AGENDA FOR THE SPECIAL MEETING OF THE

PLANNING COMMISSION

March 25, 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 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).
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: Approve the following minutes:

1. February 20, 2019

**2. NEW BUSINESS**

**3. PUBLIC HEARINGS**

A. **Conditional Use Permit No. 03-2018 (Eddie Peng and Peter Wang- Irwindale Poultry, LLC)**
Request for a Conditional Use Permit for the establishment of a chicken processing facility property located at 15861 Salvatiera Street, Irwindale, CA 91706 in the M-2 (Heavy Manufacturing) Zone.

B. **Site Plan & Design Review No. 03-2018 (Ryan Jones for Panattoni Development Company, Inc.)**
Requests for a Site Plan & Design Review (DA) for the construction of four (4) concrete tilt-up builders for a total ± 138,410 square feet on property zoned M-1, located at 16203-16233 Arrow Highway (APNs: 8619-010-907, 8619-012-905, and 8619-012-909). **ENVIRONMENTAL REVIEW:** The environmental review for the project was previously conducted through, and consistent with, the Mitigated Negative Declaration adopted by the City of Irwindale City Council on November 11, 2015. If action is taken to approve the project, a Notice of Determination (NOD) will be filed with the County Clerk. The NOD is on file in the Community Development Department and available for review by the public.
Recommendation: Adopt Resolution No. 761(19), Entitled:


C. Tentative Parcel Map 72864 (Ryan Jones for Panattoni Development Company, Inc.)
Request for a Tentative Parcel Map to merge three existing parcels into a single parcel and subdivide the site into five parcels (four building parcels & one parcel for shared access and use) for property located at 16203-16233 Arrow Highway (APNs: 8619-010-907, 8619-012-905, and 8619-012-909) in the M-1 (Light Manufacturing) zone. ENVIRONMENTAL REVIEW: The environmental review for the project was previously conducted through, and consistent with, the Mitigated Negative Declaration adopted by the City of Irwindale City Council on November 11, 2015. If action is taken to approve the project, a Notice of Determination (NOD) will be filed with the County Clerk. The NOD is on file in the Community Development Department and available for review by the public.

Recommendation: Adopt Resolution No. 762(19), Entitled:


4. DISCUSSION ITEMS/PRESENTATIONS
5. COMMISSIONER COMMENTS
6. LEGAL COUNSEL COMMENTS
7. COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER’S REPORT
8. ADJOURN
AFFIDAVIT OF POSTING

I, Berlyn Aguila, Office Specialist, certify that I caused the agenda for the special meeting of the Irwindale Planning Commission to be held on March 25, 2019 to be posted at the City Hall, Library, and Post Office on March 20, 2019.

Berlyn Aguila
Berlyn Aguila
Office Specialist
The Irwindale PLANNING COMMISSION met in regular session at the above time and place.

ROLL CALL: Present: Commissioners Enoch Burrola; Robert E. Hartman; Loretta Corpis; Vice Chair Richard Chico; Chair Arthur R. Tapia

Also present: Marilyn Simpson, Community Development Manager/City Planner; William Tam, City Manager; Brandi Jones, Senior Planner; Adrian Guerra, Assistant City Attorney; Arsanious Hanna, City Engineer; Cathy Huicochea, Administrative Secretary; Berlyn Aguila, Office Specialist; Edwin Arreola, Planning Technician

SPONTANEOUS COMMUNICATIONS There were no speakers.

CONSENT CALENDAR A Motion was made by Chair Tapia, seconded by Vice Chair Chico, to approve the Consent Calendar. The motion was unanimously approved.

ITEM NO. 1A MINUTES The following minutes were approved as presented:

1) Regular meeting held December 19, 2019
2) Special meeting held January 30, 2019

NEW BUSINESS There were no items.

PUBLIC HEARINGS There were no items.

DISCUSSION ITEMS/PRESENTATIONS

ITEM NO. 4A RECOGNITION OF CATHY HUICOCHEA Vice Chair Chico presented a certificate of recognition for Cathy Huicochea on the behalf of the Planning Commission.

ADMINISTRATIVE SECRETARY CATHY HUICOCHEA Administrative Secretary Huicochea thanked members of the Planning Commission and staff for their support and friendship during her seventeen years of service to City of Irwindale. She particularly gave special thanks to Chair Tapia.

CHAIR TAPIA Chair Tapia expressed his appreciation for Cathy Huicochea.

ITEM NO. 4B METRO PRESENTATION ON MICRO MOBILITY City Planner Simpson introduced this item and stated that it would be
DEVELOPMENT
MANAGER/CITY
PLANNER MARILYN
SIMPSON

presented by Planning Technician Edwin Arreola.

PLANNING
TECHNICIAN EDWIN
ARREOLA

Planning Technician Arreola’s presentation included an overview of the following items:

- Explained what electrical scooters and bicycles are
- Benefits of having Micro Mobility scooters and bicycles within city limits
- Ordinances used to control and regulate

Planning Technician Arreola completed the presentation and the floor was open for questions.

CHAIR TAPIA

Chair Tapia asked if the Micro Mobility can be turned off when it is not in use. Planning Technician Arreola indicated that once the Micro Mobility is left at the designated dock, it will become inoperable until the next user pays using an online application.

CHAIR TAPIA

Chair Tapia asked who would be liable in case of an accident. Planning Technician Arreola explained that the user accepts terms of agreement and further incident would be handled between the user and company. He added that the scooters and bicycles must be driven on the street.

COMMUNITY
DEVELOPMENT
MANAGER/CITY
PLANNER MARILYN
SIMPSON

City Planner Simpson reported that a grant was given to City of Irwindale from Metro and California Department of Transportation to create an Active Transportation plan with design guidelines and prepared by Place Works consultants. She added that there will be a comprehensive zoning code update at future date, which require a recommendation from the Planning Commission.

COMMISSIONER
HARTMAN

Commissioner Hartman referenced City’s Metro Station and commented on the need of Micro mobility for individual businesses in the city. In response, Planning Technician Arreola indicated that the residents could benefit using the bicycles to and from the Metro Station.

COMMISSIONER
BURROLA

Commissioner Burrola asked if the City of Irwindale currently has any traffic laws or regulations for the scooters. Assistant City Attorney Guerra replied that E-Scooters are covered by the states vehicle code. He also states that the state law allows the scooters to park on a sidewalk, but can be a liability if an incident were to occur on city property.

COMMISSIONER
BURROLA

Commissioner Burrola asked if the City would be liable in case of an accident and if there is a minimum age requirement to operate a Micro Mobility. Planning Technician Arreola indicated that the user must be
at least eighteen years old. Assistant City Attorney Guerra replied that individuals are responsible for the use of a micro mobility.

VICE CHAIR
CHICO
Vice Chair Chico asked if private Micro Mobility owners must follow Metro’s Rules. Planning Technician Arreola replied that private owners are allowed to take them on the Metro. He also mentions that Metro will potentially provide bins or locks specifically for E Scooters and bicycles.

COMMISSIONER
HARTMAN
Commissioner Hartman asked if the City can regulate the docks where they will be returned. Assistant City Attorney Guerra indicated that the state allows companies like LimeBike and Bird to let their users leave scooters and bicycles at their convenience.

COMMISSIONER
CORPIS
Commissioner Corpis asked if there are any cities that have allowed scooters and bicycles and have not been sued. Assistant City Attorney Guerra replied that Beverly Hills had a moratorium on the uses while considering all the potential impacts. He added that Metro can regulate on their private property.

There were no further questions and staff was thanked for their work on the presentation.

ITEM NO. 4C
DEVELOPMENT PROJECT UPDATE

COMMUNITY
DEVELOPMENT
MANAGER/CITY
PLANNER MARILYN
SIMPSON
City Planner Simpson introduced this item and stated that it will be no further discussion at this time as the projects will be presented to staff will be presented to the Planning Commission in the near future. Her presentation featured an update on the following projects:

- Wendy’s restaurant is expected to open late February or early March
- The concrete slab for the City of Hope medical office has been poured
- Reclamation Plans for Reliance II Specific Plan Development have been approved
- Kincaid Pit was approved by the state for remediation, grading and backfill
- Industrial Building at the Manning Pit
- Proposed Specific Plan for an Industrial and Commercial Business at the Park at Live Oak.
- Proposed two industrial buildings at 5010 Azusa Canyon Road
- Proposed four industrial buildings at 16203-16233 Arrow Highway
- Proposed single industrial building at 13131 Los Angeles Street

ITEM NO. 4D
FILLING OF THE MANNING PIT
COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER MARILYN SIMPSON

City Planner Simpson introduced this item and stated that it would be presented by City Manager William Tam.

CHAIR TAPIA

Chair Tapia asked what compaction requirement was used to fill the pit. City Manager Tam stated that it was compacted according to building code requirements. The compaction rate at forty feet below is 93% and forty feet above is 90%.

CHAIR TAPIA

Chair Tapia asked what will be the compaction rate in ten years. City Manager Tam explained that the pit was filled with several types of materials and all will settle at a different rate. He added that the fill is according to code for construction and the structural engineer will design a footing foundation that will withstand different settlement in all areas.

CHAIR TAPIA FRED BARBOSA

Fred Barbosa commented on the filling of the Manning Pit and was concerned over the criteria that was used by DeNovo Planning Group. He also spoke about the amount of traffic that it would cause on Vincent Avenue.

COMMISSIONER COMMENTS

COMMISSIONER CORPIS

Commissioner Corpis congratulated Cathy Huicochea on her retirement.

CHAIR TAPIA

Chair Tapia discussed expanding certain resident benefits to City employees.

COMMISSIONER HARTMAN

Commissioner Hartman expressed his concern over the traffic congestion on Irwindale Avenue during the evening. City Planner Simpson replied that she will relay the message to the City Engineer, public works and follow up with the Police Department.

LEGAL COUNSEL

ASSISTANT CITY ATTORNEY GUERRA

Assistant City Attorney Guerra congratulated Cathy Huicochea on her retirement.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER’S REPORT

City Planner Simpson had no items to report and invited all Planning Commissioners to Cathy Huicochea’s retirement party at the Community Center.
ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:28 p.m.

______________________________
Chair Arthur R. Tapia

Attest:

______________________________
Berlyn Aguila, Office Specialist

Approved as presented at the meeting held March 25, 2019.
Date: March 25, 2019

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP
Community Development Manager/City Planner

Project Planner: Brandi Jones, Senior Planner

Project: Chicken Processing Facility
Conditional Use Permit No. 03-2018

Applicant: Eddie Peng and Peter Wang, Irwindale Poultry, LLC

Property Owner: B & R Group Realty, LLC

Project Location: 15861 Salvatiera Street (APN 8619-001-028)
**Staff Recommendation:** That the Planning Commission adopt Resolution No. 763(19) finding the project exempt from the California Environmental Quality Act (CEQA) and approving the proposed Conditional Use Permit subject to the attendant Conditions of Approval.

**REQUEST**
The Applicant is requesting a Conditional Use Permit to establish a chicken processing facility in an existing industrial building.

**LOCATION AND SITE HISTORY**
The subject property is a through-lot\(^1\), with three (3) street frontages; Ornelas Street, Second Street and Salvatiera Street. It consists of ±4.45 acres (193,842 square feet), occupied by a single, ±85,545 square-foot building.

The building contains two (2) operations. The first one is Great Wall Seafood, legally addressed as 15854 Ornelas Street, occupies a total of ±62,868 square feet of office and warehouse. That business has been in the City since 2014 as a wholesaler and distributor of frozen seafood. The second operation was previously used for baby furniture storage and assembly and occupying ±21,677 square feet. The proposed chicken processing use will replace the baby furniture storage operation.

The building is separated by a demising wall and has separate points of pedestrian access. There are no previous entitlements on file, but there are various Building Permits dating back to the early 1980s.

**GENERAL PLAN AND ZONING**
The site is designated in the General Plan as Industrial/Business Park. The site is currently zoned M-2 (Heavy Manufacturing).

The site is surrounded by the following zones and uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Land Use</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Industrial Tilt-Up Buildings</td>
<td>M-2, Heavy Manufacturing</td>
</tr>
<tr>
<td>South</td>
<td>Industrial Tilt-Up Buildings</td>
<td>M-2, Heavy Manufacturing</td>
</tr>
<tr>
<td>East</td>
<td>Industrial Tilt-Up Buildings</td>
<td>M-2, Heavy Manufacturing</td>
</tr>
<tr>
<td>West</td>
<td>Industrial Tilt-Up Buildings</td>
<td>M-2, Heavy Manufacturing</td>
</tr>
</tbody>
</table>

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

**PROJECT DESCRIPTION**

\(^1\) A through lot is a lot that has frontage on two (2) streets and where the lot frontages do not intersect.
The applicant is requesting a Conditional Use Permit to establish a chicken processing facility. This would involve the manual processing of chicken legs and thighs with knives; no machine separation or preparation is used (see attached Exhibit “C”). Specifically, this operation also does not include the slaughter of live poultry.

There are two (2) proposed shifts with ten (10) employees per shift. The first shift is from 4:00 a.m. to 12:00 p.m. and the second shift is from 12:00 p.m. to 8:00 p.m. The business operates seven (7) days per week.

There are no planned exterior alterations to the building, but the applicant has requested permits for interior tenant improvements, including walk-in coolers. The existing on-site parking is sufficient to support the existing and proposed uses per Chapter 17.64 “Off-Street Parking.”

<table>
<thead>
<tr>
<th>Use</th>
<th>Square Footage</th>
<th>Parking Ratio</th>
<th>Total Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>6,339</td>
<td>1/350 sf</td>
<td>18.11</td>
</tr>
<tr>
<td>Processing</td>
<td>7,280</td>
<td>1/350 sf</td>
<td>20.80</td>
</tr>
<tr>
<td>Warehouse/Storage</td>
<td>70,926</td>
<td>Varies²</td>
<td>37.73</td>
</tr>
<tr>
<td>Total</td>
<td>84,545</td>
<td>N/A</td>
<td>76.64≈77</td>
</tr>
</tbody>
</table>

**Conditional Use Permit**
IMC Subsection 17.52.080(15) – Manufacturing, including processing and storage, of food products of animal and/or fish origin.

**ANALYSIS**

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

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

The ±85,545 square-foot building occupies a ±4.45 acre site (193,842 square feet). There is adequate area for on-site circulation, parking, and proposed business operations. There are no proposed changes to the size of the building, which would affect the footprint, parking and circulation.

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

² One (1) parking space for each 1,000 sq. ft. of the first 20,000 sq. ft. of gross floor area, one (1) space for each 2,000 sq. ft. for the next 20,000 sq. ft. of gross floor area and one (1) space for each 4,000 sq. ft. for all floor area over 40,000 sq. ft. of gross floor area.
Primary ingress and egress are provided via four (4) driveways; two (2) from Second Street and two (2) from Salvatiera Street. The existing driveways, street and highways can adequately accommodate additional traffic generated by the Project. The proposed use is not anticipated to generate any additional significant impacts on traffic and circulation. No additional roadways will be required for the operation of this project.

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

The site is also located in an area predominantly zoned with industrial uses within Irwindale’s city limits and is surrounded by uses of similar and greater intensity. Therefore, the proposed use is compatible with the surrounding uses. There are no additional structures or intensity proposed on the site and specific conditions will preclude the site from becoming unsightly or used for non-permitted uses. The proposed use, as conditioned herein, will not have an adverse effect upon adjacent properties. There are specific conditions of approval, which will be enforced to reduce dust, noise and visibility from adjacent properties and the street. All activities are to be conducted within an enclosed building. In addition, the proposed use is less intense than many uses permitted by right or conditionally in the M-2 (Heavy Manufacturing) zone. Therefore, the impact of the facility on the surrounding properties is expected to be insignificant.

CONCLUSION
That the Planning Commission take the following action:

1. Adopt Resolution No. 763(19) approving Conditional Use Permit No. 03-2018, subject to the proposed Conditions of Approval to permit the proposed improvements as presented herein.

Alternative Actions:

2. Request that staff prepare a resolution of denial based on recommended Findings of Fact to be brought back at the next regularly scheduled Planning Commission meeting for adoption; OR

3. Request that the applicant revise the project and continue the hearing to a date certain.

ATTACHMENTS
Exhibit A: Resolution No. 763(19) with Conditions of Approval
Exhibit B: Processing Flowchart
Exhibit C: Site Plan/Floor Plan
RESOLUTION NO. 763(19)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE
FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT AND APPROVING CONDITIONAL USE PERMIT NO. 03-2018 FOR
THE ESTABLISHMENT OF A CHICKEN PROCESSING FACILITY FOR PROPERTY
LOCATED AT 15861 SALVATIERA STREET, IRWINDALE, CA 91706 IN THE M-2
(HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH
HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) Eddie Peng and Peter Wang, on behalf of Irwindale Poultry, LLC, have
made a request for a Conditional Use Permit pursuant to Subsection
17.52.080(15) of the Irwindale Municipal Code, to operate a chicken
processing facility.

(ii) The Subject Property is located at 15861 Salvatiera Street (APN 8619-001-
028). The Subject Property is zoned M-2 (Heavy Manufacturing).
Hereinafter in this Resolution, the subject Conditional Use Permit shall be
referred to as the “Application.”

(iii) On March 20, 2019, the Irwindale Planning Commission Meeting was
cancelled and rescheduled to a special meeting on March 25, 2019. Notice
of the cancellation was posted at City Hall and the Post Office.

(iv) On March 25, 2019, the Irwindale Planning Commission conducted a duly
noticed public hearing, as required by law, on the Application, closed the
public hearing and approved the Conditional Use Permit, which details the
specific Conditions under which the Application was approved.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set
forth in Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Planning Commission
during the public hearing conducted with regard to the Application, including written staff
reports, verbal testimony, site plans and Conditions of Approval attached hereto as
Exhibit “A,” this Planning Commission hereby specifically finds as follows:
Before any Conditional Use Permit is granted, the applicant must show, to the satisfaction of the Planning Commission or the City Council (if appealed), the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis shown:

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

The ±85,545 square-foot building occupies a ±4.45 acre site (193,842 square feet). There is adequate area for on-site circulation, parking, and proposed business operations. There are no proposed changes to the size of the building, which would affect the footprint, parking and circulation.

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

Primary ingress and egress are provided via four (4) driveways; two (2) from Second Street and two (2) from Salvatiera Street. The existing driveways, street and highways can adequately accommodate additional traffic generated by the Project. The proposed use is not anticipated to generate any additional significant impacts on traffic and circulation. No additional roadways will be required for the operation of this project.

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

The site is also located in an area predominantly zoned with industrial uses within Irwindale's city limits and is surrounded by uses of similar and greater intensity. Therefore, the proposed use is compatible with the surrounding uses. There are no additional structures or intensity proposed on the site and specific conditions will preclude the site from becoming unsightly or used for non-permitted uses. The proposed use, as conditioned herein, will not have an adverse effect upon adjacent properties. There are specific conditions of approval, which will be enforced to reduce dust, noise and visibility from adjacent properties and the street. All activities are to be conducted within an enclosed building. In addition, the proposed use is less intense than many uses permitted by right or conditionally in the M-2 (Heavy Manufacturing) zone. Therefore, the impact of the facility on the surrounding properties is expected to be insignificant.

3. The City, as the Lead Agency, determined that the project as proposed is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1; Existing Facilities), which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination of the CEQA Guidelines.
4. Based upon the substantial evidence and findings set forth herein above, this Planning Commission hereby approves the Application subject to the conditions set forth in Exhibit “A” attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

5. The Secretary shall:
   a. Certify to the adoption of this Resolution; and
   b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 25th day of March 2019.

Chair

ATTEST:

_______________________________
Secretary

I, Marilyn Simpson, AICP, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Irwindale held on the 25th day of March 2019, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

_______________________________
Secretary
EXHIBIT “A”

PLANNING COMMISSION RESOLUTION NO. 763(19)

Conditional Use Permit No. 05-2017
Irwindale Poultry, LLC
15861 Salvatiera Street (APN 8619-001-028)

FINAL CONDITIONS OF APPROVAL

A. GENERAL CONDITIONS

1. The activities authorized by this Conditional Use Permit are for the operation of a chicken processing facility, which shall commence within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for one hundred and eighty (180) or more days, the Conditional Use Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Manager/City Planner at least thirty (30) days prior to such expiration or abandonment. The granting body, upon good cause shown by the Applicant, may extend the time limitations imposed by this section for a period not to exceed one (1) year.

2. The Applicant shall agree and consent, in writing, to each and every condition of permit approval set forth herein within twenty (20) days from the adoption of this Resolution by the Planning Commission approving the Conditional Use Permit.

3. Plans for any proposed tenant improvements shall be submitted to the Los Angeles County Fire Department and City Building Department for review and approval prior to the issuance of Building Permits.

4. The signed Final Conditions of Approval shall be photocopied and included as a sheet in any plans submitted for tenant improvements.

5. All graffiti shall be adequately and completely removed or painted over within 48 hours of notification by the City of Irwindale.

6. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions or other codes, regulations of standards enforced by or beneficial to the City of Irwindale in accordance with IMC Section 17.80.140.

7. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 03-2018 and/or the environmental
review thereof. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense.

8. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes with a 48-hour notification to Irwindale Poultry, LLC to ensure complete accessibility.

9. The facility and use thereof shall be maintained in full compliance with all codes, standards, policies and regulations imposed by the City, County, State or Federal agencies with jurisdiction over the facility.

10. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permit for this project.

11. The Subject Site shall be maintained free and clear of any accumulations of trash, debris, waste, and combustible and/or flammable materials, other than the related materials specifically authorized under this Conditional Use Permit.

12. The use and interior improvements authorized by this Conditional Use Permit shall conform to the plans as finally approved by the City as conditioned herein, and any appreciable modification as determined by the Community Development Manager/City Planner shall require the prior approval of the Planning Commission.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. The project shall substantially conform to submitted plans date-stamped March 13, 2019 except as modified herein. Future modifications that are not in substantial conformance, as determined by the Community Development Manager/City Planner, shall require modification of this approval subject to the provisions of IMC Section 17.80.160 “Modification”.

2. The hours of operation for the approved use shall be 4:00 AM to 8:00 PM, seven (7) days per week.

3. Any proposed expansion or intensification of the use shall be subject to a modification of this CUP.

4. No operations shall be conducted outside of a fully enclosed building.

5. No animal slaughter shall be permitted.

6. No delivery of live animals shall be permitted.

7. All approved business operations on-site shall have an Occupancy Permit and Business License prior to commencing operations.
8. The existing landscaping shall be maintained in good condition at all times, including but not limited to, the replacement of any damaged foliage and replanting, as necessary. It shall be maintained in good and healthy condition and replaced if damaged, unhealthy or dead.

9. No parking or storage of tractors and/or trailers shall be allowed within any designated customer/employee parking areas.

10. All on-site sump pumps shall be maintained in proper working order.

11. A covered trash enclosure shall be constructed.

12. A final inspection conducted by the Community Development Department shall be required.

C. PUBLIC WORKS/ENGINEERING

1. Adequate “on-site” parking shall be provided per City requirements.

2. All existing buildings shall be connected to the sanitary sewers.

3. 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.

4. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Construction Storm Water Unit, at (866) 563-3107 or by downloading the forms from their website at: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. The project shall also conform to the 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.

5. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
BUILDING AND SAFETY

6. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the current Irwindale Building Code.
Flow Chart of Chicken Leg and Thigh Processing

EXHIBIT "B"
Date: March 25, 2019

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP
Community Development Manager/City Planner

Project Planner: Marilyn Simpson, AICP
Community Development Manager/City Planner

Project: Site Plan & Design Review (DA) No. 03-2018
Tentative Parcel Map No. 72864
4-Building Industrial Development

Applicant: Ryan Jones & Mark Payne, Panattoni Development Company, Inc.
20411 SW Birch Street, Suite 200
Newport Beach, CA 92660

Property Owner: City of Irwindale Housing Authority

Project Location: 16203-16233 Arrow Highway (APNs: 8619-010-907, 8619-012-905, 8619-012-909)

Staff Recommendation: That the Planning Commission take the following action:

1. Adopt Resolution No. 761(19) recommending that the City Council approve Site Plan & Design Review (DA) No. 03-2018
2. Adopt Resolution No. 762(19) recommending that the City Council approve Tentative Parcel Map No. 72864
3. Find that the proposed project was analyzed in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program approved on November 11, 2015.

Alternative Actions:

1. Direct staff to prepare a resolution or resolutions of denial based on recommended findings of fact to be brought back at the next regularly Planning Commission meeting for adoption; OR
2. Direct staff to work with the applicant to revise the project and continue the hearing to a date certain.
REQUEST
The Applicant is requesting a Site Plan and Design Review (DA) for the construction of a light industrial project with four (4) buildings totaling ±138,410 square feet on a 6.25-acre site at 16203-16233 Arrow Highway. The applicant is also requesting a Tentative Parcel Map to merge the existing three (3) parcels into a single parcel and subdivide the site into five (5) parcels, thereby creating four (4) building parcels and one (1) parcel for shared access and use on the ±6.25 acre site.

BACKGROUND/HISTORY
The site consists of three vacant parcels that previously contained remnant improvements, including: (1) a former dwelling that burned (16203 Arrow Highway); (2) a structure at the north end of the site, (16223 Arrow Highway); and (3) a structure on the east side. A paint booth, storage shed, a concrete pad with an awning is on the center and eastern portion of the site and a vacant area of land are located on the northern portion of the site (16233 Arrow Highway). Due to vandalism and graffiti, all structures have been removed.

The following is a list of actions and entitlements for the site:

1. Irwindale Housing Authority (Authority) entered into a Disposition and Development Agreement (DDA) with Panattoni Development Company, Inc. (Development) to develop the site with ±135,000 square feet of commercial/light industrial building(s). Amendments to the DDA were made on June 24, 2015 and May 23, 2018 regarding storm drain relocation and escrow instructions, respectively. The DDA was also amended to reconfigure the project to a four building, light industrial business park and eliminate the need to relocate the Arrowdale Drain.

2. SP&DR (DA) No. 01-2014 and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) – Approved on November 11, 2015 per Resolution No. 2015-71-2800 for a single industrial building configuration. The MND and MMRP analyzed the construction and operation of a 1-5 building configuration with a ±138,410 square foot industrial project.

3. ZC No. 01-2015 – Approved on December 9, 2015 per Ordinance No. 699 to change the zoning of a parcel at 16203 Arrow Highway from M-2 (Heavy Manufacturing) to M-1 (Light Manufacturing).

Additionally, on May 23, 2018, the City Council and Housing Authority Board approved a request from the applicant to salvage rock from the burned dwelling to be used for a decorative low wall in front of the site.

GENERAL PLAN AND ZONING
The site is designated in the General Plan as Industrial/Business Park. The property is currently zoned M-1 (Light Manufacturing). The following zones and uses surround the site are shown on Table 1: Surrounding Land Uses.

Table 1: Surrounding Land Uses

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Land Use</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Planning Commission Meeting
Site Plan & Design Review (DA) No. 03-2018
Tentative Parcel Map No. 72864

March 25, 2019
PROJECT DESCRIPTION
The proposed project is for the construction of four (4) industrial buildings totaling ±138,410 square feet with fifteen (15) loading docks, associated parking and landscaping. The four (4) buildings will be comprised of ground floor and mezzanine office and warehouse space as shown on the Building Floor Plan Summary in Table 2. Included in the Amended and Restated DDA, the applicant, at their sole cost and expense, has also agreed to improve and maintain two (2) parcels located at 5239 and 5223 Morada Street with two (2) parking lots for the benefit of the City.

Table 2 – Building Floor Plan Summary:

<table>
<thead>
<tr>
<th>Building Area</th>
<th>Building A</th>
<th>Building B</th>
<th>Building C</th>
<th>Building D</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Office</td>
<td>2,124 sf</td>
<td>2,055 sf</td>
<td>2,505sf</td>
<td>3,316sf</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>Warehouse</td>
<td>23,746 sf</td>
<td>23,505 sf</td>
<td>31,545 sf</td>
<td>34,374 sf</td>
<td>113,170 sf</td>
</tr>
<tr>
<td>Mezzanine Office</td>
<td>3,200 sf</td>
<td>3,200 sf</td>
<td>4,420 sf</td>
<td>4,420 sf</td>
<td>15,240 sf</td>
</tr>
<tr>
<td>Total Building Area</td>
<td>29,070 sf</td>
<td>28,760 sf</td>
<td>38,470 sf</td>
<td>42,110 sf</td>
<td>138,410 sf</td>
</tr>
</tbody>
</table>

Landscaping
Approximately 11.9% of the project site is proposed for landscaping and complies with the City’s Zoning Code requirement of 10%. Landscaping includes a variety of drought tolerant ground cover, turf, shrubs, and trees. Accent palm trees are provided at the entryways to the site. Accent, screening, and shade trees are provided throughout the site and parking lot that include African Sumac, Crape Myrtle, Italian Cypress, Olive and Bottle trees.

Building Height
The M-1 (Light Industrial) zone has a maximum building height of 35’-0” and the proposed building height of all four (4) buildings measure 35’-0”, not including the arched building architectural features and enhancements. Architectural projections proposed for the project consist of roof accent features at the corners of each building, which exceed the maximum allowable height by ±5 feet but are not considered part of overall building height and exempt from the height restrictions per Section 17.08.085 of the Zoning Code.

Access and Circulation
Access to the site is taken from two driveways on Arrow Highway; one centrally located and another near the east property line. The project provides for adequate on-site circulation between the four buildings for both truck and passenger vehicles. A shared access and parking agreement will be recorded for the project.
**Setbacks**
The M-1 (Light Industrial) zone has a front setback of 20'-0", side setback of 20'-0" if adjacent to residential, 0' adjacent to industrial, and rear setback of 0'. The proposed project meets or exceeds all setbacks as shown in Table 3 – Development Standards.

### Table 3 – Development Standards

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>Proposed</th>
<th>Code Standard ¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20' – 90'</td>
<td>20'-0&quot;</td>
</tr>
<tr>
<td>Rear</td>
<td>48’ – 60'</td>
<td>0'</td>
</tr>
<tr>
<td>Side (West)</td>
<td>8”</td>
<td>0’</td>
</tr>
<tr>
<td>Side (East - Adjacent to residential)</td>
<td>62'-6”</td>
<td>20'-0&quot;</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>45.2%</td>
<td>N/A</td>
</tr>
<tr>
<td>Floor-to-Area Ratio (FAR)</td>
<td>50.8%</td>
<td>1:1 (100%) Max.</td>
</tr>
<tr>
<td>Landscaping %</td>
<td>11.9%</td>
<td>10%</td>
</tr>
<tr>
<td>Parking</td>
<td>139</td>
<td>122</td>
</tr>
<tr>
<td>Building Height</td>
<td>35’0” *</td>
<td>(Up to 39 5” for corner tower elements) ²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>35'-0” Max.</td>
</tr>
</tbody>
</table>

**Parking**
The parking includes shared vehicle access to the site and parking throughout the site. Parking required for the project is 122 spaces and 139 spaces are provided, including accessible, standard, and compact size parking spaces. Fifteen (15) loading docks are provided (3 for Building A, 4 for Buildings B, C, and D), all of which are located toward the interior of the site. CC&Rs will be recorded for the project and will include the requirement for shared parking for the four (4) buildings. The City Zoning Code parking requirements applicable to the project are summarized in Table 4, “Parking Requirements and Parking Provided” below:

### Table 4. Parking Requirements and Parking Provided

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Parking Requirement</th>
<th>Parking Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1 space per each 350 gross square feet of floor area</td>
<td>73</td>
</tr>
</tbody>
</table>

¹ Minimum standard identified unless otherwise stated.

² Per IMC 17.68.010, Height of penthouses and roof structures, “…fire or parapet walls, skylights, towers, roof signs, flagpoles, chimneys, smokestacks, wireless masts and similar structures may be erected above the height limits prescribed by this title.”
Building Design/Design Guidelines

The proposed project is subject to Commercial and Industrial Design Guidelines. The proposed project consists of four (4) concrete tilt-up buildings (A – D), with enhanced tower elements at the corner elevations of the entrances to each building. Buildings A & D, facing Arrow Highway exhibit tower elements at each end of the building to provide architectural interest along Arrow Highway. Building A has a deeper setback from the street to provide a view of the Rock Church located east of the subject property. Architectural features include arched eyebrows over windows.

The windows on Buildings A & B exhibit frosted glazing along the east elevation to provide privacy to the adjacent Morada Street residences. The building elevations are scored to provide dimension with arched panels featuring dark metal trellises to continue façade variations on the building sides. Color transitions on the elevations further break up the vertical massing and add richness and variety to the overall mass of the building. Decorative iron grills are located on the tower elements. The buildings include a painted smooth finish; similar to other recently approved industrial buildings. The colors of the project meet the Commercial and Industrial Design Guidelines criteria including beige walls with lighter accent colors. The salvaged stones provide a decorative low wall across the entrance to the site.

ANALYSIS

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

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city

The proposed project is for a light industrial development on the site including four buildings, landscaping, with shared access and parking. The subject property has a General Plan land use designation of Industrial/Business Park and is zoned M-1 (Light Manufacturing). The development proposed with the proposed map is consistent with all applicable development standards concerning a) facilities and improvements; b)
pedestrian and vehicular ingress, egress, and internal circulation; c) setbacks; d) height of buildings; e) mechanical and utility service equipment; f) landscaping; g) grading; h) lighting; i) parking; j) drainage; and k) intensity of land use so as to avoid traffic congestion, to ensure the public health, safety, and welfare, and to prevent adverse effects on surrounding properties. The proposed project is in conformance with City codes. The proposed project involves redevelopment of a site that is located in an established developed urban area with access to utilities and public services. There are no specific plans applicable to the property.

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

The Irwindale Community Redevelopment Agency no longer exists. However, there is an owner's disposition and development agreement (DDA) involved and the project is in conformance with the DDA.

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,
   Proposed buildings A and D facing Arrow Highway are setback approximately 20'-0" and 90'-0", respectively, from Arrow Highway to accommodate landscaping, parking, and drive aisle queuing. All structures and infrastructure improvements will be constructed to current code and completed prior to Certificate of Occupancy.

b) Pedestrian and vehicular ingress, egress, and internal circulation,
   The project allows for adequate pedestrian and vehicular ingress and egress via two (2) driveways off Arrow Highway. Adequate internal circulation is provided throughout the site to all four buildings, including an east-west drive aisle between Buildings A and B, and Buildings C and D.

c) Setbacks,
   The project has been designed to comply with the required minimum setbacks for the M-1 (Light Manufacturing) zone.

d) Height of buildings,
   The M-1 (Light Manufacturing) zone has a maximum building height of 35'-0" and the proposed building height of all four (4) buildings measure 35'-0", not including the arched building architectural features and enhancements.

e) Signs,
   Freestanding signs would be limited to 150 square feet regardless of building size. Like other recently approved, large-scale projects, staff incorporates a Condition of
Approval that requires the applicant to prepare a comprehensive sign program. The sign program includes but is not be limited to sign type, square footage allowances, placement, illumination, quantity, colors and materials.

f) Mechanical and utility service equipment,
   Site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area.

g) Landscaping,
   The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale. A minimum 10% landscaping is required and the project provides 11.9% landscaping.

h) Grading,
   Project has been designed to take advantage of the existing topography, thus reducing grading activities on site.

i) Lighting,
   All lighting is designed to complement the structures and oriented to properly illuminate the site and not to spill onto other properties, creating a nuisance.

j) Parking,
   IMC Subsection 17.64.030.P(2) “Offices not providing customer service on the premises” requires a minimum one (1) parking space for each two (2) employees on the maximum (most workers) working shift or one (1) space for each 350 square feet of gross floor area, whichever is the greater and IMC Subsection 17.64.030(V) “Warehouse and storage buildings” requires one (1) parking space for each 1,000 square feet of the first 20,000 square feet of gross floor area, one (1) space for each 2,000 square feet for the next 20,000 square feet of gross floor area and one (1) space for each 4,000 square feet for all floor area over 40,000 square feet of gross floor area. Based on the proposed square footage, the project requires 122 stalls and a total of 139 stalls are being proposed, including 119 standard-size stalls, 8 accessible stalls, and 12 compact-size stalls. In addition to providing parking for passenger vehicles, bicycle parking stalls will be provided. All parking is surface parking; there are no proposed parking structures or subterranean lots.

k) Drainage,
   A Water Quality Management Plan (WQMP) has been prepared to address hydrology and drainage.

l) Intensity of land use.
   The project is a light industrial business park located on a 6.25-acre site in the M-1 (Light Manufacturing) zone. The proposed project has an overall floor area ratio of .51 consistent with the Industrial/Business Park land use designation which allows for development of industrial uses with a maximum floor area ratio of 1.0:1.0. The design and improvement of the proposed subdivision is consistent with all Zoning Code
development standards established for the M-1 (Light Manufacturing) zone with respect to land use, building height, and landscaping and is consistent with Zoning Code requirements for parking and parking area landscaping applicable to the proposed project. The M-1 (Light Manufacturing) zone does not have a maximum lot coverage and defers to the General Plan.

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.

The proposed tilt-up building incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited façade elements, roofs and parapets, materials and colors. The layout, landscaping and design of the site also incorporated encouraged design principles. For example, the use of arches, colors, and a smooth building texture are compatible within the City context, and new buildings that draw upon the fundamental characteristics of existing buildings in the City, variations on all sides, including varied rooflines, and multi-layered landscaping.

TENTATIVE PARCEL MAP

ANALYSIS
This request is for a Tentative Parcel Map to merge three (3) existing parcels into a single parcel and subdivide the site into five (5) parcels [four (4) building parcels and one (1) parcel for shared access and use] for commercial/industrial use in the M-1 (Light Manufacturing) zone. The total area is approximately 6.25 acres.

TENTATIVE PARCEL MAP FINDINGS
Before any Tentative Parcel 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.

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

The proposed map is for the subdivision of a property for development of industrial uses. The subject property of the proposed map has a General Plan land use designation of Industrial/Business Park and is zoned M-1 (Light Manufacturing). The development proposed with the proposed map is consistent with all applicable development standards concerning a) facilities and improvements; b) pedestrian and vehicular ingress, egress, and internal circulation; c) setbacks; d) height of buildings; e) mechanical and utility service equipment; f) landscaping; g) grading; h) lighting; i) parking; j) drainage; and k) intensity of land use so as to avoid traffic congestion, to ensure the public health, safety, and welfare, and to prevent adverse effects on surrounding properties. The proposed
The proposed project involves redevelopment of a site that is located in an established developed urban area with access to utilities and public services. There are no specific plans applicable to the property.

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

The proposed project is a light industrial business park with an overall floor area ratio of .51 consistent with the Industrial/Business Park land use designation which allows for development of industrial uses with a maximum floor area ratio of 1.0:1.0. The design and improvement of the proposed subdivision is consistent with all Zoning Code development standards established for the M-1 (Light Manufacturing) zone with respect to land use, building height, and landscaping and is consistent with Zoning Code requirements for parking and parking area landscaping applicable to the proposed project. There are no specific plans applicable to the property.

3. The site is physically suitable for the type of development proposed.

The site is a ±6.25 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.

4. The site is physically suitable for the proposed density or intensity of development.

The site is suitable for the proposed development of 138,410 square feet of light industrial business park uses in four buildings at an overall floor area ratio of .51 consistent with General Plan maximum allowable floor area ratio of 1.0:1.0.

5. 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.

The design or proposed improvements of the Subdivision will not cause any substantial environmental damage or substantially injure fish, wildlife, or their habitats, or cause serious public health problems in that the Application will create five (5) parcels from three parcels in an area that has been planned for industrial uses. The Subdivision is located in an urbanized area and is not the habitat of fish or wildlife. Pursuant to Sections 15070 through 15073 of CEQA Guidelines, a Mitigated Negative Declaration (MND) was prepared for the project and approved by the Irwindale City Council on November 11, 2015.

6. 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.

7. 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.

There is an existing City storm drain utility easement on the property, of which a portion of the easement will require relocation. The applicant/developer has agreed to relocate the City storm drain utility easement and bear the full associated costs for the easement relocation. Conditions of Approval have been included for the relocation and recordation of the easement relocation.

8. 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.

9. The requirements of CEQA have been satisfied.

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

Community Meeting
On April 24, 2018, the Planning Division hosted a community meeting at the Irwindale Council Chamber. The purpose of the meeting was to provide an opportunity to review and comment on the proposal, ask questions and understand the process. A representative from Panattoni Development Company, Inc., the project architect, and City staff attended. Members of the community and other interested parties attended the meeting and gave input to the building design, site layout, and landscaping for the project; all of which have been incorporated into the project.

ENVIRONMENTAL REVIEW
The proposed project was previously subject to environmental review in accordance with the California Environmental Quality Act. Specifically, the City, as the Lead Agency, approved and adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) on November 11, 2015. A copy of the MND & MMRP and related environmental documents are posted on the City’s website and available at the Irwindale Public Library and Deputy City Clerk’s Office. It is proposed that the Planning Commission,
on the basis of substantial evidence contained in the whole record, find that the MND serves as the environmental review for the project and no additional environmental review is necessary because there have been no changes to the project, no changes with respect to the circumstances under which the project is being undertaken, and no new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The environmental consultant, Environmental Impact Sciences, who prepared the MND and MMRP reviewed the proposed project and concluded that the previously adopted MND and MMRP continues to constitute an appropriate and supportable basis, under CEQA, for the proposed project (Exhibit E). Staff recommends that the Planning Commission make a finding to this effect.

RECOMMENDATION
That the Planning Commission adopt Resolution No. 761(19) recommending approval by the City Council of Site Plan and Design Review (DA) No. 03-2018 and adopt Resolution No. 762(19) recommending approval by the City Council of Tentative Parcel Map No. 72864, subject to the attached Conditions of Approval.

ATTACHMENTS
Exhibit A: Resolution No. 761(19) with Conditions of Approval for SP&DR(DA) No. 03-2018
Exhibit B: Resolution No. 762(19) with Conditions of Approval for Tentative Parcel Map No. 72864
Exhibit C: Approved 2015 MND (electronic version)
Exhibit D: Approved 2015 MMRP
Exhibit E: CEQA Analysis of Project from Environmental Impact Sciences dated 1/31/19
Exhibit F: Site Plan & Design Review Project Plans
Exhibit G: Tentative Parcel Map No. 72864
RESOLUTION NO. 761(19)


A. RECITALS.

(i) Panattoni Development Company, Inc., 20411 Southwest Birch Street, Suite 200, Newport Beach California 92660, the Applicant, has made a request for a Site Plan and Design Review Permit (SP&DR(DA) No. 03-2018), pursuant to Section 17.70.010 of the Irwindale Municipal Code to allow for the construction of four manufacturing/distribution/warehouse buildings totaling approximately ±138,410 square feet and (under separate resolution) a Tentative Parcel Map (TPM No. 72864) to allow the property to be divided into five parcels (one for each of the four buildings and one parcel for shared access and parking).

(ii) The entire site is approximately 6.25 acres, and is zoned M-1 (Light Manufacturing). Hereinafter in this Resolution, the subject Site Plan and Design Review Permit shall be referred to as the “Application”.

(iii) On April 14, 2013, the Irwindale Housing Authority entered into a Disposition and Development Agreement (DDA) with Panattoni Development Company, Inc. to develop the property located at 16203-16233 Arrow Highway.

(iv) The proposed project was previously subject to environmental review in accordance with the California Environmental Quality Act. Specifically, the City, as the Lead Agency, approved and adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) on November 11, 2015. A copy of the MND & MMRP and related environmental documents are posted on the City’s website and available at the Irwindale Public Library, Deputy City Clerk’s Office, and the Planning Division. It is proposed that the Planning Commission, on the basis of substantial evidence contained in the whole record, find that the MND serves as the environmental review for the project and no additional environmental review is necessary because there have been no changes to the project, no changes with respect to the circumstances under which
the project is being undertaken, and no new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(v) On March 20, 2019, the Irwindale Planning Commission Meeting was cancelled and rescheduled to a special meeting on March 25, 2019. Notice of the cancellation was posted at City Hall and the Post Office.

(vi) On March 25, 2019, the Planning Commission conducted a duly noticed public hearing, as required by law on the Application, closed the public hearing and recommended that the City Council approve Site Plan and Design Review (DA) No. 03-2018, subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.

(vii) 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. The Planning Commission finds and determines that, on the basis of substantial evidence contained in the whole record, the MND serves as the environmental review for the project and no additional environmental review is necessary because there have been no changes to the project, no changes with respect to the circumstances under which the project is being undertaken, and no new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans and Conditions of Approval attached hereto as Exhibit “A,” this Planning Commission hereby specifically finds as follows:

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city

The proposed project is for a light industrial development on the site including four buildings, landscaping, with shared access and parking. The subject property has a General Plan land use designation of Industrial/Business Park and is zoned M-1 (Light Manufacturing). The development proposed with the proposed map is consistent with
all applicable development standards concerning a) facilities and improvements; b) pedestrian and vehicular ingress, egress, and internal circulation; c) setbacks; d) height of buildings; e) mechanical and utility service equipment; f) landscaping; g) grading; h) lighting; i) parking; j) drainage; and k) intensity of land use so as to avoid traffic congestion, to ensure the public health, safety, and welfare, and to prevent adverse effects on surrounding properties. The proposed project is in conformance with City codes. The proposed project involves redevelopment of a site that is located in an established developed urban area with access to utilities and public services. There are no specific plans applicable to the property.

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

The Irwindale Community Redevelopment Agency no longer exists. However, there is an owner's disposition and development agreement (DDA) involved and the project is in conformance with the DDA.

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,
   Proposed buildings A and D facing Arrow Highway are setback approximately 20'-0" and 90’ 0", respectively, from Arrow Highway to accommodate landscaping, parking, and drive aisle queuing. All structures and infrastructure improvements will be constructed to current code and completed prior to Certificate of Occupancy.

b) Pedestrian and vehicular ingress, egress, and internal circulation,
   The project allows for adequate pedestrian and vehicular ingress and egress via two driveways off Arrow Highway. Adequate internal circulation is provided throughout the site to all four buildings, including an east-west drive aisle between Buildings A and B, and Buildings C and D.

c) Setbacks,
   The project has been designed to comply with the required minimum setbacks for the M-1 (Light Manufacturing) zone.

d) Height of buildings,
   The M-1 (Light Manufacturing) zone has a maximum building height of 35'-0" and the proposed building height of all four buildings measure 35'-0", not including the arched building architectural features and enhancements.

e) Signs,
Freestanding signs would be limited to 150 square feet regardless of building size. Like other recently approved, large-scale projects, staff incorporates a Condition of Approval that requires the applicant to prepare a comprehensive sign program. The sign program includes but is not be limited to sign type, square footage allowances, placement, illumination, quantity, colors and materials.

f) Mechanical and utility service equipment,
   Site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area.

g) Landscaping,
   The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale. A minimum 10% landscaping is required and the project provides 11.9% landscaping.

h) Grading,
   Project has been designed to take advantage of the existing topography, thus reducing grading activities on site.

i) Lighting,
   All lighting is designed to complement the structures and oriented to properly illuminate the site and not to spill onto other properties, creating a nuisance.

j) Parking,
   IMC Subsection 17.64.030.P(2) “Offices not providing customer service on the premises” requires a minimum one (1) parking space for each two (2) employees on the maximum (most workers) working shift or one (1) space for each 350 square feet of gross floor area, whichever is the greater and IMC Subsection 17.64.030(V) “Warehouse and storage buildings” requires one (1) parking space for each 1,000 square feet of the first 20,000 square feet of gross floor area, one (1) space for each 2,000 square feet for the next 20,000 square feet of gross floor area and one (1) space for each 4,000 square feet for all floor area over 40,000 square feet of gross floor area. Based on the proposed square footage, the project requires 122 stalls and a total of 139 stalls are being proposed, including 119 standard-size stalls, 8 accessible stalls, and 12 compact-size stalls. In addition to providing parking for passenger vehicles, bicycle parking stalls will be provided. All parking is surface parking; there are no proposed parking structures or subterranean lots.

k) Drainage,
   A Water Quality Management Plan (WQMP) has been prepared to address hydrology and drainage.

l) Intensity of land use.
The project is a light industrial business park located on a 6.25-acre site in the M-1 (Light Manufacturing) zone. The proposed project has an overall floor area ratio of .51 consistent with the Industrial/Business Park land use designation which allows for development of industrial uses with a maximum floor area ratio of 1.0:1.0. The design and improvement of the proposed subdivision is consistent with all Zoning Code development standards established for the M-1 (Light Manufacturing) zone with respect to land use, building height, and landscaping and is consistent with Zoning Code requirements for parking and parking area landscaping applicable to the proposed project. The M-1 (Light Manufacturing) zone does not have a maximum lot coverage and defers to the General Plan.

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.

The proposed tilt-up building incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited façade elements, roofs and parapets, materials and colors. The layout, landscaping and design of the site also incorporated encouraged design principles. For example, the use of arches, colors, and a smooth building texture are compatible within the City context, and new buildings that draw upon the fundamental characteristics of existing buildings in the City, variations on all sides, including varied rooflines, and multi-layered landscaping.

3. The Planning Commission hereby specifically finds and determines that, having considered the record as a whole, including the findings set forth herein, the changes and alterations, which have been incorporated into and conditioned upon the project proposed in the Application, there is no evidence before this Planning Commission that the project proposed herein will have the potential of adverse effects on wildlife resources or the habitat upon which wildlife depends. Based upon substantial evidence, this Planning Commission hereby rebuts the presumption contained in Section 753.5 (d) of Title 14 of the California Code of Regulations. Notwithstanding any other provision of this Resolution, if the Department of Fish and Game requires payment of a fee pursuant to Section 711.4 of the California Fish and Game Code, payment thereof shall be made by the Applicant prior to the issuance of any building permit or other entitlement with regard to this project.

4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council approve the Application subject to the conditions set forth in Exhibit "A" attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Chapter 17 of the Irwindale Municipal Code. Applicant,
including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit “A”.

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 25th day of March 2019.

_________________________
Chairman

ATTEST:

_________________________
Secretary

I, Marilyn Simpson, Community Development Manager/City Planner 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 25th day of March 2019, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

_________________________
Secretary
PLANNING COMMISSION RESOLUTION NO. 761(19)

Site Plan and Design Review Permit (SP&DR) No. 03-2018
Panattoni Development Company, Inc.
16203-16233 Arrow Highway – Arrow Highway Business Park

A. GENERAL CONDITIONS

1. The use and development authorized by this Site Plan and Design Review (DA) Permit allow for construction and operation of a four-building light manufacturing/distribution/warehouse project on four separate parcels and a single parcel for shared access and parking substantially in conformance with the plans dated March 13, 2019.

2. Grading and building permits shall be obtained within twelve (12) months from the date of approval by the City Council. 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 Manager/City Planner at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Manager/City Planner 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. The Applicant shall agree and consent, in writing, to each and every condition of permit approval set forth herein within twenty (20) days from the adoption of the Resolution for the project by the City Council approving the Site Plan and Design Review (DA).

4. 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.

5. 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. 01-2014. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

6. The use and improvements authorized by this Site Plan and Design Review Permit shall conform to the plans as finally approved by the City (date stamped March 13, 2019) as conditioned herein, and any appreciable modification of the plans or
mode of operation, as determined by the Community Development Manager/City Planner, shall require the prior approval of the City Council pursuant to the amendment of the Site Plan and Design Review Permit.

7. 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.

8. 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.

9. 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.

10. Applicant shall submit a comprehensive sign program for all signs for the project. The Sign Program shall be subject to the review and approval of the Community Development Manager/City Planner.

11. 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.

12. 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.

13. 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.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. All landscaping for the project shall be drought resistant low water with drip irrigation, low flow bubblers and water efficient rotor heads where applicable. Native plants shall be used where feasible. Landscaping shall be provided as shown on the approved Conceptual Landscape Plan (date stamped September 10, 2014).

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2. Landscape and irrigation plans shall be prepared by a licensed landscape architect, and are subject to the approval of the Community Development Manager/City Planner and the City Engineer. Landscape plans shall be consistent with the Commercial and Industrial Design Guidelines. Vision clearance shall be maintained at all vehicle entrances and exits. Landscape planters throughout the site shall incorporate river rock.

3. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.

4. All landscaped planters shall be surrounded by a six (6) inch horizontal concrete curb.

5. The following invasive plants shall not be used in landscaping:
   - *Carpobrotus edulis* (ice plant)
   - *Hedera helix, H. Hibernica, H. caneriensis* (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 terevintifolius* (Brazilian pepper)
   - *Eucalyptus globules, E. camaldulensis* (eucalyptus, blue gum, and red gum)

6. At least 10 percent of the total gross land area of the site (in this case, 27,228 square feet) shall be landscaped.

7. At least 10 percent of the parking areas shall be landscaped. Trees shall be planted in the parking lot such that at maturity, 35 percent of the 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.

8. The eastern 20 ft. setback will incorporate shrubs and groundcover to provide a buffer between the residential uses on the east and the project site. Landscaping shall include a variety of drought tolerant ground cover, turf, shrubs, and trees. Accent palm trees are to be provided at the entryways to the site. Accent, screening, and shade trees species shall include African Sumac, Crape Myrtle, Italian Cypress, Olive and Bottle trees. Trees shall be a minimum 24” box and 8
feet from lowest limb to the ground at the time of planting, and be spaced 8 feet apart.

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, transformers shall be screened with evergreen screen shrubs as allowed.

12. All masonry walls and any 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.

13. The entrance to all driveways will 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 will comply with the City’s Commercial and Industrial Design Guidelines and will be subject to final approval by the City Council.

15. Trash enclosures (6’-0” high min.) with solid metal self-closing and self-latching gates are required. The enclosures will be covered and built with decorative materials to match the type, texture, and color of the materials used in the construction of the buildings. Gates will 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, will be completely and decoratively screened from view from all public rights of way and adjacent properties, and will be integrated into the design and construction of the buildings. The decorative screening wall or parapet shall be at least 12 inches taller than the equipment being screened. 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.

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1 Photo voltaic equipment is exempt from this requirement.
17. All rooftop wireless telecommunications antennas operated by third parties or subject to the provisions of Chapter 17.90 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.

18. The street numbers for the development will be painted on the rooftop of each building in such a manner that it is clearly visible to public safety personnel, with minimum five (5) foot long numbers and with minimum one (1) foot wide brush strokes. Rooftop numbers shall be shown on the plans submitted for plan check.

19. A chain link fence with green screening shall be installed and maintained around the perimeter of the site at all times during construction.

20. A river rock stone wall that matches the wall of the next door Mission shall be constructed along the street frontage. Design of such wall shall be subject to the review and approval of the Community Development Manager/City Planner.

21. 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.

22. To the extent feasible, Applicant shall participate in Southern California Edison’s “Savings by Design” program.

23. Development shall adhere to all mitigation measures identified in the adopted Mitigation Monitoring and Reporting Program (MMRP) made a part of the Mitigated Negative Declaration associated with the project in compliance with the California Environmental Quality Act (CEQA).

24. The Applicant shall prepare Covenants, Conditions and Restrictions (CC&Rs) for the development, subject to the review and approval of the City Engineer, Community Development Department, and the City Attorney.

25. In accordance with the DDA, the Applicant, at their sole cost and expense, shall improve the vacant parcels located at 5239 and 5223 Morada Street (APNs 8619-012-910 and 8619-012-907) with two (2) parking lots, subject to the approval of the City Engineer. The parking lot improvements shall be made prior to the issuance of any project site occupancy permit. The Applicant shall enter into an agreement with the City for maintenance of the parking lot and related improvements before the issuance of building permits. Said agreement shall be reviewed for approval by the City Manager and City Attorney and, if applicable, the City Council.
26. In accordance with the DDA, the Applicant shall pay development impact fees of $300,000 for public improvements. Said payment shall be made at the time of grading or building permit issuance.

27. Cultural Resources. If a potential Native American resource is uncovered during ground disturbance activities, the Applicant shall halt work in the immediate area of the find, promptly inform the Community Development Department of the suspected presence of that Native American resource, cease earth-disturbing activities in proximity thereto, and retain a qualified professional archaeologist and a culturally-affiliated Native American monitor acceptable to the City for the purpose of examining the potential Native American resource in order to determine whether it is a “tribal cultural resource” as defined in Section 21074(a) of the Public Resources Code (PRC) and/or a “unique cultural resource” as defined in Section 21083.2(g) of the PRC. No additional ground disturbance activities shall occur in the immediate location of the potential Native American resource until all information recovery has been completed, a report filed with the City, and that report made available to interested representatives of Native American tribes that are traditionally and culturally affiliated with the project area.

C. PUBLIC WORKS/ENGINEERING

STREETS

1. The applicant shall bear the entire cost of design, engineering, installation and inspection to resurface the existing street frontage to centerline for Arrow Highway.

2. Subject to need as identified by Foothill Transit, the applicant shall install two bus shelters at/or near Morada Street at Arrow Highway for both E/B and W/B directions. The exact location of the bus shelters shall be subject to the approval of the City Engineer and Foothill Transit.

3. Adequate “on-site” parking shall be provided per City requirements.

4. The owner/developer 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 development.

5. All off grade and/or broken sidewalk be removed and replaced.

6. All broken curb and gutter be removed and replaced.

7. Planting of new trees on the frontage of subject property per the direction of the City Engineer.

CITY UTILITIES
8. 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 Arrow Highway. Storm drain plans shall be submitted to the City Engineer for review and approval.

9. Provided the site plan is chosen that requires that the Arrowdale Drain be relocated, then the developer shall pay for the entire cost for design, engineering, construction and inspection of the relocation of the County's owned Arrowdale Drainage System.

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. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.

12. Install landscape irrigation system along the Arrow Highway frontage, subject to the City Engineer's approval. Separate meter(s) shall be installed to accommodate connection of irrigation system.

13. The owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

**TRAFFIC**

14. If the use analyzed in the current traffic analysis changes, the owner/developer shall submit a traffic study prepared by a Professional Engineer following the City's TIR Guidelines. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of acceleration lanes or deceleration lanes, or other median modifications, etc. that are warranted based on the study, the owner and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

15. All point of access to the proposed development shall be reviewed and approved by the City Engineer. All driveways on Arrow Highway shall be designed for right-in and right-out.

**FEES**

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16. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

MISCELLANEOUS

17. A grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.

18. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at http://www.swrcb.ca.gov/stormwtr/construction.html. The project shall also conform to 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.

PARCEL MAP

19. Final Parcel map shall be prepared and submitted to the Public Works Department for review and approval. The applicant shall be responsible for all fees associated with the processing of the final map. Applicant shall comply with Los Angeles County’s Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

20. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel 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.

21. An easement Agreement for all easements (e.g., reciprocal access; surface drainage; utilities, etc.) shall be prepared for each parcel, and shall be executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&Rs shall be subject to the approval of the City Attorney.
22. Submit a complete and detailed plan. Final conditions and comments cannot be
determined until a plan is submitted that is sufficiently complete. Revised TPM to
reflect the approved site plan by the Planning Commission. Final conditions
cannot be determined until such plan is submitted.

D. BUILDING AND SAFETY

1. Complete Construction Documents including but not limited to Grading, Drainage,
Soil Investigation, Architectural, Structural, Electrical, Mechanical, Plumbing,
Landscaping, etc., shall be submitted to the Irwindale Building & Safety
Department for plan check and approval process prior to any permit issuance. All
construction documents shall be prepared by a California Licensed Engineer
specializing in the submitted documents based on the current codes adopted by
the City of Irwindale at the time of submittals.

2. Grading, Drainage, Building and all other trade permits shall be obtained from the
Irwindale Building and Safety Division by a California licensed contractor(s)
carrying the required trade license as allowed by the California Department of
Consumer Affairs. All construction shall be in compliance with the current Irwindale
Building & Municipal Codes.

3. Other agencies’ (Fire, Sanitation…etc.) approvals are required prior to any permit
issuance. An agency referral sheet shall be provided to the applicant at the time of
submittal to Building & Safety. It is the owner/developer/applicant sole
responsibility to obtain all agencies approval prior to any Permits Issuance.

4. Rough Grading approval is mandatory before Building and any other trade permits
issuance.

5. The Owner/Developer/Applicant is the sole responsible party for all required Plan
Check and Permit fees, as well as any other agencies’ fees.

6. Building plans for non-residential construction must contain the following items in
order to be submitted for plan check:

- **Site Plan:** Lot size, locations and dimensions of property lines (include
imaginary property lines per section 705.3 as applicable), adjacent streets,
setbacks from property lines (and imaginary property line as applicable),
locations of other structures, easements, north arrow, scale, contours/drainage
pattern
- **General Notes:** Applicable codes, occupancy classification, type of
construction, allowable area analysis, and occupant load analysis, plumbing
fixture analysis (if T.I. included), description of work, lot area, material
specifications.
• **Floor Plans:** Walls, partitions, window and door schedule, intended room uses. Floor plan must identify all new construction for all affected floors. Clearly identify window and door locations – ensure consistency with elevation views. Include office/mezzanine T.I. as applicable.

• **Roof Plan:** Roof drainage pattern, roofing material and slopes, locations of hips/valleys/ridges, eave overhang dimensions, attic vent locations, rooftop equipment locations.

• **Disabled Access Requirements:** Complete path of travel, parking spaces/loading areas, restroom facilities (as applicable with T.I.), ramps, curbs, counters, etc. All details must be cross referenced on the plan.

• **Exiting:** Occupant load analysis, exit locations and door schedule, required number of exits, required exit separation, travel distance, common path of egress, required fire rated separations, etc. (as applicable for T.I.)

• **Exterior Elevations:** Wall covering material, plate and building heights, window/door locations, roofing material and slopes, attic vent locations, finish grade lines, veneers.

• **Cross Sections:** Full height and width, indicating framing, parapet where occurs, foundation, and insulation in at least two orthogonal directions.

• **Foundation Plan:** Locations of all new footings, anchor bolt and hold-down schedules, complete foundation details.

• **Framing Plan:** Size, spacing, and span of all floor and ceiling joists, roof rafters, valleys and hips, beams and headers. All lateral force resisting elements, including shear wall locations and schedule, and diaphragm construction specifications.

• **Structural Analysis:** Calculations shall be provided to substantiate the structural plans where new structural elements are proposed or existing structural elements are altered. The structural calculations shall address both vertical and lateral forces; and shall be wet stamped and signed by a licensed engineer or architect registered in the state of California.

• **Schedules:** Doors and windows, exterior/interior finish, shear walls.

• **Details:** Complete framing and foundation details for all new structural elements, complete accessible path of travel details, required fire rated assembly details.

• **Manufactured Trusses:** Truss profiles, layout plan, and calculations from the truss manufacturer. Details all truss connections to interior/exterior walls.

• **Green Building:** Requirements, details, and notations shall be included in the plans.

• **Very High Fire Hazard Severity Zone:** All applicable details and notations per Chapter 7A

• **Other:**
  - Is there a proposed mezzanine in Building B? Show on floor plan as applicable
  - Please clarify at Building D, west elevation – no openings allowed per fire separation distance
Where exterior ramps/stairways are proposed, clearly show on elevation views
Separate permit required per separate building

E. FIRE DEPARTMENT

1. The following information is essential to the Fire prevention Engineering Section in order to process your TRACT and PARCEL maps promptly. Projects associated with a land development permit such as a tract or parcel map, conditional use permit, zone change, tract maps, parcel maps, lot line adjustments, conditional use permits and environmental impact reports for required vehicular access or other such permits, shall submit plans to the Land Development Unit (LDU) for review and approval prior to submitting to Fire Prevention Engineering for building plan review. Provide a copy of approved plan. To contact LDU please call (323) 890-4243 or submit to our office located at 5823 Rickenbacker Road, Commerce, CA 90040.

2. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

**ACTION REQUIRED** : Provide verbatim note on site plan

3. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 & 503.2.2.

**ACTION REQUIRED** : Cross-hatch the Fire Department vehicle access on the site plan, and clearly show the required width.

4. Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus weighing 57 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. Fire Code 503.2.3

**ACTION REQUIRED** : Provide a typical roadway section clearly indicating the type of surfacing material(s) and their thicknesses on the site plan.
5. Fire Department vehicular access roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4

**ACTION REQUIRED**: Indicate the centerline, inside and outside turning radii for each change in direction on the site plan

6. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5

**ACTION REQUIRED**: Cross-hatch the Fire Department turnaround on the site plan. Include the dimensions of the turnaround. The orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.

7. The gradient of Fire Department vehicle access roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7

**ACTION REQUIRED**: Indicate the various grade percentages and their lengths of the Fire Department access roadway on the site plan. Provide a road profile for proposed access roads with grades greater 15 percent.

8. Abrupt changes in grade shall not exceed the maximum angles of approach and departure for fire apparatus. The first 10 feet of any angle of approach or departure or break-over shall not exceed a 10 percent change or 5.7 degrees. Fire Code 503.2.8

**ACTION REQUIRED**: Provide roadway profile and indicate angle of approach and departure at all abrupt changes in grade.

9. 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. Fire Code 503.3.

**ACTION REQUIRED**: Provide verbatim note on site plan.

10. When security gates are provided, maintain a minimum access width of 26 feet. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Fire Code 503.6.
ACTION REQUIRED: Provide verbatim note on site plan; and indicate the access width of the security gate on the site plan. Also indicate the means of emergency operation, and the requirement that it be maintained operational at all times.

11. Structures and outdoor storage underneath High Voltage Transmission Lines (66 kilovolts or greater) shall comply with Fire Code 316.6 and County of Los Angeles Fire Department Regulation 27. Any proposed construction or land use within 100 feet of the drip line of High Voltage Transmission lines shall be subject to review by the Fire Marshal.

ACTION REQUIRED: Provide verbatim note and indicate on the Site Plan the location of all drip lines and provide the dimension from the drip line(s) to all proposed structures and property lines.

12. The area of fire fighting operations, as determined by the fire code official, shall not be located underneath High Voltage Transmission Lines. Fire Code 503.2.9

ACTION REQUIRED: Provide verbatim note on site plan; and indicate on the site plan the location of all drip lines and provide the dimension from the drip line(s) to all proposed structures and proximity to fire apparatus access roadways.

13. Fire apparatus access roads and structures located near high-voltage transmission lines shall be posted with approved signs stating CAUTION OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES as required by Fire Code 503.3.1. Specific sign locations shall be determined by the Fire Inspector.

ACTION REQUIRED: Provide verbatim note on the site plan.

14. 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. Fire Code 504.1

ACTION REQUIRED: Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width.

15. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5

ACTION REQUIRED: Clearly indicate the height of all parapets in a section view.

16. 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

**ACTION REQUIRED**: Provide verbatim note on site plan

17. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.

**ACTION REQUIRED**: Provide a detail of the selected display method, and identify the display location(s) on the site plan.

18. Fire apparatus access roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs. Fire Code 505.2

**ACTION REQUIRED**: Provide verbatim note on site plan.

19. 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.

**ACTION REQUIRED**: Provide verbatim note on site plan.

20. Every application for a building permit shall be accompanied by evidence indicating that the proposed structure is provided with a reliable water supply capable of supplying the required fire flow as required by Fire Code 507.1.1

**ACTION REQUIRED**: Complete and return the "Fire Flow Availability" Form 196, with fire flow information provided by the water purveyor from the closest fire hydrant along the lot frontage.

21. The required fire flow for fire hydrants at this location is 4000gpm, at 20 psi residual pressure, for a duration of 4 hours over and above maximum daily domestic demand. Fire Code 507.3 and Appendix B.

**ACTION REQUIRED**: Provide the following calculation on site plan. The required fire flow is based on the following calculation:

| Type of construction per the Building Code | Type III-B |
| Fire-flow calculation area                | Area +/138,000sq. ft |
| based on the fire-flow calculation area   | Fire flow 8000gpm |

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Reduction for fire sprinklers (maximum 50%)  
4000gpm Total fire flow required  
4000gpm

22. The required fire flow for a single private ON-SITE fire hydrant at this location is  
1250 gpm at 20 psi residual pressure. If more than one on-site fire hydrant is  
required, the on-site fire flow shall be the same as required for public fire hydrants  
in accordance with Appendix Table B105.1. Fire Code C106

**ACTION REQUIRED** : Provide verbatim note on site plan. Indicate the required  
fire flow when more than one on-site hydrant is required.

23. Spacing of fire hydrants shall not exceed the distances specified in Fire Code  
C105.2 & C106.

**ACTION REQUIRED** : Show all existing public and private on-site fire hydrants on  
the site plan. Include the location of all public fire hydrants within 300 feet of the  
lot frontage on both sides of the street. Specify size of fire hydrant(s) and  
dimension(s) to property lines. Additional fire hydrant requirements may be  
necessary after this information is provided.

24. The fire hydrant requirements for this project are to be determined or as follows:  
Install______PUBLIC fire hydrant(s). Upgrade______PUBLIC fire hydrant(s).  
Relocate______PUBLIC fire hydrant(s). Install ____ON-SITE fire hydrant(s).

Location(s): PENDING ON LOCATION OF EXISTING FIRE HYDRANTS  
Fire Code 507.5, C105.2.2, C106 & County of Los Angeles Fire Department  
Regulation 8.

**ACTION REQUIRED** : Show new/upgraded/relocated hydrant locations on site  
plan.

25. All fire hydrants shall measure 6" x 4" x 2-1/2", brass or bronze, conforming to  
American Water Works Association Standard C503, or approved equal, and shall  
be installed in accordance with the County of Los Angeles Fire Department  
Regulation 8.

**ACTION REQUIRED** : Provide verbatim note on site plan.

26. A receipt from the water purveyor that shows that all funds have been paid for the  
installation and/or upgrade of the required public fire hydrants is required. Also, a  
letter from the water purveyor or installing contractor that indicates the approximate  
date the work will be started and completed for the fire hydrants is required.

**ACTION REQUIRED** : Provide proof of payment and letter stating the time of  
installation from the water purveyor.
27. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

**ACTION REQUIRED**: Provide verbatim note on site plan.

28. All on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1

**ACTION REQUIRED**: Provide verbatim note on site plan.

29. 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. Fire Code 901.2, County of Los Angeles Fire Department Regulation 7

**ACTION REQUIRED**: Provide verbatim note on site plan

30. Provide the Building Code occupancy classification(s) for all separate and distinct uses of the structure(s) in accordance with Building Code Chapter 3. Building Code 302.1

**ACTION REQUIRED**: Indicate on the site plan

31. Provide Building Code type of construction in accordance with Building Code Section 602.1 and Table 601.

**ACTION REQUIRED**: Indicate type of construction on the site plan and provide construction details for the structural elements as required in Table 601

32. The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302. Building Code 503

**ACTION REQUIRED**: Incorporate calculations on the site plan justifying the height and area based on the type of construction. Include all increases used as allowed per the Building Code Sections 506, 507

33. Provide an approved automatic fire sprinkler system as set forth by Building Code 903 and Fire Code 903. Plans shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation

Reason: Building modification

Type of fire sprinkler system: 903.3.1.3

**ACTION REQUIRED**: Provide note on site plan.
34. Provide occupant load calculation and exit width analysis for all portions of the building in accordance with Building Code 1004, Table 1004.1.1, and 1005

**ACTION REQUIRED**: Incorporate calculations on site plan or provide an exit analysis plan

35. The means of egress, and exit discharge, shall be illuminated at any time the building is occupied with a light intensity of not less than 1 foot-candle at the walking surface level. Building Code 1006.2

**ACTION REQUIRED**: Provide note on site plan.

36. The power supply for means of egress illumination shall normally be provided by the premises electrical supply. In the event of power supply failure, the emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. Building Code 1006.3

**ACTION REQUIRED**: Provide note on site plan and indicate the light fixtures with emergency power on reflected ceiling plan.

37. The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of not less than 32 inches. The height of doors shall not be less than 80 inches. Building Code 1008.1.1

**ACTION REQUIRED**: Indicate on floor plan and door schedule.

38. Egress doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy regardless of the occupant load. Building Code 1008.1.2

**ACTION REQUIRED**: Indicate door swing on floor plan.

39. Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. Building Code 1008.1.9

**ACTION REQUIRED**: Provide note on site plan and indicate in door schedule.

40. Exits, exit access doors and paths of egress travel that is not immediately visible to the occupants shall be marked by an approved exit sign that is readily visible from any direction of egress travel. Exit signs shall be internally or externally illuminated. Building Code 1011

**NOTE**: Additional exits signs may be required at time of field inspection

**ACTION REQUIRED**: Indicate exit sign locations on floor plan/reflected ceiling plan.
41. Portable fire extinguishers shall be installed in locations as required by Fire Code 906.

**ACTION REQUIRED**: Provide note on site plan.

42. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves, unless areas containing dumpsters or containers are protected by an approved automatic fire sprinkler system. Fire Code 304.3.3

**ACTION REQUIRED**: Provide note on site plan.

43. These plans will not be approved for high piled storages, plan for high piled storage shall be submitted separately for plan review and approval.

F. **PUBLIC WORKS/ENGINEERING.**

**STREETS**

1. The applicant shall bear the entire cost of design, engineering, installation and inspection to resurface the existing street frontage to centerline for Arrow Highway.

2. Subject to need as identified by Foothill Transit, the applicant shall install two bus shelters at/or near Morada Street at Arrow Highway for both E/B and W/B directions. The exact location of the bus shelters shall be subject to the approval of the City Engineer and Foothill Transit.

3. Adequate “on-site” parking shall be provided per City requirements.

4. The owner/developer 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 development.

5. All off grade and/or broken sidewalk be removed and replaced.

6. All broken curb and gutter be removed and replaced.

7. Planting of new trees on the frontage of subject property per the direction of the City Engineer.

**CITY UTILITIES**
8. 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 Arrow Highway. Storm drain plans shall be submitted to the City Engineer for review and approval.

9. Provided the site plan is chosen that requires that the Arrowdale Drain be relocated, then the developer shall pay for the entire cost for design, engineering, construction and inspection of the relocation of the County's owned Arrowdale Drainage System.

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. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.

12. Install landscape irrigation system along the Arrow Highway frontage, subject to the City Engineer's approval. Separate meter(s) shall be installed to accommodate connection of irrigation system.

13. The owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

TRAFFIC

14. If the use analyzed in the current traffic analysis changes, the owner/developer shall submit a traffic study prepared by a Professional Engineer following the City's TIR Guidelines. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of acceleration lanes or deceleration lanes, or other median modifications, etc. that are warranted based on the study, the owner and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

15. All point of access to the proposed development shall be reviewed and approved by the City Engineer. All driveways on Arrow Highway shall be designed for right-in and right-out.

FEES

16. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
MISCELLANEOUS

17. A grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.

18. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at http://www.swrcb.ca.gov/stormwtr/construction.html. The project shall also conform to 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

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

PARCEL MAP

20. Final Parcel map shall be prepared and submitted to the Public Works Department for review and approval. The applicant shall be responsible for all fees associated with the processing of the final map. Applicant shall comply with Los Angeles County’s Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

21. The owner/developer shall provide at no cost to the City, one mylar print of the recorded parcel 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.
22. An easement Agreement for all easements (e.g., reciprocal access; surface drainage; utilities, etc.) shall be prepared for each parcel, and shall be executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&Rs shall be subject to the approval of the City Attorney.

23. Submit a complete and detailed plan. Final conditions and comments cannot be determined until a plan is submitted that is sufficiently complete. Revised TPM to reflect the approved site plan by the Planning Commission. Final conditions cannot be determined until such plan is submitted.
RESOLUTION NO. 762(19)


A. RECITALS.

(i) Panattoni Development Company, Inc., the Applicant, has made a request for approval of a Tentative Parcel Map (TPM) pursuant to Chapter 16.02 of the Irwindale Municipal Code (IMC) and a Site Plan and Design Review (SP&DR) pursuant to Section 17.70 of the IMC, to allow for the development of a 4-building, ±138,410 square foot speculative light industrial business park located at 16203-16233 Arrow Highway.

(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 April 14, 2013, the Irwindale Housing Authority entered into a Disposition and Development Agreement (DDA) with Panattoni Development Company, Inc. to develop the property located at 16203-16233 Arrow Highway.

(iii) The proposed project was previously subject to environmental review in accordance with the California Environmental Quality Act. Specifically, the City, as the Lead Agency, approved and adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) on November 11, 2015. A copy of the MND & MMRP and related environmental documents are posted on the City’s website and available at the Irwindale Public Library, Deputy City Clerk’s Office and in the Planning Division. It is proposed that the Planning Commission, on the basis of substantial evidence contained in the whole record, find that the MND serves as the environmental review for the project and no additional environmental review is necessary because there have been no changes to the project, no changes with respect to the circumstances under which the project is being undertaken, and no new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
(iv) On March 20, 2019, the Irwindale Planning Commission Meeting was cancelled and rescheduled to a special meeting on March 25, 2019. Notice of the cancellation was posted at City Hall and the Post Office.

(v) On March 25, 2019, the Planning Commission conducted a duly noticed public hearing, as required by law on the Application, closed the public hearing and recommended that the City Council approve Tentative Parcel Map No. 72864, subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.

(vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans and Conditions of Approval attached hereto as Exhibit “A,” this Planning Commission hereby specifically finds as follows:

Tentative Parcel Map 72864

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

The proposed map is for the subdivision of a property for development of industrial uses. The subject property of the proposed map has a General Plan land use designation of Industrial/Business Park and is zoned M-1 (Light Manufacturing). The development proposed with the proposed map is consistent with all applicable development standards concerning a) facilities and improvements; b) pedestrian and vehicular ingress, egress, and internal circulation; c) setbacks; d) height of buildings; e) mechanical and utility service equipment; f) landscaping; g) grading; h) lighting; i) parking; j) drainage; and k) intensity of land use so as to avoid traffic congestion, to ensure the public health, safety, and welfare, and to prevent adverse effects on surrounding properties. The proposed project is in conformance with City codes. The proposed project involves redevelopment of a site that is located in an established developed urban area with access to utilities and public services. There are no specific plans applicable to the property.

b. The design or improvement of the proposed subdivision is consistent with the General Plan, applicable specific plans, and the Zoning Code.
The proposed project is a light industrial business park with an overall floor area ratio of .51 consistent with the Industrial/Business Park land use designation which allows for development of industrial uses with a maximum floor area ratio of 1.0:1.0. The design and improvement of the proposed subdivision is consistent with all Zoning Code development standards established for the M-1 (Light Manufacturing) zone with respect to land use, building height, and landscaping and is consistent with Zoning Code requirements for parking and parking area landscaping applicable to the proposed project. There are no specific plans applicable to the property.

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

The site is a ±6.25 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 138,410 square feet of light industrial business park uses in four buildings at an overall floor area ratio of .51 consistent with General Plan maximum allowable floor area ratio of 1.0:1.0.

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.**

The design or proposed improvements of the Subdivision will not cause any substantial environmental damage or substantially injure fish, wildlife, or their habitats, or cause serious public health problems in that the Application will create five (5) parcels from three parcels in an area that has been planned for industrial uses. The Subdivision is located in an urbanized area and is not the habitat of fish or wildlife. Pursuant to Sections 15070 through 15073 of CEQA Guidelines, a Mitigated Negative Declaration (MND) was prepared for the project and approved by the Irwindale City Council on November 11, 2015.

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.

There is an existing City storm drain utility easement on the property, of which a portion of the easement will require relocation. The applicant/developer has agreed to relocate the City storm drain utility easement and bear the full associated costs for the easement relocation. Conditions of Approval have been included for the relocation and recordation of the easement relocation.

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

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

i. The requirements of CEQA have been satisfied.

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

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, on the basis of substantial evidence contained in the whole record, the Planning Commission finds that the MND serves as the environmental review for the project and no additional environmental review is necessary because there have been no changes to the project, no changes with respect to the circumstances under which the project is being undertaken, and no new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council approve the Application subject to the conditions set forth in Exhibit “B” attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 16 and Title 17 of the Irwindale Municipal Code.
5. The Secretary shall:
   a. Certify to the adoption of this Resolution; and
   b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 25th day of March 2019.

______________________________
Chairman

ATTEST:

______________________________
Secretary

I, Marilyn Simpson, Community Development Manager/City Planner 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 25th day of March 2019, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

______________________________
Secretary
PLANNING COMMISSION RESOLUTION NO. 762(19)

Tentative Parcel Map No. 72864
Panattoni Development Company, Inc.
16203-16233 Arrow Highway – Arrow Highway Business Park

A. GENERAL

1. The uses authorized by this Tentative Parcel Map Review Permit allow for the creation of five separate parcels as described the plans dated March 13, 2019.

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 Manager/City Planner at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Manager/City Planner may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.

3. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Department, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.

4. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map 72864. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

5. The use and improvements authorized by this Tentative Parcel Map and, under separate review, Site Plan and Design Review Permit No. 03-2018, shall conform to the plans as finally approved by the City as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Community Development Manager/City Planner, shall require the prior approval of the City Council pursuant to the amendment of the Tentative Parcel Map.

6. The Applicant shall comply with all of the terms set forth in the Disposition and Development Agreement (DDA) for the property, including all amendments to said DDA.
7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. All landscaping for the project shall be drought resistant low water with drip irrigation, low flow bubblers and water efficient rotor heads where applicable. Native plants shall be used where feasible. Landscaping shall be provided as shown on the approved Conceptual Landscape Plan (date stamped March 13, 2019) 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 Manager/City Planner and the City Engineer. Landscape plans shall be consistent with the Commercial and Industrial Design Guidelines. Vision clearance shall be maintained at all vehicle entrances and exits. Landscape planters throughout the site shall incorporate river rock.

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. caneriensis* (English ivy, Irish ivy, Algerian ivy
   - *Vinca Major* (periwinkle)
   - *Pennisetum setaceum* and all cultivars and varieties (fountain grass)
   - *Cortaderia selloana, C. jubata* and all cultivars and varieties (pampas grass)
   - *Retama monosperma, Genista monspessulana, Cytisus striatus, Cytisus scoparius,* and *Spartium junceum* (broom – bridal, French, Portuguese, Scotch, Spanish)
   - *Acacia Cyclops* (acacia or western coastal wattle)
   - *Myoporum laetum* (myoporum)
   - *Washingtonia robusta* and *Phoenix canariensis* (Mexican fan palm and Canary Island date palm)
   - *Schinus terevinthifolius* (Brazilian pepper)
   - *Eucalyptus globules, E. camaldulensis* (eucalyptus, blue gum, and red gum)

7. At least 10 percent of the total gross land area of the site (in this case, 27,228 square feet) shall be landscaped.

8. The building setback area along the easterly property line shall incorporate trees near the building to provide a buffer between the residential uses on the east and the project site. Trees to be planted shall include *Phoenix Dactylifera ’Zahidi’* (Date Palm), *Podocarpus Gracilior*, *Brachychiton Populneius* (Bottle Tree) and/or *Lagerstroemia* (Crape Myrtle) trees or another similar species approved by the Community Development Manager/City Planner. Trees shall be a minimum 24” box and 8 feet from lowest limb to the ground at the time of planting and be spaced 8 feet apart.

9. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.

10. The entrance to all driveways will be concrete color mixed and stamped to simulate terracotta tiles.
11. All perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.

12. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs as allowed.

13. All masonry walls and driveway/aisle gates shall be decorative consistent with the building design and the Commercial and Industrial Design Guidelines. The design of the walls and gates shall be subject to the review and approval of the Community Development Department.

14. 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 covered and 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. 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. 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.

18. A lighting plan shall be submitted for approval by the Community Development Manager/City Planner 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.

19. Applicant shall obtain approval from the Community Development Manager/City Planner for a comprehensive sign program for all project signs prior to construction or installation of any signs on the project site.

¹ Photovoltaic equipment is exempt from this requirement.
20. 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.

21. A chain link fence with green screening shall be installed and maintained around the perimeter of the site at all times during construction.

22. 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.

23. To the extent feasible, Applicant shall participate in Southern California Edison's “Savings by Design” program.

24. Development shall adhere to all mitigation measures identified in the adopted Mitigation Monitoring and Reporting Program (MMRP), made a part of the Mitigated Negative Declaration associated with the project in compliance with the California Environmental Quality Act (CEQA).

25. In accordance with the DDA, the Applicant, at their sole cost and expense, shall improve the vacant parcels located at 5239 and 5223 Morada Street (APNs 8619-012-910 and 8619-012-907) with two (2) parking lots, subject to the approval of the City Engineer. The Applicant shall enter into an agreement with the City for maintenance of the parking lot and related improvements before the issuance of building permits. Said agreement shall be reviewed for approval by the City Manager and City Attorney, and if applicable, City Council.

26. In accordance with the DDA, the Applicant shall pay development impact fees of $300,000 for public improvements. Said payment shall be made at the time of grading or building permit issuance.

27. The Applicant shall prepare Covenants, Conditions and Restrictions (CC&Rs) for the development, subject to the review and approval of the City Engineer, Community Development Department, and the City Attorney.

NOTE: The following condition has been formulated by the Lead Agency in response to project specific environmental issues, which may be deemed adverse but which do not elevate to a level of significance under CEQA. These “conditions of approval” are distinct from “mitigation measures” in that they are not subject to the mitigation reporting and monitoring requirements specified under Section 21081.6 of the PRC and Sections 15097 and 15126.4 in Title 14 of the CCR:
28. **Cultural Resources.** If a potential Native American resource is uncovered during ground disturbance activities, the Applicant shall halt work in the immediate area of the find, promptly inform the Community Development Department of the suspected presence of that Native American resource, cease earth-disturbing activities in proximity thereto, and retain a qualified professional archaeologist and a culturally-affiliated Native American monitor acceptable to the City for the purpose of examining the potential Native American resource in order to determine whether it is a “tribal cultural resource” as defined in Section 21074(a) of the Public Resources Code (PRC) and/or a “unique cultural resource” as defined in Section 21083.2(g) of the PRC. No additional ground disturbance activities shall occur in the immediate location of the potential Native American resource until all information recovery has been completed, a report filed with the City, and that report made available to interested representatives of Native American tribes that are traditionally and culturally affiliated with the project area.

C. **FIRE DEPARTMENT**

**GENERAL**

1. Applicant shall complete and return the “Fire Flow Availability” Form 196, with fire flow information provided by the water purveyor from the closest fire hydrant along the lot frontage on Arrow Highway.

2. Structures adjacent to High Voltage Transmission Lines (66 kilovolts or greater) shall comply with Fire Code 316.6 and County of Los Angeles Fire Department Regulation 27. Any proposed construction or land use within 100 feet of the drip line of High Voltage Transmission lines shall be subject to review by the Fire Marshal. The area of firefighting operations, as determined by the fire code official, shall not be located underneath High Voltage Transmission Lines. Fire Code 503.2.9

3. **ACTION REQUIRED:** Provide verbatim note and indicate on the Site Plan the location of all drip lines and provide the dimension from the drip line(s) to all proposed structures and property lines.

4. Provide a letter from utility provider indicating the voltage of the exiting Transmission Lines for review prior to the approval of the Final Map.

5. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance “clear to sky” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the
building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 & 503.2.2.

6. Provide one copy of the Site Plan and one copy of the architectural elevations indicating the proposed building heights.

7. The Fire Department vehicular access and Fire Department turnaround shall be shown in cross-hatch on the Site Plan and clearly indicate the required width.

8. Indicate on the Site Plan all existing fire hydrants within 300 feet of the lot frontage.

**FINAL MAP REQUIREMENTS**

9. Access as noted on the Tentative and the Exhibit Maps 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.

10. The Final Map shall be submitted to the Los Angeles County Fire Department office for review and approval prior recordation.

11. Prior to Final Map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.

**ACCESS**

Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

12. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

13. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.

14. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

15. 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.
16. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5 Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance “clear to sky” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 & 503.2.2.

17. 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.

18. Structures and outdoor storage underneath High Voltage Transmission Lines (66 kilovolts or greater) shall comply with Fire Code 316.6 and County of Los Angeles Fire Department Regulation 27. Any proposed construction or land use within 100 feet of the drip line of High Voltage Transmission lines shall be subject to review by the Fire Marshal.

WATER

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 Code.

20. The required fire flow for the public fire hydrants on this development is TBD gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

21. Fire hydrant locations for public and private on-site will be determined upon approved access.

22. All on-site fire hydrants shall be installed a minimum of 25’ feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure.

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. Fire Code 901.2 & County of Los Angeles Fire Code.

24. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

25. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
26. Parking shall be restricted 30 feet adjacent to any required public fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

D. PUBLIC WORKS/ENGINEERING

STREETS

1. All off-site improvements within the Public Right-of-Way shall be performed in accordance with City Standards to the satisfaction of the City Engineer. Construction plans shall be reviewed and approved by the City Engineer.

2. The owner/developer shall resurface the existing full street frontage on Arrow Highway and bear the full cost of design, engineering, installation, construction management and inspection. All improvements shall be constructed in accordance with the City standards to the satisfaction of the City Engineer. Construction plans shall be reviewed and approved by the City Engineer.

3. Subject to need as identified by Foothill Transit, the applicant shall install two bus shelters at/or near Morada Street at Arrow Highway for both E/B and W/B directions. The owner/developer shall bear the full cost of design, engineering, installation, construction management and inspection. The design, type and exact location of the bus shelters shall be subject to the approval of the City Engineer and Foothill Transit.

4. Adequate “on-site” parking shall be provided per City requirements.

5. The owner/developer 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 development.

6. The owner/developer shall design and construct ADA accessible driveway approaches and remove all existing driveways and parkway drains along Arrow Highway. All improvements shall be constructed in accordance with the City standards to the satisfaction of the City Engineer.

7. The owner and/or developer shall remove and reconstruct all damaged or deficient sidewalk, driveways, curb and gutter as directed by the City Engineer.

8. The owner/developer shall bear the full cost of upgrading the existing street lights along the Arrow Highway frontage to a more energy efficient fixtures (LED). Street lighting upgrade shall meet the City of Irwindale and County of Los Angeles Street Lighting Design Standards.

9. The owner and/or developer shall install street trees and irrigation along Arrow Highway at the project frontage, and remove existing street trees. Irrigation for public street trees/landscaping shall be connected to the on-site private water
meter. Maintenance agreements shall be executed and recorded for the private maintenance, operation and repairs of street trees and irrigation on Arrow Highway. All improvements shall be constructed in accordance with the City standards to the satisfaction of the City Engineer. Construction plans shall be reviewed and approved by the City Engineer.

CITY UTILITIES

10. Storm drains, catch basins, connector pipes, and appurtenances for the site specific storm drain system shall be designed and constructed in accordance with Los Angeles County standards and the City Engineer’s requirements. The owner/developer shall submit grading and drainage plans to the City Engineer for review and approval. The grading and drainage plans shall be prepared by a licensed civil engineer and comply with Los Angeles County grading permit requirements. A hydrology study shall be included with the drainage plan.

11. The owner/developer shall pay for the entire cost for the design, engineering construction and inspection of any upgrade to the water main and connections as required by the serving water company for the proposed development.

12. The owner/developer shall obtain a Storm Drain Connection Permit from the City of Irwindale and/or Los Angeles County Flood Control District for connection(s) to the existing storm drain system.

13. 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.

14. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.

15. Prior to the issuance of building permits, the owner/developer shall provide a will-serve letter from the water utility provider to the City.

TRAFFIC

16. All points of access to the proposed development shall be reviewed and approved by the City Engineer. All project driveways on Arrow Highway shall be designed for right-in and right-out movement only; left turning vehicles to and from Arrow Highway shall be prohibited and the median island shall be modified appropriately. Proper signage shall be installed on Arrow Highway and the project site.

17. Arrow Highway/Irwindale Avenue: Mitigation shall consist of adding a westbound dedicated right turn lane, as approved by the City Engineer. The resulting
The westbound approach would consist of one left-turn lane, two through lanes, and one dedicated right lane. The Applicant’s fair-share obligation for those improvements shall be three (3) percent of the cost for implementation (including design, traffic signal timing, construction, engineering, inspection, construction management), as determined by the City Engineer, which shall be paid to the City prior to the issuance of building permits.

18. No truck traffic shall be allowed on the east side of the facility, signage to that effect shall be posted on the project site, and site operators shall enforce this restriction at all times.

**PARCEL MAPS**

19. Final parcel map shall be prepared and submitted to the Public Works Department for review and approval. The applicant shall be responsible for all fees associated with the review and processing of the final map. The developer shall comply with Los Angeles County’s Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

20. The developer, under the direction of a certified land surveyor and at no cost to the City, shall install all required property boundary monuments, centerline ties and City monuments subject to the Public Works Director/City Engineer's approval.

21. The owner/developer shall provide, at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works.

22. The owner/developer shall relocate the City’s storm drain utility easement to the satisfaction of the City Engineer. All associated costs shall be borne by the owner/developer.

23. An Easement Agreement for all easements (e.g., reciprocal access; surface drainage; utilities, etc.) shall be prepared for each parcel, and shall be executed and recorded in the Office of the Los Angeles County Recorder. Such agreements and any CC&Rs shall be subject to the approval of the City Attorney.

**FEES**

24. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

**MISCELLANEOUS**

25. The owner/developer/contractor shall take extra precautionary measures during demolition and/or construction in order to preserve the adjacent “Rock Church”. Any damage to any elements of the church structure or site during demolition of
the existing site and/or during construction of the new development shall be the sole responsibility of the owner/developer.

26. Concrete or CMU perimeter walls shall be constructed at the property line. Existing walls that are not at the property line shall be removed. The minimum wall height shall be 7 feet from the highest surrounding finished surface elevation. Perimeter wall type and style shall be subject to the approval of the City Engineer and City Planner. All walls will require permits from Building & Safety, shall comply with all Planning Department requirements and shall be constructed in accordance with the current Irwindale adopted Building Codes at the time of submittals.

27. Any work within easements on the project site shall require proper permits from the easement holder (City of Irwindale, County of Los Angeles, etc.).

28. A grading plan shall be submitted for grading/drainage approval to the City Engineer. The owner shall pay grading/drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plans under the current Irwindale adopted Building Codes at the time of submittals.

29. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Construction Storm Water Unit, at (866) 563-3107 or by downloading the forms from their website at: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. The project shall also conform to the 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.

30. 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.

31. The owner, upon 72-hour notice, shall provide any neighbor along the eastern property line access to the site for purposes of maintaining that neighbor's adjoining property.
32. Any changes to the site plan shall be reviewed and approved by the City Engineer.

E. **BUILDING AND SAFETY**

1. Complete Construction Documents including but not limited to Grading, Drainage, Soil Investigation, Architectural, Structural, Electrical, Mechanical, Plumbing, Landscaping, etc., shall be submitted to the Irwindale Building & Safety Department for plan check and approval process prior to any permit issuance. All construction documents shall be prepared by a California Licensed Engineer specializing in the submitted documents based on the current codes adopted by the City of Irwindale at the time of submittals.

2. Grading, Drainage, Building and all other trade permits shall be obtained from the Irwindale Building and Safety Division by a California licensed contractor(s) carrying the required trade license as allowed by the California Department of Consumer Affairs. All construction shall be in compliance with the current Irwindale Building & Municipal Codes.

3. Other agencies’ (Fire, Sanitation…etc.) approvals are required prior to any permit issuance. An agency referral sheet shall be provided to the applicant at the time of submittal to Building & Safety. It is the owner/developer/applicant sole responsibility to obtain all agencies approval prior to any Permits Issuance.

4. Rough Grading approval is mandatory before Building and any other trade permits issuance.

5. The Owner/Developer/Applicant is the sole responsible party for all required Plan Check and Permit fees, as well as any other agencies’ fees.

6. Building plans for non-residential construction must contain the following items in order to be submitted for plan check:

   - **Site Plan:** Lot size, locations and dimensions of property lines (include imaginary property lines per section 705.3 as applicable), adjacent streets, setbacks from property lines (and imaginary property line as applicable), locations of other structures, easements, north arrow, scale, contours/drainage pattern
   - **General Notes:** Applicable codes, occupancy classification, type of construction, allowable area analysis, and occupant load analysis, plumbing fixture analysis (if T.I. included), description of work, lot area, material specifications.
   - **Floor Plans:** Walls, partitions, window and door schedule, intended room uses. Floor plan must identify all new construction for all affected floors. Clearly identify window and door locations – ensure consistency with elevation views. Include office/mezzanine T.I. as applicable.
• **Roof Plan:** Roof drainage pattern, roofing material and slopes, locations of hips/valleys/ridges, eave overhang dimensions, attic vent locations, rooftop equipment locations.

• **Disabled Access Requirements:** Complete path of travel, parking spaces/loading areas, restroom facilities (as applicable with T.I.), ramps, curbs, counters, etc. All details must be cross referenced on the plan.

• **Exiting:** Occupant load analysis, exit locations and door schedule, required number of exits, required exit separation, travel distance, common path of egress, required fire rated separations, etc. (as applicable for T.I.)

• **Exterior Elevations:** Wall covering material, plate and building heights, window/door locations, roofing material and slopes, attic vent locations, finish grade lines, veneers.

• **Cross Sections:** Full height and width, indicating framing, parapet where occurs, foundation, and insulation in at least two orthogonal directions.

• **Foundation Plan:** Locations of all new footings, anchor bolt and hold-down schedules, complete foundation details.

• **Framing Plan:** Size, spacing, and span of all floor and ceiling joists, roof rafters, valleys and hips, beams and headers. All lateral force resisting elements, including shear wall locations and schedule, and diaphragm construction specifications.

• **Structural Analysis:** Calculations shall be provided to substantiate the structural plans where new structural elements are proposed or existing structural elements are altered. The structural calculations shall address both vertical and lateral forces; and shall be wet stamped and signed by a licensed engineer or architect registered in the state of California.

• **Schedules:** Doors and windows, exterior/interior finish, shear walls.

• **Details:** Complete framing and foundation details for all new structural elements, complete accessible path of travel details, required fire rated assembly details.

• **Manufactured Trusses:** Truss profiles, layout plan, and calculations from the truss manufacturer. Details all truss connections to interior/exterior walls.

• **Green Building:** Requirements, details, and notations shall be included in the plans.

• **Very High Fire Hazard Severity Zone:** All applicable details and notations per Chapter 7A

• **Other:**
  - Is there a proposed mezzanine in Building B? Show on floor plan as applicable
  - Please clarify at Building D, west elevation – no openings allowed per fire separation distance
  - Where exterior ramps/stairways are proposed, clearly show on elevation views
  - Separate permit required per separate building
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<th>No.</th>
<th>Mitigation Measure</th>
<th>Compliance Verification</th>
<th>Mitigation Milestone</th>
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<tr>
<td>1</td>
<td>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 121 milligrams per liter of volatile organic compound (VOC) content.</td>
<td>City Engineer</td>
<td>Building Permit</td>
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<td>2</td>
<td>Daily site watering during earthmoving activities shall be increased from the requisite twice to no less than three times and all dozers (or equivalent pieces) used in earth movement shall be equipped with no less than Level 1 diesel particulate filters.</td>
<td>City Engineer</td>
<td>Grading Permit</td>
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### Hazards and Hazardous Materials

<p>| 3   | The Applicant shall demonstrate to the satisfaction of the City Engineer that the following recognized environmental conditions described in the &quot;Phase I Environmental Assessment: 16203-16233 Arrow Highway, Irwindale, California 91706&quot; (SCS Engineers, July 3, 2014) have been adequately addressed and any public health and safety issues associated therewith have either been eliminated or reduced to a less-than-significant level: (1) the soil stockpile located at 16203 Arrow Highway has been sampled in accordance with accepted industry standards in order to characterize the material, determine its composition, and take appropriate actions; (2) identify and conduct samples of any industrial wastes located in all on-site septic tanks; (3) operating under the oversight of the Los Angeles County Department of Public Works (LACDPW), undertake the removal of the on-site clarifier; and (4) either retrieve the analytical laboratory report for soil vapor data collected at 16233 Arrow Highway in 2004 or conduct new sampling in order to determine if volatile organic compounds (VOCs) are present and, if present, evaluate any associated health risks. | City Engineer           | Building Permit      |</p>
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<td>4</td>
<td>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.</td>
<td>Community Development Director</td>
<td>Demolition Permit</td>
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<td>5</td>
<td>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.</td>
<td>Community Development Director</td>
<td>Demolition Permit</td>
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<td>6</td>
<td>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.</td>
<td>City Engineer</td>
<td>Building Permit</td>
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<td>7</td>
<td>Option No. 1. No truck traffic shall be allowed on the east side of the facility, signage to that effect shall be posted on the project site, and site operators shall enforce that restriction; or Option No. 2. The Applicant shall construct a sound wall along the eastern perimeter with a height of no less than 12 feet and no truck traffic shall be allowed along the east side of the structure between the hours of 10:00 PM and 7:00 AM.</td>
<td>City Engineer</td>
<td>Building Permit</td>
</tr>
<tr>
<td>8</td>
<td>In order to reduce construction noise impacts to the maximum extent feasible, the following actions shall be taken during the project’s construction: (1) The construction contractor shall schedule all construction activities, deliveries, and haul trucks during the daytime hours of 7:00 AM to 7:00 PM Monday through Saturday; (2) All construction equipment shall be properly maintained and tuned to minimize noise; (3) All equipment shall be fitted with properly operating mufflers and air intake silencers no less efficient than those originally installed by the manufacturer; (4) All stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptors as feasible; (5) Sign shall be posted on the project site, clearly visible from the public right-of-way, providing contact information (e.g., name and telephone number of the construction contractor) in the event of a noise complaint, and (6) Construction shall be subject to any and all additional provisions as may be set forth by the City Engineer.</td>
<td>City Engineer</td>
<td>Building Permit</td>
</tr>
</tbody>
</table>

**Transportation / Traffic**
<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>No</th>
<th>Compliance Verification</th>
<th>Mitigation Milestone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arrow Highway/Windermere Avenue: Mitigation shall consist of adding a second westbound lane, as approved by the City Engineer.</td>
<td>9</td>
<td>City Engineer</td>
<td>Building Permit</td>
</tr>
<tr>
<td>The resulting westbound approach would consist of two left-turn lanes, one through lane, and one through right lane. The applicant’s traffic share obligation for those improvements shall represent three (3) percent of the cost for implementation, as determined by the City Engineer.</td>
<td></td>
<td></td>
<td>Site Plan</td>
</tr>
<tr>
<td>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 consideration, including, but not necessarily limited to, the operation of holding 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.</td>
<td></td>
<td></td>
<td>City Engineer</td>
</tr>
<tr>
<td>Utilities and Service Systems</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>In the event that the proposed project encroaches into the existing Los Angeles County Flood Control District (LACFCD) right-of-way for the Arroyo Seco Drain or for any other LACFCD storm drain facility, requires a relocation or other modification thereof, prior to the issuance of any and all permits as may be required by or from the County of Los Angeles with regards to that encroachment, realignment, or other modification, including evidence of compliance with any permit conditions established therein.</td>
<td>10</td>
<td>City Engineer</td>
<td>Grading Permit</td>
</tr>
</tbody>
</table>
January 31, 2019

Marilyn Simpson, Community Development Manager
City of Irwindale
Community Development Department
5050 North Irwindale Avenue
Irwindale, California 91706

Subject: 16203-16223 Arrow Highway, Irwindale
Arrow Highway Business Park (AHBP)
SP&DR 03-2018 / TPM 72864

Dear Marilyn,

Environmental Impact Sciences (EIS) submits this correspondence in response to the City of Irwindale’s (City of Lead Agency) query concerning our firm’s recommendations relative to the City’s obligations under the provisions of the California Environmental Quality Act (CEQA) and its implementing guidelines following the City’s receipt of a revised site plan for the Arrow Highway Business Park, located at 16202-16223 Arrow Highway. Having previously prepared the “Mitigated Negative Declaration – Arrow Highway Business Park: 16203-16223 Arrow Highway, Irwindale, California” (2015 MND) and “Mitigation Monitoring and Reporting Program” (2015 MMRP) for “Site Plan and Design Review (SP&DR) 01-2014” (Panattoni Development Company), as approved by the Irwindale City Council on November 11, 2015, EIS is familiar with both the AHBP project and the existing environmental setting in which that project is proposed.

Since November 2015, EIS has continued to assist the Community Development Department (Department) in the preparation and processing of a number of other CEQA documents for projects located throughout the City. As a result, we possess first-hand knowledge concerning potential changes to the environmental baseline that have occurred since that date that could potentially influence our firm’s recommendations concerning the manner with which to proceed under CEQA.

Background

As adopted by the City Council, the 2015 MND assumed the construction and operation of a 138,410 square foot (SF) non-residential project consisting of four Type III-N industrial buildings collectively comprising a 132,410 SF building footprint, plus an additional 6,000 SF of mezzanine. The prior CEQA analysis assumed: (1) a floor-area-ratio (FAR) of 50.8; (2) building lot coverage of 48.6 percent; and (3) 28,250 SF of landscaping (10.4 percent of total lot area). Because no tenant(s) was then identified, the 2015 MND was intentionally structured to allow the project proponent to reconfigure the site plan to accommodate any 1-5 building configuration.
Marilyn Simpson, Community Development Manager  
City of Irwindale Community Development Department  
Arrow Highway Business Park  
January 31, 2019  
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The analysis presented in the 2015 MND examined a complete range of environmental issues and concluded that none of the potential environmental impacts identified therein, either as proposed or as effectively mitigated, would elevate to a level of significance. Based in part on the analysis presented therein, the City Council found that:

(a) The proposed use would not be in substantial conflict with the general plan.  
(b) The requested use would not: (1) adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; (2) be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or (3) jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.  
(c) The proposed site was adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed or as otherwise required in order to integrate the proposed use with the uses in the surrounding area.  
(d) That the proposed site was adequately served: (1) by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and (2) by other public or private service facilities as are required.

While previously approved SP&DR 01-2014 was specific as to the configuration of the project’s physical features, the 2015 MND focused primarily on the functionality of internal circulation and the avoidance of off-site impacts. As a result, within the limits of the development assumptions described therein, the analysis presented in the 2015 MND neither locked the City nor the project proponent into any singular site plan.

A number of conceptual design plans were included and analyzed in the 2015 MND. Figure 1 (2015 MND Conceptual Site Plan – 4-Building Plan), as extracted from the 2015 MND, represents the conceptual 4-building configuration that was included and analyzed therein.

Current Development Plan

Panattoni Development Company (PDC) is proposing a new site plan consisting of four free-standing buildings totaling 138,410 square feet. The City has previously determined that site plan approval constitutes a “discretionary action” subject to and not exempt from CEQA compliance.

The proposed development plan would include: (1) a 50.8 FAR; (2) building lot coverage of 45.2 percent; and (3) 32,362 SF of landscaping (11.9 percent of total lot area). When comparing the propose development plan (SP&DR 03-2018) with the development assumptions presented in the 2015 MNC, the maximum building size has not been exceeded, the lot coverage has been reduced, and the amount of landscaping has been increased. The proposed development plan, therefore, reasonably conforms to the development assumptions assumed in the 2015 MND.

For illustrative purposes, presented in the form of an overlay, Figure 2 (Proposed Site Plan Overlay) compares PDC’s proposed 4-building development plan with that examined in the 2015 MND. This graphic serves to demonstrate the relatively minor differences between the proposed site configuration and that previously analyzed under CEQA.
Marilyn Simpson, Community Development Manager
City of Irwindale Community Development Department
Arrow Highway Business Park
January 31, 2019
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California Environmental Quality Act

Pursuant to Section 15162 of the “Guidelines for the Implementation of the California Environmental Quality Act” (State CEQA Guidelines), once a negative declaration or mitigated negative declaration has been adopted, no subsequent CEQA documentation is required unless the Lead Agency determines that: (1) substantial changes are proposed in the project that would require major revisions of the previously prepared CEQA analysis due to the introduction of new significant environmental effects; (2) substantial changes occur with respect to the circumstances under which the project is undertaken; (3) new information of substantial importance becomes available showing that the project (a) will have one or more significant effects not previously discussed; (b) previously described effects will be substantially more severe than previously described; (c) mitigation measures or alternatives previously found to be infeasible would, in fact, be feasible and would substantially lessen one or more of the project’s significant environmental impacts; and/or (d) mitigation measures or alternatives which are considerably different from those previously analyzed would substantially lessen one or more of the project’s significant environmental impacts.

It is our firm’s opinion that none of those triggers have been satisfied.

Recommendations

At its sole discretion, as supported by substantial evidence, the City Council has the authority to conclude that: (1) none of the factors outlined in Section 15162 of the State CEQA Guidelines have been satisfied; (2) the previously adopted 2015 MND and 2015 MMRP continues to constitute an appropriate and supportable basis, under CEQA, for the proposed discretionary action; and (3) no further CEQA documentation is required for the proposed project. No further CEQA-mandated environmental notices of the City’s action are required and, under CEQA, no new statute of limitations challenging the City’s compliance under CEQA would be established.

Sincerely,

[Signature]

Peter Lewandowski
Principal

Attachments (2)
Figure 2
PROPOSED SP&D/DR 03-2018 OVERLAY ON 2015 MND CONCEPTUAL SITE PLAN (4-BUILDING PLAN)