

RESOLUTION NO. 791(21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 02-2016 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO COMMERCIAL/INDUSTRIAL ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911), SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

- (i.) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request for a General Plan Amendment to allow for the construction and operation of a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and public gas station located at 2200 Arrow Highway – APN 8535-001-911 (“Project”). This General Plan Amendment is being processed concurrently with Zoning Ordinance Amendment No. 04-2016; Development Agreement No. 02-2016; Conditional Use Permit No. 08-2016; and Site Plan and Design Review (DA) Permit No. 06-2016.
- (ii.) The proposed 265,228 square foot building area will include a MRF/TS, convenience store and public gas station on a 17.22-acre site that is zoned M-2 (Heavy Manufacturing).
- (iii.) On January 20, 2021, the Planning Commission conducted a duly noticed public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the Proposed Project; closed the public hearing; and, after discussion, approved this Resolution.
- (iv.) The City has not received any comments or additional information constituting substantial new information requiring recirculation of any portion of the environmental review for the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5.
- (v.) All the requirements of CEQA, the State CEQA Guidelines, and the City of Irwindale’s Local CEQA Guidelines have been satisfied by the City in the 2020 FEIR, which is sufficiently detailed such that all of the potentially significant effects of the Project have been adequately evaluated.
- (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:

SECTION 1. The Planning Commission hereby specifically finds that all of the statements set forth in the Recitals, Part A, of this Resolution are true and correct, and incorporated into this Resolution by reference as findings of fact.

SECTION 2. The Planning Commission hereby specifically finds and determines that it has been presented with the 2020 FEIR, which it has reviewed and considered along with all public testimony and the entirety of the administrative record. The Planning Commission further finds that the 2020 FEIR is an accurate and objective statement that has been completed in full compliance with CEQA, the State CEQA Guidelines and the City's Local CEQA Guidelines, and the 2020 FEIR reflects the independent judgment and analysis of the Planning Commission. The Planning Commission declares that no evidence of new significant impacts as defined by the State CEQA Guidelines section 15088.5 have been received by the City after circulation of the 2020 RDEIR which would require recirculation. Therefore, the Planning Commission recommends that the City Council certify the 2020 FEIR and adopt CEQA Findings of Facts and a Statement of Overriding Considerations, based on the entirety of the record of proceedings. A copy of the 2020 FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

SECTION 3. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, this Planning Commission hereby specifically finds as follows:

- a. The approval of the proposed General Plan Amendment for property located at 2200 Arrow Highway (APN 8535-001-911) will resolve the inconsistency between the M-2 (Heavy Manufacturing) Zoning designation and the Commercial General Plan land use designation. Therefore, the proposed general plan amendment is consistent with Section California Government Code Section 65358(a) (Amendments), "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan."
- b. The 17.22-acre site located at 2200 Arrow Highway is adequate in size, shape, topography, location, and other factors to accommodate the use and development proposed by the Project.
- c. Adequate street access and traffic capacity are or will be available to serve the proposed Project and anticipated development in the surrounding area in that the site has direct access from Arrow Highway. Emergency access will also be provided from Live Oak Avenue.

- d. Adequate utilities and public services are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area in that 2200 Arrow Highway has direct access to utilities and public services.
- e. The use and development, as described herein, will be compatible with the existing and intended character of the area, in that the site is located in an area predominantly zoned with industrial uses and is surrounded by uses of similar and greater intensity. The Santa Fe Dam Recreation Area is located northeast of the site across Arrow Highway. However, the recreation area is separated from the site by the dam. Therefore, the proposed use is compatible with the surrounding uses.
- f. The proposed use, as described herein, will not be materially detrimental to the public welfare or injurious to the adjacent properties in that the proposed uses of 2200 Arrow Highway will be industrial and commercial, consistent with neighboring uses.

SECTION 4. Based upon the substantial evidence and conclusions set forth herein above and upon other oral evidence presented at the public hearing, this Planning Commission hereby recommends that the City Council adopt Resolution No. 791-20 amending the General Plan Land Use Map (Attachment A) from Commercial to Commercial/Industrial.

SECTION 5. The Planning Commission recommends that the City Council adopt General Plan Amendment No. 02-2016.

SECTION 6. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at 5050 N. Irwindale Avenue, Irwindale, California. The custodian for these records is the Community Development Manager. This information is provided in compliance with Public Resources Code section 21081.6.

SECTION 7. The Secretary shall:

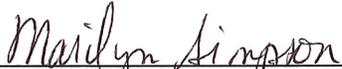
- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 20th day of January 2021.


Arthur R. Tapia, Chair

City of Irwindale Planning Commission

ATTEST:



Marilyn Simpson, Secretary

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

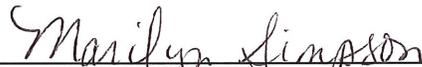
I, Marilyn Simpson, Community Development Manager/City Planner of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 21th day of January 2021, by the following vote:

AYES: COMMISSIONERS: R. Hartman, L. Corpis, R. Chico, E. Burrola, A. Tapia

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



Marilyn Simpson, Secretary