



# CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200 • FACSIMILE: 962-4209

MARK A. BRECEDA  
MAYOR

ALBERT F. AMBRIZ  
MAYOR PRO TEM

LARRY G. BURROLA  
COUNCILMEMBER

MANUEL R. GARCIA  
COUNCILMEMBER

H. MANUEL ORTIZ  
COUNCILMEMBER

## AGENDA FOR THE REGULAR MEETING OF THE CITY COUNCIL

### SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY

#### HOUSING AUTHORITY

Please note  
Closed Session  
start time

## OCTOBER 12, 2016

5:30 P.M. - CLOSED SESSION

6:30 P.M. - OPEN SESSION

#### IRWINDALE CITY HALL / COUNCIL CHAMBER

#### CLOSED SESSION – CITY HALL CONFERENCE ROOM REGULAR MEETING – CITY HALL COUNCIL CHAMBER

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

**Americans with Disabilities Act:** In compliance with the ADA, if you need special assistance to participate in a City Council 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 office of the Deputy City Clerk, 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 Council Members, 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 Council Member.

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

*IRWINDALE CITY COUNCIL*



**CLOSED SESSION – 5:30 P.M.**

1. Conference with Legal Counsel – Existing Litigation

Pursuant to California Government Code Section 54956.9

A) Name of Case: USA Waste of California, Inc. v. City of Irwindale, et al.  
Case Number: LASC Case Number KC 066276  
Conflict of Interest: None

B) Name of Case: Manuel Garcia v. City of Irwindale  
Case Number: KC066877  
Conflict of Interest: Breceda and Garcia

2. Conference with Legal Counsel – Threat of Litigation

Threat of Litigation Pursuant to Paragraph (2) of Subdivision (d) of Section 54956.9

Number of cases: One  
Conflict of Interest: None

**ADJOURN**

**OPEN SESSION – 6:30 P.M.**

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. INVOCATION**

**D. ROLL CALL: Councilmembers: Larry G. Burrola, Manuel R. Garcia, H. Manuel Ortiz;  
Mayor Pro Tem Albert F. Ambriz; Mayor Mark A. Breceda**

**E. REPORT FROM CLOSED SESSION**

**F. CHANGES TO THE AGENDA**

- G. COUNCIL MEMBER TRAVEL REPORTS
- H. ANNOUNCEMENTS
- I. INTRODUCTION OF NEW EMPLOYEES/PROMOTIONS
- J. PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

1. Presentation by Metro and Foothill Transit on Measure M

### 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 Council discussion or action on such communications unless 1) the Council by majority vote finds that a catastrophe or emergency exists; or 2) the Council by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Council 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 City Council requests separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar.

##### A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held September 28, 2016

##### B. Warrants/Demands/Payroll

Recommendation: Approve

##### C. Approval of Parcel Map No. 72834 – Nora Avenue ***Conflict of Interest: Breceda and Ortiz***

Recommendation: 1) Approve Parcel Map No. 72834 and authorize the City Clerk, City Treasurer, and the City Engineer to sign the map on behalf of the city; and 2) direct the City Engineer to submit Parcel Map No. 72834 to the Los Angeles County Registrar

Recorder's Office for recordation and return a recorded copy of this Parcel Map to the City Clerk's Office.

D. Declaration of Surplus Property

Recommendation: Determine the equipment items listed in this report be declared surplus property and authorize the City Manager, or his designee, to dispose of the property in accordance with Section 3.44.150 of the Irwindale Municipal Code.

2. **NEW BUSINESS**

A. Update on Compensation and Classification Study (Verbal)

B. Resident Benefit Program – Authorize Staff to Conduct a Test Group Regarding Coordination of Benefits and Analyze the Results

Recommendation: **Adopt Resolution No. 2016-65-2879** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING STAFF TO CONDUCT A TEST GROUP AND ANALYZE THE COORDINATION OF BENEFITS FOR SERVICES RELATED TO THE RESIDENT BENEFIT PROGRAM," reading by title only and waiving further reading thereof.

3. **OLD BUSINESS**

4. **PUBLIC HEARINGS**

A. Tentative Tract Map No. 74042 – A Request by PSIP SN Irwindale, LLC (Applicant) to Subdivide 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 on a Property Located at 4832 - 4910 Azusa Canyon Road ***Conflict of Interest: Ortiz***

Recommendation: Concur with the Planning Commission's recommendation and **adopt Resolution No. 2016-59-2873** adopting an Addendum to a Mitigated Negative Declaration and approving Tentative Tract Map (TTM) No. 74042 subject to the attendant conditions of approval.

B. Site Plan and Design Review Permit No. 01-2016: A Request by PDC LA/SD LLC, a DELLC (Panattoni Development Inc.) to Allow Construction and Operation of a Speculative Industrial Warehouse Building Totaling Approximately 85,400 Square Feet on Property Located at 242 Live Oak Avenue

Recommendation: 1) Concur with the Planning Commission's recommendation and **adopt Resolution No. 2016-60-2874** adopting a Negative Declaration and approving Site Plan & Design Review Permit No. 01-2016 subject to the attendant conditions of

approval and; 2) direct staff to file a Notice of Determination (NOD) in compliance with the California Environmental Quality Act.

5. CITY MANAGER'S REPORT

6. ADJOURN

SUCCESSOR AGENCY TO THE IRWINDALE  
COMMUNITY REDEVELOPMENT AGENCY

A. Report from Closed Session

SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Successor Agency are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

1. CONSENT CALENDAR

A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held September 28, 2016

B. Warrants

Recommendation: None for approval

2. NEW BUSINESS

3. PUBLIC HEARINGS

4. ADJOURN

HOUSING AUTHORITY

A. Report from Closed Session

SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Housing Authority are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

**1. CONSENT CALENDAR**

A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held September 28, 2016

**2. NEW BUSINESS**

**3. PUBLIC HEARINGS**

**4. ADJOURN**

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Deputy City Clerk, certify that I caused the agenda for the regular meeting of the City Council, Irwindale Successor Agency to the Irwindale Community Redevelopment Agency, and Housing Authority, to be held on October 12, 2016 be posted at the City Hall, Library, and Post Office on October 6, 2016.

*Laura M. Nieto, CMC*

Laura M. Nieto, CMC  
Deputy City Clerk

**COUNCIL AGENDA**  
**ITEM 1A1**

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

OCT 12 2016

**SEPTEMBER 28, 2016**  
**WEDNESDAY**  
**6:03 P.M.**

The Irwindale **CITY COUNCIL** met in regular session at the above time and place.

**ROLL CALL:**

Present: Councilmembers Larry G. Burrola, Manuel R. Garcia,  
Mayor Pro Tem Albert F. Ambriz; Mayor Mark A. Breceda

Absent: Councilmember H. Manuel Ortiz

Also present: John Davidson, City Manager; Fred Galante, City Attorney; Anthony Miranda, Police Chief; Eva Carreon, Director of Finance; William Tam, Director of Public Works / City Engineer; Gus Romo, Director of Community Development; Mary Hull, Human Resources Manager, and Armando Hegdahl, Acting Deputy City Clerk

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

At 6:03 p.m., the City Council recessed to Closed Session to discuss the following:

Conference with Legal Counsel – Existing Litigation  
Pursuant to California Government Code Section 54956.9

- 1) Name of Case: USA Waste of California, Inc. v. City of Irwindale  
Case Number: LASC Case Number KC 066276

ACTION: Update provided; no reportable action taken

- 2) Name of Case: Manuel Garcia v. City of Irwindale  
Case Number: KC066877

ACTION: Not discussed

Conference with Real Property Negotiators  
Pursuant to California Government Code Section 54956.8

Property: 15768 Arrow Highway (Shannon Casket)  
Negotiating Parties: Irwindale Industrial Medical Clinic & Successor Agency  
Under Negotiation: Price and terms of sale

ACTION: Item discussed; no reportable action taken (Mayor/Chair Breceda abstained, left the Closed Session room, and did not participate in the discussion).

**RECONVENE IN**  
**OPEN SESSION**

At 6:30 p.m., the City Council reconvened in Open Session.

**CHANGES TO THE  
AGENDA**

CITY MANAGER  
DAVIDSON

City Manager Davidson noted that Item No. 2A on the agenda will be continued to the October 12 meeting. Also, Item No. 4A (Public Hearing) is actually a New Business item and is being moved and renamed as Item No. 2C on the agenda.

CITY ATTORNEY  
GALANTE

City Attorney Galante also advised that a resolution has been prepared and has been added tonight to Agenda Item No. 2B which, if approved, would facilitate the processes with the pertinent property title companies.

**COUNCILMEMBER  
TRAVEL REPORTS**

None.

**ANNOUNCEMENTS**

COUNCILMEMBER  
BURROLA

Councilmember Burrola reported on his attendance at the recent Mexican Independence "MI" Fiesta, and noted the event's success. He also asked whether residents would receive a flyer relating to air quality concerns, to which City Manager Davidson confirmed that the flyers will be mailed out to all residents.

**INTRODUCTION OF  
NEW EMPLOYEES /  
PROMOTIONS**

MOTOR OFFICER  
RUDY CAMPOS

MOTOR OFFICER RUDY CAMPOS

Officer Rudy Campos was recognized as the city's new motorcycle officer.

**PROCLAMATIONS /  
PRESENTATIONS /  
COMMENDATIONS**

CHAMBER OF  
COMMERCE BUSINESS  
OF THE MONTH – AMR

CHAMBER OF COMMERCE BUSINESS OF THE MONTH – AMR

The proclamation was made.

**SPONTANEOUS  
COMMUNICATIONS**

DAVE CARSON

Dave Carson, representing the KARE Youth League, thanked the Council for its support of the new facility the organization is building near Santa Fe Dam.

**CONSENT CALENDAR**

**MOTION**

A motion was made by Councilmember Burrola, seconded by Mayor Pro Tem Ambriz, to approve the Consent Calendar; reading resolutions and ordinances by title only and waiving further reading thereof. The motion was unanimously approved; Councilmember Garcia abstaining on Check No. 60486 – RSM from Item No. 1B, and Councilmember Ortiz absent.

**ITEM NO. 1A**  
**MINUTES**

**MINUTES**

The following minutes were approved:

- 1) Special meeting held September 12, 2016
- 2) Regular meeting held September 14, 2016

**ITEM NO. 1B**  
**WARRANTS / DEMANDS**  
**/ PAYROLL**

**WARRANTS / DEMANDS / PAYROLL**

The warrants / demands / payroll were approved; Councilmember Garcia abstaining on Check No. 60486.

**ITEM NO. 1C**  
**DECLARATION OF**  
**SURPLUS PROPERTY**

**DECLARATION OF SURPLUS PROPERTY**

The equipment listed in the staff report was declared to be surplus property and the City Manager or his designee was authorized to dispose of the property in accordance with Section 3.44.150 of the Irwindale Municipal Code.

**ITEM NO. 1D**  
**APPROVAL OF PLANS**  
**AND SPECIFICATIONS**  
**FOR FEDERALLY**  
**FUNDED PROJECT**  
**FOR INTERSTATE 605**  
**AT LIVE OAK AVENUE**

**APPROVAL OF PLANS AND SPECIFICATIONS FOR FEDERALLY FUNDED PROJECT FOR INTERSTATE 605 AT LIVE OAK AVENUE**

1) The project was approved and was found to be categorically exempt from the provisions of the California Environmental Quality Act; 2) the plans and specifications for the federally funded project at Interstate 605 at Live Oak Avenue were approved; and 3) staff was authorized to proceed with the preparation of the bid package for Caltrans approval and solicit bids for construction of the project.

**ITEM NO. 1E**  
**RESOLUTION**  
**APPROVING DONATION**  
**TO THE CITY OF HOPE**

**RESOLUTION APPROVING DONATION TO THE CITY OF HOPE**

**RESOLUTION NO.**  
**2016-58-2872**  
**ADOPTED**

**Resolution No. 2016-58-2872**, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE FINDING THAT THE PUBLIC PURPOSE WOULD BE SERVED BY THE DONATION TO THE CITY OF HOPE FOR THE**

USE OF A BILLBOARD DISPLAY IN THE CITY OF IRWINDALE  
AND APPROVING THE DONATION THERETO," was adopted.

**END OF CONSENT CALENDAR**

**NEW BUSINESS**

**ITEM NO. 2A** UPDATE ON THE CLASSIFICATION AND COMPENSATION  
UPDATE ON THE STUDY (VERBAL)  
CLASSIFICATION AND  
COMPENSATION STUDY This matter was continued to the City Council meeting of October  
12, 2016.

**ITEM NO. 2B** RELEASE OF REGULATORY AGREEMENT FOR HALLET BOATS  
RELEASE OF / NICK AND SHIRLEY BARRON (Joint Successor Agency Item No.  
REGULATORY 2A)  
AGREEMENT FOR  
HALLET BOATS / NICK  
AND SHIRLEY BARRON

CITY ATTORNEY Galante discussed the staff report.  
GALANTE

MOTION A motion was made by Mayor Pro Tem Ambriz, seconded by  
Councilmember Garcia, to ratify the approval of a Release of  
Regulatory Agreement between the former Irwindale Community  
Redevelopment Agency (ICRA), City, and Nick and Shirley Barron,  
and adopt:

RESOLUTION NO. **Resolution No. 2016-61-2875** (added at the meeting), entitled:  
2016-62-2876  
ADOPTED "A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF IRWINDALE AND SUCCESSOR AGENCY TO THE  
IRWINDALE COMMUNITY REDEVELOPMENT AGENCY  
RATIFYING THE RELEASE OF REGULATORY AGREEMENT  
AND DECLARATION OF COVENANTS AND RESTRICTIONS  
REGARDING PROPERTY AT 4800 RIVERGRADE ROAD,  
IRWINDALE."

COUNCILMEMBER Responding to several questions by Councilmember Burrola, City  
BURROLA Attorney Galante advised that the Barrons are not requesting any  
financial assistance, nor would the city be able to provide them any  
even if they had requested it. They are simply requesting to be  
released from their contract since the company is losing lots of  
money. The Barrons plan to maintain operations at another site in  
Irwindale.

ROLL CALL The above-mentioned motion was unanimously approved;  
Councilmember Ortiz absent.

ITEM NO. 2C  
PURCHASE AND  
SALE AGREEMENT  
FOR ACQUISITION  
AND DEVELOPMENT  
OF THE PROPERTY  
AND EXISTING  
IMPROVEMENTS  
LOCATED AT THE  
15768 ARROW HWY  
SITE

PURCHASE AND SALE AGREEMENT FOR ACQUISITION AND DEVELOPMENT OF THE PROPERTY AND EXISTING IMPROVEMENTS LOCATED AT THE 15768 ARROW HIGHWAY SITE (APN 8417-035-902) (Previously listed as Item No. 4A on the agenda; Joint Successor Agency Item No. 2B)

MAYOR BRECEDA

Mayor Breceda declared a potential conflict of interest on this item, abstained from discussions, and exited the Council Chambers.

MAYOR PRO TEM  
AMBRIZ

Mayor Pro Tem Ambriz resumed the meeting.

DIRECTOR OF  
PLANNING ROMO

Director of Planning Romo discussed the staff report.

RESOLUTION NO.  
SA 2016-42-2856  
ADOPTED

**Resolution No. SA 2016-42-2856**, entitled:

“A RESOLUTION OF THE CITY OF IRWINDALE AS SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT WITH THE IRWINDALE INDUSTRIAL MEDICAL CLINIC FOR ACQUISITION OF THE 15768 ARROW HIGHWAY SITE,” was adopted, and the execution of a Purchase and Sale Agreement and Escrow Instructions (“Purchase and Sale Agreement”, or “PSA”) with the Irwindale Industrial Medical Clinic (“Purchaser” or “IIMC”) for sale and subsequent development of a 13,000 square-foot medical clinic and a restaurant pad at the 2.53 acre site located at 15768 Arrow Highway (“Property”), also known as the former Shannon Casket Property, Property No. 3 in the Successor Agency’s approved Long-Range Property Management Plan (“LRPMP”), was authorized, on the motion of Councilmember Garcia, seconded by Mayor Pro Tem Ambriz, and unanimously approved; Mayor Breceda abstaining and Councilmember Ortiz absent.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

**CITY MANAGER'S  
REPORT**

CITY MANAGER  
DAVIDSON

City Manager Davidson reported that the 626 event has been scheduled for Sunday, March 5, 2017, and that the city has received about \$35,000 in grants to cover expenses.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 6:57 p.m.

---

Laura M. Nieto, CMC  
Deputy City Clerk

# Accounts Payable

## Checks by Date - Summary By Check Number

User: mzepepa  
 Printed: 10/4/2016 - 6:27 PM



Check Number	Vendor No	Vendor Name	Check Date	Check Amount
60522	AMAZON	Amazon	09/22/2016	1,953.35
60523	AMERIFID	American Fidelity Assurance	09/22/2016	4,761.36
60524	CALIFO02	California American Water	09/22/2016	11.63
60525	PERS	California Public Employees Reti	09/22/2016	170,193.12
60526	FRONT01	Frontier Communications	09/22/2016	197.39
60527	GATTO01	Rudy Gatto	09/22/2016	127.45
60528	SOUTHE17	Golden State Water Company	09/22/2016	2,225.64
60529	HIGH03	High Pressure & Steam Cleaning	09/22/2016	600.00
60530	LAKE01	Lake Natoma Inn	09/22/2016	285.00
60531	LEDEZMA	Erica Ledezma	09/22/2016	750.00
60532	LIEBERT	Liebert Cassidy Whitmore	09/22/2016	120.00
60533	LOSANG33	Los Angeles County Flood Contric	09/22/2016	17,595.96
60534	RICOH01	Ricoh USA, Inc	09/22/2016	592.77
60535	RIOHON01	Rio Hondo College	09/22/2016	64.40
60536	SCE02	Southern California Edison	09/22/2016	680.59
60537	STANDA01	Standard Insurance Co. RV	09/22/2016	475.30
60538	STANDA03	Standard Insurance Company	09/22/2016	1,896.90
60539	TONY01	Tony's Auto Body	09/22/2016	2,957.50
60540	VALLEY09	Valley View Mutual Water Co.	VOID 09/22/2016	0.00
60541	ALESHIRE	Aleshire & Wynder, LLP	09/28/2016	152,077.98
60542	ARC03	ARC Document Solutions, Inc.	09/28/2016	200.00
60543	BALLOO	Balloons 'N' More	09/28/2016	20.00
60544	BARAJA02	Raul Barajas	09/28/2016	75.00
60545	BARNEY	Barney's Locksmith Service	09/28/2016	559.33
60546	BAY01	Bayside Graphics	09/28/2016	599.50
60547	BILLST	Bill's Truck Repair, Inc.	09/28/2016	745.79
60548	BRITEW	Brite Works	09/28/2016	7,859.56
60549	CALTRON	Caltronics Business Systems	09/28/2016	15.00
60550	CCAC02	CCAC	09/28/2016	400.00
60551	CDW01	CDW Government	09/28/2016	249.00
60552	CHAVEZ02	Jennie Chavez	09/28/2016	75.00
60553	CINTAS	Cintas Corporation No. 2	09/28/2016	595.06
60554	CITYOF22	City of Glendora	09/28/2016	750.00
60555	CITYOF18	City of Santa Fe Springs	09/28/2016	3,891.92
60556	DELONG	Delong Unlimited	09/28/2016	225.63
60557	DUDEK01	Dudek	09/28/2016	36,756.04
60558	DURAN04	Regina Duran	09/28/2016	300.00
60559	ELITEE	Elite Elevator, Inc.	09/28/2016	350.00
60560	GARVEY	Garvey Equipment Co	09/28/2016	671.24
60561	GOMEZS	Suzanne Gomez	09/28/2016	20.00
60562	HEGDAHLA	Armando Hegdahl	09/28/2016	63.40
60563	HERNAN30	Manuel Hernandez	09/28/2016	75.00
60564	HONEYW01	Honeywell International Inc.	09/28/2016	3,215.00
60565	HIGHPE	HPC Computers, Inc.	09/28/2016	685.61
60566	HUNTIN04	Huntington Beach Honda	09/28/2016	447.58

Check Number	Vendor No	Vendor Name	Check Date	Check Amount
60567	HYATT02	Hyatt Regency Sacramento	09/28/2016	439.40
60568	INTELL01	Intelli-tech, Inc.	09/28/2016	29,796.17
60569	INTELLIC	Intelliccept	09/28/2016	1,195.58
60570	INTERS02	Interstate Batteries	09/28/2016	132.19
60571	IRWIND21	Irwindale Hand Wash & Auto Det	09/28/2016	364.96
60572	IRWIND14	Irwindale Industrial Clinic	09/28/2016	50.00
60573	JCSPLU	JC's Plumbing & Backfolw Svc	09/28/2016	195.00
60574	JOEAGO	Joe A. Gonsalves & Son	09/28/2016	9,500.00
60575	JOHNNY02	Johnny's Pool Service	09/28/2016	145.19
60576	JUSTIRE	Just Tires	09/28/2016	809.10
60577	LANDSC	Landscape Warehouse Inc.	09/28/2016	437.40
60578	LIEBERT	Liebert Cassidy Whitmore	09/28/2016	10,337.05
60579	LAEDC01	Los Angeles County Economic Dc	09/28/2016	2,500.00
60580	MAREZL	Linda S. Marez	09/28/2016	75.00
60581	MARIPO	Mariposa Landscapes, Inc.	09/28/2016	4,667.00
60582	MISSIO	Mission Linen Supply	09/28/2016	339.69
60583	NAPA01	Napa Auto Care - West Covina	09/28/2016	616.38
60584	NAVA03	Candelario Nava	09/28/2016	75.00
60585	OFFICE03	Office Depot	09/28/2016	1,773.27
60586	ORANGE01	Orange County Sheriff's	09/28/2016	70.00
60587	ORTEGA06	Robert Ortega	09/28/2016	75.00
60588	OSORI01	Maria G. Osorio De Ortiz	09/28/2016	75.00
60589	PACIFI13	Pacific Office Products	09/28/2016	811.61
60590	PHASEII	PARS	09/28/2016	1,750.00
60591	PATSTI	Pat's Tire Service	09/28/2016	110.00
60592	PROPRINT	Pro Printing, Inc.	09/28/2016	396.53
60593	PROFOR01	ProForce Law Enforcement	09/28/2016	436.76
60594	PTM01	PTM General Engineering Service	09/28/2016	119,709.60
60595	PARMA01	Public Agency Risk Managers	09/28/2016	150.00
60596	PVPCOM	PVP Communications, Inc.	09/28/2016	267.05
60597	QUINN02	Quinn Company	09/28/2016	6,992.54
60598	ROINETWK	ROI Networks, LLC	09/28/2016	445.00
60599	SANDIE09	San Diego Marriott Marquis	09/28/2016	1,318.52
60600	SCFUELS	SC Fuels	09/28/2016	4,151.80
60601	SUPERI02	Superior Administrators, Inc.	09/28/2016	86,000.00
60602	TETRA01	Tetra Tech BAS Inc.	09/28/2016	82,969.11
60603	NORTHR	The Northridge Group, Inc.	09/28/2016	5,541.66
60604	TRANSC01	TransCore	09/28/2016	26,032.85
60605	USBANK02	U.S. Bank	09/28/2016	3,000.00
60606	WATCH01	Watch Guard	09/28/2016	5,427.00
60607	WESTLD	Westland Group, Inc.	09/28/2016	818.00
60608	LEXISN	LexisNexis Risk Solutions	09/28/2016	153.00
60609	LIEBERT	Liebert Cassidy Whitmore	09/28/2016	7,429.50
60610	LOSANG09	Los Angeles County	09/28/2016	10,427.05
60611	POMONA02	Pomona Valley Hosp Med Ct	09/28/2016	1,666.00
60612	YAMADA01	Yamada Enterprises	09/28/2016	2,735.00
60613	AMERIC34	American Fidelity Assurance Co	09/29/2016	1,739.63
60614	PMIDEN	Delta Dental Insurance Company	09/29/2016	2,032.07
60615	FRANC06	Franchise Tax Board	09/29/2016	250.00
60616	ICEA	Irwindale City Employee Assoc.	09/29/2016	720.00
60617	VISION01	Vision Service Plan - (CA)	09/29/2016	3,807.21
60618	CINTAS	Cintas Corporation No. 2	09/29/2016	164.89
60619	Harvey	Harvey Consulting Group, LLC	09/29/2016	22,163.00
60620	JCSPLU	JC's Plumbing & Backfolw Svc	09/29/2016	78.00
60621	PETTYC05	City of Irwindale Petty Cash	09/29/2016	69.77

Check Number	Vendor No	Vendor Name	Check Date	Check Amount
60622	WILLDAN	Willdan Financial Services	09/29/2016	2,819.75
60623	AGUILA06	Luz Aguilar	09/29/2016	16.00
60624	CINGULAR	AT & T Mobility	09/29/2016	626.55
60625	ATHENS	Athens Services	09/29/2016	13,719.11
60626	Ayala01	Leonor Ayala	09/29/2016	243.73
60627	CHARTE01	Charter Communications	09/29/2016	244.58
60628	CPOA	CPOA	09/29/2016	20.00
60629	FEDEX	FedEx	09/29/2016	69.44
60630	FRONT01	Frontier Communications	09/29/2016	97.48
60631	GALIND02	Ilse Galindo	09/29/2016	15.21
60632	GASCOM	Gas Company, The	09/29/2016	138.20
60633	MR01	Michael Ghilardi	09/29/2016	500.00
60634	GOMEZG	Greg Gomez	09/29/2016	313.00
60635	GUTIER04	Rubi Gutierrez	09/29/2016	480.00
60636	LEVEL01	Level 3 Communications	09/29/2016	1,936.92
60637	LINN01	Linn & Associates	09/29/2016	4,377.50
60638	MCI	MCI	09/29/2016	37.48
60639	MOUNTA02	Mountain Motorsports	09/29/2016	11.52
60640	PETTYC05	City of Irwindale Petty Cash	09/29/2016	631.93
60641	SCE02	Southern California Edison	09/29/2016	1,839.13
60642	SPARKL	Sparkletts Drinking Water	09/29/2016	105.99
60643	TAPIA01	Matthew Tapia	09/29/2016	16.00
60644	VALLEY01	Valley County Water District	09/29/2016	81.77
60645	VARGAS03	Jose Vargas	09/29/2016	313.00
60646	verizonw	Verizon Wireless	09/29/2016	10.19
60647	HYLAND01	Hyland Software, Inc.	10/04/2016	6,918.78
60687	ASCAP01	ASCAP	10/12/2016	336.79
60688	AUTOGR01	Auto-Graphics, Inc.	10/12/2016	272.00
60689	AZUSAP01	Azusa Plumbing Supply	10/12/2016	338.87
60690	BAKER01	Baker & Taylor Books	10/12/2016	1,074.40
60691	CASC01	CASC Engineering & Consulting	10/12/2016	4,205.00
60692	CINTAS	Cintas Corporation No. 2	10/12/2016	181.08
60693	CITYOF22	City of Glendora	10/12/2016	625.00
60694	COUNTY04	County Of Los Angeles	10/12/2016	25,038.17
60695	DEPART06	Department Of Animal Care	10/12/2016	375.98
60696	ENVIRO03	Environmental Impact Sciences	10/12/2016	11,061.75
60697	FAST01	Fastenal Company	10/12/2016	55.09
60698	GOVERN04	Government Consultant Services	10/12/2016	300.00
60699	HENSHA01	Ty Henshaw	10/12/2016	292.00
60700	HONEYW01	Honeywell International Inc.	10/12/2016	1,748.99
60701	INTELL01	Intelli-tech, Inc.	10/12/2016	904.71
60702	INTERV	Inter-Valley Pool Supply	10/12/2016	885.52
60703	INTERS02	Interstate Batteries	10/12/2016	61.89
60704	IRWIND21	Irwindale Hand Wash & Auto Det	10/12/2016	370.84
60705	JUSTIRE	Just Tires	10/12/2016	118.03
60706	KJSERV01	K.J Services Environmental	10/12/2016	794.00
60707	COORYE	Samir M. Khoury	10/12/2016	3,077.50
60708	LEXISN	LexisNexis Risk Solutions	10/12/2016	153.00
60709	LOSANG09	Los Angeles County	10/12/2016	37,784.10
60710	HYATT01	Manchester Grand Hyatt	10/12/2016	846.20
60711	MARIPO	Mariposa Landscapes, Inc.	10/12/2016	391.34
60712	MISSIO	Mission Linen Supply	10/12/2016	245.83
60713	NALEO	Nalco, Inc.	10/12/2016	100.00
60714	NAPA01	Napa Auto Care - West Covina	10/12/2016	2,733.57
60715	OFFICE03	Office Depot	10/12/2016	1,513.23

Check Number	Vendor No	Vendor Name	Check Date	Check Amount
60716	ORKINP	Orkin Pest Control	10/12/2016	360.00
60717	PACIFI13	Pacific Office Products	10/12/2016	16.34
60718	PROPRINT	Pro Printing, Inc.	10/12/2016	77.39
60719	SANDIE09	San Diego Marriott Marquis	10/12/2016	1,318.52
60720	SCFUELS	SC Fuels	10/12/2016	895.22
60721	SHELTE01	ShelterClean, Inc.	10/12/2016	1,400.00
60722	SkyBluep	Sky Blueprint & Supplies, Inc	10/12/2016	116.25
60723	STEVEN05	Steven A. Ormenyi & Assoc.	10/12/2016	2,125.00
60724	VISTA01	Vista Paint Corporation	10/12/2016	284.54
Report Total:				1,017,903.93

# Electronic Payments

September 2016



Reference Number	Vendor Name	Date	Amount
ACH	ICMA	9/1/2016	305.06
ACH	PARS-PT	9/1/2016	887.04
ACH	Nationwide-Roth Cotribution-457 Plan & Trust	9/1/2016	745.00
ACH	Nationwide-457 Plan & Trust	9/1/2016	6,056.00
369	IJPA Lease Revenue Bond-Debt Service	9/6/2016	47,675.00
ACH	Federal Tax	9/7/2016	44,249.52
ACH	EDD	9/7/2016	14,296.28
ACH	CalPERS	9/7/2016	57,364.56
ACH	ICMA	9/15/2016	359.93
ACH	PARS-PT	9/15/2016	611.84
ACH	Nationwide-Roth Cotribution-457 Plan & Trust	9/15/2016	6,056.00
ACH	Nationwide-457 Plan & Trust	9/15/2016	745.00
ACH	Federal Tax	9/21/2016	43,944.75
ACH	EDD	9/21/2016	13,370.55
ACH	CalPERS	9/21/2016	53,103.11
371	Fidelity National Title	9/21/2016	614,586.00
374	PARS-Public Agency Retirement Services	9/29/2016	5,120.00
ACH	ICMA	9/29/2016	305.06
ACH	PARS-PT	9/29/2016	665.84
ACH	Nationwide-Roth Cotribution-457 Plan & Trust	9/29/2016	745.00
ACH	Nationwide-457 Plan & Trust	9/29/2016	6,056.00
Report Total:			917,247.54

CITY OF IRWINDALE  
 PAYROLL WARRANT REGISTER  
 September 2016

Payroll Batch DATE OF ISSUE 9/1/16	427-09-16 DEPARTMENT	AMOUNT
	11 City Council	1,253.10
	13 City Administrative Office	26,846.29
	14 Finance Department	14,125.61
	15 Summer Youth	-
	35 Police Department	157,330.08
	40 Recreation Department	20,181.33
	42 Senior Citizens' Center	8,361.69
	44 Library	8,409.57
	51 Planning	16,193.51
	52 Engineering	49,771.40
		<hr/>
	Gross Payroll	302,472.58
	Required Deductions	(86,615.04)
	Voluntary Deductions	(7,106.06)
		<hr/>
	Net Payroll	208,751.48

Payroll Batch DATE OF ISSUE 9/15/16	410-09-16, 411-09-16 DEPARTMENT	AMOUNT
	11 City Council	5,712.86
	13 City Administrative Office	36,343.14
	14 Finance Department	18,719.89
	15 Summer Youth	-
	35 Police Department	163,527.23
	40 Recreation Department	21,860.14
	42 Senior Citizens' Center	8,080.90
	44 Library	7,815.90
	51 Planning	19,960.12
	52 Engineering	65,053.68
		<hr/>
	Gross Payroll	347,073.86
	Required Deductions	(81,631.59)
	Voluntary Deductions	(7,160.93)
		<hr/>
	Net Payroll	258,281.34

Payroll Batch DATE OF ISSUE 9/29/16	424-09-16 DEPARTMENT	AMOUNT
	11 City Council	1,253.10
	13 City Administrative Office	26,846.29
	14 Finance Department	14,125.61
	15 Summer Youth	-
	35 Police Department	139,590.81
	40 Recreation Department	16,369.27
	42 Senior Citizens' Center	8,237.06
	44 Library	8,485.82
	51 Planning	16,193.52
	52 Engineering	52,855.30
		<hr/>
	Gross Payroll	283,956.78
	Required Deductions	(71,757.18)
	Voluntary Deductions	(7,106.06)
		<hr/>
	Net Payroll	205,093.54

AGENDA REPORT

OCT 12 2016

Date: October 12, 2016  
To: Honorable Mayor and Members of the City Council  
From: John Davidson, City Manager  
Issue: APPROVAL OF PARCEL MAP NO. 72834 – NORA AVENUE

**City Manager's Recommendation:**

It is recommended that the City Council:

- 1) Approve Parcel Map No. 72834 and authorize the City Clerk, City Treasurer and the City Engineer to sign the map on behalf of the City.
- 2) Direct the City Engineer to submit Parcel Map No. 72834 to the Los Angeles County Registrar Recorder's office for recordation and return a recorded copy of this Parcel Map to the City Clerk's office.

**Analysis:**

- 1) On January 13, 2016, the City Council approved Tentative Parcel Map No. 72834 allowing the subdivision of one (1) parcel into three (3) parcels on property located at 4618 Nora Avenue.
- 2) The owner of this parcel, the Irwindale Housing Authority, has agreed to the final conditions of approval for this parcel map, as outlined in Resolution No. 2016-02-2816. The Community Development Department and Fire Department final conditions of approval, which are required for the approval of this parcel map, have been met with the exception of all development related requirements. The required Public Works Department offsite improvements pertaining to this subdivision will be constructed as a part of the Mayans Housing Project during the development of these parcels. These offsite improvements will be listed and identified on the grading plans as a condition of approval and these offsite improvements will need to be completed as part of the final inspection and before the Certificates of Occupancy can be released to the developer. As such, the two required bonds, faithful performance and labor and materials, will not be required for this final map approval process.
- 3) The City's contract surveyor has checked and approved this parcel map for mathematical accuracy, survey analysis, title information and compliance with the State Subdivision Map Act.

- 4) This parcel map is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (Class 32; Infill Land Development) which exempts the division of property in urbanized areas that are less than five (5) acres in size.

Fiscal Impact:  (Initial of CFO) None.

Legal Impact: Approved Electronically by Fred Galante (Initial of Legal Counsel) None.

Contact Person/Prepared By: William K. Tam, Public Works Director/City Engineer  
Phone (626) 430-2212.

  
John Davidson, City Manager

**AGENDA REPORT**

OCT 12 2016

*Date:* October 12, 2016  
*To:* Honorable Mayor and City Council  
*From:* John Davidson, City Manager  
*Issue:* Declaration of Surplus Property

**City Manager's Recommendation:**

Determine the equipment items listed in this report be declared surplus property and authorize the City Manager, or his designee, to dispose of the property in accordance with Section 3.44.150 of the Irwindale Municipal Code.

**Analysis:**

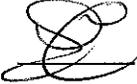
The equipment items listed below are inoperable, obsolete, and no longer suitable for City use. The equipment is occupying storage space and has no potential marketable value. As such, the Purchasing Officer declares the following items to be surplus property:

Barracuda Backup 690; City Asset # 0838  
Fujitsu fi-4340C; City Asset # 0719  
HP Laserjet 5500; City Asset #0690

Section 3.44.150 of the Irwindale Municipal Code requires that items declared by the Purchasing Officer as surplus property be disposed of by a competitive bid process. Given the nominal value of the equipment, the most efficient and cost effective method of securing competitive bids is through a public auction service. A public auction will provide the City with the highest bid and the equipment will be sold in a single, efficient manner.

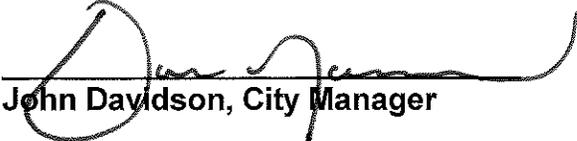
**Fiscal Impact:**

Proceeds from the public auction of this equipment is anticipated to be minimal. Any funds received will be credited to the General Fund.

**Fiscal Impact:**  (Initial of CFO)

**Legal Impact:** approved electronically on 10/6/16 (Initial of Legal Counsel)

**Contact Person:** Eva Carreon, Director of Finance  
Phone: (626) 430-2221

  
John Davidson, City Manager

**AGENDA REPORT**

OCT 12 2016

Date: October 12, 2016

To: Honorable Mayor and Members of the City Council

From: John Davidson, City Manager

Issue: Resident Benefit Program – Authorize Staff to Conduct a Test Group Regarding Coordination of Benefits and Analyze the Results

**City Manager's Recommendation:**

It is recommended that the City Council:

Approve Resolution No. 2016-65-2879, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING STAFF TO CONDUCT A TEST GROUP AND ANALYZE THE COORDINATION OF BENEFITS FOR SERVICES RELATED TO THE RESIDENT BENEFIT PROGRAM," reading by title only and waiving further reading thereof.

**Analysis:**

On September 14, 2016, the City Council was presented with several cost saving measures related to the City's Resident Benefit Program ("Program"). At this meeting, the City Council approved the Client Services Agreement between OptumRx of Wisconsin, LLC and City of Irwindale, and terminated the contract with Superior Administrators. Staff is currently working with OptumRx to electronically transmit the necessary eligible resident data, so that the City may proceed with the termination of the contract with Superior Administrators.

To further explore options to reduce costs with the Program, consistent with the City Council's goal, as well as to address issues raised by representatives of the State Auditor's Office, the City Council may wish to revisit the Coordination of Benefits ("COB") previously suggested by Segal. The COB requires that the participant's private insurance serve as the primary coverage and the City's Program would serve as the secondary coverage. For example, if a participant utilizes their private insurance as the primary for a generic prescription that costs \$100; the private insurance would cover \$90 for the prescription and the participant would be required to pay the \$10 copay. The City's program would then be utilized as the secondary insurance and cover the \$10 copay; resulting in little or no out of pocket expense to the participant. OptumRx has provided staff with the information and format required to implement the COB. This information is currently requested when an applicant applies for their resident identification card; however it is not logged in the City's database system.

At this time, staff is recommending that the Council authorize staff to seek 10 to 20 volunteers who would be willing to participate in a test group. Ideally, these individuals would have different primary insurance coverage so that staff may evaluate the success and issues that may arise in dealing with a variety of prescription coverages. The trial

may need to be conducted for a period of three to four months, to properly workout any concerns. Once the test analysis has been gathered, staff will then make a presentation to the Council to report the findings and to gather input from the Council to determine if it's their desire to implement the COB.

**Fiscal Impact:**  (Initial of CFO)

If the test group analysis proves the COB will be feasible and efficient for the City to administer, it would result in substantial savings to the General Fund after it is implemented.

**Legal Impact:** approved electronically on 10/6/16 (Initial of Legal Counsel)

**Prepared By/Contact Person:** Theresa Olivares, Housing Coordinator  
**Phone:** (626) 430-2294

  
John Davidson, City Manager

Attachment:

1. Resolution 2016-65-2879, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING STAFF TO CONDUCT A TEST GROUP AND ANALYZE THE COORDINATION OF BENEFITS FOR SERVICES RELATED TO THE RESIDENT BENEFIT PROGRAM,"

**RESOLUTION NO. 2016-65-2879**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING STAFF TO CONDUCT A TEST GROUP AND ANALYZE THE COORDINATION OF BENEFITS FOR SERVICES RELATED TO THE RESIDENT BENEFIT PROGRAM**

**WHEREAS**, the City of Irwindale ("City") established a Resident Benefit Program ("Program") in April 1988, including a reduced cost prescription and vision program for the residents of Irwindale; and

**WHEREAS**, the estimated annual cost to provide these benefits in 1988 was \$127,000 and are estimated to be \$960,000 for fiscal year 2016-2017; and

**WHEREAS**, given the City's current financial condition and the continued cost increase of the prescription program, the City contracted with Segal Consulting ("Segal") on August 27, 2014 to assess the current Program and recommend cost saving measures for the Council to consider in order to maintain the Program at a reduced cost; and

**WHEREAS**, on September 14, 2016 the City Council approved Resolution 2016-57-2871, authorizing the City Manager to enter into a contract with OptumRx and terminating service with Superior Administrators; and

**WHEREAS**, Segal has also recommended that staff work with OptumRx to implement coordination of benefits, as an additional cost savings measure; and

**WHEREAS**, the coordination of benefits will involve a test group of approximately 20 eligible residents and will take approximately three to four months to complete, once the eligible residents have been selected and educated on the process. The findings of the test group will then be presented to the Council for direction to staff; and

**NOW, THEREFORE**, the City Council of the City of Irwindale does hereby find and determine as follows:

**SECTION 1.** The City Council authorizes staff to explore Segal's suggested coordination of benefits so that a participant's private insurance serves as the primary coverage, and the City's Program serve as secondary coverage.

**SECTION 2.** The City Council authorizes the City Manager to take the necessary action to conduct the test group analysis, with the understanding that the findings of this analysis will be presented to the City Council upon completion of the trial period.

**SECTION 4.** The Deputy City Clerk shall certify to the passage and adoption of this resolution, and the same shall thereupon take effect and be in force.

**SECTION 5.** The City Manager and/or any authorized officers are hereby authorized to take such actions, perform such acts as may be necessary to implement this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 12<sup>th</sup> day of October 2016.

---

Mark A. Breceda, Mayor

ATTEST

---

Laura M. Nieto  
Deputy City Clerk

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

I, Laura M. Nieto, Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2016-65-2879 was adopted at a regular meeting of the City of Irwindale held on October 12, 2016, by the following vote:

AYES:            Councilmembers:

NOES:            Councilmembers:

ABSENT:         Councilmembers:

ABSTAIN:        Councilmembers:

---

Laura M. Nieto, Deputy City Clerk  
City of Irwindale

# AGENDA REPORT

COUNCIL AGENDA  
ITEM 4A

OCT 12 2016

Date: October 12, 2016

To: Honorable Mayor and Members of the City Council

From: John Davidson, City Manager

Issue: Tentative Tract Map No. 74042; A request by PSIP SN Irwindale, LLC (Applicant) to subdivide 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 on a property located at 4832-4910 Azusa Canyon Road.

## City Manager's Recommendation:

That the City Council concur with the Planning Commission's recommendation and **ADOPT** Resolution No. 2016-59-2873 adopting an Addendum to a Mitigated Negative Declaration and approving Tentative Tract Map (TTM) No. 74042 subject to the attendant conditions of approval.

## Background:

On November 12, 2014 the City Council adopted Resolution No. 2014-47-2707 adopting the Azusa Canyon Industrial Park Mitigated Negative Declaration and approving Site Plan & Design Review Permit No. 02-2014 and TTM No. 72884, subject to conditions. Tentative Tract Map No. 72884 and Site Plan & Design Review Permit No. 02-2014 allowed for the subdivision of a 7.1 gross acre site located at 4832- 4910 Azusa Canyon Road into one lot for condominium purposes and the development of an industrial park comprised of two buildings, each of which contained four (4) industrial condominium units for a total of eight (8) industrial condominiums on the site. 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 condominium units are fully leased.

On May 3, 2016, the Applicant submitted TTM No. 74042 to further subdivide the project site into two lots. Each lot is proposed to contain one building with four airspace condominium units per building for a total of eight (8) airspace industrial condominium units combined within the two buildings on two separate lots. There are no changes proposed 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 from that previously approved through Site Plan & Design Review Permit No. 02-2014. TTM No.

74042 is proposed by the Applicant in order to allow for flexibility in the ultimate sale of the project to industrial users.

On September 29, 2016, the Planning Commission conducted a public hearing for the proposed project and adopted Resolution No. 681(16) recommending that the City Council adopt an Addendum to the Azusa Canyon Industrial Park Final Mitigated Negative Declaration and approve TTM No. 74042 subject to conditions of approval.

The City's Subdivision Ordinance which was revised and adopted by the City Council on September 23, 2015, provides that the Planning Commission is the designated approving body for tentative tract maps and tentative parcel maps (tentative maps) where no other discretionary applications requiring review by the City Council are required for the project. Where tentative maps are submitted for concurrent review with another discretionary application requiring review and approval by the City Council (i.e. Site Plan and Design Review) the City Council may be the designated approving body on the tentative map as well as the other discretionary applications. Since no other discretionary applications accompanied proposed TTM 74042, the Planning Commission was authorized to take final action on the Application, however, the Subdivision Ordinance also provides that the Planning Commission, at its discretion, may refer tentative maps to the City Council for review and final action.

**Analysis:**

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

The existing development contains two buildings with the following general uses:

<b>Building Area</b>	<b>Building 1</b>	<b>Building 2</b>	<b>Total</b>
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
<b>Total Building Area</b>	<b>86,000 sf</b>	<b>86,000 sf</b>	<b>172,000 sf</b>

The Applicant proposes to subdivide the single lot into two lots with each lot containing one building with four condominium unit. 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.

#### **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 from September 9, 2016 through September 29, 2016.

#### **Findings:**

Proposed TTM No. 74042 would create two lots with one building on each lot consistent with Site Plan and Design Review Permit No. 02-2014, approved by the City in November 2014. No changes are proposed to the approved site plan, building design, or number of buildings or condominium units, as approved by the City in November of

2014, and subsequently constructed. 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.

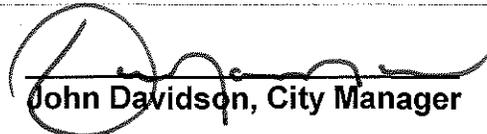
**Conclusion:**

Based upon the findings of fact identified by the Planning Commission in recommending approval of the project, compliance with the Subdivision Map Act and City's Subdivision Ordinance, and Applicant acceptance of the conditions of approval, Staff recommends that the City Council adopt Resolution No. 2016-59-2873 adopting an Addendum to the Azusa Canyon Industrial Park Final Mitigated Negative Declaration and approving TTM No. 74042 subject to conditions.

**Fiscal Impact:**

None. The Project is a private development fully funded by the developer.

<b>Fiscal Impact:</b>  (Initial of CFO)
<b>Legal Impact:</b> <i>Approved electronically on 10/6/16</i> (Initial of Legal Counsel)
<b>Contact Person:</b> Gustavo Romo, Community Development Director 626-430-2206 <a href="mailto:gromo@irwindaleca.gov">gromo@irwindaleca.gov</a> Debby Linn, Project Planner 626-430-2207 <a href="mailto:dlinn@irwindaleca.gov">dlinn@irwindaleca.gov</a>

  
John Davidson, City Manager

**Exhibits:**

- Exhibit A: City Council Resolution No. 2016-59-2873 with Conditions of Approval
- Exhibit B: Addendum to Final Mitigated Negative Declaration
- Exhibit C: Project Plans

**RESOLUTION NO. 2016-59-2873**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING AN ADDENDUM TO THE FINAL AZUSA CANYON INDUSTRIAL PARK MITIGATED NEGATIVE DECLARATION AND APPROVING 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 City Council of the City of Irwindale as follows:

1. The City Council 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 City Council 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 City Council 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, the City Council hereby ADOPTS an Addendum to the Azusa Canyon Industrial Park Final Mitigated Negative Declaration and APPROVES Tentative Tract Map No. 74042 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 Chapter 17 of the Irwindale Municipal Code. The Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".

5. This resolution shall be effective upon adoption.

6. The Deputy City Clerk 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.

PASSED, APPROVED AND ADOPTED this 12<sup>th</sup> day of October 2016.

\_\_\_\_\_  
Mark A. Breceda, Mayor

ATTEST:

\_\_\_\_\_  
Laura M. Nieto, CMC  
Deputy City Clerk

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

I, Laura M. Nieto, Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2016-59-2873 was duly adopted by the City Council of the City

of Irwindale, at a regular meeting held on the 12<sup>th</sup> day of October 2016, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

---

Laura M. Nieto, CMC  
Deputy City Clerk

## EXHIBIT "A"

### CITY COUNCIL RESOLUTION NO. 2016-59-2873

**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 September 13, 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. 02-2014 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 4 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 AVWWA 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. 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 Applicant shall pay for the upgrade of the existing street lighting along the east side of Azusa Canyon Road to 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 Applicant 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 Applicant 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 Applicant to the City per as established by the City Engineer. The Applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
9. The Applicant shall provide at no cost to the City, one mylar print of the recorded 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 lot of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement, which may be in the form of CC&R's shall be subject to the approval of the City Attorney.
11. CC&R's shall be prepared for the tract map and shall be executed and recorded in the Office of the Los Angeles County Recorder as part of the Final Map. The 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, Irwindale, 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 proceeding 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)

## AGENDA REPORT

OCT 12 2016

Date: October 12, 2016

To: Honorable Mayor and Members of the City Council

From: John Davidson, City Manager

Issue: Site Plan & Design Review Permit No. 01-2016: A request by PDC LA/SD LLC, a DELLC (Panattoni Development Inc.) to allow construction and operation of a speculative industrial warehouse building totaling approximately 85,400 square feet on property located at 242 Live Oak Avenue.

### City Manager's Recommendation:

1. That the City Council concur with the Planning Commission's recommendation and **ADOPT Resolution No. 2016-60-2874 adopting a Negative Declaration and approving Site Plan & Design Review Permit No. 01-2016 subject to the attendant conditions of approval; and**
2. **Direct Staff to file a Notice of Determination (NOD) in compliance with the California Environmental Quality Act.**

### Background:

On August 11, 2015 the City entered into a Purchase and Sale Agreement (PSA) with Panattoni Development Inc. (Applicant) for the sale of 242 Live Oak Avenue (project site) for purposes of development by the Applicant of an industrial warehouse facility on the project site. 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. On September 29, 2016, the Planning Commission conducted a public hearing for the proposed project and adopted Resolution No. 684(16) recommending that the City Council adopt a Negative Declaration and approve Site Plan & Design Review Permit No. 01-2016 subject to conditions of approval.

### Property Description and Project Proposal:

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, along with 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.

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)

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 of the proposed building cannot yet be identified; however, Table 2, "Project Summary", 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 the 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 alley adjacent to the project site on the south which is owned by the adjacent property owner to the east. As a condition of approval of the project, approval of a Fire Access Plan by the Fire Department is required to include emergency vehicle access within this alley to serve the southerly side of the proposed building and completion of all improvements to the alley as required by the Fire Department.

### *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. The Applicant has proposed a chain link fence with slats to be constructed along the easterly boundary line. At the September 29, 2016 Planning Commission hearing, the Applicant was directed to revise the project plans for fencing along the easterly property line from chain link to an alternative fencing material such as tubular steel or other decorative fencing design as approved by the Community Development Director. A condition of approval has been included as part of the project requiring final plans to depict an alternative fencing material as approved by the Community Development Director to be constructed along the easterly property line.

*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**

<b>Land Use Category</b>	<b>Parking Code Requirement</b>	<b>Parking Required</b>	<b>Parking Provided</b>
<b>Office 3,000 sq ft</b>	1 space per each 350 gross sq ft. of floor area	8.57	9
<b>Mezzanine 9,600 sq ft</b>	1 space per each 350 gross sq ft of floor area	27.43	28
<b>Warehouse 72,800 sq ft</b>	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
<b>Total</b>		<b>75</b>	<b>76</b>

**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 from September 9, 2016 through September 29, 2016. Staff has not received any public comments on the Draft ND.

**Analysis:**

Before any Site Plan and Design Review Permit is approved, the applicant must show, to the satisfaction of 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 adequate internal circulation with a comprehensive and interconnected system of drive aisles. Ingress and egress to and from 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:**

1. Based upon the findings of fact identified by the Planning Commission in recommending approval of the project, overall project layout and design, project compliance with the City's development and design standards, and applicant acceptance of the conditions of approval, Staff recommends that the City Council adopt Resolution No. 2016-60-2874 adopting a Negative Declaration and approving Site Plan & Design Review Permit No. 01-2016, subject to the attendant conditions of approval, and direct Staff to file a Notice of Determination (NOD) in compliance with the California Environmental Quality Act.

**Fiscal Impact:**

None. The Project is a private development fully funded by the developer.

<b>Fiscal Impact:</b>	 (Initial of CFO)
<b>Legal Impact:</b>	<i>Approved electronically on 10/6/16</i> (Initial of Legal Counsel)
<b>Contact Person:</b>	Gustavo Romo, Community Development Director 626-430-2206 <a href="mailto:gromo@irwindaleca.gov">gromo@irwindaleca.gov</a>  Debby Linn, Project Planner 626-430-2207 <a href="mailto:dlinn@irwindaleca.gov">dlinn@irwindaleca.gov</a>

  
John Davidson, City Manager

**Exhibits:**

- Exhibit A: City Council Resolution No. 2016-60-2874 with Conditions of Approval  
Exhibit B: Draft Negative Declaration (see enclosed CD - download also available at <http://ci.irwindale.ca.us/DocumentCenter/View/1834>)  
Exhibit C: Site Plan, Building, and Landscape Plans; under separate cover

## RESOLUTION NO. 2016-60-2874

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING A NEGATIVE DECLARATION AND APPROVING 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 adopted Resolution No. 684(16) recommending that City Council adopt a Negative Declaration and approve SP & DR 01-2016 subject to conditions.
- (iv) On October 12, 2016, the City Council conducted a duly noticed public hearing, as required by law, on the Application, adopted a Negative Declaration, and conditionally approved the Application at that same meeting subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.
- (v) All legal prerequisites to the adoption of this Resolution have occurred.

### **B. RESOLUTION.**

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

1. The City Council 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 City Council 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 City Council 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 to and from 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. The City Council finds that 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, 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. Based upon these findings, the Lead Agency has prepared a Notice of Determination (NOD) with regard to the subject project. The NOD will be filed with the office of the Registrar-Recorder/County Clerk, County of Los Angeles.

4. Based upon the substantial evidence and conclusions set forth herein above, the City Council hereby ADOPTS a Negative Declaration and APPROVES Site Plan & Development Review Permit (SP&DRP) No. 01-2016 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 Chapter 17 of the Irwindale Municipal Code. The Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".

5. This resolution shall be effective upon adoption.

6. The Deputy City Clerk 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.

PASSED, APPROVED AND ADOPTED this 12<sup>th</sup> day of October 2016.

\_\_\_\_\_  
Mark A. Breceda, Mayor

ATTEST:

\_\_\_\_\_  
Laura M. Nieto, CMC  
Deputy City Clerk

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

I, Laura M. Nieto, Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2016-60-2874 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 12<sup>th</sup> day of October 2016, by the following vote:

AYES:       Councilmembers:

NOES:       Councilmembers:

ABSENT:     Councilmembers:

ABSTAIN:    Councilmembers:

\_\_\_\_\_  
Laura M. Nieto, CMC  
Deputy City Clerk

## EXHIBIT "A"

### CITY COUNCIL RESOLUTION NO. 2016-60-2874

#### Site Plan and Design Review No. 01-2016

**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 terebinthifolius* (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 buildings<sup>1</sup>. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and 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.

---

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

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 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 the issuance of building permits, the Applicant shall obtain approval from the Community Development Director for construction of an alternative fencing design along the easterly boundary of the project site to consist of decorative fencing material or other alternative fencing or wall design. The approved fencing material and design shall be depicted on the plan check plans.

## **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 execute and record with obtain approval 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 building 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 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.

Successor Agency Agenda

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

Item 1A1  
October 12, 2016

**SEPTEMBER 28, 2016**  
**WEDNESDAY**  
**6:03 P.M.**

The Irwindale **SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY** met in regular session at the above time and place.

**ROLL CALL:**

Present: Councilmembers Larry G. Burrola, Manuel R. Garcia, Mayor Pro Tem Albert F. Ambriz; Mayor Mark A. Breceda

Absent: Councilmember H. Manuel Ortiz

Also present: John Davidson, City Manager; Fred Galante, City Attorney; Anthony Miranda, Police Chief; Eva Carreon, Director of Finance; William Tam, Director of Public Works / City Engineer; Gus Romo, Director of Community Development; Mary Hull, Human Resources Manager, and Armando Hegdahl, Acting Deputy City Clerk

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

At 6:03 p.m., the Successor Agency recessed to Closed Session to discuss the following:

**Conference with Real Property Negotiators**

Pursuant to California Government Code Section 54956.8

Property: 15768 Arrow Highway (Shannon Casket)  
Negotiating Parties: Irwindale Industrial Medical Clinic & Successor Agency

Under Negotiation: Price and terms of sale

**ACTION:** Item discussed; no reportable action taken (Mayor/Chair Breceda abstained, left the Closed Session room, and did not participate in the discussion).

**RECONVENE IN**  
**OPEN SESSION**

At 6:57 p.m., the Successor Agency convened in Open Session.

**CHANGES TO THE**  
**AGENDA**

**CITY MANAGER**  
**DAVIDSON**

City Manager Davidson noted that Item No. 3A (Public Hearing) is actually a New Business item and is being moved and renamed as Item No. 2B on the agenda.

**CITY ATTORNEY**  
**GALANTE**

City Attorney Galante also advised that a resolution has been prepared and has been added tonight to Agenda Item No. 2A which, if approved, would facilitate the processes with the pertinent property title companies.

**SPONTANEOUS  
COMMUNICATIONS**

There were no speakers.

**CONSENT CALENDAR**

**MOTION**

A motion was made by Councilmember Burrola, seconded by Mayor Breceda, to approve the Consent Calendar; reading resolutions and ordinances by title only and waiving further reading thereof. The motion was unanimously approved; Councilmember Ortiz absent.

**ITEM NO. 1A1  
MINUTES**

**MINUTES**

The following minutes were approved:

- 1) Regular meeting held September 14, 2016

**ITEM NO. 1B  
WARRANTS**

**WARRANTS**

The warrants were approved.

**END OF CONSENT CALENDAR**

**NEW BUSINESS**

**ITEM NO. 2A  
RELEASE OF  
REGULATORY  
AGREEMENT FOR  
HALLET BOATS / NICK  
AND SHIRLEY BARRON**

**RELEASE OF REGULATORY AGREEMENT FOR HALLET BOATS / NICK AND SHIRLEY BARRON (Joint City Council Item No. 2B)**

**CITY ATTORNEY  
GALANTE**

City Attorney Galante discussed the staff report.

**MOTION**

A motion was made by Mayor Pro Tem Ambriz, seconded by Councilmember Garcia, to ratify the approval of a Release of Regulatory Agreement between the former Irwindale Community Redevelopment Agency (ICRA), City, and Nick and Shirley Barron, and adopt:

**RESOLUTION NO.  
2016-62-2876  
ADOPTED**

**Resolution No. SA 2016-62-2876** (added at the meeting), entitled:

“A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AND SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY RATIFYING THE RELEASE OF REGULATORY AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS REGARDING PROPERTY AT 4800 RIVERGRADE ROAD, IRWINDALE.”

COUNCILMEMBER BURROLA Responding to several questions by Councilmember Burrola, City Attorney Galante advised that the Barrons are not requesting any financial assistance, nor would the city be able to provide them any even if they had requested it. They are simply requesting to be released from their contract since the company is losing lots of money. The Barrons plan to maintain operations at another site in Irwindale.

ROLL CALL The above-mentioned motion was unanimously approved; Councilmember Ortiz absent.

ITEM NO. 2B  
PURCHASE AND SALE AGREEMENT FOR ACQUISITION AND DEVELOPMENT OF THE PROPERTY AND EXISTING IMPROVEMENTS LOCATED AT THE 15768 ARROW HWY SITE PURCHASE AND SALE AGREEMENT FOR ACQUISITION AND DEVELOPMENT OF THE PROPERTY AND EXISTING IMPROVEMENTS LOCATED AT THE 15768 ARROW HIGHWAY SITE (APN 8417-035-902) (Previously listed as Item No. 3A on the agenda; Joint City Council Item No. 2C)

MAYOR BRECEDA Mayor Breceda declared a potential conflict of interest on this item, abstained from discussions, and exited the Council Chambers.

MAYOR PRO TEM AMBRIZ Mayor Pro Tem Ambriz resumed the meeting.

DIRECTOR OF PLANNING ROMO Director of Planning Romo discussed the staff report.

RESOLUTION NO. SA 2016-42-2856 ADOPTED **Resolution No. SA 2016-42-2856**, entitled:

“A RESOLUTION OF THE CITY OF IRWINDALE AS SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT WITH THE IRWINDALE INDUSTRIAL MEDICAL CLINIC FOR ACQUISITION OF THE 15768 ARROW HIGHWAY SITE,” was adopted, and the execution of a Purchase and Sale Agreement and Escrow Instructions (“Purchase and Sale Agreement”, or “PSA”) with the Irwindale Industrial Medical Clinic (“Purchaser” or “IIMC”) for sale and subsequent development of a 13,000 square-foot medical clinic and a restaurant pad at the 2.53 acre site located at 15768 Arrow Highway (“Property”), also known as the former Shannon Casket Property, Property No. 3 in the Successor Agency’s approved Long-Range Property Management Plan (“LRPMP”), was authorized, on the motion of Councilmember Garcia, seconded by Mayor Pro Tem

Ambriz, and unanimously approved; Mayor Breceda abstaining and Councilmember Ortiz absent.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 6:58 p.m.

---

Laura M. Nieto, CMC  
Deputy City Clerk

**HOUSING AGENDA**  
**ITEM 1A1**

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

OCT 12 2016

**SEPTEMBER 28, 2016**  
**WEDNESDAY**  
**6:58 P.M.**

The Irwindale **HOUSING AUTHORITY** met in regular session at the above time and place.

**ROLL CALL:**

Present: Authority Members Larry G. Burrola, Manuel R. Garcia,  
Vice Chair Albert F. Ambriz; Chair Mark A. Breceda

Absent: Authority Member H. Manuel Ortiz

Also present: John Davidson, Executive Director; Fred Galante,  
Authority Attorney; Eva Carreon, Finance Director; Anthony Miranda,  
Chief of Police; William Tam, Director of Public Works / City  
Engineer; Gus Romo, Director of Community Development; Mary  
Hull, Human Resources Manager; and Armando Hegdahl, Acting  
Assistant Authority Secretary

**SPONTANEOUS**  
**COMMUNICATIONS**

There were no speakers.

**CONSENT CALENDAR**

**MOTION**

A motion was made by Vice Chair Ambriz, seconded by Chair Breceda, to approve the Consent Calendar; reading resolutions and ordinances by title only and waiving further reading thereof. The motion was unanimously approved; Authority Member Ortiz absent.

**ITEM NO. 1A1**  
**MINUTES**

**MINUTES**

The following minutes were approved:

- 1) Regular meeting held September 14, 2016

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 7:00 p.m.

---

Laura M. Nieto, CMC  
Assistant Authority Secretary