



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



Date: February 19, 2025 **Agenda Item No. 4-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

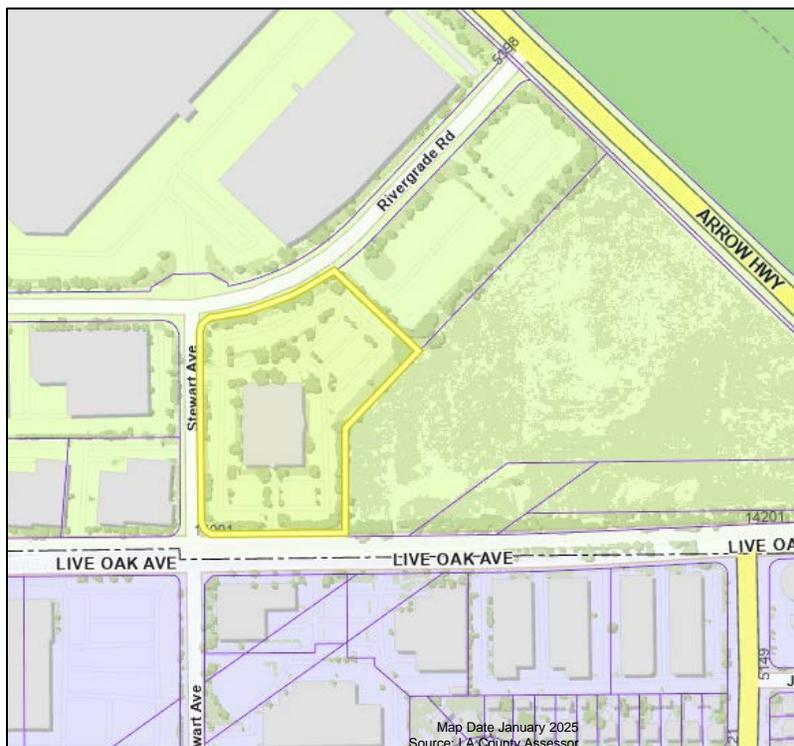
Project Planners: Brandi Jones, Senior Planner
Jonathan Kwan, Contract Planner

Project: Site Plan & Design Review (DA) No. 04-2022
±102,500 Square-Foot Concrete Tilt-Up Warehouse Building

Applicant: Usama Douglah, Rexford Industrial Realty, LLC

Property Owner: Rexford Industrial Realty, LLC

Project Location: 14005 Live Oak Avenue (APN: 8535-001-033)



Staff Recommendation: That the Planning Commission:

1) Adopt Resolution No 844(25) entitled “A Resolution of the Planning Commission of the City of Irwindale, Recommending that the City Council adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Construction of one (1) ±102,500 square-foot concrete tilt-up warehouse building located at 14005 Live Oak Avenue, Irwindale, CA 91706 (APN: 8535-001-033) in the M-2 (Heavy Manufacturing) Zone and Making Certain Findings of Fact, Pursuant to the California Environmental Quality Act”

2) Adopt Resolution No. 845(25) entitled, “A Resolution of the Planning Commission of the City of Irwindale Recommending that the City Council approve Site Plan and Design Review (DA) No. 04-2022 for the Construction of one (1) ±102,500 Square-Foot Concrete Tilt-Up Warehouse Building located at 14005 Live Oak Avenue, Irwindale, CA 91706 (APN: 8535-001-033) in the M-2 (Heavy Manufacturing) Zone and Making Certain Findings of Fact”; subject to the City Council adoption of the MND and MMRP and subject to the attached Conditions of Approval.

REQUEST

The Applicant is requesting a Site Plan and Design Review (DA) for the construction of a ±102,500 Square-Foot Concrete Tilt-Up Warehouse Building located at 14005 Live Oak Avenue, within the City of Irwindale.

BACKGROUND

The site is relatively flat and currently fully developed with one (1) existing two-story concrete industrial office building totaling approximately 56,000 square feet and a surface parking lot. The site is currently served via one driveway off Stewart Avenue and one driveway off Live Oak Avenue.

GENERAL PLAN AND ZONING

The site is designated in the General Plan as Industrial/Business Park. The property is currently zoned M-2 (Heavy Manufacturing). The following zones and uses surround the site:

Direction	Existing Land Use	Zoning District
North	Industrial uses, Santa Fe Flood Control Dam	M-2 (Heavy Manufacturing)
South	Industrial uses, City of Baldwin Park	Industrial Commercial (City of Baldwin Park)
East	2200 Arrow Highway project (currently under construction)	M-2 (Heavy Manufacturing)
West	Industrial uses, San Gabriel River	M -2 (Heavy Manufacturing)

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, the City of Irwindale prepared an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. Based on the Initial Study and subsequent analysis, staff, based on a determination and recommendation by environmental consultants Kimley Horn and Associates, has determined that the project as proposed qualifies for a Mitigated Negative

Declaration according to the California Environmental Quality Act (CEQA), pursuant to Section 15074 of the CEQA Guidelines.

Specifically, the impacts of the proposed project would be mitigated to less-than-significant levels with the implementation of the Mitigation Measures for the following areas:

- Biological Resources
- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources
- Mandatory Findings of Significance

The Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are on file in the Community Development Department/Planning Division, City Hall, and the Irwindale Public Library. The IS/MND (Exhibit "E") was posted and circulated for the required thirty (30) days for public review and comments (September 30, 2024 through October 30, 2024). (A copy of the above referenced documents are posted on the City's website at <https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>.)

The specific details of the mitigation methods are included in the Mitigation Monitoring and Report Program (MMRP).

A total of three (3) letters were received during the comment period. These comments were provided by: Gabrieleno Kizh Nation, LA County Sanitation Districts, and South Coast Air Quality Management District. In summary, the comment letters resulted in minor revisions to the Utilities and Services Systems section of the IS/MND. The comment letters and responses to comments have been included in the MND.

Tribal Consultation

On March 5, 2024, the following tribes were notified pursuant to AB 52:

- Gabrieleno Band of Mission Indians - Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrielino Tongva Indians of California Tribal Council
- Gabrielino-Tongva Tribe
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseno Indians

One (1) response was received. The Gabrieleno Band of Mission Indians–Kizh Nation provided tribal archive information and recommended Mitigation Measures to avoid impacting or destroying tribal cultural resources that may be inadvertently unearthed during the project's ground disturbing activities. Mitigation Measures include retaining a Native American monitor prior to commencement of ground-disturbing activities and the preservation of tribal cultural resources, human remains and associated funerary or ceremonial objects upon discovery.

SITE PLAN AND DESIGN REVIEW

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

Development Standards

Development Standard	Minimum Requirement	Project Proposal
Front Yard Setback	20'-0"	20'-0"
Side Yard Setback	20'-0"	20'-0" (West) 67'-6" (East)
Rear Yard Setback	20'-0"	20'-2"
Floor Area Ratio (F.A.R.)	1.0:1.0 (Max)	0.48:1.0
Building Height¹	N/A	49'-9"
Landscaping	10%	14%
Parking	63 Spaces	64 Spaces
Truck/Trailer Parking	N/A	15 Spaces

Project Description

The proposed project is to demolish the existing building on site for the construction of a ±102,500 Square-Foot Concrete Tilt-Up Warehouse Building. The proposed building would include 6,000 square feet of office space in the southeastern portion of the building (3,000 square feet each on the ground floor and mezzanine), and 96,500 square feet of warehouse space on the ground floor. The Project site is comprised of 5.13 gross acres (4.86 net acres, Assessor's Parcel Number 8535-001-033), with 0.27 acres designated as street dedication. At this time, there is no prospective user.

Building Design/Design Guidelines

The proposed project is a single-story building that incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines. The layout, landscaping and design of the site incorporates encouraged design principles and are designed in a style that is compatible with City context. The proposed building draws upon fundamental characteristics of existing buildings in Irwindale.

The building design incorporates varied parapet heights to resemble tower elements and breaks up the expansive exterior walls with architectural projections and varied materials. Arched windows, ornately carved designs, metal awnings, vertical and horizontal score lines and multi-color palette are incorporated to add depth and reduce the mass of the building. The design is similar to many of the recently approved developments, which have been

¹ Per IMC Subsection 17.08.085 “Building Height” means the vertical distance from the finished grade of the lot to the highest average point of the building or structure.

designed to closely adhere to the guidelines, while maintaining function and aesthetic uniqueness.

Operation

The proposed building is a warehouse with approximately 6,000 square feet of ancillary office use but the prospective use is currently unknown. The current Zoning Code uses a tiered approach which allows permitted and conditionally permitted uses of less intense zones to carry over to the M-2 (Heavy Manufacturing) zone. If a use requires a Conditional Use Permit, Planning Commission approval is required prior to operation. Cold storage, that is not currently listed in the Zoning Code, would not be permitted at this location without further environmental analysis. The majority of new industrial development in the City is speculative.

The Project would also include security measures such as security lighting, a surveillance camera system, and 24/7 security personnel.

Landscaping and Drainage

The “City of Irwindale Commercial and Industrial Design Guidelines” and the Zoning Code requires that ten percent (10%) of the project site is landscaped. The proposed landscape plan shows that approximately 30,140 square feet (14%) of the project site would be a combination of parking lot shade trees, shrubs, and groundcover. As required by the Irwindale Municipal Code, all operations are enclosed within the building or screened from the public right of way by a proposed wall with a building height of eight (8) feet.

The proposed drainage system improvements would be designed in accordance with City requirements and would require City approval.

Access and Circulation

Ingress and egress to the site are provided via two (2) driveways, one (1) fronting onto Live Oak Avenue and the other fronting on Rivergrade Road. While the proposed driveways are connected through a surface parking lot on the east side of the property, through traffic is restricted by a proposed truck yard. Vehicular traffic is restricted by an 8'-0" gate that leads to the truck yard. From Live Oak Avenue, the driveway is proposed to be right in, right out to minimize any traffic related impacts. As noted above, the traffic analysis prepared by EPD Solutions Inc. finds that the proposed project screens out of further VMT analysis and would not significantly impact LOS of nearby intersections.

Pedestrian access would be provided via a new meandering concrete sidewalk along the street frontages on Rivergrade Road, Stewart Avenue, and Live Oak Avenue. The existing public sidewalk abutting the Project site would be demolished and replaced with a new meandering sidewalk with new curbs, gutters, and landscaping improvements, consistent with the City’s standards. The Project would also include a 10-foot street easement dedication (totaling 0.27 acres) along Rivergrade Road, Stewart Avenue, and Live Oak Avenue. Additionally, internal walkways leading to the various entrances of the proposed building would be provided on-site and would connect to the new public sidewalk.

Parking

IMC Subsection 17.64.030.P(2) provides, “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 63 stalls, and 64 stalls are being proposed [four (4) ADA stalls, forty-nine (49) standard stalls and eleven (11) compact stalls]. Thirteen (13) of the stalls are future EV stalls and three (3) are stalls with EV Charging Station. The truck yard includes fifteen (15) trailer stalls. All parking is surface parking; there are no proposed parking structures or subterranean lots. The proposed project also includes four (4) short term bicycle stalls and four (4) long term bicycle stalls.

Building Height

The Irwindale Municipal Code does not include a maximum building height restriction in the M-2 (Heavy Manufacturing) zone. Per IMC Subsection 17.08.085 "Building Height" means the vertical distance from the finished grade of the lot to the highest average point of the building or structure. The rooflines vary from approximately 41'-6" to 45'-0" and the parapet walls, including the architectural features extend to a maximum height of 49'-0".

Signage and Lighting

IMC Section 17.56.050 "Signs" provides the maximum allowable sign area for freestanding and wall signs. Based on the approximate square footage of the speculative industrial building, the allowable amount of wall signage would equate to ±1,025 square feet. Freestanding signs would be limited to 150 square feet regardless of building size.

Site lighting would consist of exterior, wall-mounted light fixtures; interior lighting; lighting for pedestrian walkways; ground-mounted decorative lighting for landscape and architectural features; lighting for the new parking areas and truck yard; lighting for the outdoor employee break area; and security lighting. Proposed lighting design would limit uplight and glare, and ensure that the site is adequately lit. The review and approval of a photometric lighting plan is required as a condition of approval.

ANALYSIS

Site Plan & Design Review 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 subject site is zoned M-2 (Heavy Manufacturing) and has a General Plan land use designation of Industrial/Business Park. The existing General Plan and Zoning designations are consistent, which eliminates the need for any legislative action such as

a Zone Change or General Plan Amendment. The project also meets the minimum development standards for the applicable zones, such as setbacks, floor area ratio (F.A.R), parking and aesthetic design without the need for a Zone Variance to accommodate a deviation from any measurable standards. The end use is currently unknown, but the M-2 (Heavy Manufacturing) zone permits many uses by right and additional uses are subject to a Conditional Use Permit.

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.

This finding is no longer applicable, as Irwindale Community Redevelopment Agency no longer exists. There are also no owner's participation agreement or disposition and development agreement involved.

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,

The proposed building is sited with minimum 20-foot setbacks from the north, west and south property lines. A drive aisle runs along the east side of the building and connects to a truck yard on the northeast portion of the property. Access is available from both Rivergrade Road and Live Oak Avenue. From Rivergrade Road, the northern entrance to the truck yard is setback approximately 46 feet and from Live Oak Avenue, the southern entrance is setback approximately 280 feet from the property line. The proposed site layout is anticipated to be able to accommodate projected queuing, avoiding overflow onto public roads. All structures and infrastructure improvements will be constructed to current code and completed prior to issuance of the Certificate of Occupancy.

- b) Pedestrian and vehicular ingress, egress, and internal circulation,

The proposed project includes a 10'-0" wide street dedication along Live Oak Avenue, Stewart Avenue, and Rivergrade Road for a new sidewalk including curbs, gutters, and landscaping improvements as needed to facilitate Project site access along the Project's frontage. Internally, the two access points are separated by the truckyard, therefore, no through-site access would be available.

- c) Setbacks,

The project has been designed to comply with and exceed the minimum required setbacks for the M-2 (Heavy Manufacturing) zone. The proposed building is setback a minimum of 20'-0" from all street frontages, consistent with IMC requirements.

- d) Height of buildings,

The Irwindale Municipal Code does not include a maximum building height restriction in the M-2 zone. However, the proposed building is designed to complement the massing and height of the existing buildings in the area.

Per IMC Subsection 17.08.085 “Building Height” means the vertical distance from the finished grade of the lot to the highest average point of the building or structure. The proposed roofline varies from 41’-6” to 45’-0” and the parapet walls, including the architectural features extend to a maximum height of 49’-0. Proposed walls are consistent with the maximum 8’-0” high requirement.

e) Signs,

Based on the approximate square footage of the speculative industrial building, the allowable amount of wall signage would equate to ±1,025 square feet. Freestanding signs would be limited to 150 square feet regardless of building size.

f) Mechanical and utility service equipment,

The site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area. The parapet roof will provide adequate screening of any proposed rooftop equipment. During the permitting process, a line-of-sight study is required to substantiate proper screening. Mechanical equipment and storage areas are screened, out of public view and often with solid walls and landscaping.

g) Landscaping,

The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale. Approximately 30,140 square feet (over 14%) of the project site is proposed to be landscaped in compliance with the “City of Irwindale Commercial and Industrial Design Guidelines” and the Zoning Code requirements for parking area landscaping. The proposed landscape plan is comprised of a combination of parking lot shade trees, shrubs, and groundcover.

h) Grading,

The existing project site is relatively flat and developed. The proposed project will incorporate berms around the perimeter in compliance with the “City of Irwindale Commercial and Industrial Design Guidelines”. A grading permit will be required and issued from Building and Safety.

i) Lighting,

All lighting is designed to complement the structures and oriented to properly illuminate the site as not to create “dark pockets” that could support nefarious activities or spill onto other properties, creating a nuisance. 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.

j) Parking,

IMC Subsection 17.64.030.P(2) provides, “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 sixty-three (63) stalls. The proposed project includes sixty-four (64) parking stalls [four (4) ADA stalls, forty-nine (49) standard stalls and eleven (11) compact stalls]. All parking is surface parking; there are no proposed parking structures or subterranean lots.

k) Drainage,

A drainage port and Low Impact Development (LID) report has been prepared to address hydrology and drainage. The Public Works Department has reviewed and accepted the reports. The applicant shall continue to work with the Public Works Department to comply with all applicable regulations.

l) Intensity of land use.

The Project site is currently fully developed with one existing two-story concrete industrial office building totaling 56,000 square feet and a surface parking lot. The Project site includes existing utility connections (water, sewer, and electrical). The proposed building will be a one-story, approximately 102,500 square foot industrial warehouse with associated passenger vehicle parking, truck parking, and twelve (12) loading docks. The proposed industrial warehouse building is consistent with the General Plan designation of Industrial/Business Park and Zoning designation of M-2 (Heavy Manufacturing), as well as adjacent industrial land uses.

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 project incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: varied parapet heights to resemble tower elements; arched windows, ornately carved designs, metal awnings, vertical and horizontal score lines and a multi-color palette. In addition, the site design includes multi-layered landscaping with meandering sidewalks.

CONCLUSION

It is recommended that the Planning Commission take the following action:

1. Adopt Resolution No. 844(25) recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring and Reporting Program (MMRP);
2. Adopt Resolution No. 845(25) recommending that the City Council approve Site Plan and Design Review (DA) No. 04-2022 subject to the proposed Conditions of Approval to permit the proposed improvements as presented herein.

Alternative Actions:

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

ATTACHMENTS

- Exhibit A: Resolution No. 844(25)
- Exhibit B: Resolution No. 845(25) with Conditions of Approval
- Exhibit C: Project Plans
- Exhibit D: Initial Study/Mitigated Negative Declaration (IS/MND) (previously provided)
<https://www.irwindaleca.gov/DocumentCenter/View/9470/14005-Live-Oak-ISMND-FINAL>
- Exhibit E: Response to Comments (RTC)/Mitigation Monitoring and Reporting Program (MMRP) (previously provided)
<https://www.irwindaleca.gov/DocumentCenter/View/10775/14005-Live-Oak-Avenue-RTC-MMRP-01152025-FINAL>

EXHIBIT “A”

RESOLUTION NO. 844(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATED MONITORING AND REPORTING PROGRAM (MMRP) FOR THE CONSTRUCTION OF ONE (1) ±102,500 SQUARE FOOT CONCRETE TILT-UP WAREHOUSE BUILDING TOTALING LOCATED AT 14005 LIVE OAK AVENUE IRWINDALE, CA 91706 (APN: 8535-001-033) IN THE M-2 (HEAVY MANUFACTURING) ZONE AND MAKING CERTAIN FINDINGS OF FACT, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) Usama Douglah, 11620 Wilshire Boulevard, 10th Floor, Los Angeles, CA 90025, on behalf of Rexford Realty Industrial, has made a request for a Site Plan and Design Review (DA) for the construction of one (1) concrete tilt-up warehouse building totaling approximately 102,500 square feet.
- (ii) The Subject Property is located at 14005 Live Oak Avenue, within the City of Irwindale (APN: 8535-001-033). The Subject Property is currently zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject Site Plan and Design Review shall be referred to as the “Application.”
- (iii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency has analyzed the project and has prepared a Mitigated Negative Declaration (MND). The MND was circulated for public review for the required 30 days from September 30, 2024 through October 30, 2024. A copy of the MND was circulated through the State Clearinghouse, posted on the City’s website (<https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>) and was available at the Community Development Department – Planning Division, City Hall, and the Irwindale Public Library. A copy of the MND and the Mitigation Monitoring and Reporting Program was posted on the City’s website.
- (iv) The public review period for the MND ended on October 30, 2024.
- (v) The Final MND was prepared on the proposed project, including the Draft MND, comments received on the Draft MND and responses to those comments, and revisions and corrections to the Draft MND made in response to comments received.

- (i) On February 19, 2025, the Planning Commission conducted a duly noticed public hearing on the Final MND at which time it received input from staff, the City Attorney's Office, and the Applicant, heard public testimony, and discussed the Proposed Project; and closed the public hearing and recommended that the City Council approve the MND.
- (ii) On February 19, 2025 the Irwindale Planning Commission conducted a duly noticed public hearing, closed the public hearing and recommended that the Irwindale City Council approve the Site Plan and Design Review (DA), subject to the approval of a Resolution, which details the specific Conditions under which the Application was approved.
- (vi) This document was prepared concurrently with the Site Plan and Design Review (DA) No. 04-2022.
- (vii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, the Planning Commission of the City of Irwindale, having reviewed and considered the information in the MND and supporting documents and materials, does hereby find, determine, resolve and order 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 and incorporated herein by this reference.
2. Pursuant to the California Environmental Quality Act ("CEQA") and the City's Local CEQA Guidelines, City staff prepared an Initial Study for the project. City staff determined that there was no substantial evidence that the project would have a significant effect on the environment after the implementation of Mitigation Measures. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration.
3. The MND was circulated for public review for the required 30 days from September 30, 2024 through October 30, 2024. A copy of the MND was circulated through the State Clearinghouse, posted on the City's website (<https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>) and was available at the Community Development Department – Planning Division, City Hall and the Irwindale Public Library. A copy of the MND and Mitigation Monitoring and Reporting Program and technical studies were posted on the City's website.
4. The Planning Commission has reviewed the Initial Study and Mitigated Negative Declaration, comments received regarding the Mitigated Negative Declaration, and City staff's responses. Based on the whole record before it, the Planning

Commission hereby finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that there is no substantial evidence that the project will have a significant effect on the environment after the implementation of mitigation measures. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission therefore recommends that the City Council adopt the Mitigated Negative Declaration, attached hereto as Exhibit "D" (<https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>).

5. The Planning Commission has also reviewed and considered the Mitigation Monitoring and Reporting Program (MMRP) prepared for the project pursuant to the requirements of Public Resources Code Section 21081.6 and finds that the Mitigation Monitoring and Reporting Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission therefore recommends that the City Council adopt the Mitigation Monitoring and Reporting Program for the project, attached hereto as Exhibit "D" (<https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>).

6. 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 the Application, including the related MND, MMRP and/or related entitlements approved in furtherance thereof. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

7. The custodian of records for the Initial Study, Mitigated Negative Declaration, MMRP and all other materials, which constitute the record of proceeding upon which the Planning Commission's decision is based, is the Director of Community Development of the City of Irwindale. Those documents are available for public review in the Community Development Department – Planning Division, located at 16102 Arrow Highway and City Hall and the Irwindale Public Library, located at 5050 Irwindale Avenue.

8. 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 19th day of February 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at the meeting of the Planning Commission of the City of Irwindale held on the 19th day of February 2025, by the following vote:

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

Marilyn Simpson, AICP, Secretary

Exhibits (*Digital Downloads*):

- Initial Study/Mitigated Negative Declaration (IS/MND)
<https://www.irwindaleca.gov/DocumentCenter/View/9470/14005-Live-Oak-ISMND-FINAL>
- Response to Comments (RTC)/Mitigated Monitoring and Reporting Program (MMRP)
<https://www.irwindaleca.gov/DocumentCenter/View/10775/14005-Live-Oak-Avenue-RTC-MMRP-01152025-FINAL>

EXHIBIT “B”

RESOLUTION NO. 845(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN AND DESIGN REVIEW (DA) NO. 04-2024 FOR THE CONSTRUCTION OF ONE (1) ±102,500 SQUARE-FOOT CONCRETE TILT-UP WAREHOUSE BUILDING LOCATED AT 14005 LIVE OAK AVENUE, IRWINDALE, CA 91706 (APN: 8535-001-033) IN THE M-2 (HEAVY MANUFACTURING) ZONE AND MAKING CERTAIN FINDINGS OF FACT

A. RECITALS.

- (i) Usama Douglass, 11620 Wilshire Boulevard, 10th Floor, Los Angeles, CA 90025, on behalf of Rexford Realty Industrial, has made a request for a Site Plan and Design Review (DA) for the construction of one (1) concrete tilt-up warehouse building totaling approximately 102,500 square feet.
- (ii) The Subject Property is located at 14005 Live Oak Avenue, within the City of Irwindale (APN: 8535-001-033). The Subject Property is currently zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject Site Plan and Design Review shall be referred to as the “Application.”
- (iii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency has analyzed the project and has prepared a Mitigated Negative Declaration (MND). The MND was circulated for public review for the required 30 days from September 30, 2024 through October 30, 2024. A copy of the MND was circulated through the State Clearinghouse, posted on the City’s website (<https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>) and was available at the Community Development Department – Planning Division, City Hall, and the Irwindale Public Library. A copy of the MND and the Mitigation Monitoring and Reporting Program was posted on the City’s website.
- (iv) The public review period for the MND ended on October 30, 2024.
- (v) The Final MND was prepared on the proposed project, including the Draft MND, comments received on the Draft MND and responses to those comments, and revisions and corrections to the Draft MND made in response to comments received.
- (vi) On February 19, 2025, the Planning Commission conducted a duly noticed public hearing on the Final MND at which time it received input from staff, the City Attorney’s Office, and the Applicant, heard public testimony, and

discussed the Proposed Project; and closed the public hearing and recommended that the City Council approve the MND.

- (vii) On February 19, 2025 the Irwindale Planning Commission conducted a duly noticed public hearing, closed the public hearing and recommended that the Irwindale City Council approve the Site Plan and Design Review (DA), subject to the approval of this Resolution, which details the specific Conditions under which the Application was approved.
- (viii) This application is being processed concurrently with the MND and MMRP.
- (ix) 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 and incorporated herein by this reference.

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 "B," this Planning Commission hereby specifically finds as follows:

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

The subject site is zoned M-2 (Heavy Manufacturing) and has a General Plan land use designation of Industrial/Business Park. The existing General Plan and Zoning designations are consistent, which eliminates the need for any legislative action such as a Zone Change or General Plan Amendment. The project also meets the minimum development standards for the applicable zones, such as setbacks, floor area ratio (F.A.R), parking and aesthetic design without the need for a Zone Variance to accommodate a deviation from any measurable standards. The end use is currently unknown, but the M-2 zone permits many uses by right and additional uses are subject to a Conditional Use Permit.

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

This finding is no longer applicable, as Irwindale Community Redevelopment Agency no longer exists. There are also no owner's participation agreement or disposition and development agreement involved.

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

i. Facilities and improvements,

The proposed building is sited with minimum 20-foot setbacks from the north, west and south property lines. A drive aisle runs along the east side of the building and connects to a truck yard on the northeast portion of the property. Access is available from both Rivergrade Road and Live Oak Avenue. From Rivergrade Road, the northern entrance to the truck yard is setback approximately 46 feet and from Live Oak Avenue, the southern entrance is setback approximately 280 feet from the property line. The proposed site layout is anticipated to be able to accommodate projected queuing, avoiding overflow onto public roads. All structures and infrastructure improvements will be constructed to current code and completed prior to issuance of the Certificate of Occupancy.

ii. Pedestrian and vehicular ingress, egress, and internal circulation,

The proposed project includes a 10'-0" wide street dedication along Live Oak Avenue, Stewart Avenue, and Rivergrade Road for a new sidewalk including curbs, gutters, and landscaping improvements as needed to facilitate Project site access along the Project's frontage. Internally, the two access points are separated by the truckyard, therefore, no through-site access would be available.

iii. Setbacks,

The project has been designed to comply with and exceed the minimum required setbacks for the M-2 (Heavy Manufacturing) zone. The proposed building is setback a minimum of 20'-0" from all street frontages, consistent with IMC requirements.

iv. Height of buildings,

The Irwindale Municipal Code does not include a maximum building height restriction in the M-2 zone. However, the proposed building is designed to complement the massing and height of the existing buildings in the area.

Per IMC Subsection 17.08.085 "Building Height" means the vertical distance from the finished grade of the lot to the highest average point of the building or structure. The proposed roofline varies from 41'-6" to 45'-0" and the parapet walls, including the architectural features extend to a maximum height of 49'-0. Proposed walls are consistent with the maximum 8'-0" high requirement.

v. Signs,

Based on the approximate square footage of the speculative industrial building, the allowable amount of wall signage would equate to ±1,025 square feet. Freestanding signs would be limited to 150 square feet regardless of building size.

- vi. Mechanical and utility service equipment,
The site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area. The parapet roof will provide adequate screening of any proposed rooftop equipment. During the permitting process, a line-of-sight study is required to substantiate proper screening. Mechanical equipment and storage areas are screened, out of public view and often with solid walls and landscaping.
- vii. Landscaping,
The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale. Approximately 30,140 square feet (over 14%) of the project site is proposed to be landscaped in compliance with the “City of Irwindale Commercial and Industrial Design Guidelines” and the Zoning Code requirements for parking area landscaping. The proposed landscape plan is comprised of a combination of parking lot shade trees, shrubs, and groundcover.
- viii. Grading,
The existing project site is relatively flat and developed. The proposed project will incorporate berms around the perimeter in compliance with the “City of Irwindale Commercial and Industrial Design Guidelines”. A grading permit will be required and issued from Building and Safety.
- ix. Lighting,
All lighting is designed to complement the structures and oriented to properly illuminate the site as not to create “dark pockets” that could support nefarious activities or spill onto other properties, creating a nuisance. 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.
- x. Parking,
IMC Subsection 17.64.030.P(2) provides, “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 sixty-three (63) stalls. The proposed project includes sixty-four (64) parking stalls [four (4) ADA stalls, forty-nine (49) standard stalls and eleven (11) compact stalls]. All parking is surface parking; there are no proposed parking structures or subterranean lots.

- xi. Drainage,
A drainage port and Low Impact Development (LID) report has been prepared to address hydrology and drainage. The Public Works Department has reviewed and accepted the reports. The applicant shall continue to work with the Public Works Department to comply with all applicable regulations.

- xii. Intensity of land use.
The Project site is currently fully developed with one existing two-story concrete industrial office building totaling 56,000 square feet and a surface parking lot. The Project site includes existing utility connections (water, sewer, and electrical). The proposed building will be a one-story, approximately 102,500 square foot industrial warehouse with associated passenger vehicle parking, truck parking, and twelve (12) loading docks. The proposed industrial warehouse building is consistent with the General Plan designation of Industrial/Business Park and Zoning designation of M-2 (Heavy Manufacturing), as well as adjacent industrial land uses.

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

The proposed project incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: varied parapet heights to resemble tower elements; arched windows, ornately carved designs, metal awnings, vertical and horizontal score lines and a multi-color palette. In addition, the site design includes multi-layered landscaping with meandering sidewalks.

3. The MND was circulated for public review for the required 30 days from September 30, 2024 through October 30, 2024. A copy of the MND was circulated through the State Clearinghouse, posted on the City's website (<https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>) and was available at the Community Development Department – Planning Division, City Hall and the Irwindale Public Library. A copy of the MND and Mitigation Monitoring and Reporting Program and technical studies were posted on the City's website.

4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission approves the application for the Site Plan and Design Review (DA) subject to adoption of the MND by the City Council, including the corresponding Mitigation Monitoring and Reporting Program.

5. 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 17 of the Irwindale Municipal Code.

6. 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 19th day of February 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at the meeting of the Planning Commission of the City of Irwindale held on the 19th day of February 2025, by the following vote:

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

Marilyn Simpson, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 845(25)

Site Plan and Design Review No. 04-2024

Concrete tilt-up warehouse building

14005 Live Oak Avenue

Irwindale, CA 91706

A. GENERAL

1. The use and development authorized by this Site Plan and Design Review (DA), allow for the construction of one (1) concrete tilt-up warehouse building substantially in conformance with the plans submitted to the City dated January 30, 2025.
2. A building permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Director at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.
3. The Applicant shall agree and consent, in writing, to each and every condition set forth herein within twenty (20) days from the adoption of this Resolution 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 for the speculative building, 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 to Site Plan and Design Review Permit No. 04-2024, including the environmental review and approvals therefore. 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 Applicant agrees to allow City inspectors access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permits for this project.

7. The Applicant shall maintain and use the project location and facility thereon in full compliance with all codes, standards, policies and regulations imposed by the City, County, State, or Federal agencies with jurisdiction over the facility.
8. It shall be required that the subject location and its contents, including but not limited to, structures, fences or garden/block walls, and vehicles are maintained free and clear of any graffiti. The Applicant shall be held responsible for the immediate removal of any and all graffiti found on-site within 48 hours of its application.
9. The premises will be secured with appropriate security lighting, to obtain a minimum of 1-foot candles over the entire site. A photometric lighting plan shall be submitted, subject to the review and approval of the Community Development Department and the Police Department.
10. Security lighting fixtures are to be shielded and shall not project above the fascia or roof line of the buildings. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.
11. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the applicant at the time of approval or conditional approval of the project, or within 90 days after the date of imposition of the fees, dedications, reservations, or exactions imposed on the project.
12. Prior to occupancy of the project, all users of the facility shall comply with the City of Irwindale M-2(Heavy Manufacturing) zoning standards and regulations through the business license and zoning compliance process.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. The use and improvements authorized by this Site Plan and Design Review (DA), shall conform to the plans as finally approved by the City (dated January 30, 2025) as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Community Development Director, shall require the prior approval of the final approving body (City Council) pursuant to the amendment of the Site Plan and Design Review Permit.
2. This project shall be subject to the City of Irwindale's utility tax.
3. This project shall be subject to the City of Irwindale's Development Impact Fees (DIF).
4. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the plans submitted to the Building Division for plan check.

5. Any future last mile tenant, which would provide the last leg of the delivery or final step in the supply chain, shall be subject to additional analysis including, but not limited to, traffic, air quality/greenhouse gas.
6. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines."
7. Landscaping 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 and as modified pursuant to City Building Plan Check review of Precise Landscape and Irrigation plans.
8. Landscape and irrigation plans shall be prepared by a licensed landscape architect, and are subject to the approval of the Community Development Director and the Director of Engineering. Vision clearance shall be maintained at all vehicle entrances and exits.
9. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.
10. A six (6) inch horizontal concrete curb shall surround all landscaped planters.
11. The following invasive plants shall not be used in landscaping:
 - *Carpobrotus edulis* (ice plant)
 - *Hedera helix*, *H. Hibernica*, *H. canariensis* (English ivy, Irish ivy, Algerian ivy)
 - *Vinca Major* (periwinkle)
 - *Pennisetum setaceum* and all cultivars and varieties (fountain grass)
 - *Cortaderia selloana*, *C. jubata* and all cultivars and varieties (pampas grass)
 - *Retama monosperma*, *Genista monspessulana*, *Cytisus striatus*, *Cytisus scoparius*, and *Spartium junceum* (broom – bridal, French, Portuguese, Scotch, Spanish)
 - *Acacia Cyclops* (acacia or western coastal wattle)
 - *Myoporum laetum* (myoporum)
 - *Washingtonia robusta* and *Phoenix canariensis* (Mexican fan palm and Canary Island date palm)
 - *Schinus terevinthifolius* (Brazilian pepper)
 - *Eucalyptus globules*, *E. camaldulensis* (eucalyptus, blue gum, and red gum)
12. A minimum of 10% ($\pm 21,180$ square feet) the total lot area shall be landscaped.
13. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.
14. Any event not held during typical hours of operation shall be subject to Community Development Department review.

15. The Applicant shall obtain approval and permits from the Planning and Building Divisions for all project signage prior to construction of any signs on the project site.
16. Drive aisles shall remain open and unobstructed for vehicular circulation.
17. 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.
18. 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.
19. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs or similar planting materials as allowed.
20. All rooftop mechanical equipment, including heating and air conditioning units, antennas, and other electronic devices, shall be completely and decoratively screened from view from all public rights of way and adjacent properties and shall be integrated into the design and construction of the buildings¹. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and construction materials in texture and color. Such rooftop equipment screening shall be subject to the review and approval of the Community Development Department.
21. All rooftop wireless telecommunications antennas operated by third parties are subject to the provisions of Chapter 17.90 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.
22. 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.
23. A lighting plan shall be submitted for approval by the Community Development Director describing lighting fixtures for 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. A minimum of 1-foot candle shall be provided.

¹ Photovoltaic equipment is exempt from this requirement.

24. Applicant shall obtain approval and permits from the Community Development Department and Building Division for all project signage prior to construction of any signs on the project site.
25. A temporary chain link fence with green screening, or acoustical fencing assembly shall be installed and maintained around the perimeter of the site during construction.
26. Any masonry walls, tube steel fences, and driveway gates shall be decorative and consistent with the building design and the Commercial and Industrial Design Guidelines. The design of the walls and gates shall be subject to review and approval of the Community Development Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.
27. 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.
28. Applicant/developer shall post "No Overnight/Unauthorized Parking" signs on the property prior to construction to prevent unauthorized parking on the site.
29. Construction activity shall take place no earlier than 7:00 AM on each day and no later than 7:00 PM on each day, Monday thru Saturday. No construction activities of any kind shall be performed on Sundays or holidays without a permit per IMC Subsection 9.28.110(A).
30. All construction related activity shall comply with the noise standards as set forth in IMC Section 9.28.030.
31. All truck loading and unloading shall occur on the site. No loading, unloading or truck idling shall be permitted to take place on the street for any business located on the site.

C. FIRE DEPARTMENT

1. The project shall comply with all applicable requirements of the County of Los Angeles Fire Department.
2. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at 626.963.5564 for information on EPICLA submittals.

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 Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.
2. The owner and/or developer shall resurface Live Oak Avenue (1/2 the street width from curb to median along the frontage), restore and resurface Stewart Avenue and Rivergrade Road wherever excavations are required along the frontage. Limits of restoration for excavations to be determined by the Director of Engineering. All improvements shall be constructed in accordance with City standards to the satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.
3. The owner/developer shall design and construct ADA accessible driveway approaches, sidewalks, and curb ramps and remove all existing driveways and parkway drains along Live Oak Avenue, Stewart Avenue and Rivergrade Road. All improvements shall be constructed in accordance with the current City standards to the satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.
4. Adequate “on-site” parking shall be provided per City requirements.
5. The owner/developer shall protect in place the bus shelter at the NW corner of Stewart Avenue and Live Oak Avenue. If the bus shelter is damaged or demolished during construction, the owner/developer shall bear the full cost of replacing the existing shelter in kind. This includes any and all design, engineering, installation, construction management and inspection for the replacement shelter and shall be subject to the approval of the Director of Engineering and the transit operator.
6. The owner and/or developer shall dedicate a roadway easement (10 feet wide) along the Live Oak Avenue, Stewart Avenue and Rivergrade Road frontage of APN: 8535-001-033, as directed by the Director of Engineering.
7. The owner and/or developer shall remove and reconstruct all damaged or deficient sidewalk, driveways, curb, and gutter as directed by the Director of Engineering. New sidewalk along Live Oak Ave shall be curb-adjacent, unless otherwise specified by the appropriate board (PC or CC). The owner and/or developer shall design, install and construct sidewalk improvements specified by the board. All improvements shall be constructed in accordance with City standards to the satisfaction of the Director of Engineering. Landscaping and tree planting plans shall be reviewed and approved by the Public Services Director.
8. The owner/developer shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction-related

activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soil to and/or from the site.

9. The owner/developer shall bear the full cost of installing streetlights and/or upgrading the existing streetlights along the Live Oak Avenue, Stewart Avenue, and Rivergrade Road property frontage to more energy-efficient fixtures (LED). Street lighting upgrade shall meet the City of Irwindale and County of Los Angeles Street Lighting Design Standards and be to the satisfaction of the Director of Engineering.
10. The owner and/or developer shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development.
11. Common driveways shall not be allowed, unless approved by the Director of Engineering. Proposed driveways shall be located clear of existing fire hydrants, streetlights, water meters, etc.

UTILITIES

12. 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 Director of Engineering's requirements. The owner/developer shall submit grading and drainage plans to the Director of Engineering 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.
13. 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.
14. 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.
15. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded as required by the Fire Department and/or the Director of Engineering.
16. Sanitary sewers shall be constructed in accordance with the current City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the Director of Engineering. A sewer study shall be submitted along with the sanitary sewer plans.

17. 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

18. All ingress and egress from the site on Live Oak Avenue is Right In/Right Out ONLY. No left turn is allowed from the eastbound direction of Live Oak Avenue into the site. Proper signage shall be installed on the project site.

MISCELLANEOUS

19. Prior to the issuance of building permits, the owner/developer shall construct and/or comply with any and all required Mitigation Measures of the Project MND.
20. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
21. That the owner/developer shall pay the connection fee upon application for storm water connection to the County of Los Angeles system.
22. 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.
23. 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.
24. Any changes to the site plan shall be reviewed and approved by the City Engineer.

E. BUILDING AND SAFETY

1. Complete Construction Documents include but not limited to Grading, Drainage, Soil Investigation, Architectural, Structural, Electrical, Mechanical, Plumbing, Landscaping...etc., shall be submitted to 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 specialized on the submitted documents based on the current Codes adopted by City of Irwindale.
2. Grading, Drainage, Building and all other trade permits shall be obtained from Irwindale Building and Safety Division by a California licensed contractor(s). All construction shall be in compliance with the current Irwindale Building & Municipal Codes.
3. Other agencies' (Fire, Sanitation...etc.) approvals shall be required prior to any permit issuance. An agency referral sheet shall be provided to the applicant at the time of submittal to Building & Safety.
4. The Owner/Developer/Applicant shall be the sole responsible party for all required Plan Check and Permit fees, as well as any other agencies' fees.
5. All plans submitted shall be subject to the County of Los Angeles (City of Irwindale office) Minimum Plan Submittal Requirements for Non-Residential Construction.

F. PUBLIC SERVICES

1. All walls that face the public right-of-way shall implement anti-graffiti management practices (such as planting vines on the walls). Applicant shall be responsible for graffiti removal to all walls that face the public right-of-way in a timely manner.
2. Onsite trash enclosure areas shall have sufficient space for solid waste and organic waste receptacles and shall be covered from the elements with a solid roof structure per Title 14, Division 7, Section 17313 of the California Code of Regulations and Building Code Manual County of Los Angeles Department of Public Works Building and Safety Division 312 Article 2.
3. Tenants must adhere to the SB 1383 regulations set forth by CalRecycle under California Code of Regulations Title 14, Division 7, Chapter 3 and outlined in the Irwindale Municipal Code Section 08.22 Specific Regulations for Organic Waste Disposal Reduction, Recycling, and Solid Waste, which includes the diversion of edible food to food recovery organizations and services.
4. The owner and/or applicant shall remove and reconstruct all damaged, deficient, or substandard sidewalk, driveways, curb, and gutter as directed by the Director of Engineering and the Public Services Director.
5. Sidewalk on Live Oak Ave shall connect or stop at property line for future development.

6. The following ADA ramps shall be replaced: northwest corner of Stewart Avenue and Rivergrade Road and the southwest corner of Stewart and Live Oak Avenues. Truncated domes shall be brick red in color to comply with City standards. Plans shall be in compliance with the current standards for both Engineering and Building & Safety.
7. The owner and/or applicant is responsible for obtaining encroachment permit(s) prior to any type of work in the public right-of-way.
8. Any work within easements on the project site shall require proper permits and/or license from the easement holder (City of Irwindale, County of Los Angeles, Southern California Edison, etc.).
9. The City will not be responsible for the removal of any accidental or illegal dumping of debris on private property. It is the responsibility of the property owner to have it removed.
10. Right turn only when entering/exiting on south entrance approach of the development off Live Oak Avenue.

EXHIBIT “D”

Initial Study/Mitigated Negative Declaration (IS/MND)

<https://www.irwindaleca.gov/DocumentCenter/View/9470/14005-Live-Oak-ISMND-FINAL>

EXHIBIT “E”

Response to Comments (RTC)/Mitigation Monitoring and Reporting Program (MMRP)

<https://www.irwindaleca.gov/DocumentCenter/View/10775/14005-Live-Oak-Avenue-RTC-MMRP-01152025-FINAL>