



## PROJECT SUMMARY

### OWNER / APPLICANT

MLC Holdings, Inc., c/o Aaron Talarico

### PROJECT NUMBER

PRJ2020-001386-(1)

### HEARING DATE

9/27/2023

### REQUESTED ENTITLEMENT(S)

Tentative Tract Map No. 83183 (RPPL2020004447)  
("TM83183")

Conditional Use Permit ("CUP") No. RPPL2021005384  
Environmental Assessment No. RPPL2020004450

### MAP/EXHIBIT DATE

8/17/2021

### PROJECT OVERVIEW

The proposed project includes 68 detached condominium units, 179 parking spaces (136 covered and 43 uncovered), internal private driveways and fire lanes, two common open space areas with landscaping and stormwater infrastructure, totaling 98,233 square feet on one multifamily lot that is 9.61 gross (9.5 net) acres ("Project"). All units would be a maximum of two stories and 25 feet high, ranging in size from 1,677 to 2,300 square feet, and include private front and rear yard areas. Each unit includes an attached two-car garage. The Project includes 43 on-site uncovered guest parking spaces, including three accessible (ADA) parking spaces. The 26-foot-wide internal private driveways and fire lanes provide direct access from San Bernardino Road to all units. Other Project features include an internal five-foot-wide walkway, six short-term bicycle parking spaces and 34 long-term bicycle parking spaces, and 231 new trees. The Project includes a CUP for on-site project grading totaling 196,868 cubic yards ("cy"), including 98,434 cy cut and 98,434 cy fill. The Project Site was a former elementary school, the Griswold School, and is currently vacant.

### LOCATION

16209 East San Bernardino Road, Irwindale

### ACCESS

East San Bernardino Road

### ASSESSORS PARCEL NUMBER

8435-006-014

### SITE AREA

9.61 gross acres (9.5 net acres)

### GENERAL PLAN / LOCAL PLAN

General Plan

### ZONED DISTRICT

East Irwindale

### LAND USE DESIGNATION

P (Public and Semi-Public), surrounded by H9 (Residential  
9 – 0 to 9 Dwelling Units Per Net Acre)

### ZONE

A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum  
Required Lot Area)

### PROPOSED UNITS

68

### MAX DENSITY/UNITS

87 Units based on  
surrounding H9 category

### COMMUNITY STANDARDS DISTRICT

N/A

### ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR) including the Final EIR, Draft EIR, Mitigation Monitoring and Reporting Program (MMRP), CEQA Findings of Fact, and a Statement of Overriding Considerations, has been prepared for this project pursuant to the California Environmental Quality Act (*Cal. Pub. Res. Code* §§ 21000, et seq.). The Final EIR identifies transportation impacts for the Project as significant and unavoidable after mitigation. The MMRP also includes mitigation measures for the following environmental topic areas: Biological Resources, Cultural and Paleontological Resources, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources, and Utilities and Service Systems, resulting in less than significant impacts, also noting compliance with plan, programs, and policies in relation to Air Quality, Hazards and Hazardous Materials, and Hydrology and Water Quality.

### KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 21 and 22 of the Los Angeles County Code:
  - Chapter 21.40 (Tentative Maps)
  - Section 22.158.050 (CUP, Findings and Decision)
  - Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W)
  - Section 22.16.050 (Development Standards for A-1 and A-2)

### CASE PLANNER:

Erica G. Aguirre

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