on Exhibit B, attached hereto. The proposed locations of all monument signage shall be submitted to the City of Irwindale for review and approval.
- b. The monument sign shall be located in a visible location, perpendicular to the street and in the landscaping along the street frontage.
- c. The base upon which the sign rests shall be 8' in length, 1' in width, 2' in height and shall be made of textured concrete or other decorative material and painted to match the building's texture.
- d. The monument sign shall be two sided and dimensioned no larger than 8' x 1' x 2'. The monument sign shall be designed to match existing architecture, including complementary colors and may be electrically illuminated.

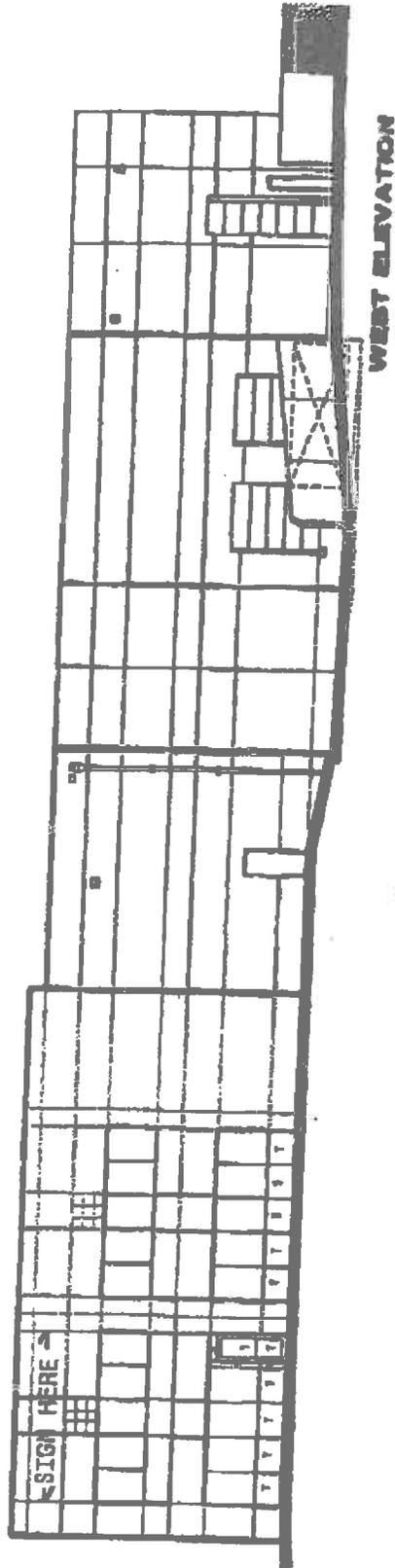
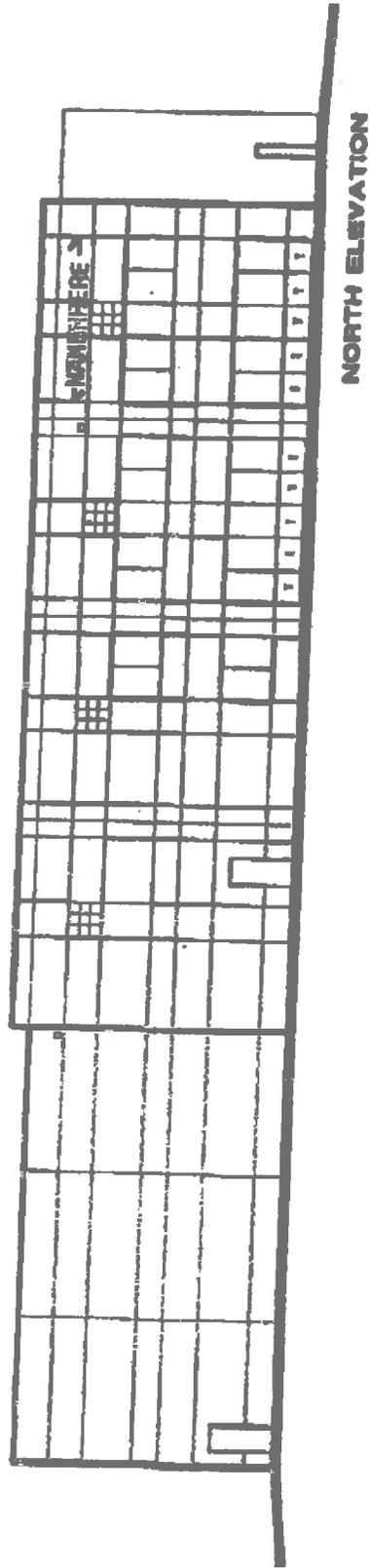
2.0 TEMPORARY SIGNS

- 1. Temporary Banner Signs shall not be permitted in the C-M and M-1 Zones, without the prior written approval of the city of Irwindale.

APPROVED

APR 26 2000

[Handwritten Signature]
SIGNATURE



EXTERIOR ELEVATIONS - BUILDING 1

EXHIBIT B - 1

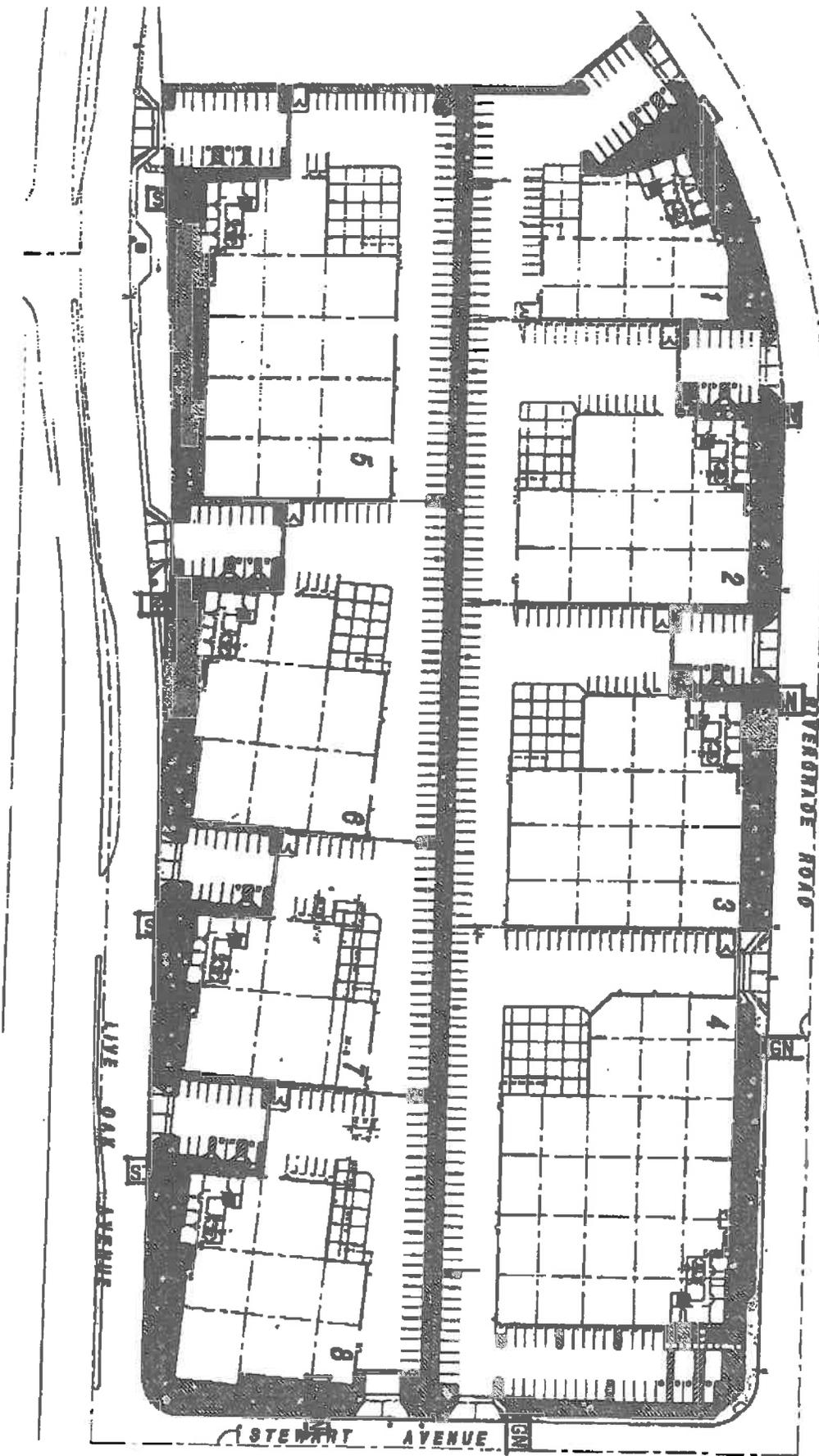
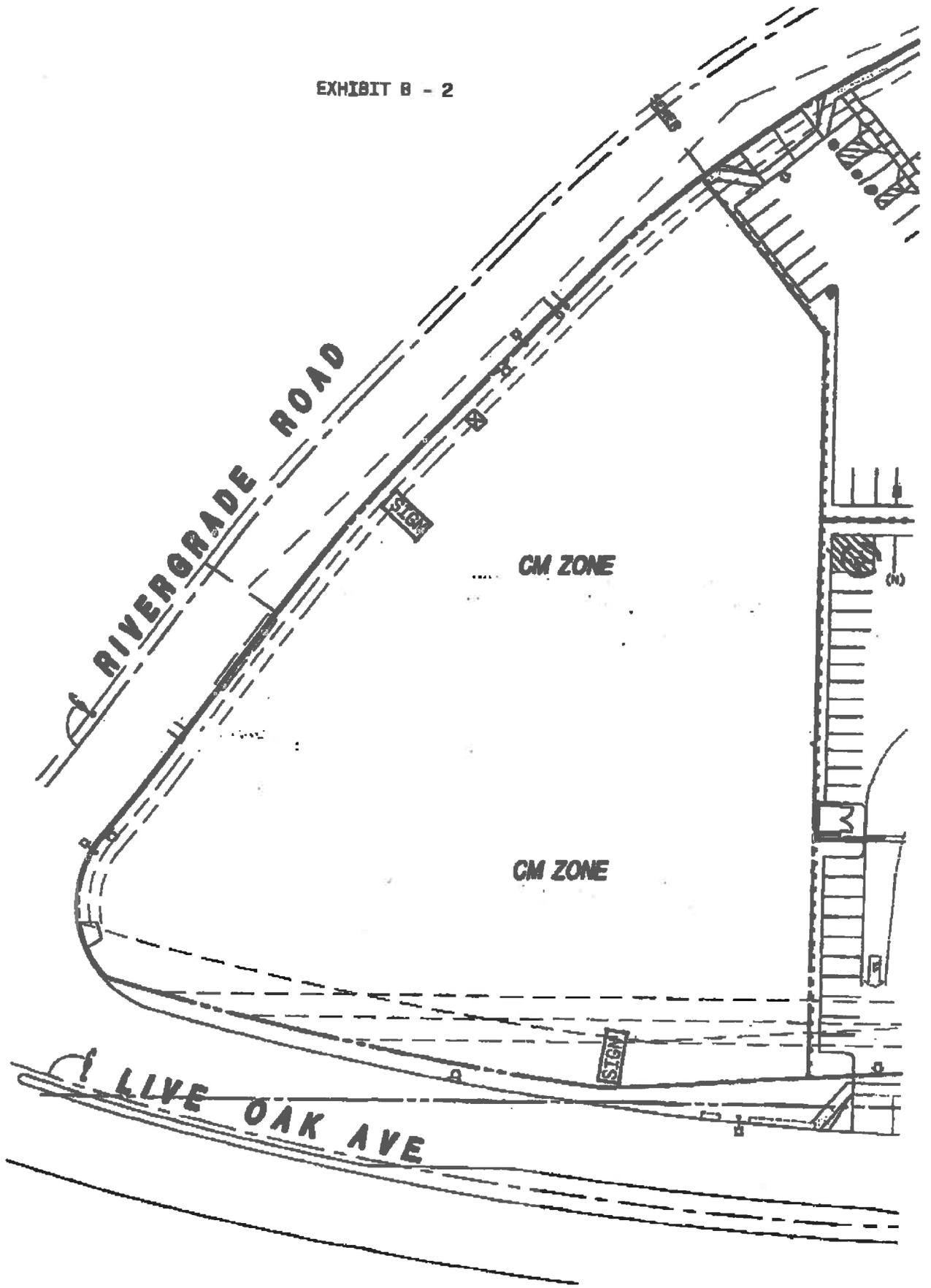


EXHIBIT B - 2



17.56.050 - Signs.

Signs which relate to or advertise any service or product rendered, manufactured, or available from the uses permitted on the property shall be permitted as an accessory use; provided, that:

- A. For freestanding signs, the same do not exceed one hundred fifty square feet of gross sign face area;
- B. Signs which are a part of the building shall not exceed one square foot of gross face area for each one hundred square feet of gross floor area in the building.

(Ord. 177 § 2(part), 1966: prior code § 9495).



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



Agenda Item No. 4-A

Date: September 29, 2016

To: Honorable Chair and Members of the Planning Commission

From: Gustavo Romo, Community Development Director

Project Planner: Brandi Jones, Associate Planner

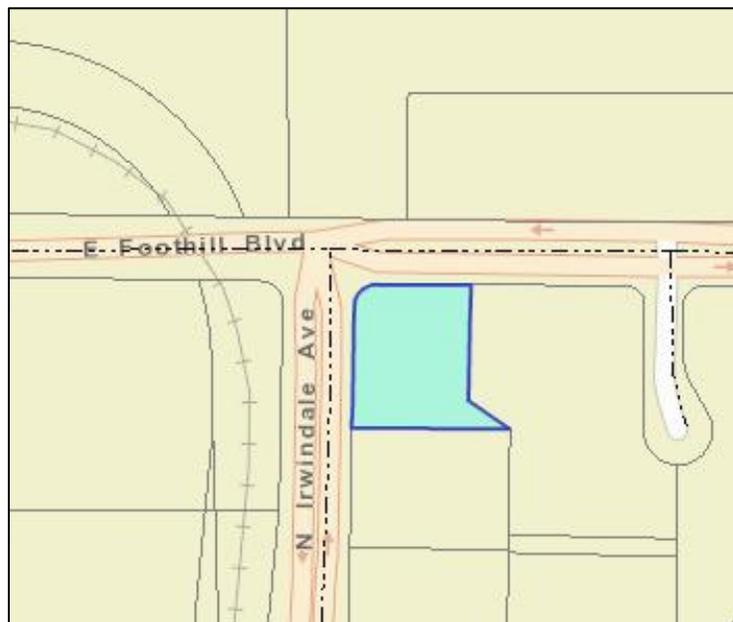
Project: Modification No. 02-2015 to Conditional Use Permit No. 70-3
Site Plan and Design Review (AA) No. 07-2016

Applicant: Alex Cuevas (AGC Design Concept, Inc.)

Property Owner: Guruaan LA, Inc.

Project Location: 16000 Foothill Boulevard (APN: 8616-022-025)

Staff Recommendation: That the Planning Commission approve Modification No. 02-2015 to Conditional Use Permit No. 70-3 and Site Plan and Design Review (AA) No. 07-2016 subject to the attached Conditions of Approval.



Map dated GeoViewer 2016

REQUEST

The applicant is requesting a modification to an existing Conditional Use Permit (CUP) for the installation of two (2) new fuel dispensers and a Site Plan and Design Review (SP&DR) for the canopy expansion and redesign at an existing gas station (Arco) for a total of six (6) fuel dispensers. The use is located within the M-2 (Heavy Manufacturing) zone and, therefore, requires a modification to the existing CUP per IMC Subsection 17.80.160 – Modification; and a SP&DR (AA) for new construction less than 1,000 square feet per IMC Subsection 17.70.030(B).

LOCATION AND SITE HISTORY

The subject property is comprised of ±.96 acres (±41,960 square feet). There is an existing canopy with four (4) fuel dispensers, convenience store and car wash.

BACKGROUND

On March 10, 1970, the Planning Commission approved CUP No. 70-3 to allow the construction of the service station per Resolution No. 135(70). On January 4, 2005, the City Council approved Site Plan and Design Review (DA) Permit No. 1-04 per Resolution No. 2005-02-2019 and on December 9, 2004, the Planning Commission approved Modification No. 3-04 to CUP No. 70-3 per Resolution No. 435(04); these applications were for the expansion of the convenience store and to construct and operate an automatic carwash.

GENERAL PLAN AND ZONING

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

The following zones and uses surround the site:

Direction	Existing Land Use	Zoning District
North	Reliance I Pit/Business Park	M-2, Heavy Manufacturing
South	Restaurant	M-2, Heavy Manufacturing
East	Bank/Commercial	M-2, Heavy Manufacturing
West	Reliance II Pit	M-2, Heavy Manufacturing

ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3; New Construction or Conversion of Small Structures). 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 in the Community Development Department and available for review by the public.

PROJECT DESCRIPTION

The Applicant, Alex Cuevas (AGC Design Concept, Inc.) on behalf of the property owner, has submitted a request to install two (2) additional fuel dispensers and expand and redesign the existing canopy. The site has four (4) existing fuel dispensers. Due to this location's high demand, the applicant proposed to add additional dispensers to help alleviate the overcrowded conditions, which have impacted queuing and spillage onto Irwindale Avenue. A specific Condition of Approval has been proposed that limits fuel deliveries to off-peak, late night/early morning hours. The new dispensers, which will dispense grades 87, 89, 91 and diesel fuel, will be installed on the northern side of the fuel pump canopy, which will be expanded an additional 960 square feet and redesigned to remove the existing mansard roof. Subsection 17.70.030(B)

allows the Planning Director to approve new buildings, extensions or additions up to 1,000 square feet. However, since this request was submitted along with a CUP and is related to the expansion of the fuel dispensers, the Director has requested that the Planning Commission be the final approving body for both requests.

The pump positions, new columns and canopy extension meet the minimum 20'-0" front and side yard setbacks. The proposal includes one (1) additional loading space to be used for business purposes only for a total of twenty-one (21) spaces. The additional dispensers are providing four (4) new queue spaces. The convenience store is not adding additional square footage and does not require additional parking spaces.

CUP ANALYSIS

Before any CUP 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, ±41,960 square-foot parcel and has adequate area for on-site circulation, parking, and proposed business operations. The installation of the new dispensers increases the existing canopy size; however, the expansion is minimal and necessary only to provide protection from the elements. Further, the project meets code-required setbacks and loading spaces and the design does allow for adequate parking and 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 two (2) driveways; one (1) on Irwindale Avenue and one (1) on Arrow Highway. The current use has a heavy amount of traffic, which has impacted the on-site circulation as well as affected northbound Irwindale Avenue. The proposed installation of two (2) new fuel dispensers will provide four (4) additional queue positions and reduce the potential for backup onto Irwindale Avenue. A specific Condition of Approval has been added that limits the hours of delivery for fuel tanker trucks to late night. 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 be affected because the improved on-site circulation will help alleviate the spillage on to the public right-of-way. As an existing gas station, convenience store and carwash, 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 use received its first discretionary approval in 1970 and has existed ever since. In addition, the proposed installation is less intense than many uses permitted by right or conditionally in the M-2 (Heavy Manufacturing) zone as well as the adjacent quarry and fill uses. Therefore, the impact of the facility on the surrounding properties is expected to be insignificant.

SP&DR ANALYSIS

Before any Site Plan and Design Review 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. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the City.

The proposed project is expansion and remodel of an existing service station canopy. The site has a General Plan designation of Industrial/Business Park and is zoned M-2 (Heavy Manufacturing). The proposed project complies with all development standards established for the M-2 (Heavy Manufacturing) zone.

- 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. Ingress and egress for the project site are provided via two (2) separate driveways on Irwindale Avenue and Foothill Boulevard. The proposed use will help alleviate the overcrowded conditions which have affected queuing and spillage onto Irwindale Avenue. 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.

- 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 initial request for a service station was approved prior to the adoption of the Commercial and Industrial Design Guidelines. However, the proposed redesign (removal of the mansard roof) is consistent with other gas stations in the City. The

exterior materials, color scheme and column materials will be consistent with the existing canopy.

CONCLUSION

Based upon the findings of fact identified by the Planning Commission, overall structure layout and design, project compliance with the City's development standards, and applicant acceptance of the conditions of approval, it is Staff's opinion that the proposed development will be a substantial improvement to the site and surrounding neighborhood and, therefore, merits approval.

ATTACHMENTS

- Exhibit A: Resolution No.685(16) with Conditions of Approval
- Exhibit B: Resolution No.686(16) with Conditions of Approval
- Exhibit C: Site Plan/Elevations

RESOLUTION NO. 685(16)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING MODIFICATION NO. 02-2015 TO CONDITIONAL USE PERMIT NO. 70-3 FOR THE INSTALLATION OF TWO (2) FUEL DISPENSERS LOCATED AT 16000 FOOTHILL BOULEVARD, IRWINDALE IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

- (i) Alex Cuevas of AGC Design Concept, Inc., applicant's representative, of 28524 Constellation Road, Valencia, CA 91355, has made a request for a Modification to a Conditional Use Permit pursuant to Section 17.80 of the Irwindale Municipal Code (IMC), to allow for the installation of two (2) additional fuel dispensers at an existing gas station located at 16000 Foothill Boulevard. **(This Modification is being processed concurrently with Site Plan and Design Review (AA) No. 07-2016)**
- (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 September 29, 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, ±41,960 square-foot parcel and has adequate area for on-site circulation, parking, and proposed business operations. The installation of the new dispensers does increase the existing canopy size; however, that was approved under a separate permit. The project meets Code-required setbacks and loading space. The design does allow for adequate parking and 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 two (2) driveways; one (1) on Irwindale Avenue and one (1) on Arrow Highway. The current use has a heavy amount of traffic, which has impacted the on-site circulation as well as impacted the Irwindale Avenue. The proposed installation of two (2) new fuel dispensers will provide four (4) additional queue positions and reduce the potential for backup onto Irwindale Avenue. A specific Condition of Approval has been added that limits the hours of delivery for fuel tanker trucks to late night. 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 be affected because the improved on-site circulation will help alleviate the spillage on to the public right of way. As an existing gas station, convenience store and carwash, 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 use received its first discretionary approval in 1970 and has existed ever since. In addition, the proposed installation is less intense than many uses permitted by right or conditionally in the M-2 (Heavy Manufacturing) zone as well as the adjacent quarry and fill uses. 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 15303 (Class 3; New Construction), which exempts the construction and location of limited numbers of new, small facilities or structures .

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 29th day of September 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 29th day of September 2016, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary

EXHIBIT "A"**PLANNING COMMISSION RESOLUTION NO. 685(16)****Modification No. 02-2015 to Conditional Use Permit No. 70-3****Arco****16000 Foothill Boulevard****FINAL CONDITIONS OF APPROVAL****A. GENERAL CONDITIONS**

1. The activities authorized by this Modification are for the installation of two (2) new fuel dispensers at an existing gas station, which shall commence within one (1) year from the date of approval. Thereafter, if the activities have not commenced within 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 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 (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 Modification may be revoked for any violation of or noncompliance with any of these conditions or other codes, regulations or 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 Modification No. 02-2015 to CUP No. 70-3. 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 August 22, 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 Modification is for the authorization to install two (2) new fuel dispensers.
3. All Conditions of Approval for Resolution Nos. 135(70), 435(04) and 2005-02-2019 shall remain in effect and be complied with.

4. The construction of the canopy proposed per Site Plan and Design Review (AA) Permit No. 07-2016 shall occur concurrently.
5. The new loading space shall be labeled.

C. DEPARTMENT OF PUBLIC WORKS/ENGINEERING

1. All broken curb and gutter shall be removed and replaced as directed by City Engineer.
2. Damaged driveways aprons shall be removed and replaced per City Inspector direction.
3. Adequate "on-site" parking shall be provided per City requirements,
4. Common driveways shall not be allowed unless approved by the City Engineer. Any proposed driveways shall be located to clear existing fire hydrants, streetlights, water meters, etc.
5. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Arrow Highway. Storm drain plans shall be approved by the City Engineer.
6. 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 and/or Fire Department.
7. All existing buildings shall be connected to the sanitary sewers.
8. The owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
9. Fuel delivery trucks shall not block traffic on Irwindale Avenue or Foothill Boulevard. Hours of fuel delivery shall be restricted to night time only (9:00 PM to 5:00 AM Monday through Sunday).
10. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
11. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of

Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, 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 Ordinance 915 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 3/4" of runoff from all storm events and to control peak-flow discharges. 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.

12. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the current Los Angeles County Building Code.
13. The Applicant shall submit site, floor, elevation plans that include all Life & Safety and Accessibility requirements as required by the current Los Angeles County Building Code for any proposed improvements to the facility.

D. FIRE DEPARTMENT

1. 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.
2. Applicant shall indicate on plans 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.
3. A minimum unobstructed width of 26 feet (commercial building) shall be provided, clear to the sky, 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. Fire Code 503.1.1 & 503.2.2.
4. The site plan shall 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 and call out the hydrant size and dimensions to property lines. Additionally, show all existing on-site fire hydrants.
5. The required fire flow for public fire hydrants at this location shall be per Fire Code Appendix B, Table B105.1.
6. Applicant shall complete and return the original "Fire Flow Availability" Form No 196.

7. Additional Requirements, including the installation of additional fire hydrants, may be imposed, in accordance with applicable codes, regulations, standards and policies after the above information is reviewed. Fire Department requirements are based on the information provided on the plans submitted for review.

RESOLUTION NO. 686(16)**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING SITE PLAN AND DESIGN REVIEW (AA) NO. 07-2016 FOR THE EXPANSION AND REDESIGN OF AN EXISTING CANOPY LOCATED AT 16000 FOOTHILL BOULEVARD, IRWINDALE IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF****A. RECITALS.**

- (i) Alex Cuevas of AGC Design Concept, Inc., applicant's representative, of 28524 Constellation Road, Valencia, CA 91355, has made a request for a Site Plan and Design Review for the expansion and redesign of an existing canopy pursuant to Section 17.80 of the Irwindale Municipal Code (IMC), to allow for the installation of two (2) additional fuel dispensers at an existing gas station located at 16000 Foothill Boulevard. **(This Site Plan and Design Review (AA) is being processed concurrently with Modification No. 02-2015 to CUP No. 70-3)**
- (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 September 29, 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. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the City.

The proposed project is expansion and remodel of an existing service station canopy. The site has a General Plan designation of Industrial/Business Park and is zoned M-2 (Heavy Manufacturing). The proposed project complies with all development standards established for the M-2 (Heavy Manufacturing) zone.

- 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. Ingress and egress for the project site are provided via two (2) separate driveways on Irwindale Avenue and Foothill Boulevard. The proposed use will help alleviate the overcrowded conditions which have affected queuing and spillage onto Irwindale Avenue. 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.

- 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 initial request for a service station was approved prior to the adoption of the Commercial and Industrial Design Guidelines. However, the proposed redesign (removal of the mansard roof) is consistent with other gas stations in

the City. The exterior materials, color scheme and column materials will be consistent with the existing canopy.

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 15303 (Class 3; New Construction), which exempts the construction and location of limited numbers of new, small facilities or structures .

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 29th day of September 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 29th day of September 2016, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary

EXHIBIT "B"

PLANNING COMMISSION RESOLUTION NO. 686(16)

Site Plan and Design Review (AA) No. 07-2016

Arco

16000 Foothill Boulevard

FINAL CONDITIONS OF APPROVAL

This Site Plan and Design Review (AA) is being processed concurrently with Modification No. 02-2015 to CUP No. 70-3. Therefore, these Conditions of Approval will run and be in effect concurrently with the Conditions of Approval for Modification No. 02-2015 to CUP No. 70-3 and Resolution No. 685(16).

A. COMMUNITY DEVELOPMENT DEPARTMENT

1. This Site Plan and Design Review (AA) authorizes the use approved under the subject Modification No. 02-2015 to CUP No. 70-3 to expand and redesign the existing canopy, as stated in IMC Section 17.70.030.
2. 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 Site Plan and Design Review (AA) No. 07-2016. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.



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



Date: September 29, 2016 **Agenda Item No. 4-B**

To: Honorable Chair and Members of the Planning Commission

From: Gustavo Romo, Community Development Director

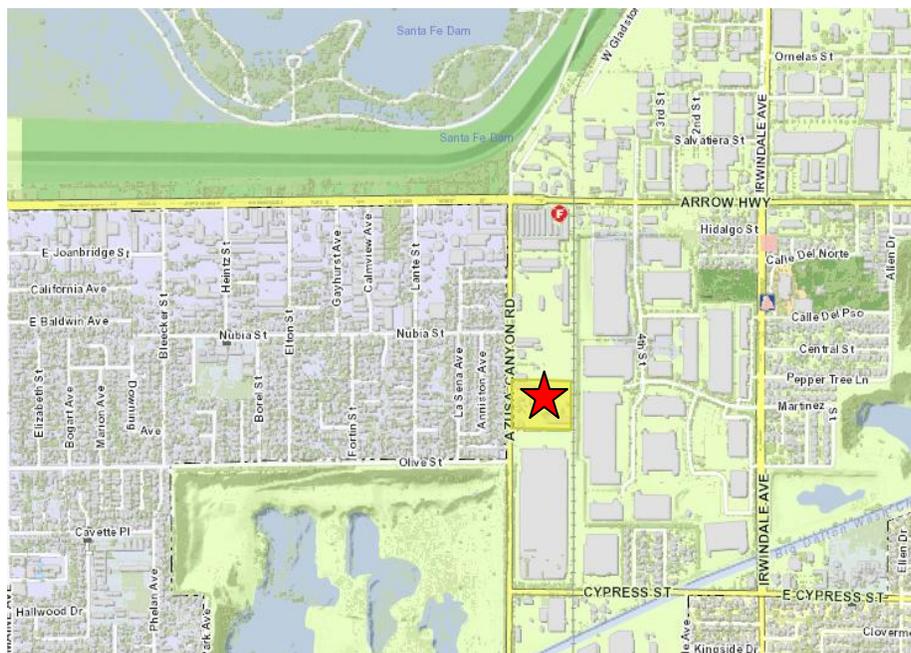
Project Planner: Debby Linn, Contract Planner

Project: Tentative Tract Map No. 74042; Subdivision of an existing one lot industrial condominium business park with two 86,000 square-foot buildings containing a total of eight (8) airspace condominium units, into two lots with one 86,000 square-foot building on each lot and four (4) airspace industrial condominium units per lot.

Applicant: PSIP SN Irwindale, LLC

Property Owner: Shubin-Nadal Investors

Project Location: 4832-4910 Azusa Canyon Road; APN: 8417-026-027



Staff Recommendation: That the Planning Commission adopt Resolution No.681(16) recommending the City Council adopt an Addendum to Azusa Canyon Industrial Park Final Mitigated Negative Declaration and approve Tentative Tract Map No. 74042 subject to conditions.

REQUEST

The Applicant is requesting approval of Tentative Tract Map (TTM) No. 74042 for the subdivision of an existing one lot industrial condominium business park with two 86,000 square-foot buildings, containing a total of eight (8) airspace condominium units, into two lots with one 86,000 square-foot building on each lot and four (4) airspace industrial condominium units per lot.

LOCATION AND SITE HISTORY

The project site is comprised of 7.1 gross acres located at 4832 - 4910 Azusa Canyon Road. The project site is located on the east side of Azusa Canyon Road and north of Olive Road.

On November 12, 2014 the City Council adopted Resolution No. 2014-47-2707 adopting a Mitigated Negative Declaration and approving Site Plan & Design Review Permit No. 02-2014 and Tentative Tract Map No. 72884, subject to conditions, for the subdivision of the project site into one lot with eight (8) industrial condominiums for development of an industrial park comprised of two buildings, each of which would contain four (4) airspace industrial condominium units. Following City Council approval of the project the applicant obtained final map and building permit approval from the City and commenced construction of the project. Construction of the industrial park has since been completed and finalized and, the industrial park is fully occupied.

On May 3, 2016, the Applicant submitted TTM No. 74042 to further subdivide the project site into two lots with one building on each lot, each containing four (4) airspace industrial condominium units within two separate parcels instead of one. TTM No. 74042 is proposed by the Applicant in order to allow for flexibility in the sale of the project to industrial users.

ENVIRONMENTAL REVIEW

The Azusa Canyon Industrial Park Final Mitigated Negative Declaration was adopted by the City of Irwindale City Council on November 12, 2014 as part of the approval of Site Plan & Design Review Permit No. 02-2014 and Tentative Tract Map No. 72884. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines §15164, and with reference to §15162, an Addendum to a previously adopted Mitigated Negative Declaration (MND) is required when changes or additions are necessary, but where none of the conditions call for the preparation of a Supplemental MND. Therefore, an Addendum to the Azusa Canyon Industrial Park Final MND (Final MND) adopted for Site Plan & Design Review Permit No. 02-2014 and Tentative Tract Map No. 72884 has been prepared to assess the proposal to subdivide the approved one-lot industrial condominium project into a two-lot industrial condominium project. There are no changes to the project site plan, project architecture, total number of buildings or

condominium units to be constructed on the site, or the use of the site. All applicable and relevant mitigation measures to the proposed action that were included in the Final MND are incorporated into the Addendum by reference and are contained in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Final MND.

The Addendum to the Final MND was made available for public review on September 9, 2016. As of the writing of this report there have been no public comments received on the Addendum.

GENERAL PLAN AND ZONING

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

Direction	Existing Land Use	Zoning District
North	Industrial, warehouse, office uses	M-1 (Light Manufacturing)
South	Manufacturing use (Huy Fong Foods Inc.)	M-1 (Light Manufacturing)
East	Business park uses, (Irwindale Business Center)	M-2 (Heavy Manufacturing)
West	City of Baldwin Park: Single family residential, Neighborhood commercial uses	Residential and commercial zoning City of Baldwin Park

PROJECT DESCRIPTION AND ANALYSIS

The 7.1 acre project site is now fully developed. Construction has been completed and finalized and the condominiums have been sold to two companies, each which own four airspace units. The subdivision will allow each owner to have their own separate lot with the four purchased units. The existing development contains two buildings with the following general uses:

Building Area	Building 1	Building 2	Total
Ground Floor Office	6,000 sf	6,000 sf	12,000 sf
Manufacturing	14,000 sf	14,000 sf	28,000 sf
Warehouse	60,000 sf	60,000 sf	120,000 sf
Mezzanine Office	6,000 sf	6,000 sf	12,000 sf
Total Building Area	86,000 sf	86,000 sf	172,000 sf

The Applicant proposes to subdivide the single lot into two lots with each lot containing one building with four condominiums. A total of 102 parking spaces and 13 loading docks are provided on the project site. Total lot coverage for the project is approximately 51.7%. Access to each building is provided from Azusa Canyon Road via a centrally located driveway extending through the site. As a condition of approval

of TTM No. 74042, a reciprocal access agreement will be recorded for use of this driveway by occupants of each lot.

ANALYSIS

After carefully reviewing the requested subdivision, Staff finds that the request is consistent with Site Plan and Design Review Permit No. 02-2014, approved by the City in November 2014. No changes to the approved site plan or building design as approved by the City in November of 2014, and subsequently constructed, are proposed. However, before any Tentative Map is approved, the applicant must show, to the satisfaction of the Planning Commission and the City Council, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis below.

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 approved for development of industrial uses. The subject property of the proposed map has a General Plan land use designation of Industrial Business Park and is zoned M-1 (Light Manufacturing). 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 the subdivision of a single lot into two lots. The site is currently improved with a light industrial business park pursuant to final recorded Tract Map No. 72884 and Site Plan and Design Review Permit No. 02-2014, as approved by City Council on November 12, 2014. The design of the proposed subdivision is consistent with the General Plan with respect to allowable land use within the Industrial Business Park General Plan land use designation and is consistent with all Zoning Code development standards established for the M-1 (Light Manufacturing) zone 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 7.1 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 two lots of 3.55 acres each containing 172,000 square feet of industrial business park uses in eight (8) airspace industrial condominium units at an overall floor area ratio of 0.56 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 the State California Environmental Quality Act (CEQA) Guidelines §15164, and with reference to §15162, an Addendum was prepared to the previously adopted Azusa Canyon Industrial Park Final Mitigated Negative Declaration (Final MND) adopted for Site Plan & Design Review Permit No. 02-2014 and Tentative Tract Map No. 72884 to assess the minor change to the project description contained within the Final MND to subdivide the approved one-lot industrial condominium project into a two-lot condominium project. There are no changes to the project site plan, project architecture, total number of buildings or condominium units to be constructed on the site, or use of the site.

- 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.

The Azusa Canyon Industrial Park Final MND (Final MND) was adopted by the City of Irwindale City Council on November 12, 2014 as part of the approval of Site Plan & Design Review Permit No. 02-2014 and Tentative Tract Map No. 72884. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines §15164, and with reference to §15162, an Addendum to a previously adopted Final MND is required when changes or additions are necessary, but where none of the conditions call for the preparation of a Supplemental MND. Therefore, an Addendum to the Final MND adopted for Site Plan & Design Review Permit No. 02-2014 and Tentative Tract Map No. 72884 was prepared to assess the proposal to subdivide the approved one lot industrial condominium project into a two lot industrial condominium project.

CONCLUSION

Based upon the findings of fact identified by the Planning Commission and compliance with the Subdivision Map Act and City's Subdivision Ordinance, staff recommends that the Planning Commission adopt Resolution No. 681(16) recommending that the City Council adopt the Addendum to the Azusa Canyon Industrial Park Final Mitigated Negative Declaration and approve TTM No. 74042 subject to conditions.

ATTACHMENTS

- Exhibit A: Resolution No. 681(16)
- Exhibit B: Addendum to Final Mitigated Negative Declaration
- Exhibit C: Project Plans

RESOLUTION NO. 681(16)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING CITY COUNCIL ADOPTION OF AN ADDENDUM TO THE FINAL AZUSA CANYON INDUSTRIAL PARK MITIGATED NEGATIVE DECLARATION AND APPROVAL OF TENTATIVE TRACT MAP NO. 74042 FOR THE SUBDIVISION OF ONE LOT INTO TWO LOTS ON A 7.1 ACRE SITE LOCATED AT 4832-4910 AZUSA CANYON ROAD IN THE M-1 (LIGHT MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

- (i) PSIP SN Irwindale, LLC, Inc., the Applicant, has made a request for approval of a Tentative Tract Map (TTM) pursuant to Chapter 16.02 of the Irwindale Municipal Code (IMC), to allow for the subdivision of a one lot subdivision developed with eight airspace industrial condominium units into two lots with four airspace industrial condominium units on each lot for a total of eight airspace industrial condominium units at 4832 – 4910 Azusa Canyon Road.
- (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 September 29, 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:

Tentative Tract Map 74042

- 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 approved for development of industrial uses. The subject property of the proposed map has a General Plan land use designation of Industrial Business Park and is zoned M-1 (Light Manufacturing). 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 the subdivision of a single lot into two lots. The site is currently improved with a light industrial business park pursuant to final recorded Tract Map No. 72884 and Site Plan and Design Review Permit No. 02-2014, as approved by City Council on November 12, 2014. The design of the proposed subdivision is consistent with the General Plan with respect to allowable land use within the Industrial Business Park General Plan land use designation and is consistent with all Zoning Code development standards established for the M-1 (Light Manufacturing) zone 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 7.1 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 two lots of 3.55 acres each containing 172,000 square feet of industrial business park uses in eight (8) airspace industrial condominium units at an overall floor area ratio of 0.56 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 the State California Environmental Quality Act (CEQA) Guidelines §15164, and with reference to §15162, an Addendum was prepared to the previously adopted Azusa Canyon Industrial Park Final Mitigated Negative Declaration (Final MND) adopted for Site Plan & Design Review Permit No. 02-2014 and Tentative Tract Map No. 72884 to assess the minor change to the project description contained within the Final MND to subdivide the approved one-lot industrial condominium project into a two-lot condominium project. There are no changes to the project site plan, project architecture, total number of buildings or condominium units to be constructed on the site, or use of the site.

- 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.*

The Azusa Canyon Industrial Park Final MND (Final MND) was adopted by the City of Irwindale City Council on November 12, 2014 as part of the approval of Site Plan & Design Review Permit No. 02-2014 and Tentative Tract Map No. 72884. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines §15164, and with reference to §15162, an Addendum to a previously adopted Mitigated Negative Declaration (MND) is required when changes or additions are necessary, but where none of the conditions call for the preparation of a Supplemental MND. Therefore, an Addendum to the Final MND adopted for Site Plan & Design Review Permit No. 02-2014 and Tentative Tract Map No. 72884 was prepared to assess the proposal to subdivide the approved one lot industrial condominium project into a two lot industrial condominium project.

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 and has prepared an Addendum to a Final Mitigated Negative Declaration.

4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council adopt an Addendum to the Azusa Canyon Industrial Park Final Mitigated Negative Declaration

and approve 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 29th day of September, 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 29th day of September 2016, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary

EXHIBIT "A"**PLANNING COMMISSION RESOLUTION NO. 681(16)**

**Tentative Tract Map No. 74042
PSIP SN Irwindale, LLC, Inc.,
4832-4910 Azusa Canyon Road**

GENERAL

1. This Tentative Tract Map allows for the following project:

The subdivision of an existing one lot industrial condominium business park containing two 86,000 square-foot buildings with four airspace condominium units in each building, into two lots for an industrial condominium business park containing one 86,000 square-foot building on each lot with four airspace condominium units in each building for a total of eight airspace condominium units on the site.

2. 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.
3. 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 Tract Map 74042. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
4. The use and improvements authorized by this Tentative Tract Map shall conform to the plans as finally approved by the City (dated May 3, 2016) 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 Tract Map.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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 perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.
2. 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.
3. Development shall adhere to all mitigation measures identified in the adopted Mitigation Monitoring and Reporting Program (MMRP), made a part of the Azusa Canyon Industrial Park Final Mitigated Negative Declaration associated with the approval of Tentative Tract Map No. 72884 and Site Plan and Design Review Permit No. 02-2014project in compliance with the California Environmental Quality Act (CEQA), and attached to this Resolution.

FIRE DEPARTMENT

1. Prior to recordation of the Final Map the Applicant shall submit a Fire Flow Availability form, Form 196, for the all existing public fire hydrants located along the property fronting Azusa Canyon Road. The required fire flow for the proposed project is 4,000 gallons per minute at 20 psi for a duration of hours

2. Prior to recordation of the Final Map, the Applicant shall submit a current copy of the five year certification verifying that the existing private fire protection systems, including fire sprinkler systems and private on-site fire hydrants, are operational and in compliance with the Fire Department standards.
3. Prior to recordation of the Final Map a recorded reciprocal access agreement shall be submitted to the Fire Department for all private driveways providing access to multiple lots and units.
4. All access 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 an all-weather access surface to be clear to sky.
5. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
6. All driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
7. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AVWVA standard C503 or approved equal.
8. All required fire hydrants shall be installed, tested, and accepted prior to recordation of the Final Map.

PUBLIC WORKS/ENGINEERING

1. The Applicant shall execute an affidavit agreeing to participate in a future street maintenance district or other type of benefit assessment district to resurface and reconstruct the street frontage on regular intervals (10-year and 20-year intervals, respectively, as determined by the City Engineer). The Applicant shall retain the right to challenge the costs and method of spreading future assessments.
2. That 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 provide the offsite signs to be installed. The owner shall pay for the signs and cost of signs installation.
3. The owner/developer shall pay for the upgrade of the existing street lighting along the east side of Azusa Canyon Road to a more energy efficient fixtures(LED). Street lighting upgrade shall meet the Los Angeles County Street Design Standards.

FEES

4. The Applicant shall comply with all requirements of the County Sanitation District, make application for, and pay the sewer maintenance fee.

MISCELLANEOUS

5. 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.
6. 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.
7. The Applicant shall pay for the installation of fire hydrants as required by the Los Angeles County Fire Department.

TRACT MAP

8. Final map checking shall be paid for by the developer to the City per as established by the City Engineer. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
9. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel/tract map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
10. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the

Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

ATTACHMENT 1 - PROJECT MITIGATION REPORT AND MONITORING PROGRAM

Appendix A
AZUSA CANYON INDUSTRIAL PARK
MITIGATION REPORTING AND MONITORING PROGRAM

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Air Quality		
1	Option No. 1 - Painting and surface coating shall be limited to an aggregate area of no more than 6,435 square feet per day during any phase of construction; or Option No. 2 - Paints and surface coatings shall be limited to no more than 93.5 milligrams per liter of volatile organic compound (VOC) content.	City Engineer	Building Permit
	Hazards and Hazardous Materials		
2	Prior to the demolition of any pre-1981 buildings or structures located on the project site, a pre-demolition survey will be conducted to the satisfaction of the Community Development Director to determine the potential presence of asbestos-containing materials (ACMs) and/or asbestos-containing construction materials (ACCMS) in those existing buildings and structures to be demolished. If ACMs and/or ACCMS are determined to be present in those buildings and structures to be demolished, all such materials shall be removed in accordance with acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to demolition. The process shall be designed and monitored by a California Certified Asbestos Consultant and an abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agencies.	Community Development Director	Demolition Permit
3	Prior to the demolition of any pre-1978 buildings or structures located on the project site, a pre-demolition survey will be conducted to the satisfaction of the Community Development Director to determine the potential presence of lead-based paint (LBP) in those existing buildings and structures to be demolished. Should LBP be identified, standard handling and disposal practices shall be implemented pursuant to applicable Occupational Safety and Health Administration (OSHA) standards.	Community Development Director	Demolition Permit
	Public Services		
4	The Applicant shall demonstrate to the satisfaction of the City Engineer that all on-site "recognized environmental conditions" (RECs) and "potential environmental concerns" (PECs) identified in the "Screening-Level Phase II Investigation Results, Azusa Canyon Road, Inwindsale, California" (AMEC Environmental & Infrastructure, October 9, 2013) have been eliminated or reduced below actionable levels or that such remedial actions will occur in accordance with applicable local, State, and federal requirements as a component of the proposed grading operations.	City Engineer	Grading Permit
5	Any and all hazardous materials and petroleum products removed from the project site either during or preceding the commencement of grading operations shall be collected, transported, and disposed of in accordance with all applicable local, State, and federal requirements with regards thereto. All required documentation with regards to the collection, transport, and disposal of those materials and products shall be provided to and accepted by the City Engineer prior to the issuance of any use and occupancy permits.	City Engineer	Occupancy Permit
6	Prior to the issuance of any building permits, in accordance with Los Angeles County Fire Department (LACFD) procedures and requirements, the Applicant shall submit development and related plans to the LACFD's Fire Prevention Bureau for review and, when deemed acceptable, the LACFD shall approve or conditionally approve those plans as submitted or as subsequently modified. Any design recommendations formulated by the LACFD for the purpose of enhancing fire protection and/or public safety shall be incorporated into the project's final design and development plans and shall constitute compliance obligations with regards to the proposed project.	City Engineer	Building Permit

Appendix A (Continued)
AZUSA CANYON INDUSTRIAL PARK
MITIGATION REPORTING AND MONITORING PROGRAM

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Transportation / Traffic		
7	Azusa Canyon Road/Arrow Highway Intersection: Mitigation shall consist of providing an exclusive eastbound right-turn lane, as approved by the City Engineer. The resulting eastbound approach would consist of one left-turn lane, two through lanes, and one right-turn lane. The Applicant's fair-share obligation for those improvements shall represent three (3) percent of the cost for implementation, as determined by the City Engineer, which shall be paid to the City prior to the issuance of building permits.	City Engineer	Building Permit
8	Once operational, unless otherwise authorized by the City Engineer based on a detailed review of the final site plan, trucks accessing the project site shall be limited to semi-trailer trucks with a wheelbase of 40 feet or less.	City Engineer	Site Plan
9	During site plan review, the City Engineer shall conduct a review of the proposed development plan to address any engineering and operational issues which, in the judgment of the City Engineer, require further considerations, including, but not necessarily limited to, those relating to ingress and egress, on-site turning movements, the operation of loading docks, adequacy of off-street parking, and accessibility by emergency vehicles and other service providers (e.g., trash trucks). Subject to appeal to the City Council, the City Engineer shall retain the ability to direct such design and development modifications as the City Engineer may deem necessary to adequately maintain public health and safety.	City Engineer	Site Plan



**ADDENDUM No. 1 – Azusa Canyon Industrial Park
4832-4910 Azusa Canyon Road
FINAL MITIGATED NEGATIVE DECLARATION**

August 2016

Prepared By:

**The City of Irwindale
Planning Department
5050 North Irwindale Avenue
Irwindale, California 91706**

Addendum No. 1 to the Final Mitigated Negative Declaration Azusa Canyon Industrial Park

Introduction and Background

This Addendum to the Azusa Canyon Industrial Park Final Mitigated Negative Declaration has been prepared to evaluate the Application for a subdivision of a project site located at 4842-4910 Azusa Canyon Road and fulfills the California Environmental Quality Act requirements to evaluate a minor change within the Azusa Canyon Industrial Park Final Mitigated Negative Declaration (California Environmental Quality Act (CEQA) Guidelines §§15164 and 15162). The requested action is a minor change involving a proposal to subdivide a one lot eight unit industrial condominium project which was approved by the City in November 2014, into a two lot eight unit industrial condominium project. This Addendum (referred to as *Addendum No. 1 to the Azusa Canyon Industrial Park Final MND*) amends and updates the information regarding the project proposal considered in the Final Mitigated Negative Declaration for the Azusa Canyon Industrial Park Project Final MND.

The Azusa Canyon Industrial Park Final MND discussed and analyzed the potential environmental impacts associated with subdividing a 7.10 acre site into a one lot industrial condominium subdivision for development of two industrial buildings on the lot each of which would contain four industrial condominium units for a total of eight condominium units on the lot. The Azusa Canyon Industrial Park Final MND was adopted by the City of Irwindale City Council on November 12, 2014. Based upon the Azusa Canyon Industrial Park Final MND, the actions approved for the project are detailed within Tentative Tract Map No. 72884 and Site Plan and Design Review No. 02-2014 which were approved by the City of Irwindale on November 12, 2014. All documents are on-file and available for review at Irwindale City Hall.

As discussed in the Azusa Canyon Industrial Park Final MND (Final MND) the project involved the demolition and removal of existing improvements on the site and the construction of eight condominium units within two buildings to be used as a light industrial business park for the purpose of manufacturing, warehouse and office uses. Following adoption of the Final MND and approval of Tentative Tract Map 72884 and Site Plan and Design Review No. 02-2016 by the City, the applicant obtained building permits and began construction of the project. The project is under construction consistent with the project approvals with an approximate completion date in the fall of 2016.

Description of Proposed Action

PSIP/SN Irwindale, LLC (Applicant) has requested approval to subdivide the approved one lot subdivision into two lots for purposes of sale or lease of each building within the project. No changes to the existing approved site layout, building architecture or floor plans, or use of the site as evaluated in the Final MND are proposed.

Pursuant to the State CEQA Guidelines §15164, and with reference to §15162, an Addendum to a previously adopted Mitigated Negative Declaration (MND) is required when changes or additions are necessary, but where none of the conditions call for the preparation of a Supplemental MND. The environmental and administrative assessment to prepare this Addendum includes an explanation of the decision not to prepare a Supplemental MND and is supported by substantial evidence pursuant to the State CEQA Guidelines §15164(e)]. This Addendum has been prepared to assess the proposal to subdivide an approved one lot industrial condominium project into a two lot condominium project. There are no changes to the project site plan, project architecture, total number of buildings or condominium units to be constructed on the site, or use of the site.

As described below, substantial evidence shows that the minor change to the Final MND Project Description would not involve any new significant environmental impacts or a substantial increase in the severity of the significant impacts identified in the Final MND, and this change does not require imposition of new mitigation measures. No major revisions to the Final MND are required, and no substantial changes are proposed at this time.

Rationale and Basis for an Addendum to the Azusa Canyon Final Mitigated Negative Declaration.

As the Lead Agency under CEQA, the City of Irwindale adopted the Final MND evaluating and disclosing the potential environmental impacts associated with implementation of the Azusa Canyon Industrial Park. If the project is modified or otherwise changed after adoption of the Final MND, additional CEQA review may be necessary. The key considerations in determining the need for and appropriate type of additional CEQA review are outlined in Section 15164(b) of CEQA, which specifically provides that an addendum to an adopted mitigated negative declaration may be prepared if only minor technical changes or additions are necessary or one or more of the following conditions occur which would necessitate the preparation of a subsequent mitigated negative declaration:

- (a) Substantial changes are proposed in the project which will require major revisions in the mitigated negative declaration;
- (b) Substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions in the mitigated negative declaration; or
- (c) New information, which was not known and could not have been known at the time the mitigated negative declaration was adopted, becomes available.

The proposed action, as set forth and described in this Addendum (*Addendum No. 1 to the Azusa Canyon Industrial Park FMND*), would not result in any change to the use of the site or the activities at the site, but would allow flexibility to the applicant in the sale or lease of the property to ultimate users. No change from the permitted land uses, project intensity, project operational characteristics, site plan, project architecture or design, as approved by the City in November 2014, would occur from the proposed action. Additionally, no new information has

become available regarding existing surrounding conditions or proposed projects from that evaluated as part of the adopted Azusa Canyon Industrial Park Final MND.

Therefore, the proposed action constitutes a minor change to the Final MND as no substantial change or circumstance leading to a major revision would be indicated as a result of the proposed action, and none of the conditions per Section 15164(b) of CEQA would occur. The action would not result in any new significant impacts beyond those identified in the adopted Azusa Canyon Industrial Park Final MND.

The proposed action is within the scope of the Azusa Canyon Industrial Park Final MND, and this Addendum fulfills the CEQA review necessary for an Addendum to a Final MND. All applicable and relevant mitigation measures to the proposed action that were included in the Azusa Canyon Industrial Park Final MND are incorporated by reference herein and are contained in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Azusa Canyon Industrial Park Final MND (refer to Appendix A – Final Azusa Canyon Industrial Park Mitigation Reporting and Monitoring Program). No further environmental review is required.

Exhibit 1– Project Site Location



Conclusion

Acting as Lead Agency, and through review of the Azusa Canyon Industrial Park Final MND and supporting documents describing the proposed action, the City of Irwindale Planning Department has determined that this Addendum (referred to as *Addendum No. 1 to the Azusa Canyon Industrial Park Final Mitigated Negative Declaration*) provides the necessary information for the proposed action which would allow the subdivision of a 7.10 acre one lot industrial condominium subdivision for development of two industrial buildings each containing four industrial condominium units for a total of eight condominium units into two lots for development of two industrial buildings each containing four industrial condominium units for a total of eight condominium units.

The City of Irwindale has prepared this Addendum in order to clarify minor refinements to the Project Description of the Azusa Canyon Industrial Park Final MND. The City of Irwindale Planning Commission is scheduled to consider whether the proposed action is within the scope of the Azusa Canyon Industrial Park Final MND and whether to recommend approval to the City Council of the proposed action to subdivide the approved one lot subdivision into two lots at its September 29, 2016 meeting.

Based on the foregoing analysis, the proposed minor change in the project is determined to be consistent with the description of the environmental setting, environmental impacts and mitigation measures as set forth in the originally adopted Azusa Canyon Industrial Park Final MND. Because there are no new or substantially more severe impacts, the Addendum need not be circulated for public review; however, the City shall make the Addendum available for a 20 day public review period beginning September 8, 2016 and at the public hearing on the proposed action and will consider it in conjunction with all the associated documents in the record prior to making a decision.

This *Addendum No. 1* to the Azusa Canyon Industrial Park Final Mitigated Negative Declaration is available for review during normal business hours at the Irwindale City Hall: 5050 Irwindale Boulevard, Irwindale, California 91706.

REFERENCES:

On-File with the City of Irwindale Planning Department:

Tentative Tract Map No. 74042, PSIP/SN Irwindale, LLC (Applicant)
 Azusa Canyon Industrial Park Final Mitigated Negative Declaration, (Adopted by the City of Irwindale City Council on November 12, 2104)
 Site Plan and Design Review Permit No. 02-2014 and Tentative Tract map No. 72884 (Approved by the City of Irwindale City Council on November 12, 2104)



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



Date: September 29, 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: Site Plan & Design Review (DA) Permit No. 01-2016

Applicant: PDC LA/SD LLC, a DELLC (Panattoni Development Inc.)

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

Project Location: 242 Live Oak Avenue (APN: 8532-004-900)

Staff Recommendation: That the Planning Commission open the public hearing, receive public input, discuss Site Plan & Design Review (DA) Permit No. 01-2016, and adopt Resolution No. 684(16) recommending that City Council adopt a Negative Declaration and approve Site Plan and Design Review (DA) Permit No. 01-2016 subject to conditions of approval.



REQUEST

The Applicant is requesting approval of a Site Plan & Design Review Permit (SP&DR) for the development of an approximate 84,500 square-foot industrial warehouse building.

LOCATION AND SITE HISTORY

The project site is comprised of 3.36 gross acres located at 242 Live Oak Avenue, (Assessor Parcel Number 8532-004-900). The project site is bounded on all sides by heavy industrial uses and is currently improved with a number of vacant buildings totaling approximately 16,970 square feet and a cellphone tower with associated facilities and enclosure. A memorial honoring a fallen police officer is located within the public sidewalk facing Live Oak Avenue adjacent to the project site.

On August 11, 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 an industrial warehouse facility. 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.

ENVIRONMENTAL REVIEW

Pursuant to Section 15063 of CEQA Guidelines, the City prepared an Initial Study which found that the project could not have a significant effect on the environment. Pursuant to Sections 15070 through 15073 of CEQA Guidelines, a Draft Negative Declaration (ND) was prepared for the project. The Draft ND was made available for public comment on September 9, 2016. As of the writing of this report there have been no public comments received on the ND.

GENERAL PLAN AND ZONING

The project site is designated in the General Plan as Industrial Business Park and zoned M-2 (Heavy Manufacturing). The site is surrounded by the following uses and zoning as described in Table 1, "Surrounding Land Use."

Table 1. Surrounding Land Use

Direction	Existing Land Use	Zoning District
North	L&L Building Materials Stragues Ready Mix, and LA Lube	M2 (Heavy Manufacturing)
South	A 42 foot wide unimproved private right of way and Peck Road Gravel Pit and Inert Landfill.	M2 (Heavy Manufacturing)
East	Truck and storage yard and Sunburst Decorative Rock	M2 (Heavy Manufacturing)
West	Peck Road Gravel Pit and inert landfill	M2 (Heavy Manufacturing)

PROJECT DESCRIPTION AND ANALYSIS

The proposed project is an industrial building comprised of approximately 85,400 square feet of warehouse space with 76 parking spaces. The building is proposed to be used for warehouse uses, which will also include ancillary office space for support

administrative activities associated with the primary industrial uses. The industrial warehouse building 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 of the facility comply with the City of Irwindale M-2 zoning standards and regulations through the business license and zoning compliance process prior to occupancy of the proposed use. It is anticipated that the project operations will be conducted during regular business hours; however, some evening and night shifts may occur. All operations will be conducted inside the buildings.

Due to the speculative nature of the project, the exact use cannot yet be identified; however, Table 2, "Project Summary", below describes the proposed general use of the building.

Table 2. Project Summary

Warehouse	Office	Mezzanine	Total
72,800 sf	3,000 sf	9,600 sf	85,400 sf

Project Landscaping

Approximately 11% of the project site is proposed to be landscaped in compliance with the "City of Irwindale Commercial and Industrial Design Guidelines" and the Zoning Code requirements for parking area landscaping. The proposed landscape plan is comprised of a combination of parking lot shade trees, deciduous flowering accent trees and evergreen trees along the street frontage, shrubs, groundcover, and shrub massings.

Building Height

The M-2 zoning district does not establish a maximum building height limitation. The maximum height of the proposed building will not exceed 40 feet 8 inches not including architectural projections.

Access and Circulation

Access to and from the project site is proposed from 1) one driveway at the eastern edge of the project site adjacent to Live Oak Avenue for use by trucks and automobiles and 2) one driveway at the western edge of the project site adjacent to Live Oak Avenue restricted to use by automobiles. Both driveways would provide emergency vehicle access. Truck access, with the exception of emergency vehicles, would be restricted to the eastern driveway adjacent to Live Oak Avenue, which will be a gated entrance.

Live Oak Avenue contains a center median with one left-turn pocket at the end of median near the westerly boundary of the project site. This existing condition limits vehicles to right-in and right-out only movements to and from the project site via Live Oak Avenue. All vehicles traveling eastbound on Live Oak Avenue are able to make right-in and right-out movements to and from the project site at the designated entrances along Live Oak Avenue. Non-trucking vehicles traveling westbound on Live Oak Avenue will be permitted to make a U-turn at the left turn pocket, proceed

eastbound on Live Oak Avenue, and turn right into the project site. Truck traffic traveling westbound on Live Oak will be prohibited from making the U-turn and instead will travel north on Longden Avenue, south on Myrtle Avenue, then east on Live Oak Avenue in order to make a right turn into the site at the eastern entrance to the project site.

Additional emergency vehicle access is proposed to be provided via the unimproved private right-of-way adjacent to the project site on the south. This right-of-way is owned by the adjacent property owner to the east. As a condition of approval of the project, recordation of an access easement granted by the adjacent property owner for use by emergency vehicles is required, and all Fire Department required improvements to the easement must be completed.

Project Fencing and Screening

All uses will be located within buildings consistent with Irwindale Zoning Code requirements for screening of uses in the M-1 zone. Truck parking areas will be screened from off-site views by means of an eight (8)-foot high concrete block wall. An eight (8)-foot high tubular steel fence is planned along the southerly project boundary adjacent to the off-site private right-of-way. An eight (8)-foot high chain link fence with slats is proposed along the eastern property lines where these property lines are not visible from off-site. However, Staff recommends that the Planning Commission direct the Applicant to revise the project plans, prior to City Council review of the project, to depict tubular steel fencing instead of chain link fencing with slats along the eastern property line. This recommended change has also been included as a condition of project approval.

Parking

Due to the speculative nature of the project, the exact mix of uses cannot yet be identified, however, the based on the proposed use of the building as described in Table 2. "Project Summary," the project proposes to provide an adequate number of parking spaces consistent with the Zoning Code as described in Table 3, "Parking Requirements."

Table 3. Parking Requirements

Land Use Category	Parking Code Requirement	Parking Required	Parking Provided
Office 3,000 sq ft	1 space per each 350 gross sq ft. of floor area	8.57	9
Mezzanine 9,600 sq ft	1 space per each 350 gross sq ft of floor area	27.43	28
Warehouse 72,800 sq ft	1 space per each 1000 sq ft for first 20,000 gross sq ft of floor area plus 1 space per each 2,000 gross sq ft for next 20,000 sq ft of floor area, plus 1 space per each 4,000 gross sq ft of area over 40,000 sq ft.	38.2	39
Total		75	76

ANALYSIS

Before any Site Plan and Design Review is approved, the applicant must show, to the satisfaction of the Planning Commission and the City Council, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis below.

Site Plan and Design Review No. 01-2016

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

The proposed project entails the development of an 85,400 square-foot industrial warehouse building on a site with a General Plan land use designation of Industrial Business Park and M-2 (Heavy Manufacturing) zoning. The proposed 85,400 square-foot industrial warehouse building with an overall floor area ratio of 0.63 is consistent with the General Plan Industrial Business Park 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-2 (Heavy Manufacturing) zone with respect to land use, building height, setbacks, and landscaping and complies with Zoning Code requirements for parking and 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 two driveways on Live Oak Avenue. The proposed use will generate additional traffic to adjacent roadways, however, no expansion of existing roadways or construction of additional roadways will be required for the operation of this project.

The proposed project provides for adequate emergency vehicle access via two proposed vehicular entrances along Live Oak Avenue and via a proposed private easement located adjacent to the southerly boundary of the project site to be improved for emergency vehicle access.

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

- 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, landscaping, parking layout and design, land use buffering, equipment screening, architectural design and detailing.

CONCLUSION

Based upon the findings of fact identified by the Planning Commission, overall structure layout and design, project compliance with the City's development standards, and applicant acceptance of the conditions of approval, it is Staff's opinion that the proposed development will be a substantial improvement to the site and surrounding neighborhood. Staff, therefore, recommends that the Planning Commission adopt Resolution No.684(16) recommending that City Council adopt a Negative Declaration and approve Site Plan and Design Review No, 01-2016 subject to conditions.

ATTACHMENTS

Exhibit A: Resolution No. 684(16)

Exhibit B: Draft Negative Declaration (see enclosed CD - download also available at <http://ci.irwindale.ca.us/DocumentCenter/View/1834>)

RESOLUTION NO. 684 (16)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION AND APPROVAL OF SITE PLAN AND DESIGN REVIEW NO. 01-2016 FOR THE DEVELOPMENT OF AN APPROXIMATELY 85,400 SQUARE FOOT SPECULATIVE INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 3.36 ACRES LOCATED AT 242 LIVE OAK AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

- (i) PDC LA/SD LLC, a DELLC (Panattoni Development Inc.), the Applicant, has made a request for approval of a Site Plan and Design Review (SP&DR) pursuant to Section 17.70 of the IMC, to allow for the development of a speculative industrial warehouse building located at 242 Live Oak Avenue.
- (ii) The Subject Property is zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject application shall be referred to as the "Application."
- (iii) On September 29, 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 this Resolution, which details 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:

Site Plan and Design Review No. 01-2016

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

The proposed project entails the development of an 85,400 square foot industrial warehouse building on a site with a General Plan land use designation of Industrial Business Park and M-2 (Heavy Manufacturing) zoning. The proposed 85,400 square-foot industrial warehouse building with an overall floor area ratio of 0.63 is consistent with the General Plan Industrial Business Park 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-2 (Heavy Manufacturing) zone with respect to land use, building height, setbacks, and landscaping and complies with Zoning Code requirements for parking and 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 two driveways on Live Oak Avenue. The proposed use will generate additional traffic to adjacent roadways, however, no expansion of existing roadways or construction of additional roadways will be required for the operation of this project.

The proposed project provides for adequate emergency vehicle access via two proposed vehicular entrances along Live Oak Avenue and via a proposed private easement located adjacent to the southerly boundary of the project site to be improved for emergency vehicle access.

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

- 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, landscaping, 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 Negative Declaration (ND), and has determined, on the basis of the Initial Study and 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 recommends that the City Council adopt the Negative Declaration and approve 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 29th day of September 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 29th day of September 2016, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary

EXHIBIT "A"**PLANNING COMMISSION RESOLUTION NO. 684(16)**

Site Plan and Design Review No. 01-2016
PDC LA/SD LLC, a DELLC (Panattoni Development Inc.)
242 Live Oak Avenue

GENERAL

1. The uses authorized by this Site Plan and Design Review Permit allow for the construction of one building for the operation of an industrial warehouse and ancillary offices uses along with associated parking spaces and loading docks as described on the plans dated February 10, 2016 and September 8, 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 Site Plan and Design Review Permit No. 01-2016. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
5. The use and improvements authorized by this Site Plan and Design Review Permit shall conform to the plans as finally approved by the City (dated February 10, 2016 and September 8, 2016) 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 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.
12. Prior to occupancy of the project, all users of the facility shall comply with the City of Irwindale M-2 zoning standards and regulations through the business license and zoning compliance process.

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 (dated September 9,

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.
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, 13,590 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. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.
10. All perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.
11. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs as allowed.
12. 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. No chain link fencing shall be allowed for permanent perimeter fencing applications.
13. The entrance to all driveways shall be concrete color mixed and stamped to simulate terracotta tiles.
14. 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.
15. 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.
16. All rooftop mechanical equipment, including heating and air conditioning units, antennas, and other electronic devices, shall be completely and decoratively screened from view from all public rights of way and adjacent properties and shall be integrated into the design and construction of the buildings¹. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and construction materials in texture and color. Such rooftop equipment screening shall be subject to the review and approval of the Community Development Department.
17. 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.
18. 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

¹ Photo voltaic equipment is exempt from this requirement.

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.

19. 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.
20. 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.
21. 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.
22. A temporary chain link fence with green screening shall be installed and maintained around the perimeter of the site at all times during construction.
23. 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.
24. To the extent feasible, Applicant shall participate in Southern California Edison's "Savings by Design" program.
25. Prior to City Council review of the proposed project the Applicant shall revise the project plans, to depict tubular steel fencing along the easterly property line of the project site.

FIRE DEPARTMENT

1. Prior to issuance of building permits 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. The plans shall indicate 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. The site plan shall indicate the location of high voltage transmission lines near the property. Structures proposed to be constructed adjacent to high voltage transmission lines, within 100 feet of the drip line, shall be subject to additional review by the Fire Marshal with regard to Fire Department operational procedures. Based on the Fire Marshal review additional building construction requirements may be imposed on the project in accordance with Regulation #27.

2. Prior to issuance of building permits the Applicant shall obtain approval of from the Fire Department of a fire access plan which shall provide for a minimum unobstructed width of 26 feet, 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. Prior to issuance of building permits the Applicant shall obtain Fire Department approval of the location of all existing public fire hydrants within 300 feet of all property lines and the hydrant size and dimensions to property lines, as well as all existing on site fire hydrants. Additional requirements, including the installation of additional fire hydrants, may be imposed, in accordance with applicable codes, regulations, standards and policies after the above information is reviewed.
4. The required fire flow for public fire hydrants at the project site is 6000 gallons per minute at 20 psi for duration of 4 hours over and above daily domestic demand 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. 903.3.1.1.
5. Prior to issuance of building permits the Applicant shall complete and return to the Fire Department the original "Fire Flow Availability" Form No 196.
6. Additional requirements, including the installation of additional fire hydrants, may be imposed, in accordance with applicable codes, regulations, standards and policies after the above information is reviewed.
7. 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.

8. 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.
9. 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.
10. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with Title 32, County of Los Angeles Fire Code.
11. All Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
12. 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.
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. The Applicant shall 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. All gates shall be equipped with 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. 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.
21. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy per Fire Code 901.5.1.
22. All required public fire hydrants shall be tested and accepted prior to beginning construction per Fire Code 501.4.
23. 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.
24. 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 DEPARTMENT

STREETS

1. The Applicant shall bear the entire cost of design, engineering, installation and inspection to resurface the existing street frontage to centerline for Live Oak Avenue. The Applicant shall reimburse the City for the actual cost for the installation, replacement or modification of traffic control signs, striping and pavement markings required in conjunction with the street resurfacing.
2. Adequate "on-site" parking shall be provided per City requirements.

3. Common driveways shall not be allowed unless approved by the City Engineer.
4. All off grade and/or broken sidewalk adjacent to the project site shall be removed and replaced per City Inspector direction.
5. All broken curb and gutter adjacent to the project site shall be removed and replaced per City Inspector direction.
6. Planting/replacement of new trees on the frontage of subject property shall be per the direction of the City Engineer.
7. A land dedication to relocate the existing memorial monument currently located on Live Oak Avenue shall be provided within the landscaped area within the project site and in a location adjacent to the existing memorial as determined by the City Engineer.
8. The Applicant shall pay for the upgrade of the existing street lighting along the south side of Live Oak Avenue to a more energy efficient fixtures (LED). Street lighting upgrade shall meet the Los Angeles County Street Design Standards.

UTILITIES

9. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with the Los Angeles County standards and specifications on Live Oak Avenue. Storm drain plans shall be submitted to the City Engineer for review and approval.
10. 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 and/or Fire Department.
11. All proposed buildings shall be connected to the existing public sanitary sewer on Live Oak Avenue.
12. The owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

TRAFFIC

13. Prior to the issuance of building and/or grading permits, whichever occurs first, the Applicant shall provide the City Engineer with detailed, dimensioned plans of the proposed improvements to the adjacent private right of way proposed for emergency vehicle access as may be required to ensure safe all-weather emergency ingress and egress via this right of way. Prior to the issuance of occupancy permits for the project, the improvements required for

the adjacent private right of way proposed for emergency vehicle access shall be completed.

14. Prior to the issuance of building and/or grading permits, whichever event occurs first, the Applicant shall provide the City Engineer with detailed, dimensioned plans for the project's driveways illustrating, to the extent applicable, the design vehicle; throat width; transition shape turning radius; striping plans; channelization plans; limit line; gate details, on-site and off-site signage; pedestrian and bicycle accommodations; and precise nature of any modifications of or improvements to the Live Oak Avenue public right-of-way.
15. All points of access to the proposed development shall be reviewed and approved by the City Engineer.
16. Openings on existing raised median on Live Oak Avenue will not be allowed.
17. The Applicant shall install signage to restrict westbound trucking traffic along Live Oak Avenue from making U-turn movements from the left turn pocket located at the terminus of the center raised median on Live Oak Avenue adjacent to the project site. The City shall cause the signage to be installed. The Applicant shall pay for the cost of the signage and its installation.

HAZARDOUS MATERIALS

18. Prior to the demolition of any pre-1981 buildings or structures located on the project site, a pre-demolition survey shall be conducted to the satisfaction of the Community Development Director in order to determine the potential presence of asbestos-containing materials (ACMs) and/or asbestos-containing building materials (ACBMs) in those structures to be demolished. If ACMs and/or ACBMs are determined to be present in those buildings and structures, all such materials shall be removed in accordance with acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to or concurrent with demolition. The process shall be designed and monitored by a California Certified Asbestos Consultant and an abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agencies.
19. Prior to the demolition of any pre-1978 buildings or structures located on the project site, a pre-demolition survey shall be conducted to the satisfaction of the Community Development Director to determine the potential presence of lead-based paint (LBP) in those existing buildings and structures to be demolished. Should LBP be identified, standard handling and disposal practices shall be implemented pursuant to applicable Occupational Safety and Health Administration (OSHA) standards and practices.

FEES

20. The Applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
21. Prior to the issuance of building permits, the Applicant shall demonstrate, to the satisfaction of the City's Community Development Director, compliance with the El Monte Union High School District School Board's and the El Monte City Elementary School District School Board's resolutions governing payment of applicable school impact fees.

MISCELLANEOUS

22. The Applicant shall obtain an Industrial Waste permit for any industrial waste discharge to the City sanitary sewers system.
23. Prior to issuance of grading permits, a grading and drainage plan shall be submitted for approval to the City Engineer. The Applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading and drainage plan.
24. Prior to the issuance of grading and building permits, whichever occurs first, the Applicant shall demonstrate, to the satisfaction of the City Engineer, that each of the recommendations contained in the project's preliminary geotechnical investigation and in any supplemental reports as may be prepared by the Applicant's geologist and/or geotechnical engineer have been incorporated into the project's design, development, and operation. The project shall be constructed, operated, and maintained in accordance with those Recommendations and with such additional geologic, geotechnical, seismic, and soils recommendations as may result from such further analyses required or requested and accepted by the City Engineer.
25. 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 Applicant shall also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). 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. 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.

BUILDING AND SAFETY

26. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the latest Building Code and all applicable regulations.
27. The Applicant shall submit Site, Floor, and Elevation Plans that include all Life & Safety and Accessibility requirements as required by the latest Building Code.
28. The Applicant shall submit all required Mechanical, Electrical & Plumbing (MEP) Plans in compliance with the latest Building Code.