

Item #22.B.

City of
IRWINDALE
AGENDA REPORT

Date: March 26, 2025
To: Honorable Mayor and Members of the City Council
From: Julian A. Miranda, City Manager
Issue: Comprehensive Title 17 Zoning Code Update

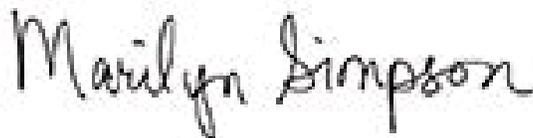
City Manager's Recommendation:

That the City Council (1) **Introduce for first reading by title only with further reading waived: Ordinance No. 772** entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE REPEALING TITLE 17 OF THE IRWINDALE MUNICIPAL CODE ("ZONING") IN ITS ENTIRETY AND ADOPTING THE COMPREHENSIVE ZONING CODE UPDATE AS TITLE 17 OF THE IRWINDALE MUNICIPAL CODE, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162; and (2) **Adopt Resolution No 2024-08-3485** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING AND ADOPTING THE CITY-INITIATED APPLICATION FOR ZONE CHANGE NO. 04-2023 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF IRWINDALE TO REFLECT UPDATES TO TITLE 17 (ZONING) CONSISTENT WITH ORDINANCE NO. 772, AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162"

Administrative Action:

Submitted / Prepared by:

Marilyn Simpson, AICP, Community Development Director



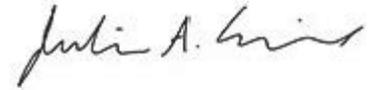
Reviewed by:

Adrian R. Guerra, City Attorney



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

PROJECT DESCRIPTION

The project consists of a proposed comprehensive update to Title 17, Zoning, of the Irwindale Municipal Code to eliminate constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); implement the City's General Plan and Housing Element policies and programs, incorporate changes to State law and reflect recent case law; better define land uses, regulations, exceptions, and improve usability of the Zoning Code; address zoning districts in accordance with the General Plan Land Use Element; facilitate development and redevelopment; and remedy imperfect code amendments and map errors. The update Zoning Code includes a variety of graphics to assist applicants in understanding the written descriptions. The update includes text and map updates and is attached as Attachment A.

BACKGROUND AND ANALYSIS

The City of Irwindale's current Zoning Code is foundationally built upon the County of Los Angeles Zoning Code. Many of the code chapters were adopted in 1966 and have not been updated since. There have been some efforts to modernize certain chapters and sections to comply with State laws, address outdated uses, non-conformities, include much needed overlays zones, incorporate new specific plans, and update administrative policies. Over the past 57 years, there have been a few efforts at preparing and adopting a comprehensive Zoning Code Update, but none that have gotten to this level of completion. The City of Irwindale was awarded an SB 2 Planning Grant to prepare an update to the City's Zoning Ordinance, which is codified as Irwindale Municipal Code Title 17, Zoning. The City contracted with Interwest Planning Group to prepare the document. Public outreach efforts began in 2020 with informational brochures and surveys for the community.

PROJECT OVERVIEW

The City of Irwindale Municipal Code section 17.84.010 provides that, "The provisions of this title [Zoning], including, but not limited to, the classification of property, shall be amended whenever the public interest and necessity so require."

The proposed Comprehensive Zoning Code Update is necessary and intended to be consistent with and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan. The Comprehensive Zoning Code Update is intended to be consistent with state law, and the proposed revisions to the Zoning Code are in the interest of the public and are necessary to comply with state law. The following key issues are addressed in the Zoning Code update:

Streamlining of the development process by improving processes and permit requirements for the City. The updated Code will provide clear standards that eliminate ambiguity and help homeowners

and developers get their projects processed more quickly and easily.

Making the Zoning Code easier to use by reorganizing the Code into a more modern format that makes information easier to find. The existing Code, with the many changes that have been made over the decades, is complicated and hard to use, with critical information scattered throughout the document. The updated Zoning Code will be shorter and easier to read, with helpful illustrations and cross-references.

Complying with changes in state law that require cities and counties statewide to make changes in their zoning codes to, among other items, encourage the development of new housing. One example of these changes is a requirement to adopt “objective design standards” for multi-family housing that will allow developers to create projects that can be approved at a staff level if very specific standards for quality design are met. ADU regulations have also been updated to comply with recent State laws.

From time to time, further revisions to the Zoning Code may be necessary to comply with State laws. For example, recent changes to mining have been made by the State that require updating Chapter 17.63 – Surface Mining and Reclamation Plans. Staff is currently in the process of making revisions; however, the California State Mining and Geology Board and mining operators need the opportunity to review and comment on the City’s proposed revisions. Once all necessary outside reviews have been completed, this chapter will be presented to the Planning Commission for recommendation to the City Council for adoption.

Implementing the City’s General Plan by making changes to the Zoning Code that are directed by the General Plan’s vision and policies;

Fixing problems in the existing Code of internal inconsistencies and errors that have cropped up over time;

Modernizing outdated portions of the Zoning Code; and

Streamlining the processes established in the Zoning Code that must be followed when developers and property owners submit projects and work with the Planning Department.

Below is a list of proposed revisions and additions in the Zoning Code.

- Updated the general purpose of the residential zoning districts in 17.04.010, addressing the relationship of the residential zones to the General Plan’s goals and policies. In addition, purpose statements promoting high-quality design and preserving the quality of life and character of existing residential neighborhoods were added.
- Prepared new purpose statements that discuss uses found in each residential zoning district, relationship with the associated General Plan land use categories, and maximum density limits allowed (Chapter 17.04).
- Created new permitted use tables in Chapter 17.04 for residential zoning districts to make it easier to find and compare what is permitted, not permitted, or conditionally permitted in each zoning district.

- Updated the types of residential uses allowed in residential zones to allow new housing options in the City, such as townhouses and condominiums.
- Revised and added new housing-related definitions in Article V, including terms such as “group residential,” “assisted living,” “family day care,” etc. Definitions for various housing types were also added or updated to match the revisions in the residential zoning districts section.
- Created new development standards tables in Chapters 17.05 – 17.07 for non-residential zoning districts (commercial, industrial, public/semi-public zones) to make it easier to find lot size requirements, setbacks, and building height information.
- Updated density bonus provisions based on recent state law changes (Chapter 17.15)
- Developed objective development and design standards for affordable multi-family housing projects (Chapter 17.14) meeting the eligibility requirements for streamlining under state law SB 35.
- Updated the City’s Accessory Dwelling Unit (ADU) regulations to meet new State law that took effect Jan. 1, 2020. The new regulations provide clear standards for building or converting living space into an ADU and will help Irwindale property owners seeking to provide housing opportunities.
- Created objective design standards for residential and commercial districts to promote high-quality design in the City (Chapters 17.05 and 17.14).
- Combined A-1 district with R-1 zoning, to better reflect single-family development already occurring in the City and comply with the City’s General Plan and state laws.
- The C-P zone has been removed from the Zoning Code, with most uses from the C-P district being incorporated into the C-1, C-2, and C-3 zoning districts.
- The CM zone has been retired and CM uses were incorporated into the M-1 and M-2 zoning districts.
- Updated the C-3 district to align with State Law, the purpose of the C-3 district and the Town Center area as described in the General Plan.
- Updated off-street parking chapter created with revised parking space and parking design standards (Chapter 17.16).
- Enhanced landscaping and screening provisions provided in new stand-alone Landscaping chapter (Chapter 17.17).
- New General Site Design and General Planning standards chapter was added (Chapter 17.13).
- New stand-alone Signage chapter showing permitted sign types and regulations for signage (Chapter 17.19).
- New Administration and Permits chapter created (Article IV). Describes the review and approval authority of City, and how various amendments with policy and regulatory documents.
- Renumbering the City’s current Surface Mining and Reclamation Plans Chapter (Chapter 17.63) to be consistent with the new Comprehensive Zoning Code numbering scheme. (Chapter 17.21).

Zoning districts in the updated Zoning Code:

City of Irwindale Zoning Designations		
Zone Symbol	Zone District Name	General Plan Land Use Designation Implemented by Zone
BASE ZONES		
Residential Zones		
R-1	Residential – Low Density	Residential
R-2	Residential – Medium Density	Residential
R-3	Residential – Multifamily	Residential
Commercial Zones		
C-1	Neighborhood Commercial	Commercial
C-2	General Commercial	Commercial; Regional Commercial
C-3	Commercial/Residential	Commercial; Residential
Industrial and Office Zones		
M-1	Light Industrial	Industrial/Business Park
M-2	Heavy Industrial	Industrial/Business Park
BP	Business Park	Industrial/Business Park
Public and Semi-Public Zones		
P/SP	Public/Semi-Public	Public/Institutional
RP	Recreation and Parks	Commercial/Recreation; Parks
OS	Open Space	Open Space/Easements
SPECIFIC PLAN ZONES		
N/A	City of Hope Campus Specific Plan	Specific Plan
N/A	The Park at Live Oak Specific Plan	Specific Plan
N/A	The Reliance II Specific Plan	Specific Plan
N/A	Gateway Specific Plan	Specific Plan
OVERLAY ZONES		
PD	Planned Development	N/A
AD	Auto Dismantling Overlay Zone	Industrial/Business Park
QO	Quarry Overlay Zone	Quarry/Quarry Overlay

UPDATED ZONING CODE GRAPHIC EXAMPLES

Figure 17.02.040-4 Measuring Building Height

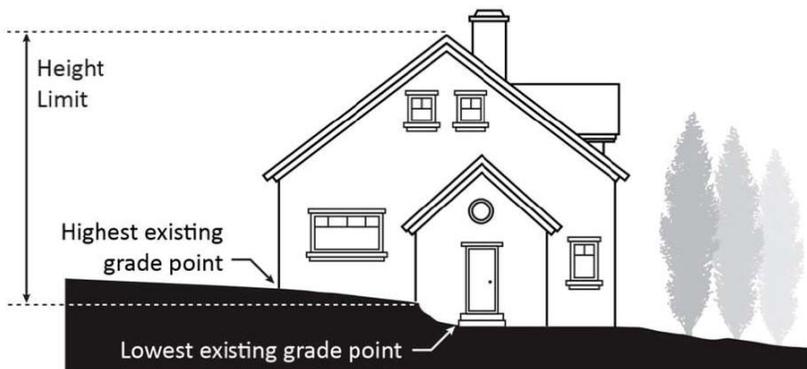


Figure 17.02.040-10 Determining Setbacks

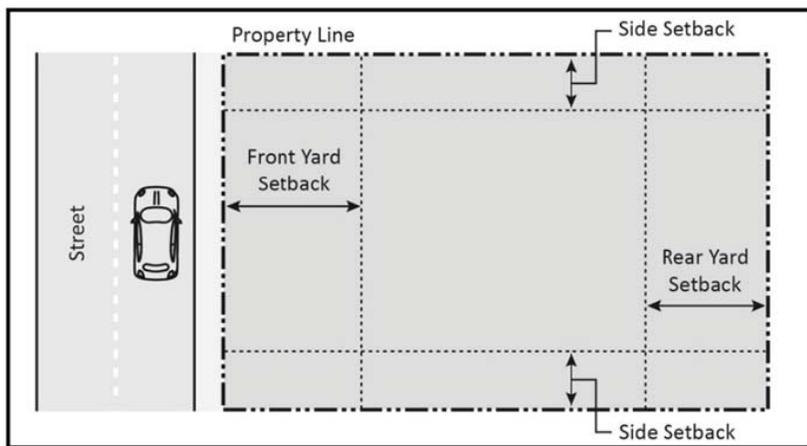
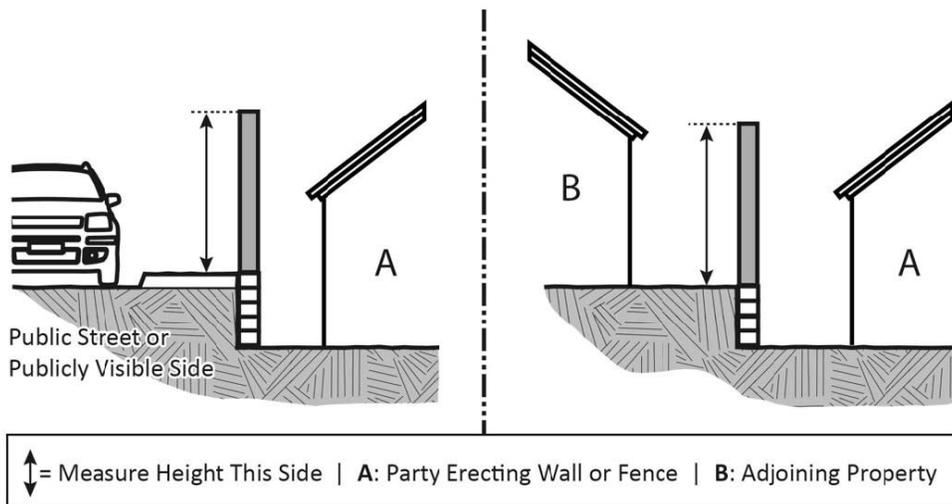


Figure 17.02.040-5 Measuring Height of Fences or Walls



PUBLIC OUTREACH

In addition to traditional means of public outreach, such as mailed and posted notices, the Community Development Department has used social media to reach and inform interested parties. In addition, Community Development Staff have participated in City sponsored events, such as setting up informational tables at Music in the Park, and the Irwindale Public Library Spring Book Festival on March 26, 2022. Stakeholder interviews were held on August 31, 2020, September 2, 2020, September 14, 2020, September 21, 2020 and September 30, 2020 with property owners, businesses, development professionals, and residents. Public outreach directly to residents included surveys. Flyers were also distributed to each household, distributed in the Irwindale Chamber of Commerce email blast, and emailed to all Irwindale Business License holders, informational and meeting flyers were posted at City Hall, the Library, the Senior Center, and the Community Development Department.

The thirty (30) day public review period for the draft Zoning Code began on June 15, 2023. The dedicated webpage on the City's website included information on the meetings and drafts of the Update. There were multiple public meetings for the project, including a joint study session with the City Council and Planning Commission in July 2023, multiple Planning Commission meetings (September 20, 2023; October 30, 2023; November 13, 2023; and February 21, 2024).

At the February 21, 2024 meeting, the Planning Commission made a recommendation to the City Council to approve the Update.

On April 10, 2024, the draft Title 17 Zoning Code Update was presented to the City Council at a public hearing. At that meeting, the City Council heard various comments from the public and directed staff to have the Planning Commission review the Update in light of public comments.

The Update was then returned to the Planning Commission for additional review on July 17, 2024; August 21, 2024; September 18, 2024; December 18, 2024; and February 19, 2025. Discussions at each of these meetings included the review and revisions to building setbacks in the industrial districts, reducing maximum building heights in the commercial and industrial districts, the non-conforming uses and structures, and the administrative site plan and design review process.

PLANNING COMMISSION FINAL RECOMMENDATIONS

The draft Title 17 Zoning Code was presented to the Planning Commission at the February 19, 2025 meeting. At that meeting, the Planning Commission made the following recommendations as show in list and table format:

- Maximum building heights changed to 35 feet in the C-1, C-2, and C-3 zones.
- C-3 renamed to Commercial/Residential zone.
- Maximum building height is 50 feet in the M-1 zone
- Maximum building height is 60 feet in the M-2 zone

Commercial Zoning Districts	Existing Zoning Code (max. ft.)	2024 April Draft (max. ft.)	2025 February Draft (max. ft.)
Neighborhood Commercial (C-1)	35	40	35
General Commercial (C-2)	45	50	35
Commercial/Residential (C-3)	45	60	35

- Maximum building height is 35 feet in the Light Industrial (M-1) zone within 250 feet of a residential-zoned property; otherwise it is 50 feet maximum
- Maximum building height is 40 feet in the Heavy Manufacturing (M-2) zone within 250 feet of a residential-zoned property; otherwise it is 60 feet maximum
- Maximum building height of 65 feet in Business Park Zone

Industrial Zoning Districts	Existing Zoning Code (max. ft.)	2024 April Draft (max. ft.)	2025 February Draft (max. ft.)
Light Industrial (M-1)	35	50	35 within 250 feet of residential property; otherwise 50 ft.
Heavy Industrial (M-2)	No height limit.	65	40 within 250 feet of residential property; otherwise 60 ft.
Business Park (BP)	N/A	65	65

Additional Planning Commission recommendations included:

1. In the M-2 zone, the minimum side setback was revised to 50 feet for properties adjacent to a residential zoned property.
2. In the M1, M2, and BP zones, the rear minimum setback was revised to 50 feet for properties adjacent to a residential zoned property.
3. Modified Section 17.09.080a, Planned Development, time extensions shall be approved for not more than two years.
4. Table 17.13.070-B updated to include evergreen hedges for screening required in yard area for commercial and industrial zones.
5. Reduced the height of parapet walls from 10 feet to 8 feet in Section 17.13.080, which are calculated separately from the maximum height.

6. Chapter 17.13.140 updated as follows: B. Outdoor Storage Areas. Outdoor storage areas shall be screened from view from any adjacent public street or freeway; existing or planned residential area; or publicly accessible open space area with a solid masonry wall a minimum of six eight feet in height or wrought iron fence with mature, fast-growing, closely planted evergreen hedges of eight feet height. Such wall or fence must meet minimum setback requirements for the applicable zone.
7. Added specific requirements to section 17.18.070 Elimination of Nonconforming Uses and Structures to include 1) Building Code violations, Public Nuisance substantiated reports, Code Enforcement violations, Illegal activities as determined by the Irwindale Police Department.
8. Replaced the words “be completed” with “commence” in Section 17.18.090.C(2)(b) Nonconforming Structures.
9. Revised the amortization time period to be determined by the City Council for a nonconforming uses and structures to be removed.
10. Removed the burden of proof from the property owner in determining a nonconforming status.
11. Revised Table 17.18.050 Nonconforming Sites to include the following: A) Less than 20 percent (20%) increase in floor area or 500 square feet of expansion, whichever is less, there will be no site improvements required. When there is a twenty percent (20%) or greater increase in floor area, landscaping shall be installed along street and building frontages to the extent possible.
12. Added structures may be continued and maintained, explicitly “including routine repairs” in 17.18.040
13. Included “structures” to 17.18.060 to include non-conforming structures in addition to uses
14. Modified language in 17.18.060 for “Modifications” to explicitly state that non-conforming use shall not result in expansion of intensity or physical footprint.
15. Modified language in 17.18.070 Elimination of Nonconforming Uses and Structures to include: substandard buildings as defined by Health & Safety Code section 17920.3
16. Section 17.27.030. The Planning Commission shall act as the review authority for all commercial and industrial projects over 15,000 square feet or that propose increasing the existing building by more than 15%.
17. In Chapter 17.31 Minor Variance, for an item not listed, the Community Development Director can reduce or increase a standard by up to 20%.

The Planning Commission adopted the following Resolutions:

1. Resolution No. 828(24) recommending that the City Council (1) Adopt Findings of Consistency with the City’s previously certified General Plan Environmental Impact Report, and Finding the Project exempt from further environmental review, pursuant CEQA Guidelines Sections 15183 and 15162; and (2) Adopt Ordinance No. 772, a City-initiated application for a Zone Ordinance Amendment (ZOA No. 03-2023) repealing and replacing Title 17 (Zoning) of the Irwindale Municipal Code in its entirety with a Comprehensive Zoning Code Update.
2. Resolution No. 829(24) recommending that the City Council adopt a Resolution approving the City-initiated application for Zone Change No. 04-2023 and amending the Official Zoning Map of the City of Irwindale to reflect updates to Title 17 (Zoning) consistent with Ordinance No.

772.

On February 28, 2025, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, as well as mailed and posted twenty (20) days prior to the public hearing, in accordance with the California Government Code for the March 26, 2025 City Council meeting.

ENVIRONMENTAL REVIEW

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 Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Comprehensive Zoning Code Update.

Fiscal Impact:

FISCAL IMPACT

No fiscal impacts are directly associated with the adoption of the Zoning Code Update. Fiscal impacts associated with the implementation actions recommended in the Zoning Code Update will be assessed as each item is brought forward for consideration.

Attachments:

1. Attachment A: February 2025 Zoning Code Update
2. Attachment B: CC Ord No. 772 Adopting Zoning Code Update (Final)
3. Attachment C: CC Reso Adopting Update to Zoning Map to Reflect Zoning Code Update (Final)
4. Attachment D: Existing ZC Map
5. Attachment E: Proposed ZC Map
6. Attachment F: February 19, 2025 PC report
7. Attachment G: Draft PC Minutes 2.19.2025

Attachment "A"
Draft Title 17 Zoning Code
February 2025

<https://www.irwindaleca.gov/DocumentCenter/View/11230/Zoning-Code-February-2025>

ATTACHMENT B

ORDINANCE NO. 772

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE REPEALING TITLE 17 OF THE IRWINDALE MUNICIPAL CODE (“ZONING”) IN ITS ENTIRETY AND ADOPTING THE COMPREHENSIVE ZONING CODE UPDATE AS TITLE 17 OF THE IRWINDALE MUNICIPAL CODE, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE CITY’S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162

WHEREAS, a city has the power make and enforce regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals, or the public safety; and

WHEREAS, in executing that power, a city council may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, Title 17 of the Irwindale Municipal Code (“Zoning”), otherwise known as the Zoning Code, regulates land use and development within the City of Irwindale (“City”) to protect public health, safety, and welfare of its residents; and

WHEREAS, the City Council of the City of Irwindale (“Council”) finds that there is a need to update the City’s Zoning Code, contained in Title 17 of the Irwindale Municipal Code, to incorporate current best practices, industry standards, and recent State mandates, and to further protect public health, safety, and welfare of its residents; and

WHEREAS, the Irwindale Community Development Department, Irwindale Planning Department, and other City of Irwindale staff have prepared, since April 2020, the proposed Comprehensive Zoning Code Update, attached herein as Exhibit A. The Comprehensive Zoning Code Update would implement, but is not limited to, the following improvements and changes:

- (a) Streamline the development process by providing clear development standards that eliminate ambiguity to the City’s permit requirements and approval process;
- (b) Reorganize the Zoning Code to a modern, streamlined format, making it easier to read and navigate, and eliminating internal inconsistencies and errors;

(c) Comply with recent changes in state law imposing additional requirements on cities and counties statewide, including, for example, amending “objective design standards” for multi-family housing and updating regulations on Accessory Dwelling Units (“ADUs”);

(d) Implementing the City’s General Plan by making changes to the Zoning Code that are directed by the General Plan’s vision and policies; and

WHEREAS, the Community Development Department and Planning Commission conducted a public information session regarding the draft updates to the Zoning Code on July 19, 2023, during which they received questions and comments from the public. The City later published staff responses to comments and questions received during the session. The Community Development Department and Planning Department additionally solicited and accepted public comments regarding the Comprehensive Zoning Code Update until August 15, 2023; and

WHEREAS, on November 13, 2023, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff; and

WHEREAS, on November 13, 2023, the Planning Commission voted to continue the item to a future date; and

WHEREAS, on February 21, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff; and

WHEREAS, on February 21, 2024, the Planning Commission adopted Resolution No. 819(23), recommending that the City Council of the City of Irwindale approve proposed Ordinance No. 772, adopting the Comprehensive Zoning Code Update to Title 17 of the Irwindale Municipal Code, with further recommendations; and

WHEREAS, on April 10, 2024, the City Council held a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the City Council by City staff; and

WHEREAS, on April 10, 2024, the City Council directed staff to bring the Comprehensive Zoning Code Update back to the Planning Commission for reconsideration; and

WHEREAS, on July 17, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on August 21, 2024, and directed staff to prepare visual graphics of M-2 zones with proposed setbacks from residential and the proposed 500-foot buffer from the Town Center area; and

WHEREAS, on August 21, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on September 18, 2024, and directed staff to incorporate the recommendations into written form for Planning Commission review at the next regularly scheduled meeting; and

WHEREAS, on September 18, 2024, conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on November 20, 2024, and directed staff to incorporate the recommendations into written form for Planning Commission review at the next regularly scheduled meeting; and

WHEREAS, the November 20, 2024 Planning Commission meeting was cancelled. A Special Planning Commission meeting was held on November 13, 2024, and the Comprehensive Zoning Code Update was not discussed.

WHEREAS, on December 18, 2024, the Planning Commission conducted a duly noticed public hearing and to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on February 19, 2024, and directed staff to meet with Planning Commissioners on a one by one basis, to provide clarification on certain sections of the proposed zoning code; and

WHEREAS, on February 19, 2025, the Planning Commission concluded the public hearing and recommended that the City Council of the City of Irwindale approve proposed Ordinance No. 772, adopting the Comprehensive Zoning Code Update to Title 17 of the Irwindale Municipal Code, with certain recommendations; and

WHEREAS, the City Council now desires to approve the Comprehensive Zoning Code Update in its entirety in order to update the City's Zoning Code to incorporate

current best practices, industry standards, and recent State mandates, and to further protect public health, safety, and welfare of its residents; and

WHEREAS, the proposed Comprehensive Zoning Code Update is consistent with and will implement the City’s vision, goals, and policies of the Irwindale 2020 General Plan; and

WHEREAS, the City has prepared a Notice of Determination (“NOD”) using the City’s General Plan Environmental Impact Report (“EIR”), after determining that the Comprehensive Zoning Code Update is consistent with and was assessed during the City’s General Plan EIR, and no subsequent EIR, negative declaration, or addendum is required for approval of the Comprehensive Zoning Code Update; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The facts set forth in the recitals in this Ordinance are true and correct and incorporated herein by reference.

SECTION 2. Based upon substantial evidence and testimony taken from the record as a whole, and received at the public hearing, both oral and written, including the recommendation of the Planning Commission, the staff report, and all attachments thereto, all of which shall constitute the entire record of the matter, the City Council hereby finds that the proposed Comprehensive Zoning Code Update, attached herein as Exhibit A, is necessary and consistent with and will implement the City’s vision, goals, and policies of the Irwindale 2020 General Plan. The City Council further finds, that the Comprehensive Zoning Code Update is consistent with state law, and the proposed revisions to the Zoning Code are in the interest of the public and are necessary to comply with state law. In particular:

- a. The General Plan contains six land use categories that do not have zoning districts that implement these land use categories within the current Zoning Code. The Zoning Code Update will modify or create new zoning districts to be consistent with the General Plan, consistent with California Government Code section 65300 *et seq.* and the Infrastructure and Resource Management Elements of the City’s General Plan; and
- b. The Zoning Code Update will modify Zoning Code districts/regulations to allow for infill and redevelopment in the City, allowing for land use plans and development patterns that allow succession of use and economic development, consistent with General Plan Community Development Element Policy 7, Community Development Element Policy 9, and Community Development Element Policy 10; and

- c. The Zoning Code Update will create a new landscaping chapter, as to consolidate all landscaping regulations in the Zoning Code and provide adequate buffers, screening, and landscaping, and require and retain trees and plantings, consistent with General Plan Resource Management Element Policy 29; and
- d. The Zoning Code Update will create new performance standards and additional site design regulations to minimize conflicts of industrial uses with residential neighbors, consistent with General Plan Resource Management Element Policy 19, Resource Management Element Policy 20, Resource Management Element Policy 21; and
- e. The Zoning Code Update will update development standards, nonconforming regulations, and sign code regulations to address regulatory impediments of new businesses and business expansions, consistent with General Plan Community Development Element Policy 16; and
- f. The Zoning Code Update will update residential lot requirements and development standards, allow new housing types and update Accessory Dwelling Unit regulations to encourage varied housing types, sizes, and tenure opportunities, and encourage creative and efficient residential site developments consistent with General Plan Housing Element Policies 16, 17, and 20, Resource Management Element Policy 11, Program No. 9, and Promotion of Energy and Water Conservation to Existing Residents and in City Sponsored Housing Projects; and
- g. The Zoning Code Update will update residential development standards and allow new housing types in order to codify inclusionary housing requirements and associated policies under state and local law, consistent with General Plan Housing element Policy 4; and
- h. The Zoning Code Update will update the Zoning Code to comply with State mandates, including SB 35, SB 330, the Housing Accountability Act, SB 9, and other Accessory Dwelling Unit Requirements, consistent with Housing Element Policy 14 and Housing Element Policy 19.

SECTION 3. The City Council hereby repeals Title 17 of the Irwindale Municipal Code (“Zoning”) in its entirety.

SECTION 4. The City Council hereby adopts the Comprehensive Zoning Code Update in its entirety, attached herein as Exhibit A, as Title 17 of the Irwindale Municipal Code (“Zoning”).

SECTION 5. The City Council hereby finds and determines based upon the independent judgment of the City Council, after consideration of the whole of the administrative record, that the Comprehensive Zoning Code Update is consistent with and was assessed in the Environmental Impact Review for the City’s General Plan (SCH# 2005071047), adopted on June 25, 2008 and, pursuant to CEQA Guidelines Section 15183 and 15162 , no subsequent EIR, negative declaration, or addendum is required for approval of the Comprehensive Zoning Code Update. City staff is directed to file a Notice of Determination incorporating these findings and determination regarding the Comprehensive Zoning Code Update.

SECTION 6. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 7. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect 30 days after its final passage. City Staff are directed and authorized to inform and educate the public regarding the adoption of this Ordinance prior to its taking effect.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 26th day of March, 2025.

Larry G. Burrola, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF IRWINDALE)

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 772 was introduced for first reading at a regular meeting of the City Council of the City of Irwindale held on March 26, 2025, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on April 24, 2024, and was carried by the following roll-call vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 772 adopted by the City Council of the City of Irwindale at its regular meeting held March 26, 2025 to be posted at the City Hall, Library, and Post Office on March 27, 2025.

Laura M. Nieto, MMC
Chief Deputy City Clerk

Dated: _____

Exhibit “A” to Ordinance No. 772
Draft Title 17 Zoning Code
February 2025

<https://www.irwindaleca.gov/DocumentCenter/View/11230/Zoning-Code-February-2025>

ATTACHMENT C

RESOLUTION NO. 2024-08-3485

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING AND ADOPTING THE CITY-INITIATED APPLICATION FOR ZONE CHANGE NO. 04-2023 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF IRWINDALE TO REFLECT UPDATES TO TITLE 17 (ZONING) CONSISTENT WITH ORDINANCE NO. 772, AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162

WHEREAS, a city has the power make and enforce regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals, or the public safety; and

WHEREAS, in executing that power, a city council may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, Title 17 of the Irwindale Municipal Code ("Zoning"), otherwise known as the Zoning Code, regulates land use and development within the City of Irwindale ("City") to protect public health, safety, and welfare of its residents; and

WHEREAS, the Official Zoning Map of the City of Irwindale reflects the Zones of all parcels of land within the City of Irwindale, as defined within the Zoning Code, to identify the zoning regulations and permitted land uses for any particular parcel; and

WHEREAS, the City Council of the City of Irwindale ("Council") has found that there is a need to update the City's Zoning Code, contained in Title 17 of the Irwindale Municipal Code, to incorporate current best practices, industry standards, and recent State mandates, and to further protect public health, safety, and welfare of its residents; and

WHEREAS, the Irwindale Community Development Department, Irwindale Planning Department, and other City of Irwindale staff have prepared, since April 2020, the proposed Comprehensive Zoning Code Update. The Comprehensive Zoning Code Update would implement, but is not limited to, the following improvements and changes:

- (a) Streamline the development process by providing clear development standards that eliminate ambiguity to the City's permit requirements and approval process;

(b) Reorganize the Zoning Code to a modern, streamlined format, making it easier to read and navigate, and eliminating internal inconsistencies and errors;

(c) Comply with recent changes in state law imposing additional requirements on cities and counties statewide, including, for example, amending “objective design standards” for multi-family housing and updating regulations on Accessory Dwelling Units (“ADUs”);

(d) Implementing the City’s General Plan by making changes to the Zoning Code that are directed by the General Plan’s vision and policies; and

WHEREAS, in tandem with the proposed Comprehensive Zoning Code Update, the City has also prepared a proposed Zoning Map Update, attached herein as Exhibit A, which would incorporate any and all changes caused by the proposed Comprehensive Zoning Code Update to the current Official Zoning Map. The Zoning Map Update would implement, but is not limited to, the following improvements and changes:

(a) Reflect updated zones in the Comprehensive Zoning Code Update, including:

- 1.) Eliminating Zone A1 – Agricultural Zone;
- 2.) Creating Zone P/SP – Public/Semi-Public;
- 3.) Re-naming Zone R1 from Single Family Residential to Low Density Residential;
- 4.) Re-naming Zone R2 from Light-Multiple Residential to Medium Density Residential;
- 5.) Re-naming Zone R3 from Heavy-Multiple Residential to Multi-Family Residential;
- 6.) Re-Naming Zone C2 Heavy Commercial to General Commercial;
- 7.) Eliminating Zone CM – Commercial Manufacturing.

(b) Reflect updates to the zoning of particular parcels, consistent with the Comprehensive Zoning Code Update; and

WHEREAS, the thirty-day public review period for the draft Comprehensive Zoning Code Update and Zoning Map Update began on June 15, 2023. The initial thirty-day public review period was extended until August 15, 2023. During the review period, the Community Development Department and Planning Department solicited and accepted public comments regarding the Comprehensive Zoning Code Update; and

WHEREAS, the Community Development Department and Planning Commission conducted a public information session regarding the draft updates to the Zoning Code

on July 19, 2023, during which they received questions and comments from the public. The City later published staff responses to comments and questions received during the session. The Community Development Department and Planning Department additionally solicited and accepted public comments regarding the Comprehensive Zoning Code Update until August 15, 2023 including the following; and

WHEREAS, the Community Development Department and the Planning Commission have conducted additional public outreach efforts, including the following:

- (a) Informational tables at Music in the Park, which took place on Thursdays from 7 PM to 9 PM at Irwindale Park, and the Irwindale Public Library Spring Book Festival on March 26, 2023;
- (c) Stakeholder interviews with property owners, businesses, development professionals, and City residents on August 31, 2020, September 2, 2020, September 14, 2020, September 21, 2020 and September 30, 2020;
- (d) Flyer distributions made to each residential property in the City, through the Irwindale Chamber of Commerce, and to all Irwindale Business License holders. Informational and meeting flyers publicly posted at City Hall, the Irwindale Public Library, the Irwindale Senior Center, and the Community Development Department;
- (e) Surveys to residents

WHEREAS, the draft Comprehensive Zoning Code Update and proposed Zoning Map was presented to the Planning Commission on September 20, 2023, for comment and review by the Commission; and

WHEREAS, a duly noticed public hearing for the Planning Commission was originally scheduled for October 30, 2023. The Planning Commission received further public comment and input on the proposed Zoning Code and Zoning Map Update and continued the item to a date uncertain; and

WHEREAS, on November 13, 2023, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update and corresponding Zoning Map Update, including without limitation, information provided to the Planning Commission by City staff; and

WHEREAS, on November 13, 2023, the Planning Commission voted to continue the item to a future date; and

WHEREAS, on February 21, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive

Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff; and

WHEREAS, on February 21, 2024, the Planning Commission adopted Resolution No. 820(23), recommending that the City Council adopt a resolution approving the City-initiated application for Zone Change No. 04-2023, and amend the Official Zoning Map of the City to reflect updates Title 17 of the Irwindale Municipal Code (“Zoning”) consistent with Ordinance No. 772; and

WHEREAS, on April 10, 2024, the City Council held a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the City Council by City staff; and

WHEREAS, on April 10, 2024, the City Council directed staff to bring the Comprehensive Zoning Code Update back to the Planning Commission for reconsideration; and

WHEREAS, on July 17, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on August 21, 2024, and directed staff to prepare visual graphics of M-2 zones with proposed setbacks from residential and the proposed 500-foot buffer from the Town Center area; and

WHEREAS, on August 21, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on September 18, 2024, and directed staff to incorporate the recommendations into written form for Planning Commission review at the next regularly scheduled meeting; and

WHEREAS, on September 18, 2024, conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on November 20, 2024, and directed staff to incorporate the recommendations into written form for Planning Commission review at the next regularly scheduled meeting; and

WHEREAS, the November 20, 2024 Planning Commission meeting was cancelled. A Special Planning Commission meeting was held on November 13, 2024, and the Comprehensive Zoning Code Update was not discussed.

WHEREAS, on December 18, 2024, the Planning Commission conducted a duly noticed public hearing and to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff and continued the item to the regularly scheduled Planning Commission meeting on February 19, 2024, and directed staff to meet with Planning Commissioners on a one by one basis, to provide clarification on certain sections of the proposed zoning code; and

WHEREAS, on February 19, 2025, the Planning Commission concluded the public hearing and recommended that the City Council of the City of Irwindale approve proposed Ordinance No. 772, adopting the Comprehensive Zoning Code Update to Title 17 of the Irwindale Municipal Code, with certain recommendations; and

WHEREAS, Irwindale Municipal Code section 17.12.020 provides, “the official zoning map for the city may be amended by reference thereto, and by reference to this section;” and

WHEREAS, the City Council now desires to adopt Zone Change No. 04-2023, approving the proposed Zoning Map Update and adopting the Zoning Map Update as the Official Zoning Map of the City of Irwindale, to reflect updates and changes to the Zoning Map consistent with the Comprehensive Zoning Code Update; and

WHEREAS, the proposed Zoning Map Update is necessary and is consistent with the Comprehensive Zoning Code Update, and will implement the City’s vision, goals, and policies of the Irwindale 2020 General Plan, is consistent with state law, and the proposed revisions to the Official Zoning Map are in the interest of the public and are necessary to comply with state law; and

WHEREAS, the City has prepared a Notice of Determination (“NOD”) using the City’s General Plan Environmental Impact Report (“EIR”), after determining that the Comprehensive Zoning Code Update was assessed during the City’s General Plan EIR, and no subsequent EIR, negative declaration, or addendum is required for approval of the Zoning Map Update; and

WHEREAS, all legal prerequisites for the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The facts set forth in the recitals in this Resolution are true and correct and incorporated herein by reference.

SECTION 2. The City Council hereby approves and adopts the City-initiated application for Zone Change No. 04-2023, and hereby approves and adopts the Zoning Map Update in its entirety, attached herein as Exhibit A, as the Official Zoning Map of the City of Irwindale in accordance with Irwindale Municipal Code section 17.12.020.

SECTION 4. The City Council hereby finds and determines based upon the independent judgment of the City Council, after consideration of the whole of the administrative record, that the Zoning Map Update was assessed in the Environmental Impact Review for the City's General Plan (SCH# 2005071047), adopted on June 25, 2008 and, pursuant to CEQA Guidelines Section 15183 and 15162, no subsequent EIR, negative declaration, or addendum is required for approval of the Zoning Map Update. City staff is directed to file a Notice of Determination incorporating these findings and determination regarding the Zoning Map Update.

SECTION 5. If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 6. The Chief Deputy City Clerk shall certify to the adoption of this resolution. This resolution shall take effect consistent with the effective date of the Zoning Code Update.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 26th day of March, 2025.

Larry G. Burrola, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2024-08-3485 was adopted at a regular meeting of the

Irwindale City Council held on the 26th day of March, 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

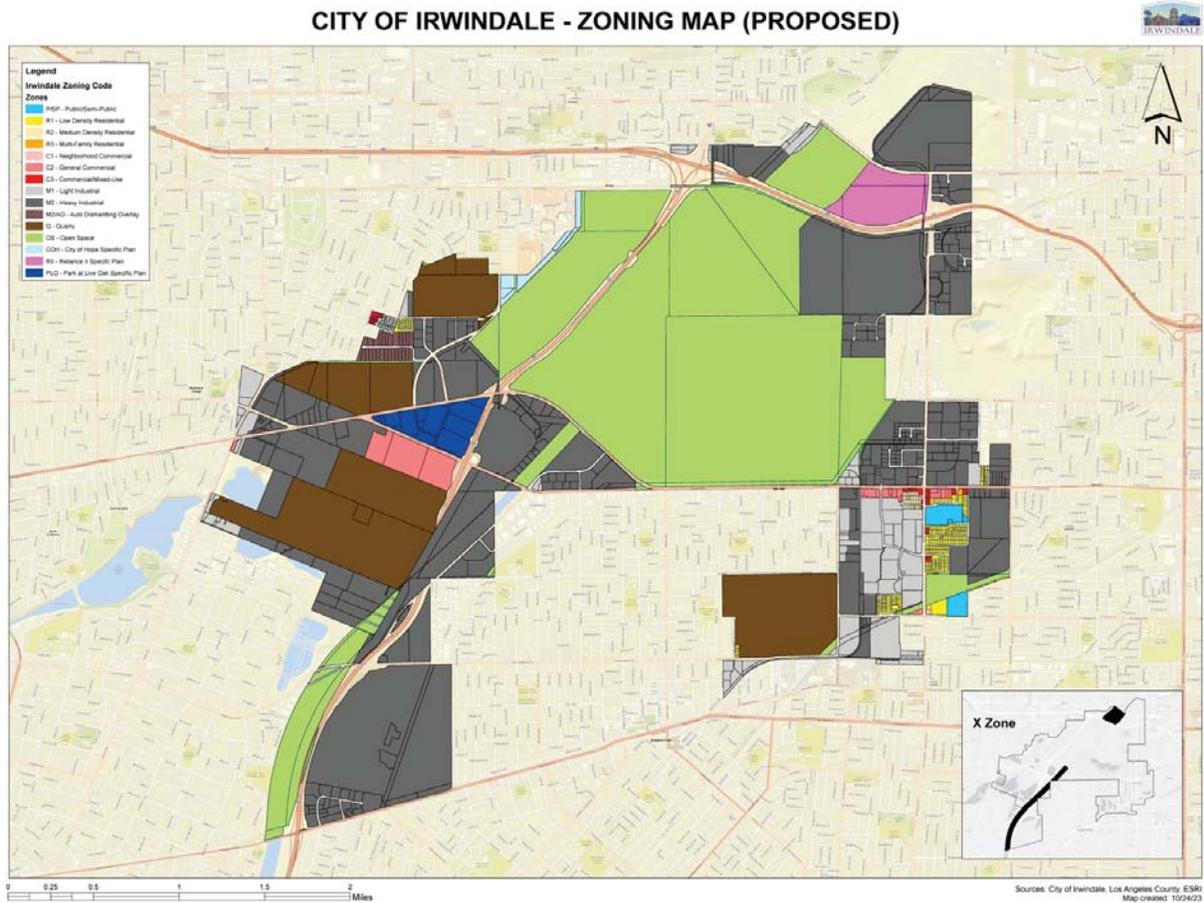
ABSTAIN: Councilmembers:

ABSENT: Councilmembers:

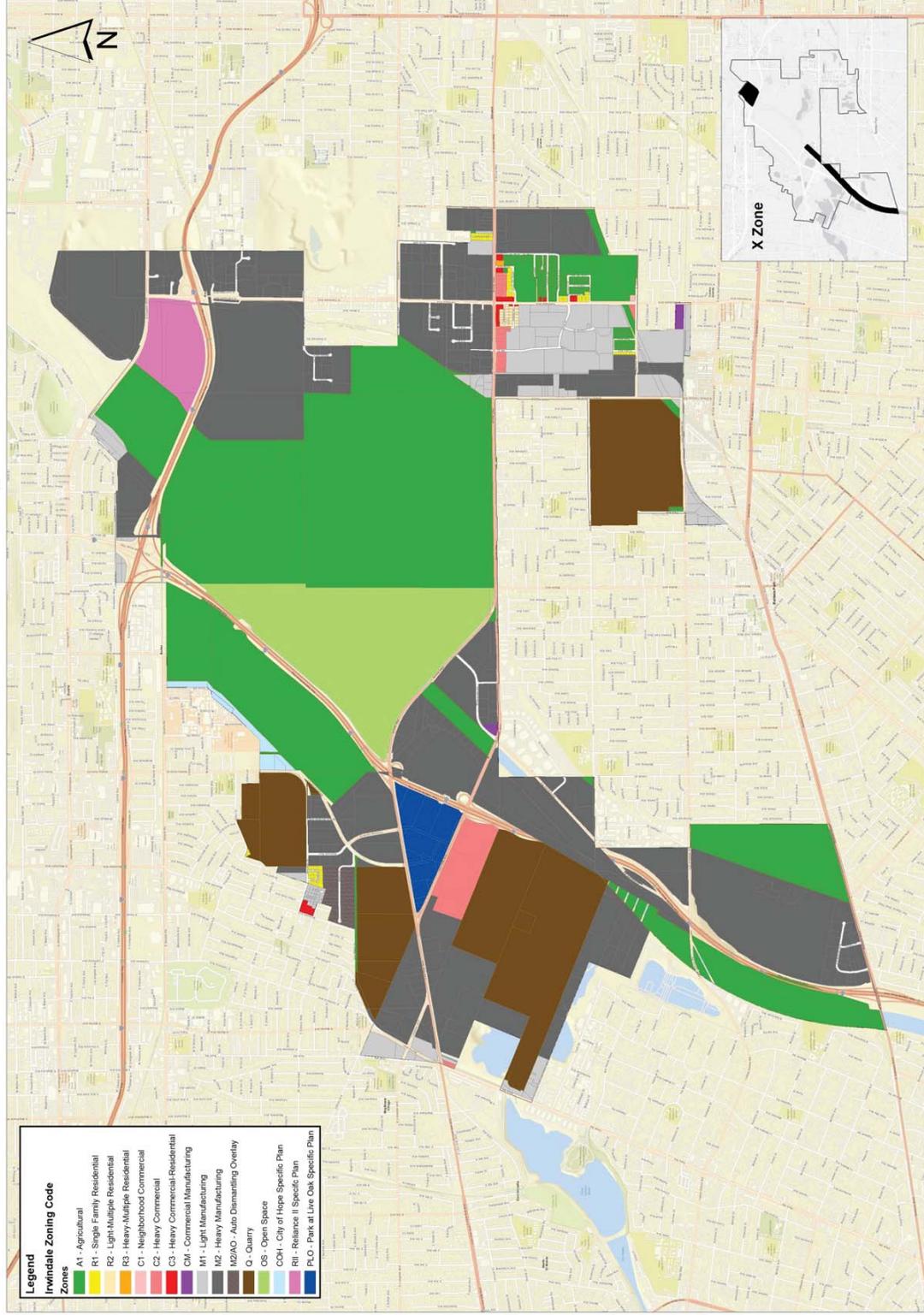
Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibit A to Resolution No. 2024-08-3485

CITY OF IRWINDALE - ZONING MAP (PROPOSED)



CITY OF IRVINDALE - ZONING MAP (EXISTING)



Legend

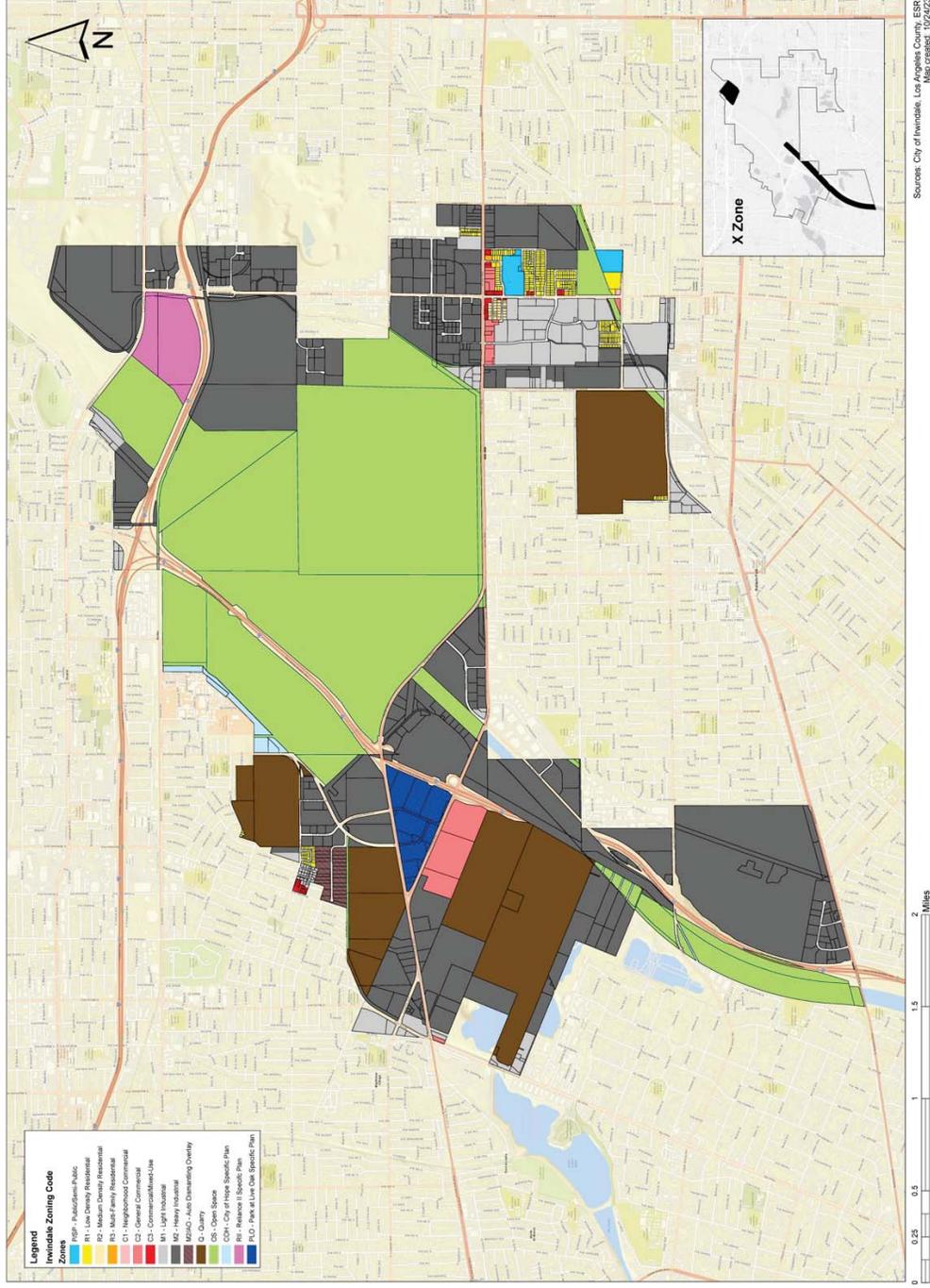
Irwindale Zoning Code

Zones	Description
A1	Agricultural
R1	Single Family Residential
R2	Light-Multiple Residential
R3	Heavy-Multiple Residential
C1	Neighborhood Commercial
C2	Heavy Commercial
C3	Heavy Commercial/Residential
CM	Commercial Manufacturing
M1	Light Manufacturing
M2	Heavy Manufacturing
M2AO	Auto Dismantling Overlay
O	Quarry
OS	Open Space
COH	City of Hope Specific Plan
RII	Reliance II Specific Plan
PLO	Park at Lure Oak Specific Plan



Sources: City of Irwindale, Los Angeles County, SCAG
Map created 12/06/22

CITY OF IRWINDALE - ZONING MAP (PROPOSED)



Sources: City of Irwindale, Los Angeles County, ESRI
Map created: 10/24/23

Attachment F

February 19, 2025 Planning Commission staff report and attachments (link below)

<https://irwindaleca.portal.civicclerk.com/event/1091/files/agenda/1661>

The Irwindale **PLANNING COMMISSION** met in a regular session at the above time and place.

CHAIR FRYMARK Good evening, everyone. I would like to call the Planning Commission Meeting of February the 19th to order at 6:34 P.M. If able, let's please stand for the Pledge of Allegiance. Ready begin.

PLEDGE OF ALLEGIANCE I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all. I invite you to for invocation.

INVOCATION
CHAIR FRYMARK Dear Heavenly Father, we come before you with gratitude in our heart and appreciation for all of us standing here today. Lord, we ask that you bless this body of Commissioners as we walk into tonight's meeting. Help us to be firm in our convictions and our affirmations to do what's best for the Irwindale community, including residents, business, safety and City Staff. Lord, we ask that you continue to bless this community and that you take care of all of those around us. All this in Jesus' name we pray. Amen.

CHAIR FRYMARK Roll Call, please.

ROLL CALL: Present: Commissioners: Albert Acosta; Casey Miranda; Joseph Rodriguez; Richard Chico; Maricela Frymark

Also present: Julian Miranda, City Manager; Theresa Olivares, Assistant City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Administrative Secretary

**AB 2449
DISCLOSURES**

CHAIR FRYMARK It looks like we are all here. So for Item E, AB 2449 Disclosures, we don't have any. We can move on. Let's move on to letter F.

ANNOUNCEMENTS

CHAIR FRYMARK Do we have any announcements?

ADMINISTRATIVE SECRETARY
HERNANDEZ No announcements from Staff.

CHAIR FRYMARK Do we have any announcements from any of our Commissioners?

COMMISSIONER
MIRANDA

I do. I'm not sure if the City is aware. We had a great loss recently. A few days ago Lucia Fraijo passed away. She battled blood cancer and she lasted a lot longer, as she would, then they told her she would. And amazingly blessed our family were all there when she passed. But she is the daughter of Mike S. Miranda, one of our founding fathers. She is my cousin. I would call her, Tia Lucia, even though we're first cousins. A wonderful woman who helped me with my daughter and countless others, tutoring and loving the city. She's an amazing woman and... As you know, she has four children that live in the city. John Fraijo is one of them, who is an amazing officer here. Darlene, and Davy, and Barbara, they're amazing. And if you see them, please give them your condolences. But I wanted to dedicate this... today to her because she's an amazing woman and she went home with the Lord. And she's an amazing woman. So, thank you.

CHAIR FRYMARK

Thank you for sharing that. It is tragic to hear that, that family is going through that. So of course, our condolences to that entire family and may she rest in peace.

COMMISSIONER
MIRANDA

Thank you.

CHAIR FRYMARK

With that, we are going to try to move along. The first item on our Agenda, Item Number 1, is the Consent Calendar.

CONSENT CALENDAR

CHAIR FRYMARK

We don't have any items or any minutes for approval. So we're going to go ahead and continue to Item Number 2, which is Spontaneous Communications.

**SPONTANEOUS
COMMUNICATIONS**

ADMINISTRATIVE
SECRETARY
HERNANDEZ

This is the time set aside for members of the audience to speak on any item not on this agenda that is within the Planning Commission's subject matter jurisdiction. The Planning Commission is an advisory body appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the city. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda. All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies. Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the

3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting. We are in a hybrid format so we do have both in person and hybrid audience members and they will participate in the following order: Tier one, in person attendees; Tier 2, teleconference attendees; and Tier 3, in person and teleconference attendees who have not previously provided comments on the matters being discussed by the legislative body.

CHAIR FRYMARK

Thank you, Jesus. Do we have any members in the audience that would like to come forward to the podium to speak under Spontaneous Communication? If so, I invite you to come forward now.

ROBERT DIAZ

Robert Diaz, 2408 South Mountain Avenue, here in Irwindale. Just a question I had basically, is that a while back, the Planning Commission approved the updated Zoning Code and Zoning Map. Went to the Council. The Council asked for the item to go back to the Planning Commission for further study and review, and some of the things that were brought up haven't been discussed by the Planning Commission to this date. And what I did hear from some Staff members is that it's a matter of policy decision. Nevertheless, I also heard the City Attorney answer a question from a Commissioner about whether the Zoning Map has to be approved at the same time as the code. And if I understand correctly, she advised that it should be done at the same time. So, the question I raise, are you going to be looking at other possible matters that were discussed at the City Council Meeting and bring them up. For example, you're going to consider rezoning land commercially. Now there have been some changes that have been recommended since then, such as the residential property being rezoned Residential instead of Light Industrial in some areas. But other areas right now were used commercially and yet the zoning shows Manufacturing. And even if I recall, the park was known as Skate Park across the street, is projected to be zoned Manufacturing. At least that's, I believe part of the reason that the City Council pushed this matter back to the Planning Commission. So the question is, will any of these proposed changes or even discussion be coming up before considering approving the Zoning Map and the General Plan Updates, as it has been recommended?

CHAIR FRYMARK Thank you, Mr. Diaz. Are there any other members of the public that would like to come forward to speak under Spontaneous Communication. Seeing none, we can move on to Tier 2.

ADMINISTRATIVE SECRETARY HERNANDEZ Looks like we have no one for Tier 2.

CHAIR FRYMARK And Tier 3, in person or any hybrid teleconference attendees who have not already spoken on matters under Spontaneous Communication? Last call. All right. Thank you. So, then we're going to go ahead and close Spontaneous Communication and move on to New Business. Item Number 3 on our Agenda.

NEW BUSINESS

CHAIR FRYMARK Seeing that there are no New Business to discuss, we're going to go ahead and move on to Item Number 4, Public Hearing.

PUBLIC HEARINGS

CHAIR FRYMARK Under Public Hearing, we have a couple items that we're going to discuss today. The first one being a Site Plan and Design Review Number 04-2022, a speculative 100,500 square foot concrete tilt up building, at 14005 Live Oak Avenue. And I believe we have a Staff Report.

SENIOR PLANNER JONES Good evening, Chair, members of the Planning Commission. The next item is Site Plan and Design Review, DA Number 04-2022 located at 14005 Live Oak Avenue. The applicant is requesting a Site Plan and Design Review for the construction of a 102,500 square foot tilt up building and associated parking. The site is located at the northeast corner of Stewart and Live Oak Avenue in the M-2, Heavy Manufacturing Zone, and it has a General Plan designation of Industrial Business Park, which are both consistent. So, the proposed building met all of the requirements or exceeded all the requirements in the M-2 Zone from all of the setbacks, floor area ratio, building height, landscaping, and parking. So, the proposal is a 102,500 hundred square foot building which includes 6,000 square feet of office, which includes 300 on the ground floor, 3,000 mezzanine, and then the remaining as warehouse. The lot size is 5.13 acres of gross acreage. And there was a dedication required, which brought it down to 4.86 acres. There was no perspective user at this time. So, the proposed project is a single-story building that incorporates many of the desired elements of the Commercial and Industrial Guidelines. The building incorporates parapet heights, breaks up expansive exterior walls with architectural projections and various materials. If you can see. They have again a parapet here. Which incorporates the mission style that conforms with the design guidelines. There's a use of metal, glass,

wood, brick, and stone. There's also, for example, a low wall here, which is made of river rock to represent the City. So, these are just elevations of the proposed building as it would look like from different views. So, at this point I'm going to turn it over to our environmental consultant who can talk about the environmental process. Then it'll come back over to me. I'll conclude. Then the applicant has a power PowerPoint presentation.

CHAIR FRYMARK

Thank you Brandi.

NOEMI WEISS

Alright, good evening. So, my name is Noemi Weiss, with Kimlee Horn Associates, and we prepared the environmental document with the city. I have three/four slides on the overview of CEQA and the process we went through for the specific project too. Initially, there's a preliminary review where you define the project, which is very important for CEQA on what the project is. And if there's a discretionary action like tonight, then we go through the CEQA process. The first step is the Initial Study, OPR, the Office of Planning Resources, has CEQA guidelines with twenty resource areas that we look at. And so we do the Initial Study. We prepare technical analysis and see what impacts there may be potentially or not. Depending on that, you then go to a Negative Declaration which means you have no impacts or less than significant impacts. A Mitigated Negative Declaration, where you have some potentially significant impacts that you can mitigate, or an Environmental Impact Report where you have significant and unavoidable impacts. And then you get to the project consideration approval, which is where we are today. So next. This is the process that we went through for this project. So, we prepared the Draft Initial Study back in last summer/fall, and then we went out to public review in end of September through end of October. Then we received, I think three comment letters that we responded to prepare for the Final Initial Study, and then Planning Commission today, and then City Council in the spring, and then an issue or notice of determination. So backing up. Yeah, for this... So for this project, for the Live Oak project, we first prepare the technical studies of air quality health risks, greenhouse gas emissions, noise, traffic, and the applicant had also prepared a handful of studies. We reviewed all of those and then pursuant to the guidelines, Appendix G, we discussed, what the strategy was for the Initial Study. So, we prepared the Initial Study and found some of the... Thank you. The technical studies found that all impacts could be less than significant. The additional analysis, such as biology, cultural, geology and tribal, did have some potentially significant impacts. But then we had mitigation measures that were pretty standard for the city, that then resulted in a less than significant with mitigation. Because everything could be mitigated, an Initial Study was the appropriate document, and an EIR was not necessary. And I think I have one more slide on, kind of the difference with an EIR and an MND. And this also looks like it's cut off a bit. So an EIR is prepared, as I discussed, if there are significant impacts that cannot be

mitigated to the less than significant level. An Initial Study can be mitigated. A Draft EIR is also circulated for between thirty and sixty days. Usually, cities do forty-five days. Initial Studies circulated for thirty days and then part of an EIR, there's also the comments that are then responded to in the final EIR, which is not as necessary in the Initial Study. So that is kind of high level CEQA and the process we went through for this project. So, back to Brandi.

SENIOR PLANNER JONES So that actually concludes my report. We do have a presentation from applicant also, do we need to close the Public Hearing before they present?

ASSISTANT CITY ATTORNEY TRAXLER Uh, not at this time.

SENIOR PLANNER JONES Okay. So, they'll come up and do their presentation.

CHAIR FRYMARK Sounds great. Thank you. And then the Commission will then be able to hear any public comments and then discuss?

ASSISTANT CITY ATTORNEY TRAXLER Correct. But before then I would recommend the Commission ask any questions of Staff, the CEQA consultant, or the applicant?

CHAIR FRYMARK Before we have internal discussions?

ASSISTANT CITY ATTORNEY TRAXLER Before the hearing...

CHAIR FRYMARK We open the Public Hearing?

ASSISTANT CITY ATTORNEY TRAXLER Yes.

EMILIO LOZANO Good evening to the Planning Committee. First and foremost, I would like to thank our planner, Brandi, and the rest of the City Staff for the work they did to help bring this project before you. And just briefly, we have a representative from the owner/applicant here to give a brief overview of who they are.

LUIS GOMEZ Thank you, Emilio. Can I move to the next slide. There we go. Good evening. I am Luis Gomez, Vice President of Development at Rexford Industrial. Rexford Industrial is a publicly traded REIT. We are based out of Los Angeles and our sole focus is on industrial real estate in

Southern California. We do have a proven track record of responsible development throughout many cities in Southern California, and we're a long-term holder. What that means is we're not looking to buy, develop, flip and move on. We're here to stay. So, we like to build new buildings at a high-quality standard, in this case it's a LEED gold building, as you'll hear tonight. And hold on to that building for a good amount of time. Throughout our portfolio, we currently own about four hundred and twenty-four properties. That number moves up and down slightly every day, but not every day but pretty regularly. We have a seven hundred and twenty buildings, and we're at about fifty million square feet. Just to give you a little bit of perspective, in the City of Irwindale we do own about two million square feet, so that's about four percent of our portfolio, if you will. That includes twenty buildings in the City of Irwindale, and that equates to fifty-three business partners or tenants and plenty of employees that are hired through those tenants. Currently we have one building under construction. That building is at 4416 Azusa Canyon, we have three under entitlements, including this one here, two that are further behind. And we were expecting to invest about sixty-five million when those projects are done. Very excited to be here. We're glad to be a part of the community and we look forward to working with the City. Thank you.

CHAIR FRYMARK

Thank you Mr. Gomez.

Moving on to Item B, the Zoning Ordinance Amendment Number 03-2023 and Zone Change Number 04-2023; Citywide, the Title 17 Zoning Code Update. Do we have a Staff Report.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair, and Commission, and members of the public. Yes, you do have a Staff Report Presentation. So just a little bit of a brief recap. You've heard this before, but this project is a Comprehensive Zoning Code Update and it was continued from the December 18th, Planning Commission meeting. On January 31st, a Notice of Public Hearing was published in the San Gabriel Tribune, a newspaper of general circulation, in accordance with the California Government Code. A Notice of Public Hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was posted at Irwindale City Hall, the library, Community Development Department, and the local post office. The notice was also mailed or delivered at least twenty days prior to the Public Hearing to all owners of the subject, real property proposed to undergo Zone Changes or Amendments. So, with this presentation Nick Pergakes, from Interwest, he will be with us tonight via zoom. And he will give a brief review of previous changes and go through in more detail on the latest direction from the Planning Commission. And like previous presentations, this is a joint one with Staff and Nick discussing the slides. But he'll be chiming in later with that. So, as I mentioned, this item was continued for the Planning Commission to have further discussion on building heights within a proposed residential buffer. The

non-conforming chapter was discussed and the administrative review process. So, these items were included in the Staff Report and we'll go into further detail. So, I want to point out, no changes are actually being made to the Zoning Code document until the Planning Commission is finished with all the recommendations. So, one thing, we are keeping the SMARA chapter as is, that's not changing. But again, you know, the direction will be that we'll bring it back to you. To bring back the amended chapter, excuse me, at a later date for consistency with state law. Frog in my throat. Anyway, I also want to point out the red line document, that was included in your packet, it will be correctly renumbered and put in order when all recommended changes are final. So, we did receive a written... Oh, thank you. We did receive written public comments after this December 18th meeting. We received an e-mail from Craig Furniss from the Alderson Business Park that was dated on 12-20-24. And we received a letter from NAIOP that was dated 12-18-24. Those are discussed in the Staff Report. There was also a letter that we got on December 18th from a law firm, I believe it was Buchalter. And we had placed that on the dais, but in this this thing, I included in the packet just for your reference. And I do want to point out that one of the exhibits, it's the Exhibit A to Resolution Number 828(24) has a complete list of the Planning Commission's recommendations to date. So, the Environmental Review for this project is pursuant to the authority and criteria contained in the California Environmental Quality Act or CEQA and the City of Irwindale Environmental Guidelines. The City is the lead agency, has analyzed the project and determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review Report for the City's General Plan and pursuant to CEQA guidelines is consistent with the previously certified EIR for the City's General Plan. So therefore, no subsequent EIR, Negative Declaration, or Addendum is required for approval of the Zoning Code Update. So, one thing I do want to say that it was a year ago that this Zoning Code Update was recommended for approval to the City Council. It was last February. So, the Planning Commission has worked long and hard over this past year, so I really want to commend you for that. There's been a lot of hard work that's been put into this, but I also want to remind you that, and remind everyone who's listening, that this project was financed primarily through grants that were provided to the City by the state, and it covered most of the cost for preparing it. So, the City has until June 30th to adopt the Zoning Code Update, or the total amount of the grants would need to be returned to the state. So, I just want to point that out. The deadline for the grounds was a few months ago, but we have talked to them. We've explained, you know, over this past year how much work has been done and there have been some changes, you know, in the Planning Commission set up. But they've understood that. They see the goal. And the whole purpose of those grants was to be able to create a planning policy guideline and to bring, you know, hopefully bring cities not just for Irwindale, but throughout the state, you know, to get this done. So, I do want to commend you for that, but

I have to remind you I have to be the negative Nancy, to point that out. So at this point, what I'm going to do is I'm going to turn it over to Nick.

NICK PERGAKES

Hi, good evening everybody. Good evening, Chair, Members of the Planning Commission. This is Nick Pergakes, Principal Planner for Interwest Consulting Group and Project Manager for the Zoning Code Update. I am going to give a brief overview of the agenda tonight for the presentation. We would like to discuss direction received at the December Planning Commission meeting. Also, some of the items that were discussed in some of the individual meetings with the Planning Commission and City Staff, as well as the consultant team. We discussed potentially looking at 35 feet of building height maximums within the 500 feet buffer to be increased to 40 feet. We looked at analyzing 250 feet residential buffer from M-1 and M-2 properties from Residential zones properties or zones. We also looked at and talked about parapet wall heights, as well as reviews for non-residential developments at the director level review. We also... Tonight will look at these items and discuss the recommendations to then take forward to City Council. Next slide. So, Marilyn gave a bit of a recap on the meetings that have been happening over the last year, so I won't go into too much detail about this. But we have been working with City Staff and the Planning Commission on addressing several comments and ideas and revisions that came from property owners, business owners, City Staff of course, as well citizens in the community to look at various development standards. You know, including setbacks, building heights, and other things, as well as the non-conforming use regulations. And there's been several meetings with Planning Commission members to work on these edits to satisfy the community's residents and business owners concerns. And we have made revisions since the last meeting, and they've been reflected in the document that's been provided in your packet to review. So next steps would be to take it to City Council for adoption later this year. Next slide. So back in August of 2024 at the Planning Commission meeting, City Staff presented analysis of M-1 and M-2 properties that were within 500 feet of residential zone properties. Staff received direction at the December Planning Commission meeting to then look at a 250-foot buffer from residential zone properties, due to input from property owners and businesses, noting that the height limits of 35 feet within that area would cause several existing industrial buildings to be non-conforming in height, and could potentially cause issues with existing or future bank lenders. So, this table here shows the M-1 and M-2 zones. The parcels affected with that 500-foot buffer around residential properties, so this is parcel line to parcel line. And here you can see 37 parcels are affected from the M-1 Zone to the Residential Zone properties. And then in our new analysis, and I'll show some slides here in a few moments, the 250-foot buffer around the residential uses, it reduces the number of parcels affected by about 30 percent or so. And then for M-2 zone properties that are within the 500-foot buffer, we

analyzed 60 back in August, and then looking at the 250-foot buffer from residential zone properties it does reduce it down to 46 parcels. Next line. So, we're going to show a series of maps. We shared similar maps back in August of different areas where Residential Zones are near, Industrial M-1 and M-2 buildings. So, this is showing that 250-foot buffer, in blue, from residential zone properties today. And this is about a half dozen or so buildings that are impacted. You know, property line to property line within that that area. Next slide. This is showing a building at 500, excuse me, 15601 Cypress. This is an existing industrial building that's about 38 and a half feet in height. So, it would be non-conforming with the new Development Standard in the new Zoning Code Update. Next slide. In the Town Center area, Arrow/Pepper Tree, again we were showing a similar slide or similar example of a buffer this time it is a 250-foot buffer from properties that allow residential. So those are the properties shown in yellow. And then the buffer of 250-feet from those properties is shown in blue. And then next slide. We're showing here an example building which is across street from the Planning Department 's building at 5200 North Irwindale Avenue an M-2 Zone property. And these sets of buildings is about 32 feet in height. Next slide. This is now down south in the southern part of the Town Center designate in the General Plan, showing residential properties in yellow with a 250-foot buffer in blue, and the impacts to some of the industrial buildings that would be to the west of those properties here shown yellow across from Irwindale Avenue. The next slide. This photograph is showing a building at 16035 Arrow Highway and it's in the M-2 Zone, and it's roughly sitting at 34 feet in height. Next slide. Here is the Park Neighborhood with a buffer around... about 6 or 7 residential zone properties today, and with a buffer the impacts to a few M-1 properties in the area. Next slide. Here is some buildings here at 1488 Los Angeles Street and this is the Alderson Business Park, that has an average building height for a lot of these buildings at 35 feet. And as you can see, some of the buildings at the entries, you know, kind of the ends are a little bit taller in height for an architectural feature. So those architectural features bring it up to about 41 and a half feet. So having a parapet wall or architectural feature counted outside of the building height measurement, you know, would make several buildings now be nonconforming in status. Next slide. Here's the Mountain Neighborhood showing 250-foot buffer in blue and showing some of the impacts to M-2 properties and M-1 properties. And next slide. Here are a couple of buildings along Bateman Avenue in the M-2 Zone, which have an average height roughly around 36 to 38 feet. Next slide. So wanted to show this slide in terms of what was being discussed at some of the individual Planning Commission meetings with Staff, there was some talk about bringing the 35-maximum height, if you're within the residential buffer zone and, you know, considering it to be up to 40-feet. And then also with the maximum parapet height considerations, now in the in the Zoning Code draft, we've been showing 10 feet proposed but considering to bring that down to 8 feet. So, as you can see here with

the building heights to the right, if you take a 35 feet building height, you know, within the residential buffer and you add the parapet, you know, that could bring the top of a structure with architectural feature or parapet up to 43 feet, if it stays at that ten feet proposed and it could get you to 45 feet. And then if we do consider raising it to 40 feet you would have an extra 8 feet for parapets. So that would be 48 feet tall in height, or 50 feet if you keep it at the 10-foot proposed parapet height maximum. Next slide. So, some of the revisions, as well, since the December meeting to the non-conforming uses and structures chapter of the document, we added, "structures may be continued to maintain." Explicitly including routine repairs in Section 17.18.040. We've also included the term structures to 17.18.060 to include non-conforming structures in addition to uses. And then we also modify the language in 17.18.060 for modifications to explicitly state that, "non-conforming uses shall not result in an expansion or intensity of a physical footprint of a building." Next slide. We also have modified language in 17.18.070, Elimination of Non-conforming Uses and Structures, to include substandard buildings as defined by the Health and Safety Code Section 17920.3. And then in Article 5 in table 17.24050-1, Review Authorities for Decision and Appeals, the site design excuse me, the Site Plan and Design Review Table for Administrative Approvals for Industrial Zones was then revised. As you can see in the document. So with that, I'm going to turn it back over to Marilyn to discuss the Site and Design Plan Review process. Next slide.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Nick. So. At the last meeting, one of the things that had been brought up by some of the developers and the business owners, was the Site Plan and Design Review and having what is the current process and what's being proposed in the Zoning Code, and then as it was revised. So, let me see, let me go to the next slide. This has the same information, but a new column. So, we'd have some discussions, and we had a few conversations and some direction and comments from the Planning Commission. So, in the current code right now, maximum that can be approved administratively is 1,000 square feet. And that goes through a Site Plan and Design Review that we keep a file for that. We keep records. We go through the same analysis with it, but it's just we look at the square footage. So that processing time, 2 to 4 weeks depending on what the expansion is for or the project. And then the cost of the applicant averages around sixteen hundred. So, in the proposed code, this was a recommended, you know, because of the size of the buildings that we have, up to 25,000 square feet. And again, it would go through the same kind of Site Plan and Design Review that we do at the staff level. Would take 4 to 6 weeks. Cost would be just over two thousand. So, what was proposed, this was in the September meeting, that there would be no Director or Administrative Review it would have to go through Site Plan and Design Review, that would go to Planning Commission City Council. The processing time on that 3 to 5 months. That's a very ambitious schedule with that. I would say it would take a little bit longer than that,

but the cost significantly increases to just over twenty-four thousand. So, after the discussion with some of the Commissioners looking at putting a cap of either ten to fifteen percent of the existing area not to exceed 2,500 square feet. It would still go through a Site Plan and Design Review process for director approval, with the option to take it to the Planning Commission. We always have that option to take things to the Planning Commission, by the way, so. In that the processing time, again, you know 2 weeks to 2 months for that. And the cost would be just over 2,000. So wanted to bring that up because there was still some concerns that had been raised to Staff, you know, on not being able to have an Administrative Review and having that discouraged somebody from doing some improvement to their project or to their site. So, without that, that concludes the Staff Report. Recommendation is to adopt Resolutions Number 828(24) and 829(24). If there's any additional revised or alternative recommendations to bring that to the City Council, and direct Staff to report back to the City Council. And the second recommendation is that... to the Planning Commission is to have the City Council adopt findings of consistency with the cities previously certified, General Plan Environmental Impact Report. Thank you.

CHAIR FRYMARK

Do we have any members of the Planning Commission that have any clarifying questions or need additional information from Staff before we open up the Public Hearing? Yeah?

COMMISSIONER
MIRANDA

Question. Marilyn, by the way, thank you so much for the workshop it was amazing and got us to where we're at right now. I had a question regarding what would prompt you, particularly, to take it to the Planning Commission versus just making a decision that way, or what would concern you or that come across your table that you would think, "hey, I need to take this?"

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Well, we'd have to have clarification on what was the expansion for, with that. That would be one of the things. If there was anything that was questionable or that our code really didn't define. You know, I'd want to get some kind of clarification on that. And it would be something if they weren't necessarily wanting to agree with the Commercial and Industrial Design Guidelines with that. That if they thought that Staff was overreaching. That, you know, I'd say that's fine. We understand the criteria. We've heard you loud and clear about the Commercial and Industrial Design Guidelines and we'd want to bring it, you know, back. And you know, depending on it's, it's not like we're using you as a hammer I just want you to know. And I don't want any developers or anybody in the public to think that we use that, but it's just no, sometimes there are some things, you know. Or if there's something that, you know, this is something... It might be, you know... If we're looking at the size. If it's like kind of stretching it, you know for that. But again, I want to go back to if they were coming in and they're proposing this expansion, the analysis that we do, you know, we have

to look at parking. We'd look at the use. We'd look at the height. We'd look at the design. We'd look at the colors. All of that goes into it. So yeah, and we actually write up a report with it. So, we have the file for that, so we leave it for generations to come.

COMMISSIONER
MIRANDA

Great, thank you.

COMMISSIONER
RODRIGUEZ

I do have a question. Yes, it's for Staff. So, regarding the parapets, right now it's at 10 feet currently in the zone.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

In the proposed Zoning Code, yes.

COMMISSIONER
RODRIGUEZ

It's my understanding that those cover any like air condition units or something on the roof.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

In the proposed Zoning Code, yes.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That's correct.

COMMISSIONER
RODRIGUEZ

Okay. So, if we were to decrease that down to 8 feet, would it cover most of the air-conditioned units or anything that's up there on the roof? Or are they at certain standard size that's placed on the buildings?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commissioners for that question. So, there's a lot of variables with that. So, it would depend on the building and the size of the building and the building code itself, which is not the Zoning Code. Not my purview, but the building code require were some of that mechanical equipment needs to be placed on the roof. And the code does require... All codes require this, that there be screening from public view of that. So, depending on where they are putting it, and it's very handy that we have our Building Official here and he can correct me at any time. But there are, depending on the use that is on the floor, that would depend on what kind of equipment needs to be up on the roof with that. So 8 feet, that could cover it. But again, you know, if there was a question about it, we would have them do a line of sight drawing for that that we'd have to see it. That's a typical drawing that you have somebody who is, or they have a figure, that is at least 6 feet tall from the public right of way doing the line of sight that can they see

it, you know, or not. So we want to be careful with that, but I think that most of the equipment is about 6 feet. Things end up getting compact, but sometimes it depends on the use that someone has, it may need to be higher. If it was something that if it had to be higher without it, it might need a variance for that, and that's something definitely that we would come back to the Planning Commission for. But I do want to talk about the difference between a parapet and architectural features. So the parapet is one thing to screen that, but something that has been, and it's even part of the Design Guidelines, is to have kind of an entry statement to the building and those are the architectural features. Those should be higher than the parapet, because otherwise you just get a very flat building. You want something tells visitors this is the entrance. And so you really don't want to limit that. I know that the preferred thing is to have some kind of arched design with that. So you want something a little taller so that it's not just a small eyebrow that goes over that entryway. So an architectural feature really should be allowed to go a little higher than the parapet.

COMMISSIONER
RODRIGUEZ

I do have another question.

CHAIR FRYMARK

Yes, go ahead Commissioner. Please.

COMMISSIONER
RODRIGUEZ

Okay, so regarding the graph that was put together, the analysis of the buffer.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes.

COMMISSIONER
RODRIGUEZ

Oh, I'm sorry, yes, the buffer. It was my understanding that those buildings were non-conforming not based on height. It was based on their application process.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

There are some of them that they were considered legal non-conforming because they were constructed prior to having to get a Site Plan and Design Review entitlement with that. Thank you. We consider it illegal non-conforming with that.

COMMISSIONER
RODRIGUEZ

With these numbers, is it accurate that these numbers are based on height alone?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes. If I can have Nick, who did the analysis, speak to clarify that.

NICK PERGAKES

Yes. So, the numbers that are shown in that table, in the PowerPoint presentation, the distance of the buffer is from property line to property line. It is not necessarily property line to the structure or like a multi-family or like, excuse me, or like an industrial building structure to a residential structure because it's it's too difficult to do it that way. We had to look at it just property line to property line because you know like a building could be set back quite a ways. There could be parking and then at some point a building could be expanded or a new building can go in there at some point. So, we had to kind of measure it from property line to property line for the residential buffer. So those are the parcels that are affected. Now, the number that are non-conforming in terms of height, we don't have that exact number, so it's probably less than that.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you. And if I may add to that, that would be one of the things that if we had a building that was legal non-conforming because it was constructed prior to the requirement for Site plan and Design Review, and they came in and they wanted to expand even if it was that 1,000 square feet or something smaller, that is something... Because we want them to be legal. So that when we want them to conform... So that would be something that we would bring back to the Planning Commission.

CHAIR FRYMARK

Thank you Marilyn. Are there any other clarifying questions that any Commissioner would like to ask? While we're reviewing or considering additional questions, I do want to just thank the Planning Department for your time inworking with us and workshopping this. I know you met with us for multiple hours, at different times, and we were able to, you know, just have meaningful conversations and get this analysis information that we requested. I do want to thank you for that. It does show that if we were to consider reducing the buffer from 500-feet to 250-feet, we are making a difference in the number of businesses in our business sector that would be impacted and considered non-conforming. I mean the delta would be in M-1 Zone, 13 businesses and M-2, 14. I hope... Not that we need to show anybody anything, but I hope that it is recognized the work that the City Staff and the Planning Commission is doing to just kind of thread that needle delicately and address the needs of the residents as well.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commissioners. You know, I do want to say that was time well spent with that. And there's been sometimes extraordinary effort to address everybody's questions with that, and I really appreciate that from the Commission.

CHAIR FRYMARK

Vice-Chair Acosta?

VICE-CHAIR ACOSTA

Yeah, I got a clarifying comment, Marilyn, on the part we're just talking about now about the parcels that would be affected, going from the 250

buffer. Those numbers just mean they'd be effective, it doesn't mean that they would be non-conforming. Is that correct?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON That is correct.

VICE-CHAIR ACOSTA Okay.

CHAIR FRYMARK Another quick question not related to buffers, parapets, any of those things, but it does apply in the in the sense of the Zoning Map. I do see where we have currently the proposed Zoning Map, where the skate park is as an M-1 Zone. I don't remember and please refresh my memory if we ever talked about changing that area to align with what it currently exists there, which is a park. Which would be zoned as a public/semipublic space I believe.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON I don't believe we've had that conversation, but that's something that that we can bring. We did that for the library project, that we had to change the zoning and get the General Plan into conformance with that, but we can do that because it's it doesn't look likely that the skate park's going to change.

CHAIR FRYMARK No, we hope not. So. If we can get it properly zoned as we're working through this, I think that would be a good opportunity for us to do that. And address facts. I couldn't remember whether or not it's been discussed or not. Maybe not.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON And I'll work with the City Manager on that.

CHAIR FRYMARK Do I need to present that, like as a motion in any kind of way, or is that just something that's going to be worked on?

ASSISTANT CITY ATTORNEY TRAXLER Yeah, we can have... direct staff to work on analyzing rezoning of the skate park. And that can be included as a motion, yeah.

CHAIR FRYMARK Do we have any other comments or questions before we open up the Public Hearing?

COMMISSIONER MIRANDA Commissioner Acosta had a great comment regarding the properties that are affected by the 250. I was curious, you said non-conforming, they're not going to be affected, those properties? The 46 properties? I mean they're in the zone, but they will be non-conforming. We're trying to address the people who came into our Council Chambers.

CHAIR FRYMARK We're talking about this table?

COMMISSIONER
MIRANDA Correct.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yeah, I'm gonna have Nick address that. because they're the ones who did the study on that.

COMMISSIONER
MIRANDA Thank you.

NICK PERGAKES Well, excuse me, can you state that again? I'm not sure I understood your question.

COMMISSIONER
MIRANDA Well, regarding the graph we have the M-1/M-2, Light Industrial Heavy Industrial. The buffer from 500 to 250 and how it lessened the impact from 37 to 24 to 62 to 46. That's a good impact, but those left behind in 46, for instance, or 24, are they gonna be affected as far as their status as non-conforming? Or are they conforming because of the difference in the buffer now?

NICK PERGAKES Well, so there's now less properties that would be... Yes, potentially non-conforming so we don't have an exact count. You know based on the building heights of all those properties. But certainly, there will be less. And you know, as we, the City Staff, and the City received a letter from NAIOP in December. They did propose, within 250 feet, having a, you know, a height limit of 40 feet. And you know, not going any lower than that. So, that would help also probably decrease the number of non-conforming buildings. Because that would then you know bring up the height to 40 feet as a maximum and then that would probably solve most of the issues with the non-conforming structures, if not all of them.

COMMISSIONER
MIRANDA I thought so. Thank you. And by the way, Nick was amazing with helping, with all this too. Thank you, Sir.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON If I may add too, so the M-1 Zone, that's had a maximum height of 35 feet for years with that. So, the buildings that are in there, I can't attest to all of them in there, but since we've had... At least for the past 20 years, that we know of that it's been 35 feet high. Most of those then would be in the M-1. Those would be conforming to that maximum 35 feet.

CHAIR FRYMARK Sorry I have one more question. The question is specific to, the Administrative Site Plan and Design Review process. We... I recognize that in January when we made the change, to request that, any you know Site Plans and Design Reviews come to the Commission, would extend not only processing but also significantly increase administrative

costs, which is not the goal of the Planning Commission, of course. So, we talked about the possibility of exploring instead of completely removing the director review permissions, but rather, consider doing some kind of amount, dollar amount. Like, for example, some language to state like not to exceed X amount of dollars, for director approval, when there is a Site Plan or Design Review being considered. That is something that we discussed at our meeting. I think we got a couple of examples from other cities, so I wanted to just put that on the table as a comment for us to consider. Because I don't think that an intended consequence was to delay processing time, or to increase any administrative costs associated with Design Reviews. So, I just wanted to make that comment. Do we have any other clarifying questions before we open the floor to Public Hearing? Okay. Thank you, Marilyn.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you.

CHAIR FRYMARK

Do we have any members from the audience that would like to come forward.

OPEN PUBLIC
HEARING

At 8:11 p.m., Chair Frymark opened the Public Hearing.

SCOTT FURNISS

Good evening, Chair Frymark, members of the Planning Commission, City Staff, thank you for all your time spent on this Zoning Code Update and listening to stakeholders like us. For reference, I'm Scott Furniss. I'm with Seventh Street Development and I'm also here representing the Alderson Business Park, on Los Angeles Street and Alderson Avenue. One thing, I think Chair Acosta already kind of clarified, but I believe, the buildings presented were within the 250-foot buffer zone, but they are not necessarily non-conforming. I guess it's my understanding that, that was what those buildings presented were in the buffer zone but are not necessarily non-conforming. So, if we could maybe clarify that that would help me, but other than that I'm just want to say I appreciate all the work that you guys have done. That you've sought out all the various stakeholders. And thank you so much.

CHAIR FRYMARK

Thank you.

MIHRAN TOUMAJAN

Good evening, Chair Frymark, fellow commissioners, Mihran Toumajan with NAIOP SoCal. We've come a long way from our discussions last summer, and I applaud the Planning Commission, City Staff, Interwest, Nick at Interwest working with residents and with business owners to find a good balance. And I think that which Nick presented today, our members can live with and specifically, we welcome the proposed 10-foot maximum height for parapet walls. As well as a 40-foot height limit for any building, Commercial or Industrial in the M-1 and M-2 Zones

within 250 feet of a residential buffer. We believe that the 40-foot building height would better reflect existing structural demands by industrial tenants engaged in cube stacking for their distribution, logistics, and warehouse businesses. The 40-foot building height limit would ideally require a clear height around 36-38 feet, depending on the design and intended use of the structure. So again, that which Nick proposed today with the 40-foot building height limit I think, would also negate a lot of potential nonconformity. And even the examples that Nick showed there was, I think, one building that was above 35, within the 35- and 40-foot range. And with a 40-foot limit that specific building would likely not be legal non-conforming. So again, we've come a long way and on behalf of our Members and NAIOP SoCal, we appreciate the time well spent by you in studying this, working with Nick and with the Staff in trying to find a sensible solution for all stakeholders. Thank you very much.

ROBERT DIAZ

Robert Diaz. On that chart that's shown above you, I like where it says proposed at September, Planning Commission meeting, where the maximum to be approved by director, says no director review permitted, I like that idea. Residents of Irwindale, including myself, feel much better knowing that it's the Planning Commission and Council to making decisions regarding land use rather than a staff member that may not be familiar with the City as well as we are. So, where they have considered other proposals, I like that one, but if you must, then go back to the current Zoning Code that allows director approval for only 1,000 square feet. I do feel that approvals, the kind you're talking about, should be postponed until the City and the Plan Commission review possible additional Commercial Zoning, or changing the definition of Regional Commercial. It bothers me when I see the Planning Commission Staff recommending changes to our General Plan, when that's supposed to be our blueprint for our future. And then we're having... I believe they should be following what's written in the code, and if someone says we want to propose a certain use, Staff should be able to tell them, "sorry, no you can't because the zoning or the General Plan doesn't permit it." And then if they wish to make an appeal, then they can make an appeal to the Planning Commission or Council for... But at least they know that what the code is. Any case. Anyway, I wish you'd consider other, some Commercial Zoning because... Also reviewing the General Plan. The General Plan was amended. It used to say that the pits along the six, oh, five freeway are to be developed, filled and developed commercially. And I'm paraphrasing, but that's what it basically says. But it was amended and changed to say, commercial or industrial use along the 605 freeway are to be filled and developed commercially. And I am paraphrasing but that is what it basically says. It was amended and changed to say Commercial or Industrial use along the 605. And the developers are proposing nothing but industrial. Instead of just commercial, which has changed because of what the General Plan says. So maybe you can recommend the

Council change that language to make it possible for commercial development.

CHAIR FRYMARK

Thank you, Mr. Diaz.

FRED BARBOSA

Good evening, Fred Barbosa. 16164 Calle de Paseo. We mentioned that the 500-foot buffer zone was not in the best interest of the city, it will cause more problems down the road. Another thing on the Site Plan and Design service, I like the proposed draft code from the Planning Commission in January for two reasons. One, it's not as expensive and it doesn't waste a lot of time, and it's a developer friendly. You know, and there's nothing wrong in sharing power. That's what everybody 's afraid of, you know, they don't want to give people too much power. Hey, we're not going to let them abuse it, that's why we're here. So at least give them some. And if they hang themselves, hey, whatever happens but the idea, share the power. Let's move together. Thank you.

CHAIR FRYMARK

Thank you, Mr. Barbosa.

LUIS GOMEZ

Good evening, Chair, Planning Commissioners. Once again, Luis Gomez with Rexford Industrial. Just here to support the 40-foot height, the 10-foot parapet and the 250-foot buffer. I do believe that the extra 5 feet in height, going from 35 to 40, would make a big difference and it strikes a good balance between the industrial development groups and obviously the wants and needs of the residents. I think at 250 feet away it would be very difficult to see the difference between 35 and 40 feet of height. So, but on the other hand, from our standpoint, it makes all the difference in being able to drive.... Sorry. Design a building to today's industrial standards. So again, we're in support. We thank you for your time, your consideration. I know it's been a long process and I'm glad we're finally here. Thank you very much.

CHAIR FRYMARK

Do we have any other Members in Tier 1 that would like to come forward to speak? Seeing none, we're going to move on to Tier 2. Do we have anyone on teleconference?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do. I'm gonna go ahead and unmute Ms. Gomez.

CHAIR FRYMARK

Thank you. Welcome, Ms. Gomez.

SUZZANE GOMEZ

Good evening, Madam Chair, Commissioners, Staff. It's interesting that Seventh Street Developers came on tonight because they were the model. They collaborated with the City and they have a beautiful setting. They created the set back and allowed us to envision what it would look like to plan and engage and create a vision for the City. And

I just like to remind the Commission that's what they're doing. We have done hard work, and Staff has done hard work, but this is our vision, our future. When we we're looking at the PowerPoint, which was also wonderful, we got to see and review some of the buildings. 35 feet is ample. And also, you know, with the architectural eyebrows and speaking also then the additional for the air conditioning unit up to 40-feet in terms of that. It's a beautifully sized building and I think that it speaks adequately. Then when we're speaking to conforming and non-conforming, the terminology used means that, they do business as usual. If they want to expand or create something else, then they have to come to the Planning Department. But conforming and non-conforming is a terminology. I believe, you can clarify that for me if I'm wrong, meaning that their partnership with the City and business and they continue as usual. And as far as the site plan, I encourage the Commission to stay steadfast with a decision in January and if not, as Mr. Diaz proposed that we go back to, I think it was a thousand feet. We are creating our vision for our future. You are the new Commission that are adequately representing us, doing hard work and setting the pace for the future. Of what we want in our city, as our land is being used productively for our legacy. And that the decisions that you make are going to be well held to way long when you're gone, I'm gone, or any of us are gone. So, I encourage you, I know that you've worked hard on this. I I talked to you, and I see it and I see even the evolution of staff has done. It's been a great job and Nick has done a wonderful job as a consultant and bring it all together. I encourage you to keep the five hundred feet set back. I encourage you to keep the thirty-five feet height limitations and I trust you though even whatever your decision is this should be the best for our city or the residency for Legacy and even in partnership with our developers and our family. Mister Gomez indicated numerous properties that they own, and you know, that's a wonderful collaboration. However, we have a legacy and a vision that goes back, way before nineteen sixties when we were incorporated as a city, as our families have lived here long before that. I thank you for your time. Thank you for your hard work and good luck.

CHAIR FRYMARK

Thank you, Ms. Gomez. Do we have anyone else Jesus in tier two?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Looks like we have no one else.

CHAIR FRYMARK

We'll move on to tier three. Is there anyone in the audience that has not spoken on this item that would like to come forward, invite you now? Anyone on zoom?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one on zoom.

COMMISSIONER
MIRANDA Be appropriate to have Marilyn speak about this, regarding what her role would, how much that would mean twenty-five thousand square feet, like projects like kitchens and adding bathrooms. Wasn't that new project per se all the time? Add-ons for instance, so they understand what they're asking. What? How much allowance does she has? Ability to do whatever appropriate. Jamie?

CHAIR FRYMARK Yeah, I believe. Marilyn, would you be able to speak to that? Thank you, Commissioner Miranda.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, chair and Commission. So just as an example, if we were to take the previously discussed project so and I'm going to round out for math purposes, but a hundred thousand square feet. So, if. That if it was fifteen percent, we'd be looking at, you know what? A thousand five hundred square feet. Fifteen thousand course. Good grief, I'm looking at you. Yeah. Fifteen thousand square feet. So again, what's being proposed is that that's the fifteen percent, and it would be not to exceed the twenty-five thousand square feet. So, if another thing the typical, you know, larger buildings that we've had four hundred thousand or five hundred thousand square foot, that's huge and that would exceed the twenty-five thousand. The fifteen percent would exceed that, and so that would definitely have to go back to the Planning Commission, and if they were adding, that wouldn't be just a bathroom, and, you know, maybe a utility room. But sometimes that for a larger building, even a hundred thousand square foot building. That if they had to add, you know, restrooms, you know, just because of building code requirements, you know, for the space that they have to have the numbers that they have to have or a utility room, if they added that that, you know, that could be. it could be what is considered maybe a larger, Definitely larger than a thousand square feet. In that and we've had that before that someone had come in that wanted. It was a building that they wanted to stay in, a use that wanted to stay, but they were being required by actually by the federal government, to enclose an outdoor loading area that they had. And it was going to exceed the thousand square feet and they really had to make a business decision and they were honest, they went through the, they were going through the administrative side plan design review, trying to reduce it to a thousand square feet or less. But it wasn't penciling out for them, so they're no longer here with it. So that was one case that it was very, very small, but it was something that was at use that had been in the city for quite some time.

COMMISSIONER
MIRANDA Appreciate that. Thank you for clarifying.

CHAIR FRYMARK Any other questions or?

ADMINISTRATIVE
SECRETARY Yes, I have someone on zoom. Would you allow them to speak?

HERNANDEZ

CHAIR FRYMARK We've already closed the public hearing.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Okay, thank you.

CHAIR FRYMARK Thank you. Is there any other sorry discussion/comments from the Commission. I do have a question. There's been talks about the expansion of commercial use in the city, that's you know, we hear it. We definitely hear it. Is there, and this is a question for our staff, is there any unoccupied space that currently could be rezoned as more commercial to address some of the needs and the asks from some of our residents? I know in looking at the proposed zoning map. The area that is zoned commercial is pretty. We have quite a bit of M-1 and M-2. But I am curious if there's opportunity there.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Oh, since it would thank you in Commission that it would be privately owned. So, it would be something that, you know as a private property owner that they would have to request that. I don't know what you know if there's other kind of efforts, you know, via economic development, to try to incentivize you know that and look but. It's something we can look into, but that's, you know, no guarantee. You know when it's private property.

CHAIR FRYMARK We can't control what the developers or the people that own that land want to use it as such, right?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yeah. Well, yeah, yeah.

CHAIR FRYMARK I get that. I just... I wonder if its like that premise, If you build it it will come. You know? Like if it is zoned for commercial is there a possibility that we would get more commercial.

COMMISSIONER
CHICO That's the question. You could in fact end up with more vacancies.

CHAIR FRYMARK True. So, I think that that can be either or.

COMMISSIONER
CHICO Roll of the dice.

CHAIR FRYMARK So, I think that that can be either or right. That can happen with if it's zoned as M-1 or M-1 too, so I mean, we can't predict the future of that I know, but I'm just, I wanted to explore and just have that conversation

because it's it's been mentioned multiple times and it's not going in one ear and out the other. We hear that and we know that there's opportunity here, but we're not currently zoned for that.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

And if I may, there are any of the projects that come in that we do ask them to do the larger ones to do an analysis you know of uses with that and what has come back is that it's the commercial is there's not the thrust for that at this time. I'm thinking when you said that I'm thinking Field of Dreams, if you build it, they will come, for that, but yeah. And but then you know the bigger risk is to have it empty. And that's not something that the city would want to do, you know this. But again, you know, just when people come in, we can ask them all the time. If they're interested in commercial do they could do a commercial could. They could do a commercial component for that.

CHAIR FRYMARK

You mentioned incentives is that a common thing within other cities to kind of incentivize commercia? I've heard that there's been studies that there's no need for commercial any more people are shopping online. I think that that could be true to some degree, but I know I go shopping. Assuming others do too.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Well, when they do an analysis, it's pretty sophisticated. You know, they look out. And again, I am not the the person that does our economic development coordinator, you know has done that before that she has multiple hats. A public information officer and the assistant to the city manager. So yeah, but she has reached out and again, it wasn't just Co star, but they looked at some other analysis, you know of it, but they have to look at a range and they look at rooftops, you know, basically because I know in the past when we looked at a grocery store because I know. Been the desire. And when we've gone to different conferences, you know, promoting the city and because there's land for that. They always ask about the rooftops in there, and they're familiar with this area. But. You know, we tried to tell them is how the daytime population. You know, so that market and you know that has changed a little bit of interest, but we've not seen them come to the table with that.

CHAIR FRYMARK

Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Again with commercial, there's certain commercial, but there's also restaurants. Those would be considered commercial operations, so there and there's always an opportunity for that, so whoever 's listening to me out there.

CHAIR FRYMARK

There's gonna be a new potential warehouse coming in. You know, we need people. Need to eat somewhere?

COMMUNITY
DEVELOPMENT

Yes, come on over.

DIRECTOR
SIMPSON

CHAIR FRYMARK Just throwing it out there.

CITY MANAGER
MIRANDA And chair, I just would like to add that I know in the past, Council has asked for there to be a study done. On the Arrow Highway corridor going from Azusa Canyon Road all the way to Vincent. And so that's something that as a staff, we're going to be engaging in in the course, during the course of this year and no doubt the Planning Commission will be a part of that as well.

CHAIR FRYMARK Sounds good thank you.

CITY MANAGER
MIRANDA And you'll be receiving updates.

CHAIR FRYMARK Thank you. That's good to hear. OK. Well, do we? I think that there's a lot to think about. Nick has done a great job. We've talked about staff participating in those workshops, we appreciate that. I think there's a couple things that are up in the air right now. One is the M one and M two heights, making a decision on that and making a decision or making a recommendation rather not a decision on the parapet height and then also discussing the site plan and design review. We have some language that's currently proposed based on our conversation in September, but then there was more discussion in January. There's also the possibility and the idea of going back to the current zoning code, which would one limit the OR reduce the processing time, but also the application costs and feel like that could be a happy medium between, no director review permitted, and some permitted. But do we have any, any motions to explore? Any discussion that we want to continue to have?

CHAIR FRYMARK Commissioner Rodriguez, please

COMMISSIONER
RODRIGUEZ Yes. So, I would just like to say that I do appreciate all the work that staff has put into it and Nick for everything that you've done as well. I do like what I'm seeing with this two hundred fifty-foot buffer. I also appreciated the difference between the M-1 and M-2. So, I'd like to see a consideration of possibly recommending M-1 remaining at thirty-five feet and m-2 going up to forty feet within that buffer.

CHAIR FRYMARK I would. I'm in alignment with that, the only concern would be the parapet. I think that the parapet should be eight feet, not ten feet.

COMMISSIONER
MIRANDA I'm along with that too.

CHAIR FRYMARK And keeping M-1 at thirty-five and M-2 forty. Jaime, would that

need to be presented as a motion or a direction to staff. I'm assuming we need to take a vote.

JAIME Correct. You would need to take a vote, but I would recommend discussion, discussing any other changes that you have at this time as well.

COMMISSIONER MIRANDA Chair, you know, I see the recommendations here. One of the recommendations that I feel strongly about, we discussed it and I think was guarding, staff. Approving the square footage and I think it's very strong. I think we made some good points in that that it'll help streamline some things and it's well within the scope of things and anything larger they come to us anyways, I think it's that's one of the things we can maybe get off our plate, possibly.

CHAIR FRYMARK Commissioner Miranda, are you suggesting....

COMMISSIONER MIRANDA Site plan and design review process.

CHAIR FRYMARK Would that be the conversation? The discussion that we had in January where we're saying fifteen percent of existing area not to exceed twenty five hundred square feet?

COMMISSIONER MIRANDA Correct.

CHAIR FRYMARK The other option on the table was to go back to the existing current zoning code, which is basically a maximum approval of a thousand square feet.

COMMISSIONER MIRANDA I don't think that's, you know, a good business position.

COMMISSIONER RODRIGUEZ Yes, I definitely don't feel like that thousand square foot is enough. I like the proposal of the January. Where it's fifteen percent or not exceed twenty-five thousand square feet as well.

VICE-CHAIR ACOSTA Hope out if we consider the fifteen percent of existing area, but not to exceed a lower amount, say fifteen thousand square feet?

COMMISSIONER MIRANDA How big is that? Per say, do we know how big that would be? Like, for instance, they added a bathroom or a kitchen parking lot for instance.

VICE-CHAIR ACOSTA I guess it's gonna depends on the size of the square foot of the

project. If it's a hundred thousand dollar a hundred thousand square foot Building, fifteen percent of that is going to be the fifteen thousand.

COMMISSIONER
MIRANDA

Yeah.

CHAIR FRYMARK

I could support that.

COMMISSIONER
MIRANDA

I think Marilyn, if you control that, with that you're okay with that?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, chair and commission, I just want to clarify something. So, if they were coming in for if it was the fifteen percent, let's just say, so they would still have to meet all the development standards, and parking is one of the things that if you have a lot of you have a fifteen thousand square feet, they would still have to park it, that depending on the use. The other thing is they would have to meet the floor area ratio for that area. That can also determine that even if even if they may, the fifteen percent they could do it, but it might exceed one or the other. One of the development standards or the F A R. That's all something that we look at so.

SPEAKER

Listen, and all of the elements of approval would be documented, Correct?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Absolutely. We document it all the time, yes.

COMMISSIONER
MIRANDA

I mean, I just think we should be business friendly and I know that there are residents they are leery about maybe too much power to staff for instance, and not going through us who are residents, but I think this is very comfortable is where we're at, myself. To help the businesses is not exceeding anything outrageously, I think this is something to go forward and help them. We lost businesses as she mentioned before, people couldn't give us the process and wait, and this will help us you know, help us proceed going forward businesses rather.

SPEAKER

Question, What would it take to, suppose we adopted this condition as is, what would it take to change it if we wanted to in the future? What would it be? What would?

SPEAKER

Gonna go ahead, Marilyn. Um, assuming it was something that was city initiated, it would be the planning commissions direction, to direct staff to ask the City Council if they were interested in making that change. We could then take that request to the City Council and receive direction on whether to move forward or whether they were not

interested in making that change.

SPEAKER Would it require a public hearing? Eventually?

SPEAKER Eventually to adopt the ordinance, yes, but when we're discussing any potential changes like in the very beginning at the City Council level, no.

SPEAKER I do have a question.

SPEAKER And we're still going to just make the recommendation now or the motion.

SPEAKER Well, even in the future, if we find that it's not satisfactory, nothing is set in concrete. We can undo it.

SPEAKER I do have a question for staff.

SPEAKER Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes please, if Marilyn can just explain how you came, how the planning department, came up with the twenty-five thousand square foot number.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMSON That was with the consultant's assistance looking at similar size buildings, similar situation and that and that's why the twenty five thousand, and we looked at, you know, the request that we would get that but I want to respond to Commissioner Chico, if I may chair.

SPEAKER Yes, please.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON That the process is exactly what the assistant city attorney had mentioned with that so, but the entitlement would be it'd be a zone ordinance amendment. So, Zone Ordinance amendments they would have to go to the Planning Commission for a recommendation to City Council. And given that we would have gone through that process, let's just say that the City Council wants to they accept the Planning Commissions request with that. Then it would just be the Zone ordinance amendment and there would be opportunity for public hearing for that because they are public hearings. Thanks.

SPEAKER Any other discussions?

SPEAKER Commissioner Acosta, would you be uncomfortable, something a little in between, like twenty thousand or fifteen thousand, is where you're at, perhaps.

COMMISSIONER
ACOSTA I I could move from fifteen thousand to twenty. I'm comfortable with that, but if, twenty five large, It is especially jumping from a thousand. Yeah. And we just want to make sure that we get oversight that we get to see it.

- SPEAKER No, I'm with you.
- SPEAKER Yeah, I'm comfortable moving to twenty.
- SPEAKER I was feeling really good about fifteen.
- SPEAKER I have no problem at fifteen. That's why I proposed it.
- SPEAKER Darn.
- SPEAKER You know, I think I think, Marilyn, be happy with fifteen actually too.
- SPEAKER I mean, from where we from, what we proposed and, what we considered and what we proposed in September to what we're discussing now, I mean that's a vast difference, so.
- SPEAKER Yeah, I think I'm good with that.
- SPEAKER Do we have? I know that we made a couple of suggestions, Jamie. I do not want to forget to ask from staff to review the rezoning of the area at the skate park. And it was mentioned that that would have to be presented, I believe, like when we make these recommendations in form of a motion. Right?
- JAIME Correct, yes.
- SPEAKER So. I would like to make a motion. Let me see if I can do this and Jamie, please. Wait, I'm getting, like, some hesitancy.
- SPEAKER One moment, Chair, I apologize.
- SPEAKER So chair, if I may,
- SPEAKER Yes, please.
- SPEAKER It would be administratively better for staff to do the rezoning of the skate park as a separate motion. And then include all of the recommendations for the zoning code update. In one motion, but a separate motion with the adoption of the resolution. Well, I guess we're we're looking at three motions here.
- SPEAKER So one would be the skate park.
- SPEAKER So one is the skate park, which is separate.
- SPEAKER Okay. The second one would be the motion to accept or approve the

rezoning with the conditions that we were discussing about the site specific design plan, and then also the Heights M, One, M two and the parapet correct.

SPEAKER Yes. And then the third is for the City Council to adopt the second resolution, which is the Zoning Map.

SPEAKER Would you be able to present that motion us for us? I just want to make sure that they're captured in the Minutes correctly.

ASSISTANT CITY ATTORNEY TRAXLER Yes, I can definitely do that should actually have one clerical correction that I would like to make in resolution eight, two, eight. The list of recommended changes is attached as exhibit A to that resolution and it's just basically a summary of the Planning Commission 's recommendation. That should actually be labeled as exhibit B. Exhibit A will be the final zoning code ordinance that you all are approving. So I just want to make that clerical update before I read the motion.

SPEAKER Thank you, Jamie. I think we're ready, OK.

ASSISTANT CITY ATTORNEY TRAXLER I, I will do the resolutions first and then we can address the skate park at the end. OK, so the first motion would be adopt a resolution number eight, two, eight, two four, which is a resolution of the Planning Commission of the City of Irwindale, recommending that the city council, one adopt findings of consistency with the city's previously certified General Plan Environmental Impact report. And finding the project exempt from further environmental review pursuant to SEQUA guidelines, sections one, five, one, eight, three and one five one six, two. And two, adopt Ordinance number seven, seven, two, a city initiated application for a zone ordinance amendment zero eight Zero three dash twenty twenty-three. Repealing and replacing title seventeen zoning of the Irwindale Municipal Code. In its entirety with a comprehensive zoning code update. With the added recommendations of including a two fifty-foot buffer for M one. Zoned property is at thirty five feet for M two zone property is at forty feet. Maximum height and then maximum parapet heights of eight feet in both zones. For the site plan and design review administrative approval. The recommendation is a fifteen percent administrative approval by the planning director and not to exceed fifteen thousand square feet. And I believe that's all of the recommendations of the Planning Commission.

SPEAKER Those were the two, so I move.

ASSISTANT CITY ATTORNEY TRAXLER As stated by the assistant city attorney.

SPEAKER I move as stated by Jamie. Do we have a second?

SPEAKER Do we have a second?

SPEAKER I second. We all second.

SPEAKER Thank you, I believe. Commissioner Acosta, roll call, please.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Chico.

COMMISSIONER CHICO Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Miranda.

COMMISSIONER MIRANDA Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Vice Chair Acosta.

VICE CHAIR ACOSTA Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ CHAIR FRYMARK.

CHAIR FRYMARK Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Thank you.

SPEAKER Thank you, commissioners. May I ask for a quick five-minute recess?

ASSISTANT Do you want to finish the motions first?

CITY ATTORNEY
TRAXLER

SPEAKER Oh my gosh. I am so sorry guys. We still have the skate park.

ASSISTANT
CITY ATTORNEY
TRAXLER We have two more motions actually.

SPEAKER Thank you Jamie.

ASSISTANT
CITY ATTORNEY
TRAXLER So I'll be quick, I promise I'll read this one fast.

SPEAKER No, you're good.

ASSISTANT
CITY ATTORNEY
TRAXLER The second one is adopt resolution number eight, two nine, two four, Resolution of the Planning Commission of the City of Irwindale recommending that the City Council of the City of Irwindale. Adopt a resolution approving the city initiated application for zone change number. Oh four twenty twenty three and amending the official zoning map of the City of Irwindale to reflect updates to title seventeen zoning consistent with ordinance number seven. Seven two.

SPEAKER Moved, as stated by Jamie.

SPEAKER Second.

SPEAKER Thank you Commissioner. Roll call please.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico.

COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice Chair Acosta.

VICE CHAIR
ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark.

CHAIR
FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

SPEAKER Thank you, we have one more.

ASSISTANT
CITY ATTORNEY
TRAXLER More one more and this is to direct staff to review and bring back an item on rezoning of the skate park. I don't know the official title of. Hardin de Roca, skate park.

SPEAKER So moved, as stated. Thank you, Commissioner Chico. Roll call, please.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico.

COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER Yes.

RODRIGUEZ

ADMINISTRATIVE SECRETARY HERNANDEZ Vice Chair Acosta.

VICE CHAIR ACOSTA Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Chair Frymark.

CHAIR FRYMARK Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Thank you.

SPEAKER So, is anyone now opposed to a five-minute recess?

SPEAKER Go, no.

SPEAKER Are we OK? Okay, let's take a quick five minute recess. Thank you.

SPEAKER I'll take another martini.

SPEAKER Oh my gosh, I just like. OK. Thank. Thank you everyone for your patience as we took that quick five minute recess. We're going to go ahead and pick up where we left off. Which is item C on the agenda, a zone change number zero, one dash, two zero, two five general plan Amendment map number zero. One, two, zero, two, five. Rezoning of a select property located at seven. Fifteen Shrode Avenue from C Three, which is heavy commercial/ residential. Zone two R one, which is single family residential. So revision of the general plan to change the existing general plan designation of select properties on Live Oak Lane and our highway from regional commercial to industrial slash business park. Thank you. Do you have a staff report?

PLANNER BRANDI JONES Good evening, chair members of the Commission. The next item is, Zone change number zero one dash, twenty twenty five and general plan Amendment zero one dash twenty twenty five. So, this is a city-initiated proposal which will revise the general plan and zoning map to reconcile inconsistencies and make the appropriate changes to support the highest and best uses. So, I'll give some some background. I mean this is a lot of text, so I'll try to make it quick. So again, so the general plan is the Blue Plan, blueprint for the future planning and development

in the city, the zoning code and the related zoning designations are required to be consistent with the general plan. So back in twenty eighteen, a lot of inconsistencies were discovered during the clean up. So we went through like pretty much all the ordinances and general plan amendments that we had on file to make sure that they were consistent with the maps. So because of the inconsistencies, there are multiple non conforming uses. So that could mean because of height or something like that, but mostly it was because the general plan map and the zoning map didn't match. So consistency between the general plan and zoning is a common sense approach to planning and transparency. It's not commonplace for cities to spot, zone, or change a general plan designation for a single parcel is usually for a large group of parcels. And Penny direction from PC. We initiated the rezone process for these parcels. So again, there's all the the text timelines, so I'll try to get that go through that quickly. So in July, we hailed two separate zone change workshops at the Community Center. So one was for the properties that are residentially zoned and the other one was for commercially and industrial zone properties. Let's see. On August thirty first twenty twenty two, we received direction from the Planning Commission on the above reference properties as well as Meridian. Ramona, specifically a portion of the Durban pit. Park Avenue. Calle Barola, Fri Ho, Nora and Las Lomas Road. On May twenty third twenty twenty three, we sent out a general information letter to the property owners who were currently impacted by the inconsistencies, the letter explained. The city initiated process and what our next steps would be. On April fourth, twenty twenty four property owners and property owners within five hundred feet were notified by mail. The notice was also published in the newspaper on April fifteenth. Planning Commission heard the zone change in general plan amendment item continued it to the May fifteenth meeting, where the Planning Commission recommended. Adopt recommended adopting resolution eight twenty two twenty four to the City Council. And also for the rezone. For the for the zone changes to rezone and to resend ordinances. One ninety five and two hundred. On June twelve, twenty four, the Council had a public hearing and continued the item to June twenty sixth and on June twenty six the City Council held a public hearing and approved the zone change. So, there's one, So there's one parcel on Schroed Avenue. That's being changed and that was because when we had it last time, there was a public notification error. So that's the only reason we're bringing this one single parcel. So in the previous public notice, it had mentioned that this parcel was m one when it was actually C three. So in order for. Decision to be valid. We had to make sure that the public notice was done correctly. That's why we redid it. And then for the second, so that's just for a zone change. The second batch of parcels is for a general plan amendment. So their zoning is currently m two heavy manufacturing. What we're proposing is to take the current general plan designation of regional commercial and change it to industrial business park. So this is just the current general plan map. So it's just. This whole area here, well, this is. This is the Irwindale Gateway in the middle and along

the perimeter of arrow and on Live Oak Lane is pretty much the properties in question. This one, I mean, it's too tiny to see, but it's it'll be changed once everything is done. So, this is just a close. So again, this was all changed to R one. And we accidentally there was an error with the notification. So, with that this property will be changed to R one to be consistent with everything else in the neighborhood. So, for Live Oak lane again. All of this is currently regional commercial. This area here, which is purple, is the window gateway which is not a part of this. These air these parcels here along Live Oak Lane. And Arrow Highway are the ones that are in question. The majority of those properties are. Outdoor industrial uses, which they've always been, there's a there are a couple of. Just like small industrial buildings over there and currently they're inconsistent. So, if somebody wanted to come in and add on additional square footage, potentially intensify their business, they couldn't because the zoning and the general plan are inconsistent. And if you in the general plan itself, there's a chart that show there's a chart that shows the general plan designation. And the the appropriate zoning designation. So currently in the general plan, it lists regional commercial, but there is no corresponding zoning designation. So and one has never been created. So I I thought I had more to say, but I think that's it actually so. So that does. That concludes my. So if you have any questions, I'm available.

SPEAKER Properties that are being affected at Live Oak. That's the Gray area.

PLANNER
BRANDI JONES Correct.

SPEAKER Brandi, sorry, its just all by the gateway. The whole the driveway there.

PLANNER
of BRANDI
JONES Correct. Yes, and Live Oak Lane itself is a private street, which is part of that, the Gateway project with the Gateway project they're proposing to convert the majority of that to a public street. So.

SPEAKER Commission. Have any other questions?

SPEAKER You we have one quick actually, I was doing some research on the APN numbers and it was kind of odd, I was getting pictures of Badillo, Ramona for some reason, some APN. It's very odd, I don't know if it's just anomaly. Sorry, there's an anomaly. But, but we're just talking about Live Oak only, right?

PLANNER
BRANDI JONES Yeah, we're talking about, yeah Shrode, Live Oak Lane and Arrow highway okay.

SPEAKER Shockingly, I don't have any questions. Seems straightforward.

SPEAKER

Okay.

SPEAKER

I have no questions. Thank you. Then we will go ahead and open up the floor for any public comments. Do we have anyone in tier one that would like to? Forward to speak on this item.

ROBERT DIAZ

Poverty is speaking. I'm opposed to the idea of approving these recommended resolutions because the land for the Live Oak site is a portion is regional commercial. So, I'm a bit appalled that the city would initiate a proposal to have it all industrial. That's not the way the general plan is, but here's an example of how our staff is recommending doing something different than our general plan has. And uh regional commercial, the way it's defined is not very much commercial. It's a balance of commercial and as well as the industrial business. But a half a loaf is better than none. And by saying it's all industrial, you lose that potential to have any commercial development by the freeway. Particularly because the applicant is asking for a specific plan. And that means it's their own zoning. So the city loses regulatory authority over that. So if you want to do anything different in the future, how? It may not be possible unless you make a recommendation to say no specific plan. Is recommended in the general plan, it says a specific plan may be considered, It doesn't mean it has to be approved. You've considered it recommended be denied. They go through the regulatory process Planning Commission Council for consideration of these buildings and matters. Another thought is if you can't do that, then maybe you can recommend limiting. The use for certain period of years where they get to amortize their investment, at which point in the future it changes to all commercial, but you'd have to establish a zoning for commercial for something like that too. Any case? Instead of winding up with more commercial, something we need to supplant lost revenue from the mining industry we're winding up with a less and here's an example of it, so I'm sorry to see that. City initiated and finally that you recommended. Have specific plans not be automatically processed by the Commission, by our staff, since it's not required, but the way it's been done, they're going to the City Council with their proposed spend for environmental study once they approve. Then it starts these wheels where we have a specific plan under consideration when it should first be decided, do we even want to have a specific plan. Answer the question first. That's my comment on this. I'd ask you to deny it as proposed.

FRED BARBOSA

Good evening, FRED BARBOSA. My question to you is all the zoning changes in the drop resolution eighty-four slash twenty-five, does the changing of the zoning code, affective revenue stream generated by these properties.

SPEAKER

Staff, do we have any comments?

PLANNER
BRANDI JONES

Yeah, I just wanted to address a few comments. Regarding the discussion about the specific plan. So, in this case there is no proposed change to a specific plan and again it's not automatic. The Planning Commission would make recommendation to the City Council to adopt a specific plan. And in the specific plan, it would have regulations on who does what as far as who has the decision-making power. So, it's not an administrative process. So anytime there's something in the specific plan, if it needs to come to Planning Commission, then we bring it forward. But also, regarding I was looking in the general plan, so, the definition for regional commercial, it does talk about a land use that is designed to encourage a balance of a balanced mix of commercial office and light manufacturing uses along a high visibility corridors. So it does also discuss you know potential for manufacturing and what would be like if there were a, appropriate zone for regional commercial. Yeah. And as far as, like a fiscal impact on on zone changes, that typically that's not something that is associated with it, especially because in this case it wouldn't be. It would be to make something conforming, so this would be more beneficial. So, in the past, like when we came back the first when we came to you with the first time, there was a lot of discussion with the property owners on Live Oak Lane because they did have a lot of questions. I don't know if you remember last time there were a lot more here. So, we were able to alleviate a lot of their fears because they realized that they 'd actually have more flexibility with their property than they currently do.

SPEAKER

Excuse me. OK. Do we have any other Members in tier one that would like to speak? Tier two.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

I will go ahead and mute iPhone.

SPEAKER

Caller, are you there?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Hand was up last time, so maybe they just kept it up.

SPEAKER

Yeah. Are there any other Members that on zoom that want to speak?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Yes, give me one second. I will go ahead and unmute Crystal Howard.

SPEAKER

Welcome.

CRYSTAL HOWARD

Thank you for having me. I would say like I represent, my client is on Live Oak Lane and this general plan amendment is beneficial to them, so we support this change. Thank you very much.

SPEAKER For your comment, Miss Howard. Any other members on zoom?

ADMINISTRATIVE SECRETARY HERNANDEZ We have no more Members on zoom.

SPEAKER Is there anyone on tier three that has not spoken that would like to come forward? Okay, seeing none, then we'll go ahead and close the public hearing on this item. Thank you very much. (coughs) Excuse me. Any comments or discussion from the Commission?

SPEAKER I do have a question for staff. Oh. With these businesses that are on Live Oak Lane, has it always been zoned regional commercial?

PLANNER BRANDI JONES He, I believe since the since the two thousand eight general plan this was regional commercial. So, it's been it's had that general plan designation since at least two thousand eight.

SECRETARY The majority of the businesses have been there prior to that time. So does that mean that they're legal?

HERNANDEZ Yes. For me, they're currently legal. Nonconforming, yes.

PLANNER BRANDI JONES Yes. For me, they're currently legal. Nonconforming, yes. So again, if they wanted to come in and expand, they'd be very limited on what they could do. And I'll give you an example, we have a proposal for a new building on Arrow Highway and they haven't been able to go any further because we've had to get this finished. So, and again because it's a city inconsistency like we couldn't have like an applicant do it because it's actually the city 's responsibility to fix this.

SPEAKER When it was changed in two thousand eight, do you know who initiated that change to regional commercial?

PLANNER BRANDI JONES I'm assuming it would have been the Council.

SPEAKER A vision for it back then, and the businesses that occupy that space just never materialized. And so now we're in a situation where most of the businesses that are currently there are technically non-conforming.

PLANNER BRANDI JONES Yes.

SPEAKER It is interesting that we do want. Move it to industrial slash business park from regional commercial because I think that there is this energy

surrounding adding more commercial space into the community. It is an interesting ask, but I do recognize. That the majority of the businesses are already there are not commercial for the most part.

PLANNER
BRANDI JONES

Right.

SPEAKER

So we're really just trying to remedy an issue that already exists, right?

PLANNER
BRANDI JONES

They're most like, especially along Live Oak Lane mostly outdoor. You know you have like badge plants or something like that along there and then along Arrow Highway you do have business parks which again can't expand if they wanted to or do any improvements.

SPEAKER

And there wouldn't be any financial impact by making this change because those businesses are already there. They're not going to leave if anything, it might just improve processing and relations because we're allowing them more flexibility. It sounds like.

PLANNER
BRANDI JONES

Yes.

SPEAKER

Any other questions? Thank you, Brandi. I would like to propose a motion to adopt resolution number eight. Four, six. Two, five recommending that the City Council approve zone change number zero one dash, two zero to five.

SPEAKER

Second.

SPEAKER

Thank you Commissioner Miranda, roll call.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Chico.

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Miranda.

COMMISSIONER
MIRANDA

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Vice Chair Acosta.

VICE CHAIR ACOSTA Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Chair Frymark.

CHAIR FRYMARK Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Thank you.

SPEAKER I'd like to propose a second motion, and that's a motion to adopt resolution number eight, four, seven, two, five. Recommending that the City Council approve general Plan amendment number zero one dash two zero, two five.

SPEAKER Second.

SPEAKER Thank you, Commissioner Rodriguez. Roll call, please.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Chico.

COMMISSIONER CHICO Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Miranda.

COMMISSIONER MIRANDA Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Rodriguez.

COMMISSIONER Yes.

RODRIGUEZ

ADMINISTRATIVE SECRETARY HERNANDEZ Vice Chair Acosta.

VICE CHAIR ACOSTA Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Chair Frymark.

CHAIR FRYMARK Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Thank you.

SPEAKER Okay, I believe that takes us through all the way to item number five, discussion items or presentations.

ADMINISTRATIVE SECRETARY HERNANDEZ Do not have any.

CHAIR FRYMARK Community Development director report.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you, chair and Commission. I just want to remind you the planning Commissioners Academy is March fifth through seventh. Which a few of you are signed up for that. It's a great opportunity for networking and learning, you know, and then you come back and you tell us about things. So that's good. And then just to mention, there's a blood drive tomorrow, so parking is going to be limited in front of the City Hall. And then I just want to mention yesterday city of Hope had a ribbon cutting ceremony for their central utility plant. And they did a tour of it, and it was very interesting. And it's something that it was the Planning Commission that had approved it and I got to tell you, it's very impressive with that. So anyway, I just wanted to say that. Good Work Planning Commission for approving it because they were, they were very appreciative of that because it I ran into just to tell you, ran into a group, Louise was with me, and there were a lot of City of Hope people around and I just saw this group talking, I said they look like, they might be interesting so I dragged Louise over there. Turns out that they were the facility and maintenance engineers you know, for it. So they were so proud of it. You know, you could tell and you know, because, you know without that and they made this point. City of Hope doesn't run unless you have that building with that and they've developed it so that it's

going to go way into the future. You know that they can expand and treating the patients and they kind of went into detail of some of the things I mean. You don't think about the temperature in a room, but it's regulated. But let me tell you, I think you need a PHD to run it. So anyway, but that's all I have.

CHAIR FRYMARK

Thank you. Do we have any comments from legal counsel?

ASSISTANT
CITY ATTORNEY
TRAXLER

None from me, thank you.

DRAFT