



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



Agenda Item No. 1-B

Date: September 15, 2021

TO: Honorable Chair and Members of the Planning Commission

FROM: Marilyn Simpson, AICP, Community Development Director

PROJECT PLANNER: Marilyn Simpson, AICP, Community Development Director

Project: General Plan Amendment No. 02-2017
Site Plan and Design Review (DA) No. 04-2017
Speculative 545,735 Square-Foot Concrete Tilt-Up Building

Applicant: Mark Gabay, Five Points, LLC

Property Owner: Mark Gabay, Five Points, LLC

Project Location: 5175 Vincent Avenue (APNS: 8417-034-015, 8417-034-016)

Subject: Resolution Recommending Denial to the City Council of the Final Environmental Impact Report (SCH# 2018121056), General Plan Amendment No. 02-2017, and Site Plan & Design Review (DA) No. 04-2017 regarding the development of a ±545,735 square-foot, speculative, industrial building for property located at 5175 Vincent Avenue.

SUMMARY:

This item came before the Planning Commission on July 21, 2021. Due to time constraints, the meeting for this item was adjourned to August 9, 2021. On August 9, 2021, the Planning Commission conducted a duly noticed public hearing on the FEIR (SCH# 2018121056), General Plan Amendment No. 02-2017, and Site Plan and Design Review (DA) No. 04-2017. Chair Tapia and Commissioners Chico and Gomez recused themselves due to property owned by each that was located within 1000 feet from the Subject Site. Additionally, Commissioner Gomez recused herself because she had previously signed a petition opposing the Project. To provide quorum for the meeting, Chair Tapia and Commissioner Chico drew straws and Commissioner Chico was recused. Following Staff's presentation, the Planning Commission opened the hearing for public comment, closed the hearing, and deliberated on the merits of the project.

Planning Commission Meeting
General Plan Amendment No. 02-2017
Site Plan and Design Review (DA) No. 04-2017

September 15, 2021

Following deliberation, the Planning Commission voted 3 – 0, with two Commissioners recused, to recommend denial of the project to the City Council and requested that Staff bring back resolutions of denial at the next scheduled meeting based on the following findings:

That the project benefits do not outweigh the significant unavoidable environmental impacts on Air Quality. Specifically, the FEIR is recommended to be denied due to the cumulative impact on the region's air quality. Additionally, the emissions threshold for NOx would be exceeded and even with mitigation measures, operational NOx emissions would be above the applicable SCAQMD mass emission threshold.

The resolutions presented at this meeting incorporate this analysis and are now presented to the Planning Commission for adoption.

ATTACHMENTS:

- Exhibit A: PC Resolution No. 808(21) denying the Findings of Fact for FEIR (SCH #2018121056)
- Exhibit B: PC Resolution No. 809(21) denying GPA No. 02-2017
- Exhibit C: PC Resolution No. 810(21) denying SP&DR(DA) No. 04-2018