



REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF IRWINDALE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **March 26, 2025 at 6:00 p.m.**, or as soon thereafter as the case may be heard, the City Council of the City of Irwindale will conduct a public hearing in the Council Chambers, **5050 North Irwindale Avenue, Irwindale, California, 91706** to consider the following:

PROPOSED SITE PLAN AND DESIGN REVIEW (DA) NO. 04-2022 FOR THE CONSTRUCTION OF ONE (1) CONCRETE TILT-UP BUILDING TOTALING ± 102,500 SQUARE FEET FOR PROPERTY LOCATED AT 14005 LIVE OAK AVENUE (APN: 8535-001-033) IN THE M-2 (HEAVY MANUFACTURING) ZONE; APPLICANT – USAMA DOUGLAH, REXFORD INDUSTRIAL REALITY, LLC

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

Please join the webinar for the City Council at the following link:

<https://us02web.zoom.us/j/87104592389>

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 Initial Study and Mitigated Negative Declaration, and has determined, on the basis of the Initial Study and Mitigated Negative Declaration, that the proposed project would be mitigated to less-than-significant levels of impact on the environment. The public review period for the Initial Study and Mitigated Negative Declaration was September 30, 2024 through October 30, 2024. Copies of the Initial Study and Draft Mitigated Negative Declaration are on file and are available for public review online at <https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>, the City of Irwindale City Hall, located at 5050 N. Irwindale Avenue, Irwindale, CA 91706, Irwindale Public Library, located at 16053 Calle de Paseo, Irwindale, CA 91706 and at the City of Irwindale Community Development Department – Planning Division, located at 16102 Arrow Highway, Irwindale, CA 91706, during normal business hours.

If you wish to challenge Site Plan and Design Review (DA) No. 04-2022 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 Irwindale Community Development Department at, or prior to, the public hearing. For further information, please contact Brandi Jones, Senior Planner at the Irwindale Community Development Department at BJones@irwindaleca.gov or 626-430-2260.

Laura Nieto, MMC
Chief Deputy City Clerk

Dated: March 10, 2025
Mailed: March 13, 2025
Posted: March 13, 2025
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