



CITY OF IRWINDALE

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

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COMMISSIONER

RICHARD
CHICO
COMMISSIONER

LORETTA
CORPIS
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

NOVEMBER 16, 2016

6:30 P.M.

IRWINDALE CITY HALL / COUNCIL CHAMBER

Spontaneous Communications: The public is encouraged to address the Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. The Planning Commission will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The Planning Commission will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may request from staff to investigate and/or schedule certain matters for consideration at a future Commission or City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a Commission meeting or other services offered by this City, please contact City Hall at (626) 430-2200. Assisted listening devices are available at this meeting. Ask the Deputy City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with disabilities. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Planning Department Counter, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).



Code of Ethics

As City of Irwindale Planning Commissioners, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Commissioner.

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

IRWINDALE PLANNING COMMISSION



A. **CALL TO ORDER**

B. **PLEDGE OF ALLEGIANCE**

C. **INVOCATION**

D. **ROLL CALL: Commissioners: Loretta Corpis, Richard Chico, Robert E. Hartman,
Vice-Chair Patricia Gonzales, Chair Arthur R. Tapia**

SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action on such communications unless 1) the Commission by majority vote finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except as stated) participate it is requested that all such communications be made in writing so as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 2 minutes and each subject limited to 6 minutes, unless such time limits are extended.

1. CONSENT CALENDAR

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

A. Minutes

Recommendation: Approve the following minutes:

1. Minutes of September 29, 2016

B. Planning Commission Resolution No. 687(16) Recommending Denial to the City Council of Zone Ordinance Amendment No. 03-2016

C. Planning Commission Resolution No. 689(16) Recommending Denial to the City Council of Site Plan and Design Review (DA) Permit No. 03-2016

2. NEW BUSINESS

A. General Plan Land Use Element Training Session

3. OLD BUSINESS

4. PUBLIC HEARINGS

A. SITE PLAN & DESIGN REVIEW (DA) PERMIT NO. 02-2016; ZONE VARIANCE NO. 02-2016 (GILBERT RUVALCABA – PARKING DESIGN SOLUTIONS)

Request for Approval of a Site Plan and Design Review Permit to Construct a Multi-Level Parking Structure to Support Overflow Parking of an Existing Office Campus and a Zone Variance to Exceed the Maximum Allowable Floor Area Ratio Located at 4900 Rivergrade Road in the M-2 (Heavy Manufacturing) Zone.

Recommendation: *Receive staff presentation, open the public hearing, hear public testimony, and continue the public hearing to the next regularly scheduled meeting of December 21, 2016.*

5. DISCUSSION ITEMS

6. COMMISSIONER COMMENTS

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

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. ADJOURN

AFFIDAVIT OF POSTING

I, Cathy Huicochea, Administrative Secretary, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on November 16, 2016 to be posted at the City Hall, Library, and Post Office on November 10, 2016.

Cathy Huicochea

Cathy Huicochea
Administrative Secretary

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

ROLL CALL:

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

Also present: Gustavo Romo, Director of Community Development; Marilyn Simpson, Principal Planner; Brandi Jones, Associate Planner; Edgar Rojas, Engineering and Mining Manager; Adrian Guerra, Assistant City Attorney; Debby Linn, Contract Planner; Cathy Huicochea, Administrative Secretary

SPONTANEOUS COMMUNICATIONS

There were no Spontaneous Communications to report.

1. CONSENT CALENDAR

A. APPROVAL OF MINUTES

The floor was opened for review of the minutes of August 17, 2016. Commissioner Corpis asked to have the term “to the residents” added at the end of the second paragraph on Page 8. There were no other comments and Commissioner Corpis motioned to approve the minutes as revised.

MOTION: Commissioner Corpis

SECOND: Vice-Chair Gonzales

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

Noes: None

Abstain: None

2. NEW BUSINESS

A. KARE Youth League Annual Development Progress Report

This 4th Annual Development Progress Report for the KARE Youth League Sports Park was presented by Principal Planner Marilyn Simpson. The progress report included:

- Rough grading is complete and the majority of drainage, underground electrical conduit and water lines are in place.
- Large field lights have been installed; a few smaller interior light poles are also in place.
- Topsoil and bleacher pads for the football field and basketball courts are in place.
- Two baseball/softball backstops are up and one dugout is completed.
- Ribbon cutting ceremony has been postponed from January 2017 to August 2017.
- Local companies continue to contribute with gifts in kind. Los Angeles County awarded KARE with a third Proposition “A” grant for \$950,000 to help finance the project. Some project costs have increased and KARE continues with its fundraising efforts.
- KARE is also in the process of submitting plans for a pylon sign for the sports park which will go before the City Council for consideration of approval.

Principal Planner Simpson concluded here presentation and added that KARE’s Development Director was in attendance to share additional information.

Dave Carson, Kare Youth League

Mr. Dave Carson introduced himself and also spoke about the project's activities. He responded to a few inquiries which included discussions on the following issues:

- Security measures for the sports park; The possibility of creating a volunteer program to help with security or bringing in a security guard service for 24-hour security
- Incidents of theft at the project site; Installation of security fencing to help deter intruders; KARE's appreciation of the City's police force and KARE's reliance on the police force to help keep the project site secure.
- Opening Day is scheduled for August 26, 2017 to coincide with football season.
- An invitation was extended to one of KARE's upcoming tours of the sports park.

B. Sign Program – Precision Electric, Inc., 5238 Rivergrade Road, M-2 (Heavy Manufacturing) zone

Associate Planner Brandi Jones introduced the project - a request for new wall signage that exceeds the maximum square footage and letter height as outlined in the Irwindale Gateway Center Design Guidelines (sign program) for the property. She reported that the subject property is located within one of six (6) approved sign programs in the City. Proposed signage to establish signs that vary from provisions of the sign program shall be submitted to the Planning Commission who has the authority to approve signs that depart from specific provisions and constraints in order to:

- Encourage exceptional sign design;
- Accommodate imaginative, unique and otherwise tasteful signage that is deemed to be within the spirit and intent of the guideline;
- Develop an acceptable sign program for the buildings fronting on Live Oak Avenue and Stewart Street; and
- Mitigate problems in the application of the sign plan.

Staff believes the above findings were met and additional information was presented regarding the number of wall signs; the user identification sign; logos; square footage; proposed signage versus the Irwindale Gateway Center sign program and the M-2 zone requirements. Associate Planner Jones concluded the report and stated staff's recommendation is that the Planning Commission approve the proposed sign plan for Precision Electric, Inc., as deviated from the Irwindale Gateway Center Design Guidelines and as shown on the sign plan dated September 21, 2016. The floor was opened for questions for staff and the following was addressed:

- In response to an inquiry by Chair Tapia, Associate Planner Jones replied that staff has not received any comments or inquiries from neighboring businesses. Additionally, public notification is not required for this proposal, not all buildings for this business center have signage, and many businesses in the City do not have signage as their uses do not call for advertising.
- In response to an inquiry by Vice-Chair Gonzales regarding sign dimensions for the nearby Biosense Webster building; Associate Planner Jones replied that they are allowed one (1) square foot of signage per 100 square feet. Their existing sign has not maxed out the amount of square footage they are allowed due to the size of the building.

The floor was opened at this time to allow the applicant to speak on the proposed sign plan.

Frank Hernandez, Precision Electric, 5454 Diaz Street, Irwindale, CA

Project applicant Frank Hernandez introduced himself and reported that the new sign is almost identical to the existing sign on his other building at 5454 Diaz Street. The new sign would be based

on the scale of the building and would be visible to the public. He thanked staff for their assistance and that he has been in compliance with the City's signage requirements.

There was no further discussion and the floor was opened for a motion. Commissioner Chico motioned to accept staff's recommendation to approve the sign plan as proposed for the subject property at 5238 Rivergrade Road.

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

3. OLD BUSINESS

There were no Old Business items to report.

4. PUBLIC HEARINGS

A. MODIFICATION NO. 02-2015 TO CONDITIONAL USE PERMIT NO. 70-3; SITE PLAN AND DESIGN REVIEW (AA) PERMIT NO. 07-2016 (ALEX CUEVAS – AGC DESIGN CONCEPT, INC.), 16000 Foothill Boulevard in the M-2 (Heavy Manufacturing) Zone

Associate Planner Brandi Jones introduced the project and reported that this is a request to modify an existing Conditional Use Permit (CUP) to install two new fuel dispensers and a recommendation of approval of a Site Plan and Design Review Permit for a canopy expansion at an existing gas station. The following details of the proposed project were presented:

- An overview of past entitlement approvals for the subject site was given;
- Additional fuel dispensers will alleviate overcrowding conditions due to the location's high demand and will be redesigned to remove an existing mansard roof;
- A specific condition of approval is being proposed to limit fuel deliveries to off peak late night and early morning hours;
- Six (6) fuel dispensers will be installed on northern side of the fuel pump canopy and will be expanded an additional 960 square feet.

Associate Planner Jones stated that the Site Plan and Design Review request only requires administrative approval by the Community Development Director. However, since the request was submitted with a Conditional Use Permit application, the Community Development Director requested that the Planning Commission be the final approving body for both requests. It was reported that Item No. B on Page 23 of the staff report references Arrow Highway but should actually be Foothill Boulevard. There was also a recommendation by the Public Works Director to revise Public Works Condition of Approval No. C.9. The revision is included in the Conditions of Approval and if acceptable to the Planning Commission it will remain as is. The condition reads as follows: *"Fuel delivery trucks shall not block traffic on Irwindale Avenue or Foothill Boulevard. Hours of fuel delivery shall be restricted to night time only (9:00 PM to 5:00 AM Monday through Friday)."*

Associate Planner Jones concluded her report and stated staff's recommendation was that the Planning Commission adopt Resolution No. 685(16) approving Modification No. 02-2015 to Conditional Use Permit No. 70-3 and to adopt Resolution No. 686(16) approving Site Plan and Design Review (AA) No. 07-2016 subject to the stated Conditions of Approval. The floor was opened for inquiries and the following issues were discussed:

- In response to an inquiry by Commissioner Corpis, staff confirmed that the reference to Arrow Highway in Public Works Condition of Approval No. C.5 (Page 31) is incorrect and will be changed to Foothill Boulevard.
- In response to an inquiry by Chair Tapia, staff replied there are currently no open code enforcement cases for the subject property.

There were no further inquiries and the public hearing was opened.

Alex Cuevas - AGC Design Concept, Inc., 28524 Constellation Road, Valencia, CA 91355

Project representative Alex Cuevas introduced himself and confirmed the applicant should have no objection to the revisions. Although there were no questions for Mr. Cuevas, comments were shared by Chair Tapia commending the business owner and the employees for being courteous and helpful. He was also pleased with the appearance of the site, which is kept neat and clean.

There was no further public input and the public hearing was closed. No further discussions were held and the floor was opened for a motion. Commissioner Chico motioned to accept staff's recommendation to adopt Resolution No. 685(16) approving Modification No. 02-2015 to Conditional Use Permit No. 70-3 with revised Conditions of Approval and Resolution No. 686(16) approving Site Plan and Design Review (AA) Permit No. 07-2016.

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

B. TENTATIVE TRACT MAP NO. 74042 (PSIP SN Irwindale, LLC), 4832-4910 Azusa Canyon Road in the M-1 (Light Manufacturing) Zone

Contract Planner Debby Linn introduced the project and reported that this is a request for a Tentative Tract Map to subdivide an existing one lot industrial condominium business park with two 86,000 square-foot buildings into two lots with one 86,000 square-foot building on each lot. The following details for the proposed project were presented:

- Proposal is to subdivide the single lot into two lots, with each lot containing one (1) building and each building containing four (4) industrial condominium units.
- Proposed subdivision will give the applicant greater flexibility and enable the sale of each lot separately with a four (4) unit cluster on each lot.
- Existing project is currently developed with a total of 102 parking spaces and 13 loading docks and the total lot coverage for the project site is roughly 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, the applicant will be required to prepare and record a reciprocal access agreement giving users access through the driveway to their units.
- Pursuant to CEQA Guidelines, an Addendum to the Final MND is required due to changes in the project description. These changes are considered minimal and none of the Conditions of Approval call for the preparation of a supplemental MND.
- The addendum was made available for public review beginning September 9, 2016. As of the date of the meeting, staff has not received any comments, written or oral.
- No changes will be made to the project site plan, project architecture, number of buildings or condominium units to be constructed, or use of the site.

- All applicable and relevant mitigation measures for the Final MND that were adopted by the City Council on November 12, 2014 will continue to apply to the project.

Contract Planner Linn concluded her report and stated staff's recommendation was that the Planning Commission adopt Resolution No. 681(16) recommending that the City Council adopt the proposed Addendum to the Azusa Canyon Industrial Park Final MND and approve Tentative Tract Map No. 74042 subject to the stated Conditions of Approval. The floor was opened for inquiries and the following issues were discussed:

- In response to an inquiry by Chair Tapia, staff replied that the City Council's action on November 12, 2014 was an approval to create a legal lot for the condominium project.
- In response to an inquiry by Chair Tapia on whether any existing occupants own any part of the lot to be subdivided or any of the condominiums, staff replied that the original developer owns the one lot and all the industrial condominiums, which are currently being leased. Staff added that although the staff report indicates the condominiums have been sold, they actually have not and are all currently being leased.
- Chair Tapia commented on staff's findings for Item No. E on Page 43, which states that *"The design of the subdivision or proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat."* He had found no evidence of proposed improvements as part of this request and asked how it fits in with staff's analysis. Staff replied that this finding actually refers to existing improvements on the site and even though it is not an improvement, a new reciprocal access agreement will be recorded which is consistent with staff's finding.
- In response to an inquiry by Chair Tapia, staff confirmed that Covenants, Conditions and Restrictions (CC&Rs) will be associated with the proposed subdivision.

There were no further inquiries and the public hearing was opened.

Karl Riemer - DCA Civil Engineering Group, Inc., 17625 Crenshaw Blvd., Torrance, CA 90504

Applicant representative Karl Riemer introduced himself and thanked staff for their work and assistance on the project. He stated that the applicant has accepted the Conditions of Approval and was available for questions.

- In response to an inquiry by Chair Tapia, Director Romo replied that the Conditions of Approval for this request only applies to the proposed subdivision. All other conditions that have not been altered by the proposed subdivision will still apply to the development.

There was no further public input and the public hearing was closed.

Assistant City Attorney Guerra informed staff that the only reference he found to CC&Rs was in Public Works Condition of Approval No. 10, with the last sentence reading as follows: *"Such agreement and any CC&Rs shall be subject to the approval of the City Attorney."* The condition did not specify that CC&Rs shall actually be required and proposed new language stating that *"CC&Rs shall be required."* He also referenced existing language in the last sentence which states *"any CCRs"* and proposed it be changed to *"the CC&Rs"*. Mr. Riemer agreed and accepted the proposed modifications.

No further discussions were held and the floor was opened for a motion. Commissioner Hartman motioned to accept staff's recommendation to adopt Resolution No. 681(16) recommending that the City Council adopt the Addendum to the Azusa Canyon Industrial Park Final MND and to approve Tentative Tract Map No. 74042 with revised Conditions of Approval.

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

C. SITE PLAN AND DESIGN REVIEW (DA) PERMIT NO. 01-2016 (PDC LA/SD LLC), 242 Live Oak Avenue in the M-2 (Heavy Manufacturing) Zone

Contract Planner Debby Linn introduced the project and reported that this is a request for a Site Plan and Design Review Permit for the development of an 84,500 square foot industrial warehouse facility. The following details of the proposed project were presented:

- Proposed project is the development of a speculative industrial warehouse building comprised of warehouse space, ancillary office, and mezzanine areas.
- Project site currently has vacant buildings and a cell tower with associated facilities and enclosure on site; both the cell tower and enclosure will be retained in place.
- Major arterial roadways surrounding and adjacent to the project site include Live Oak Avenue, Longden Avenue and Myrtle Avenue and all three are designated truck routes.
- A memorial honoring a fallen police officer is near the site and is proposed to be relocated to a landscaped buffer area in the setback adjacent to its existing location. It will be more visible to vehicular traffic and will be subject to final determination by the City Engineer.
- Access to and from the project site will be provided via two driveway entrances: one entrance on the westerly end of the site and the other on the easterly end. The east driveway will only allow access to trucks and the west driveway will allow access to automobiles and non-truck vehicles.
- Directional movements to and from the project site were presented.
- Emergency vehicles will be allowed to utilize two access points and will also have access through the southerly portion via a privately owned alley adjacent to the project site.
- As a Condition of Approval the applicant will be required to record an easement on behalf of the City allowing emergency vehicles permanent access through the use of the alley. The applicant will likely be required to perform improvements to the alley per Fire Dept. standards.
- Proposed screening of the project site is consistent with the City's Zoning Code. Through the use of screen walls and the enclosure of all operations within the building, staff recommended tubular steel fencing along the southerly boundary of the project site.
- The applicant is proposing a chain link fence with slats along the easterly boundary. Staff feels chain link is inappropriate and recommended that the Planning Commission direct the applicant to revise the project plans prior to submittal to the City Council to depict tubular steel or other decorative enclosure along the easterly boundary. A Condition of Approval is also included requiring that the applicant revise the site plans and reflect the change in fencing.
- Details were presented on the proposed landscape plan and it was also noted that the landscaping and project screening complies with the Zoning Code.
- The project design complies with the City's Commercial and Industrial Design Guidelines and with Zoning Code requirements for height, landscaping, parking and intensity of use.
- Pursuant to CEQA Guidelines, an Initial Study was prepared and found that the project will not have a significant effect on the environment. As such, a draft Negative Declaration was prepared and made available for public comment from September 9th through September 29th. As of the date of the staff report, no public comments have been received in response to the Draft Negative Declaration.

Contract Planner Linn concluded her report and stated staff's recommendation is that the Planning Commission adopt Resolution No. 684(16) recommending that the City Council adopt a Negative Declaration and approve Site Plan and Design Review (DA) Permit No. 01-2016 subject to the stated Conditions of Approval. The floor was opened for inquiries and the following issues were discussed:

- Chair Tapia asked if the fallen police officer's family and sheriff's department have been notified of the memorial's relocation. Staff replied that Police Chief Miranda will be coordinating the effort and has been in close contact with the officer's family. A Condition of Approval has also been carefully prepared to ensure the family is pleased.
- Chair Tapia referenced Page 63 pertaining to building height which states that the M-2 zone does not establish a maximum building height limitation. He read the Zoning Code and found that there is, however, a limitation for the M-1 zone. It also stated for the M-2 zone that any use permitted in the M-1 zone is also permitted in the M-2 zone subject to the same limitations and restrictions. His interpretation from this is that the 35-foot maximum height for the M-1 zone would also apply to the M-2 zone. Staff explained the intent of that Zoning Code provision is meant specifically for land use and does not apply to development standards. The limitations and restrictions specified actually apply to permitted uses, those uses requiring a CUP and the types of operations that might be allowed for a use. Director Romo added it is staff's belief that building height standards should be specifically identified for the M-2 zone and shall be included as part of the Zoning Code Update. Throughout the years staff's interpretation is there is no height restriction for the M-2 zone and has taken and continued with that interpretation.
- In response to an inquiry by Chair Tapia on the mezzanine area, staff replied it will be a partial but not fully developed second floor and is intended for office use. In addition, the applicant will still be limited by a floor area ratio in terms of the number of stories and amount of area they will have. Staff also noted that the proposed height is 40 feet, 8 inches with architectural projections and 40 feet without architectural projections.
- In response to an inquiry by Chair Tapia regarding zoning for the Southern California Edison parking structure on Irwindale Avenue near the 1-210 freeway, staff replied that the structure is within an M-2 zone. Chair Tapia recalled that the Planning Commission had issues with the parking structure's height and were told at the time that height restrictions in the L.A. County Building Code superseded the Zoning Code restrictions. Staff offered to check this and also clarified that L.A. County Building Code height restrictions will not apply to the proposed development.

There were no further inquiries and the public hearing was opened.

Mark Payne – PDC LA/SD LLC, 20411 Southwest Birch Street, Newport Beach, CA 92660

Project representative Mark Payne introduced himself and spoke about the memorial and issues raised on the chain link fencing. He explained the plan is to install chain link with slats against the internal property line which will not be visible to the public. The developer was against tubular steel because it does not include slats. He added that for interior properties the intent is to insulate developments from other areas and this is when chain link with slats is most commonly used. In response to an inquiry by Commissioner Corpis regarding cost, Mr. Payne replied that chain link is a less expensive option. He added that where areas can be seen by the public is when concrete or decorative block walls are used to match buildings.

There was no additional public input and the public hearing was closed. The floor was opened for further discussion and the following issues were discussed:

- In response to an inquiry by Commissioner Chico, Director Romo replied staff's position is that new developments should be constructed with quality materials. Staff felt chain link is not considered a quality material for a brand new development and tends to deteriorate over time. The preference is a decorative block wall but taking into account the applicant's concern for costs, staff would be compromising by not having tubular steel.
- Chair Tapia suggested fencing that is tubular in effect with the steel bars situated at an angle. He felt it would cover more area and still allow light in. It would serve the same purpose as tubular steel and would be more attractive than chain link fencing.
- Commissioner Chico emphasized that the neighboring property owner would in effect benefit from something the applicant is paying for and felt it was a bit unfair to have a concrete or decorative wall that the neighbor will not be responsible for financially.
- Chair Tapia suggested that quality fencing should be considered. It would ensure that in the future developers would be required to adhere to the same quality fencing instead of chain link. The intent is to prevent chain link fencing from being an option in the future. Director Romo replied that with other developments such as the Arrow Highway project, instead of a concrete block wall there was the option for a panel type of concrete wall which is less costly and staff would be open to this.
- Commissioner Chico asked if the fencing could be approved subject to Planning Director approval with the applicant potentially agreeing to something other than chain link. Assistant City Attorney Guerra replied with the reminder that the project is being proposed as a recommendation to the City Council and not final on the Planning Commission level. He suggested one option could be a Condition of Approval requiring the installation of a type of fencing or wall within the easterly boundary that would be subject to the Planning Director's review and approval.
- Staff pointed out that Community Development Condition No. 25 can be modified to depict alternative decorating fencing instead of depicting tubular steel fencing. In response, Assistant City Attorney Guerra suggested adding the following language at the end of the condition: *"or such other alternative wall or fence design as approved by the Community Development Director."* Mr. Payne had no objection and was acceptable to the proposed modification.

No further discussions were held and the floor was opened for a motion. Commissioner Chico motioned to accept staff's recommendation to adopt Resolution No. 684(16) recommending that the City Council adopt a Negative Declaration and approve Site Plan and Design Review Permit No. 01-2016 with revised Conditions of Approval.

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

5. DISCUSSION ITEMS

There were no items to report.

6. COMMISSIONER COMMENTS

Commissioner Chico:

- Shared that he recently discussed with Director Romo the City's posting requirements for projects. He knew of another city with a requirement for posting physical signs on properties and is meant to inform the public of an action that will be taken on a given piece of property. The signs are clearly worded and are approximately four (4) feet by eight (8) feet. He suggested having the Planning Commission make a recommendation to the City Council that it become a requirement for City projects. Assistant City Attorney Guerra replied now that the Zoning Code Update is in process this type of public notification can be added within the code section for the public notification process. Director Romo added there are alternative methods of notification, and posting signs is an option that can be incorporated as a new requirement.

Vice-Chair Gonzales:

- Commented that the church next to her residence generates a lot of noise at night and sometimes as late as 3:00 am. Staff was asked to look into the matter and find out if a time limitation exists for ceasing activities. Staff replied they will look into the matter and follow up with the Police Department. The City's noise ordinance would also apply and can be enforced.
- Commented that the previous night some type of incident occurred on Irwindale Avenue near Peppertree Lane and asked if staff was aware of what happened. She noted that Irwindale Avenue was closed to traffic for about an hour and diverted through Tapia Street and up Fourth Street to Arrow Highway. Staff replied they were unaware of any incident and will follow up with the Police Department.

Commissioner Hartman:

- Commented that the southernmost part of the meandering sidewalk that runs along the business park across from City Hall looks very bad and needs to be cleaned up. There is also graffiti on a fence post along the sidewalk. The bridge crossing over Cypress Street west of Irwindale Avenue is also full of graffiti on the north side of the bridge. There is also a large tree stump lying in the access road near the bridge that has been there for some time and needs to be removed. Engineering and Mining Manager Edgar Rojas replied that Public Works staff will look into these issues and come back with an update.

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

There were no items to report by the City Manager's office or by Legal Counsel.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Romo gave a report on the following items:

- **Transit Oriented Development (TOD) Specific Plan.** Details were shared regarding the TOD Specific Plan grant process, the number of proposals that have been received and pending interviews with the most qualified firms. There are also plans to hold a kickoff meeting in the future and a public outreach to residents and the business community. The grant process is expected to be completed within two years. Community Development staff has been involved with the process and will be working together with the chosen firm.

- **626 Golden Streets Event.** Details were also shared regarding this event which has been rescheduled to March 5, 2017, and will coincide with celebrating the first anniversary of the Irwindale Gold Line Station. Information was shared regarding event activities from the Irwindale Hub, funding by Metro and sponsorship donations. Meetings with the internal committee will also begin soon.

9. ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:49 pm.

Chair Arthur R. Tapia

ATTEST:

Cathy Huicochea, Administrative Secretary

Approved as presented at the meeting held November 16, 2016.



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



Agenda Item No. 1-B

Date: November 16, 2016

To: Honorable Chair and Members of the Planning Commission

From: Gustavo Romo, Community Development Director

Project Planner: Marilyn Simpson, AICP, Principal Planner

Subject: Zone Ordinance Amendment No. 03-2016

SUMMARY:

On October 19, 2016, this project was scheduled for a noticed public hearing before the Planning Commission with a staff recommendation to recommend approval to the City Council. The project entails a Zone Ordinance Amendment (ZOA) to amend Section 17.70.010 of the Irwindale Municipal Code (IMC) and Section 4.2 of the Commercial and Industrial Design Guidelines to add an exemption for temporary pre-fabricated structures for public agencies and utility companies. The Planning Commission disagreed with staff's recommendation and voted to recommend denial. Therefore, staff was directed to prepare a resolution for denial and present the resolution at the next regularly scheduled Planning Commission meeting for adoption. (Attachment 1).

Concurrent with the ZOA request, the applicant, John Kao for Southern California Edison, submitted a separate application, Site Plan and Design Review (DA) No. 03-2016, for the removal of two existing modular buildings and the installation of three prefabricated modular buildings at the Rio Hondo Substation yard located at 13570 E. Live Oak Avenue. The original modular buildings were installed prior to the adoption of the Design Guidelines. When it was determined that the new prefabricated buildings would fall under the requirements in the Design Guidelines, the applicant requested an exemption from the architectural guidelines. The Planning Commission voted to recommend denial of this item and directed staff to prepare a resolution of denial as well. A separate resolution will be presented to the Planning Commission for Site Plan and Design Review (DA) No. 03-2016.

The project was properly noticed for a public hearing at the October 19, 2016 Planning Commission meeting and does not require further public notice for this action.

ATTACHMENT:

1. PC Resolution No. 687(16)

Resolution No. 687(16)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING TO THE CITY COUNCIL DENIAL OF ZONE ORDINANCE AMENDMENT NO. 03-2016 TO AMEND SECTION 17.70.010 OF THE IRWINDALE MUNICIPAL CODE AND SECTION 4.2 OF THE IRWINDALE COMMERCIAL AND INDUSTRIAL DESIGN GUIDELINES TO ADD AN EXEMPTION FOR TEMPORARY PRE-FABRICATED STRUCTURES FOR PUBLIC AGENCIES AND UTILITY COMPANIES

A. RECITALS.

WHEREAS, John Kao for Southern California Edison, One Innovation Way, Pomona, CA 91786, the Applicant, has made a request to amend Section 17.70.010 - Zone Ordinance Amendment No. 03-2016 (ZOA 03-2016) (“Amendment”) to provide an exemption to the Site Plan and Design Review Permit and Commercial and Industrial Design Guidelines for temporary pre-fabricated structures for public agencies and utility companies; and

WHEREAS, this Zone Ordinance Amendment is accompanied by a separate proposal from the Applicant, Site Plan and Design Review (DA) No. 03-2016, to replace and install new temporary modular office trailers for Southern California Edison; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing, as required by law, on Site Plan and Design Review (DA) No. 03-2016, closed the public hearing, and directed staff to prepare a resolution for a recommendation of denial to the City Council and present the resolution at the next regularly scheduled Planning Commission meeting for adoption, and

WHEREAS, the Planning Commission conducted a duly noticed public hearing, as required by law, on October 19, 2016 to consider Zone Ordinance Amendment No. 03-2016, closed the public hearing, and directed staff to prepare a resolution for a recommendation of denial to the City Council and present the resolution at the next regularly scheduled Planning Commission meeting for adoption; and

WHEREAS, all documents and other materials constituting the record for this matter, upon which the Planning Commission’s decision and its findings are based, are located at the Community Development Department of the City of Irwindale, 5050 N. Irwindale Ave., Irwindale, CA 91706.

B. RESOLUTION.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF IRWINDALE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission does hereby recommend to the City Council denial of Zone Ordinance Amendment No. 03-2016 to amend Zoning Code Section 17.70.010 and the Commercial and Industrial Design Guidelines regarding exemptions to the Commercial and Industrial Design Guidelines to exempt temporary pre-fabricated structures for public agencies and utility companies; and

SECTION 2. Pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA guidelines, it has been determined that the proposed amendment is exempt under Section 15061 (b)(3) of the CEQA Guidelines in that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, that activity is not subject to CEQA.

SECTION 3. The Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 16th day of November 2016.

Chair

ATTEST:

Secretary

I, Gustavo Romo, Director of Planning and Community Development of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 16th day of November 2016, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary



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



Agenda Item No. 1-C

Date: November 16, 2016

To: Honorable Chair and Members of the Planning Commission

From: Gustavo Romo, Community Development Director

Project Planner: Brandi Jones, Associate Planner

Subject: Site Plan and Design Review (DA) No. 03-2016

SUMMARY:

On October 19, 2016, this project was scheduled for a noticed public hearing before the Planning Commission with a staff recommendation to recommend approval to the City Council. The project entails the replacement and installation of new modular office trailers for Southern California Edison (SCE) with a request to exempt the trailers from the City's Commercial and Industrial Guidelines subject to the City's separate approval of an amendment to the Design Guidelines. The Planning Commission disagreed with staff's recommendation and voted to recommend denial. Therefore, staff was directed to prepare a resolution for denial and present the resolution at the next regularly scheduled Planning Commission meeting for adoption (Attachment 1).

Concurrent with the SP&DR request, the applicant, John Kao for Southern California Edison, submitted a separate application, Zone Ordinance Amendment No. 03-2016, to amend Section 17.70.010 of the Irwindale Municipal Code (IMC) and Section 4.2 of the Commercial and Industrial Design Guidelines to add an exemption for temporary pre-fabricated structures for public agencies and utility companies. Although the SP&DR application was specific to 13570 Live Oak Avenue, the ZOA would be effective city-wide. The Planning Commission voted to recommend denial of this item and directed staff to prepare a resolution of denial as well. A separate resolution will be presented to the Planning Commission for Zone Ordinance Amendment No. 03-2016.

The project was properly noticed for a public hearing at the October 19, 2016 Planning Commission meeting and does not require further public notice for this action.

ATTACHMENT:

1. PC Resolution No. 689(16)

RESOLUTION NO. 689(16)

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF IRWINDALE DENIAL OF SITE PLAN AND DESIGN REVIEW (DA) PERMIT NO. 03-2016 FOR THE REPLACEMENT AND INSTALLATION OF NEW MODULAR OFFICE TRAILERS FOR SOUTHERN CALIFORNIA EDISON (SCE) LOCATED AT 13570 LIVE OAK AVENUE, IRWINDALE IN THE M-2 (HEAVY MANUFACTURING) ZONE, BASED ON FAILURE TO MEET THE CITY'S COMMERCIAL AND INDUSTRIAL DESIGN GUIDELINES AND MAKING FINDINGS OF DENIAL

A. RECITALS.

- (i) John Kao of Southern California Edison, applicant, of One Innovation Way, Pomona, CA 91768, has made a request for a Site Plan and Design Review (DA) pursuant to Chapter 17.70 of the Irwindale Municipal Code (IMC), to allow for the replacement and installation of new modular office trailers for Southern California Edison (SCE) located at 13570 Live Oak Avenue without complying with the City's Commercial and Industrial Design Guidelines.
- (ii) The Subject Property is zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject Site Plan and Design Review (DA) shall be referred to as the "Application."
- (iii) On October 16, 2016, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, closed the public hearing and directed staff to prepare a resolution for a recommendation of denial to the City Council and present the resolution at the next regularly scheduled Planning Commission meeting for adoption, which would detail the specific Conditions under which the Application was denied.
- (iv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and site plans, this Planning Commission hereby specifically finds as follows:
 - a. The proposed project is not in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the City.

The proposed project is for the installation of modular office trailers on the site of an existing substation and maintenance yard for. Although the site has a General Plan designation of Industrial/Business Park and is zoned M-2 (Heavy Manufacturing), the

proposed modular office trailers do not comply with the City's Commercial and Industrial Design Guidelines.

- b. The proposed project is in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner's participation agreement or disposition and development agreement.

The proposed project would have been in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner's participation agreement or disposition and development agreement, but this finding is no longer applicable due to the dissolution of the redevelopment by the State of California, effective February 1, 2012. This finding will be removed in a future comprehensive zoning code update.

- c. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:

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

The proposed project is served by existing improved roadways and utilities. The proposed development does not require the construction or installation of additional public improvements to serve the project. Ingress and egress for the project site are provided via multiple driveways off of Graham Road. No expansion of existing roadways or construction of additional roadways will be required for the operation of this project.

Although the proposed project complies with all City Zoning Code requirements for setback, building height, signs, mechanical and utility service equipment, landscaping, parking and intensity of use, the proposed modular office trailers do not comply with the City's Commercial and Industrial Design Guidelines.

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

This proposal is inconsistent with the Commercial and Industrial Design Guidelines. The request was being processed concurrently with a Zone Ordinance Amendment to modify the existing Commercial and Industrial Design Guidelines to allow for

exemptions for public agencies and utility companies, which has been recommended to the City Council for denial.

3. The City, as the Lead Agency, determined that the project as proposed is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3; New Construction or Conversion of Small Structures), which exempts the construction and location of limited numbers of new, small facilities or structures.

4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council deny the Application.

5. The Secretary shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 16th day of November 2016.

Chairman

ATTEST:

Secretary

I, Gus Romo, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 16th day of November 2016, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary



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



Date: November 16, 2016 **Agenda Item No. 4-A**

To: Honorable Chair and Members of the Planning Commission

From: Gustavo Romo, Community Development Director

Project Planner: Brandi Jones, Associate Planner

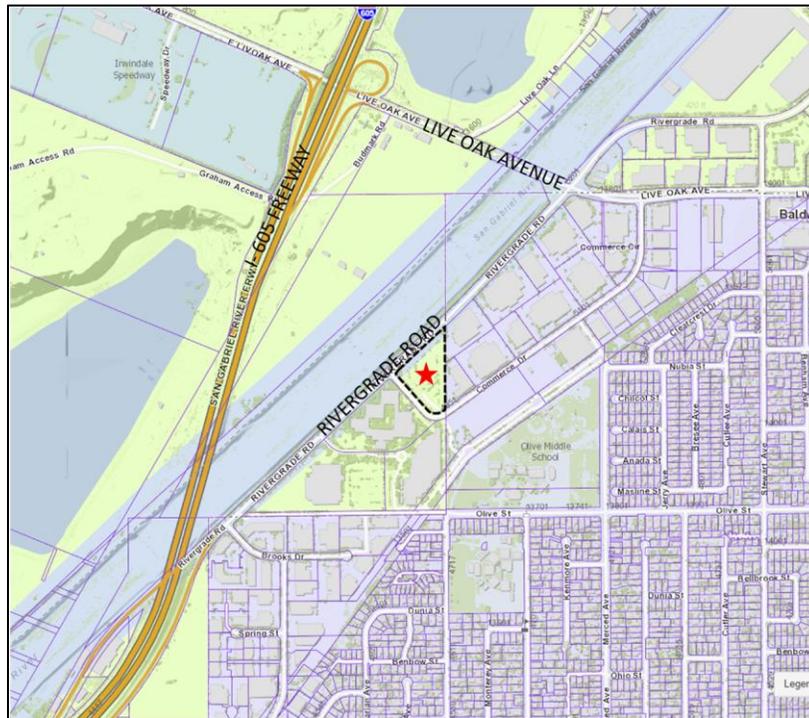
Project: Site Plan and Design Review No. 02-2016
Zone Variance No. 02-2016

San Gabriel Valley Corporate Campus Parking Structure #2

Applicant: Gilbert Ruvalcaba (Parking Design Solutions – PDS)

Property Owner: Metropolitan Life Insurance Company

Project Location: 4900 Rivergrade Road (APN: 8535-011-027)



Staff Recommendation:

That the Planning Commission adopt Resolution No. 690(16) approving Zone Variance No. 02-2016; and adopt Resolution No. 691(16) recommending that the City Council approve the Site Plan and Design Review (DA) No. 02-2016 subject to conditions.

REQUEST

The Applicant is requesting a Site Plan and Design Review Permit to construct a multi-level parking structure to provide overflow parking for an existing office campus and a Zone Variance to exceed the maximum allowable floor area ratio (FAR). The project is located within the M-2 (Heavy Manufacturing) zone and therefore requires a Site Plan and Design Review (DA) per IMC Subsection 17.70.010(A) and Zone Variance per IMC Section 17.80.010.

LOCATION AND SITE HISTORY

The subject property is comprised of ±3.93 acres (approximately 171,191 square feet) located at 4900 Rivergrade Road (aka APN: 8535-011-027) and is currently used as a surface parking lot to support the San Gabriel Valley Corporate Campus. The subject property currently shares an address with APN: 8535-011-026, just southwest, but will be issued a new address during the building permit phase. While there are multiple administrative and discretionary approvals for the latter, the focused subject property was granted an approval for a parking lot reconfiguration and restriping per Site Plan and Design Review (AA) No. 03-2015. However, the work was never completed and the approval is set to expire on December 16, 2016.

GENERAL PLAN AND ZONING

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

ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (Class 32; Infill Development Projects) of the CEQA Guidelines. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the County Clerk. The NOE is on file at the Community Development Department and available for review by the public.

SITE PLAN AND DESIGN REVIEW

Pursuant to the provisions of Chapter 17.70 (Site Plan and Design Review) of the Irwindale Municipal Code (IMC), "No person shall construct any building or structure or make structural and physical improvements, additions, extensions and/or exterior alterations, and no permit shall be issued for such construction until the site plan and design review has been submitted to, reviewed by, and approved in accordance with this chapter. The property may only be developed, used and maintained in accordance with the approved site plan and design review."

PROJECT DESCRIPTION

The proposed project entails the construction of a ±225,443, square-foot, three-story parking structure that will include three (3) elevated floors and one (1) ground floor within an existing surface parking lot on an irregularly shaped, triangular lot. The structure is intended as overflow parking aimed at attracting and retaining tenants for the nearby San Gabriel Valley Corporate Campus. This project is not being triggered by a proposed use or expansion of any facility. It is intended as a marketing tool to attract future anchor tenants. The structure will provide 880 total parking spaces, which includes 648 parking stalls within the structure and 232 surface stalls. The building is designed to complement the architecture of the existing corporate campus. As such, in order to adhere to the corporate campus' current architectural theme, the applicant is requesting an exemption from the City's 2009 Commercial and Industrial Design Guidelines. Due to the property's triangular shape, the applicant is requesting a Zone Variance to exceed the maximum FAR of 1:1.

ANALYSIS

The proposed parking structure is considered an accessory use to the primary office uses within the corporate campus. Pursuant to the list of permitted uses within the M-2 (Heavy Manufacturing) zone where the site is located, the use is permitted subject to the review and approval of a Site Plan and Design Review (SP&DR). Further, any SP&DR proposing a structure over 1,000 square feet in area requires discretionary action by the City's Planning Commission and City Council pursuant to Irwindale Municipal Code (IMC) Section 17.70.030(B).

The project meets all of the City's development standards with the exception of the design standards identified in the City's 2009 Commercial and Industrial Design Guidelines and Floor Area Ratio (FAR) as set forth in the City of Irwindale General Plan. However, an exemption has been requested and is analyzed in subsection No. 4 below. All other pertinent issues identified by staff during the public review process (including any comments, if applicable, from reviewing City departments, outside agencies, and the general public), are analyzed in this section of the staff report in no order of significance:

1. Land Use Compatibility
2. Development Standards Compliance
3. Building Design/Elevations/Landscaping
4. Design Guidelines Exemption
5. Traffic & Circulation

1. Land Use Compatibility

As identified in the Land Use Compatibility table below, the proposed structure is compatible with the surrounding land uses and zoning districts. The structure is intended to support the surrounding office uses and improve parking/circulation within the site as well as any potential future spill-over concerns. Therefore, the question of compatibility has been proven to be a non-issue during Staff's analysis.

Table 1 – Land Use Compatibility

Direction	Existing Land Use	Zoning District
North	San Gabriel River Industrial Tilt-Up Buildings	M-2 (Heavy Manufacturing)
South	San Gabriel Valley Corporate Campus	M-2 (Heavy Manufacturing)
East	Industrial Tilt-Up Buildings	City of Baldwin Park
West	San Gabriel River/San Gabriel Valley Corporate Campus	M-2 (Heavy Manufacturing)

2. Development Standards Compliance

As stated earlier, the project meets all of the City's development standards, as shown in the Development Standards Compliance table below, with the exception of the design standards identified in the City's 2009 Commercial and Industrial Design Guidelines and FAR. However, an exemption has been requested and is analyzed in subsection No. 4 and a Zone Variance was submitted to exceed the established maximum.

Table 2 – Development Standards Compliance

Development Standard	Project Proposal	Code Requirement
Front Yard Setback (Rivergrade Road)	Greater than 50'-0"	20'-0"
Side Yard Setback (Commerce Drive)	Greater than 50'-0"	20'-0"
Rear Yard Setback	Greater than 50'-0"	N/A
Lot Coverage	11.7%	Not Applicable
Floor Area Ratio (F.A.R.)	1.32:1	1:1 max
Building Height	35 feet	N/A
Landscaping	16.9%	10%
Parking	880	Not Applicable; 100% overflow

3. Building Design/Elevations

The proposed parking structure has been designed to complement the existing design of the corporate campus. Materials used in the construction of the structure will be cast-in-place concrete (shear walls, columns, and spandrel panels), integral colored concrete block (elevator shaft and electrical room), and painted steel (exit stairs/handrails, bollards, and other miscellaneous metal items). The west and northwest elevations will be enhanced with climbing ivy while the remaining surface parking will retain the existing landscaped buffer.

4. Design Guidelines Exemption

The City's Design Guidelines would require that the applicant implement a mission-style architecture that would be in contrast with the existing design of the San Gabriel Valley Corporate Campus, which was constructed prior to the adoption of the guidelines. The intent of industrial/commercial design guidelines is to promote unified architectural themes that maintain aesthetic quality and help attract new business to an area. Therefore, the City's Design Guidelines allow for exemptions per Section 4.2 when certain circumstances exist.

In this case, Staff believes the project qualifies for Exemption No. 4.2(2), and as specified under I.M.C. sec. 17.70.010 B.2), which reads as follows:

“New buildings comprising less than 30% of the total existing floor area within an existing business park, corporate campus, commercial shopping center, or similar development, even if located on a public street, as long as the new building is similar in style to existing structures. Business parks, corporate campuses, and commercial shopping centers or similar development are those that are planned, organized, and managed to function as a unified whole and featuring all of the following: common driveways, common parking, common signage plan, and common landscaping plan.”

The proposed 225,443 SF parking structure represents approximately 25.3% of the total 890,997 SF of building area within the corporate campus, including the previously approved parking structure, thus, falling within the parameters of Exemption No. 4.2(2) above. In addition, the structure is located within a corporate campus that has a specific architectural theme and shares driveways, parking, signage, and landscaping. Further, as identified in the prior subsection pertaining to “Building Design/Elevations,” the parking structure has been designed with several key aesthetic priorities in mind, including limiting the height to only three (3) elevated decks above the ground floor (4 levels including rooftop) to keep the structure's height as low as possible at a maximum of 35 feet.

5. Traffic & Circulation

The parking structure should not have a negative effect on the existing traffic and circulation but, rather, improve on it. Neither off-site nor on-site circulation patterns will be modified due to the structure's proposed location on an existing surface parking lot. The parking lot will be re-designed to accommodate the structure footprint and will retain the two (2) existing points of ingress and egress on Rivergarde Road and Commerce Drive. Therefore, any questions pertaining to traffic and circulation have been proven to be a non-issue during Staff's analysis of the project. Should any future additions to the campus or uses that are not permitted by right be proposed, separate discretionary review and approvals would be required per the City's Zoning Ordinance, which could be subject to CEQA and result in improvements or mitigation in order to

avoid traffic congestion, ensure the public health, safety, and general welfare, and prevent adverse effect on surrounding properties.

SITE PLAN & DESIGN REVIEW PERMIT FINDINGS

When approving or conditionally approving a site plan and design review application, the following findings must be made by the approving body per IMC Section 17.70.050(A). Staff has prepared a response for each finding. In each case, positive findings were able to be made by Staff in support of the project as shown below.

FINDING No. 1: *“The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the City.”*

Staff Response: The project has been found to be in conformance with the General Plan, Zoning Ordinance and all other ordinances and regulations of the City of Irwindale with the exception of the design standards identified in the City’s 2009 Commercial and Industrial Design Guidelines and Floor Area Ratio (FAR) as set forth in the City of Irwindale General Plan. This finding is further supported by Finding No. 4 (below) with regards to consistency with applicable City design guidelines and historic design themes. Pursuant to the list of permitted uses within the M-2 (Heavy Manufacturing) zone where the site is located, the use is permitted subject to the review and approval of a Site Plan and Design Review (SP&DR).

FINDING No. 2: *“The proposed project is in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner’s participation agreement or disposition and development agreement.”*

Staff Response: This finding is no longer applicable since the State of California’s dissolution of all redevelopment agencies action became effective on February 1, 2012. Finding No. 2 will be revised with the completion of the Zoning Code update currently in process.

FINDING No. 3: *“The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:*

- a. *Facilities and improvements,*
- b. *Pedestrian and vehicular ingress, egress, and internal circulation,*
- c. *Setbacks,*
- d. *Height of buildings,*
- e. *Signs,*
- f. *Mechanical and utility service equipment,*
- g. *Landscaping,*
- h. *Grading,*
- i. *Lighting,*
- j. *Parking,*

- k. *Drainage, and*
- l. *Intensity of land use.”*

Staff Response: All of the factors above have been reviewed and considered as discussed in the body of the Planning Commission staff report. Although the structure is proposed for overflow parking to proactively address future parking, it is nonetheless designed to adhere to all local and state code requirements with regards to the standards referenced above in order to avoid traffic congestion, ensure the protection of the public health, safety and welfare, and prevent adverse effects. The accessory nature of the parking structure, central location within the corporate campus, significant distance and limited visibility from public right-of-ways, and the gated security of the corporate campus further add to the support of this finding. In addition, any future additions to the campus or uses that are not permitted by right would require separate discretionary review and approval per the City’s Zoning Ordinance and could be subject to CEQA and improvements or mitigation in order to avoid traffic congestion, ensure the public health, safety, and general welfare, and prevent adverse effect on surrounding properties.

FINDING No. 4: *“The proposed development is consistent with applicable city design guidelines and historic design themes, and provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.”*

Staff Response: In reviewing the project, Staff utilized the criteria identified in the City’s Design Guidelines as adopted by the City on January 14, 2009. Staff found that the overall structure integrates well with the surrounding structures and land forms and achieves architectural unity and environmental harmony within the development, as stated in the City’s Design Guidelines. The structure will be surrounded by enhanced landscaping and designed to match the architecture of the corporate campus. The building is laid out within an existing surface parking lot and does not alter any natural land forms but, rather, minimizes disruption to existing landscaping interference with the privacy of and views from surrounding properties.

Although the building design does not match the themes called out in the City’s Design Guidelines, the structure qualifies for an exemption as discussed earlier in subsection No. 4 of the Analysis section. Without this exemption, the parking structure would be at odds with the current architectural theme of the corporate campus.

The exterior of the structure will be of cement finish to match that of the adjacent office buildings and treated with potted plants and vines to “achieve design harmony and continuity,” as stated in the City’s Design Guidelines. The height and bulk of the structure is designed in scale with the surrounding buildings and do not visually dominate the site or call undue attention due to the nature of the use and structure’s openings. Further, based on the location of the structure, the development protects the

site and surrounding properties from noise, vibration, odor, and other factors that may have an adverse effect on the environment.

Conditions of approval have been included to ensure the design of the structure, driveways, parking spaces, signs, landscaping, lighting and other project features are responsive both to functional requirements, such as automobile, pedestrian and bicycle circulation, and to aesthetic concerns, including the visual impact on other properties and from the view of the public street, as stated in the City's Design Guidelines. A separate Landscaping and Irrigation Plan will be required to be submitted to the City for review and approval as part of the building plan check process prior to issuance of building permits. This will ensure landscaping in parking areas is located so as to provide visual relief from expanses of paved surfaces and concrete walls and minimize the visual impact and presence of vehicles.

ZONE VARIANCE FINDINGS

Before any zone variance shall be granted, the applicant must show, to the satisfaction of the commission or the council, all of the following facts. Staff has determined that the findings can be made based on the analysis shown:

FINDING No. 1: That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of such property, such as size, shape, topography location or surroundings, which are not applicable to other properties similarly situated.

Staff Response: The subject property is currently used as a surface parking lot. However, the triangular shape presents limits on size, design and shape for any proposed structure or building including the parking structure. Due to the size and shape of the existing legal lot and demand for parking to support the corporate campus future marketing efforts, a parking structure would provide for the excess parking requests often requested from potential tenants by building vertically. The total space currently provided on-site, even with a reconfiguration of the existing layout would not provide significantly more available parking.

FINDING No. 2: That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated, but which is denied to the property in question.

Staff Response: This variance is necessary to accommodate the corporate campus' additional parking needs. A few years ago another parking structure was approved and constructed to meet the ever expanding needs of the campus. This parking structure is serving the same purpose, but due to its smaller size and location, requires a Zone Variance to exceed the maximum allowable FAR or 54,252 square feet.

FINDING No. 3: That the granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent property.

Staff Response: The granting of the variance will not be detrimental to the public welfare or injurious to the adjacent property because the development is located within a predominately industrial area, away from any sensitive receptors. The position of the parking structure on the property complies with the setbacks and will not create visual obstructions along Rivergrade Road or Commerce Drive.

FINDING No. 4: That the granting of the variance will not adversely affect the general intent and purpose of this title.

Staff Response: The granting of the variance will not adversely affect the general intent and purpose of this title. A newly constructed parking structure, exceeding 1,000 square feet does require a Site Plan and Design Review, which is being processed concurrently with this Zone Variance. The proposed square footage does exceed the maximum allowable FAR to compensate for the size and shape of the subject property.

RECOMMENDATION

That the Planning Commission adopt Resolution No. 690(16) approving Zone Variance No. 02-2016; and adopt Resolution No. 691(16) recommending that the City Council approve the Site Plan and Design Review (DA) No. 02-2016 subject to conditions.

ATTACHMENTS

- Exhibit A: Resolution No. 690(16) with Conditions of Approval
- Exhibit B: Resolution No. 691(16) with Conditions of Approval
- Exhibit C: Plans, Elevations, Details, and Photo Simulations