



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

NOTICE IS HEREBY GIVEN that on **October 29, 2025, 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 for recommendation to the Irwindale City Council:

PROPOSED DEVELOPMENT AGREEMENT NO. 01-2025 TO ESTABLISH A 400 MW BATTERY ENERGY STORAGE SYSTEM (BESS) AND ON-SITE SUBSTATION PURSUANT TO THE IRWINDALE GATEWAY SPECIFIC PLAN; ZONE VARIANCE NO. 01-2025 TO ALLOW FOR AN OVERHEAD GENERATION TIE-LINE AND EXCEED THE MAXIMUM SUBSTATION DEAD-END STRUCTURE HEIGHT OF 65'-0"; AND SITE PLAN AND DESIGN REVIEW (DA) NO. 03-2025 FOR THE CONSTRUCTION OF A 1,200 SQUARE FOOT OFFICE BUILDING FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE, IRWINDALE, CA 91706 (APN: 8532-002-046) IN THE IRWINDALE GATEWAY SPECIFIC PLAN; APPLICANT – SAM HOLING (SAN GABRIEL PROJECT I, LLC)H

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>

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 determined that the proposed Battery Energy Storage System (BESS) was fully analyzed in the Environmental Impact Report for the Irwindale Gateway Specific Plan (SCH No. 2023020290), City's General Plan and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the proposed BESS project. Project information, including all environmental documents can be found at:

<https://www.irwindaleca.gov/806/Gabriel-Battery-Energy-Storage-System-BE>

If you wish to challenge the Development Agreement No. 01-2025, Zone Variance No. 01-2025, Site Plan and Design Review (DA) No. 03-2025, 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 BJones@irwindaleca.gov or (626) 430-2260.

Sincerely,
Marilyn Simpson, AICP

Community Development Director

Dated: October 13, 2025
Mailed: October 16, 2025
Posted: October 17, 2025
Published: October 17, 2025



Source: Los Angeles County Assessor
Map date: October 2025