



**SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **November 14, 2024, at 6:30 p.m.**, or as soon thereafter as the case may be heard, the Planning Commission of the City of Irwindale will conduct a public hearing in the **City of Irwindale Council Chambers**, located at **5050 Irwindale Avenue, Irwindale, California**, to consider the following:

1) RECOMMENDATION TO THE IRWINDALE CITY COUNCIL TO CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR), FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP); 2) ADOPT GENERAL PLAN AMENDMENT (GPA) NO. 02-2022 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM REGIONAL COMMERCIAL TO SPECIFIC PLAN; 3) APPROVE ZONE CHANGE (ZC) NO. 02-2022 TO CHANGE THE ZONING DESIGNATION FROM M-2 (HEAVY MANUFACTURING) TO IRWINDALE GATEWAY SPECIFIC PLAN; 4) ADOPT ZONE ORDINANCE AMENDMENT (ZOA) NO. 02-2023 TO ADD THE IRWINDALE GATEWAY SPECIFIC PLAN TO TITLE 17 OF THE CITY OF IRWINDALE MUNICIPAL CODE; AND 5) APPROVE TENTATIVE PARCEL MAP (TPM) NO. 83854 TO CREATE SEVEN (7) PARCELS FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA 91706 (APNS: 8532-002-046 AND 8532-002-047) IN THE M-2 (HEAVY MANUFACTURING) ZONE; APPLICANT – JEFF DRITLEY (KEARNEY REAL ESTATE COMPANY)

This Planning Commission will be held both in person and virtually as a webinar during which the public can also participate.

Please join the webinar for the Planning Commission at the following link:

<https://us02web.zoom.us/j/86349691359>

The Irwindale Gateway Specific Plan (Specific Plan) outlines two options for the development of the project site, located at 13620 Live Oak Lane, both of which are outlined in the Specific Plan, which would serve as the guiding document for the site, and sets forth the details, regulations, and conditions for any proposed development, pursuant to Government Code Section 65451.

Option 1: 52.65-acre parcel developed as an industrial logistics and distribution center with three (3) buildings and associated parking and loading docks. The remaining 13.99 acres of the site would be used for public rights-of-way and the SCE easement. The three buildings would allow a maximum of 997,796 square feet of building space—954,796 square feet of warehouse space and 43,000 square feet of office space.

Option 2: 36.71-acre parcel developed as an industrial logistics and distribution center with two (2) warehousing/office buildings and a 15.94-acre parcel for the 400-megawatt BESS (electric energy storage, transmission and AC/DC and voltage conversion). The two buildings would allow a maximum of 704,070 square feet—668,070 square feet of warehouse space and 36,000 square feet of office space. The preliminary design for the BESS has 353,000 square feet of battery arrays.

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 an Environmental Impact Report (“EIR”). The Draft EIR was circulated for public review for 45 days from May 13, 2024, through June 27, 2024. A copy of the Draft EIR was circulated through the State Clearinghouse (SCH# 2023020290), posted on the City’s website, and was available at the Irwindale Public Library, City Clerk’s Office, and the Community Development Department. The public review period for the Draft EIR ended on June 27, 2024. A Final Environmental Impact Report was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at:

<https://www.irwindaleca.gov/590/13620-Live-Oak-Lane---Irwindale-Gateway->

If you wish to challenge the General Plan Amendment No. 02-2022, Zone Change No. 02-2022, Zone Ordinance Amendment No. 02-2023, Tentative Parcel Map No. 83854, and/or the environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department/Planning Division at, or prior to, the public hearing. For further information, please contact Brandi Jones, Senior Planner, at the Community Development Department/Planning Division at (626) 430-2260.

Sincerely,
Marilyn Simpson, AICP
Community Development Director

Dated: October 30, 2024
Mailed: October 31, 2024
Posted: October 31, 2024
Published: November 1, 2024



Sources: ESRI, SCAG, City of Irwindale
Map Dated August 2024