



CITY OF IRWINDALE

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

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AGENDA FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

August 21, 2019

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 Chief Deputy City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with disabilities. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Planning Division Counter, 16102 Arrow Highway or at City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).



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: Enoch Y. Burrola, Loretta Corpis, Robert E. Hartman; Vice-Chair Richard Chico; 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: No minutes for approval

2. NEW BUSINESS

3. PUBLIC HEARINGS

A. TENTATIVE PARCEL MAP NO. 62063; MODIFICATION NO. 01-2019 TO CONDITIONAL USE PERMIT NO. 03-2008; CONDITIONAL USE PERMIT NO. 02-2019 (IRWINDALE GATEWAY CENTER)

Request for a Tentative Parcel Map to allow the subdivision of one (1) parcel into two (2) parcels for commercial use; modify Conditional Use Permit No. 03-2008 to remove the use of restaurants and to allow the continued use of the sale of beer and wine for off-site consumption, continued operation of a fueling station and a car wash; and a Conditional Use Permit to allow the continued operation of two (2) existing restaurants (one with drive-through service) on property located at 5200 Rivergrade Road in the C-M (Commercial Manufacturing) Zone.

ENVIRONMENTAL REVIEW: The City, as the Lead Agency, has analyzed the project, and has determined that the proposed project is exempt from the provisions of CEQA pursuant to Section 15315 of Title 14 of the California Code of Regulations (Class 15; Minor Land Divisions) and Section 15301 of Title 14 of the California Code of Regulations (Class 1; Existing Facilities) and no further review is required. Also, the City has determined that this project will not have, either individually or cumulatively, an adverse impact on fish and wildlife resources.

Recommendation: Adopt Resolution No. 766(19), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING TENTATIVE PARCEL MAP NO. 62063, TO ALLOW THE SUBDIVISION OF ONE (1) PARCEL INTO TWO (2) PARCELS FOR COMMERCIAL USE ON PROPERTY LOCATED AT 5200 RIVERGRADE ROAD IN THE C-M (COMMERCIAL MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

Recommendation: Adopt Resolution No. 767(19), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING MODIFICATION NO. 01-2019 TO CONDITIONAL USE PERMIT NO. 03-2008 TO REMOVE THE USE OF RESTAURANTS AND TO CONTINUE OPERATION OF: (1)THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION; (2) A FUELING STATION; AND (3) A CAR WASH ON PROPERTY LOCATED AT 5200 RIVERGRADE ROAD, IRWINDALE, CA 91706 IN THE C-M (COMMERCIAL MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

Recommendation: Adopt Resolution No. 768(19), Entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING CONDITIONAL USE PERMIT NO. 02-2019 TO ALLOW TWO (2) EXISTING RESTAURANTS (ONE WITH DRIVE-THROUGH SERVICE) FOR PROPERTY LOCATED AT 5200 RIVERGRADE ROAD, IRWINDALE, CA 91706 IN THE C-M (COMMERCIAL MANUFACTURING) ZONE

4. **DISCUSSION ITEMS/PRESENTATIONS**
5. **COMMISSIONER COMMENTS**
6. **LEGAL COUNSEL COMMENTS**
7. **COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER'S REPORT**
8. **AGENDA ITEM REQUESTS BY COMMISSIONERS**
 1. Verbal Report from Code Enforcement
9. **ADJOURN**

AFFIDAVIT OF POSTING

I, Berlyn Aguila, Administrative Secretary, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on August 21, 2019 to be posted at the City Hall, Library, and Post Office on August 15, 2019.

Berlyn Aguila

Berlyn Aguila
Administrative Secretary

requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges.

4. 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.

D. BUILDING AND SAFETY

1. Building and grading permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the current Irwindale Building & Residential Code. Any applicable Building plans must contain the following items in order to be submitted for plan check:
 - a. **Site Plan:** Dimension setbacks from proposed property line. Ensure vehicular circulation meets minimum requirements per City Planning.
 - b. **General Notes:** Applicable codes, occupancy classification, type of construction.
 - c. **Floor Plans (if applicable):** Walls, doors and window locations and schedule.
 - d. **Disabled Access Requirements:** Complete path of travel from public right of way to building entrances and from accessible parking stalls to building entrances, number of parking spaces required/provided for each lot and required/provided accessible parking stalls, ramps, curbs. All details must be cross referenced on the plan. If existing, indicate on plans and to be V.I.F.
 - e. **Exterior Elevations (if applicable):** window/door locations.
 - f. **Schedules (if applicable):** Doors and windows.
 - g. **Details:** Complete accessible path of travel.
2. Comply with 2017 LA County Building Code Table 602. As applicable, any modification to building envelope may require structural analysis, window/door schedules, elevation views, etc.
3. Trash enclosures shall conform to requirements set forth in Building Code Manual 312 Article 2. The trash enclosures shall require a solid roof structure to cover the enclosure.

E. FIRE DEPARTMENT

1. Any new building construction in this project shall be submitted to the Fire Department for plan review. (Plans for fire access, hydrant location, fire flow availability and life safety issues).