

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

NOTICE IS HEREBY GIVEN that on **July 30, 2025, at 6:30 p.m.**, or as soon thereafter as the case may be heard, the Planning Commission of the City of Irwindale will conduct a public hearing in the **City Council Chambers at 5050 North Irwindale Avenue, Irwindale, California, 91706** to consider the following (“Applications”) for recommendation to the Irwindale City Council:

1. Certification of Program Environmental Impact Report for the Housing & General Plan Update
2. General Plan Amendment No. 03-2025 for the adoption of the 2021-2029 Housing Element
3. General Plan Amendment No. 04-2025 for the adoption of the updated Safety Element
4. General Plan Amendment No. 05-2025 for the adoption of the new Environmental Justice Element
5. General Plan Amendment No. 06-2025 for the adoption of the updated Community Development Element
6. Zone Ordinance Amendment No. 05-2025 to add Residential Overlay Zone to the Zoning Code
7. Zone Change No. 05-2025 - Zoning Text & Map for the Rezone of 5100 Allen Drive to R-2 8417-034-912
8. Zone Change No. 06-2025 - Zoning Text & Map for the Residential Overlay Rezone of 12881 Ramona Boulevard 8546-031-082
9. Zone Change No. 07-2025 Zoning Text & Map for the Residential Overlay Rezone of 13201 Ramona Boulevard 8546-002-088
10. Zone Change No. 08-2025 Zoning Text & Map for the Residential Overlay Rezone of 1-acre of the Gold Line/Reliance II site 8604-019-001, 8604-019-003, 8604-019-010
11. Zone Change No. 09-2025 Zoning Text & Map for the Residential Overlay Rezone of the Irwindale Avenue/Avenida Padilla site 8615-001-072, 8615-001-047, 8615-001-063, 8615-001-049, 8615-001-049, 8615-021-005

PROJECT DESCRIPTION: A public hearing will be held for the consideration of the 2021-2029 General Plan Housing Element Update. The City is in the process of updating the General Plan Housing Element. The Housing Element is one of the eight State-mandated elements of the General Plan that a City is required to prepare as part of its General Plan. The Housing Element identifies the City’s housing conditions and needs using the Regional Housing Needs Assessment (RHNA) allocation provided by the Southern California Association of Governments (SCAG), as the regional Metropolitan Planning Organizations (MPOs). The Housing Element also establishes goals, objectives, policies and programs that serve as the foundation for the City’s housing strategy. The Housing Element includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the RHNA. While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. The Safety Element is being updated with programs to be consistent with the Housing Element. The Community Development Element is being updated for consistency with the Housing Element. Additionally, a new Environmental Justice Element is being developed. Zone Changes are required for rezoning of the five sites identified in the Sites Inventory for the 2021-2029 Housing Element. They include:

<u>Housing Site</u>	<u>APN</u>	<u>Existing General Plan Land Use designation</u>	<u>Existing Zoning</u>	<u>Proposed Acres to Amend</u>	<u>Proposed General Plan Land Use designation</u>	<u>Proposed Zoning</u>
<u>1 – Allen Drive</u>	<u>8417-034-912</u>	<u>Industrial/Business Park</u>	<u>M-2</u>	<u>10.0</u>	<u>Residential</u>	<u>R-2</u>
<u>2 – 12881 Ramona</u>	<u>8546-031-082</u>	<u>Industrial/Business Park</u>	<u>M-2</u>	<u>2.0</u>	<u>Residential Overlay</u>	<u>M-2/RO-R-3</u>
<u>3 – 13201 Ramona</u>	<u>8546-002-088</u>	<u>Quarry Overlay</u>	<u>R-1</u>	<u>8.0</u>	<u>Residential Overlay</u>	<u>M-2/RO-C-3</u>

<u>Housing Site</u>	<u>APN</u>	<u>Existing General Plan Land Use designation</u>	<u>Existing Zoning</u>	<u>Proposed Acres to Amend</u>	<u>Proposed General Plan Land Use designation</u>	<u>Proposed Zoning</u>
4 – Gold Line Reliance II	8604-019-001	Specific Plan	R-2	1.0	Residential Overlay	M-2/RO-C-3
	8604-019-003					
	8604-019-010					
5 – Irwindale/Padilla	8615-001-072	Industrial/Business Park	M-2	2.0	Residential Overlay	M-2/RO-C-3 (1 Acre) M-2/RO-R-2 (1 Acre)
	8615-001-047					
	8615-001-063					
	8615-001-049					
	8615-001-050					
	8615-021-005					
	8615-021-012					
	8615-021-006					
	8615-021-007					
	8615-021-008					
	8615-021-017					
	8615-021-018					
	8615-021-013					
	8615-021-011					
8615-021-015						

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended via SB 131 (effective June 30, 2025), **CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.** However, in the abundance of caution and prior to the effective date of SB 131, the City, as the Lead Agency, has analyzed the project and has prepared an Environmental Impact Report (“EIR”). The Draft EIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft EIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City’s website, and was available at the Irwindale Public Library, City Clerk’s Office, and the Community

Development Department. The public review period for the Draft EIR ended on May 19, 2025. A Final Environmental Impact Report was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>.

If you wish to challenge the above listed Applications and/or the environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department – Planning Division at, or prior to, the public hearing. For further information, please contact Marilyn Simpson, Community Development Director at msimpson@irwindaleca.gov or (626) 430-2209.

Marilyn Simpson, AICP, Community Development Director

Dated: July 7, 2025
Mailed: July 10, 2025
Posted: July 10, 2025
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This Planning Commission will be held both in person and virtually as a webinar during which the public can also participate.

Please join the webinar for the Planning Commission at the following link:

<https://us02web.zoom.us/j/86349691359>

Housing Sites 1-5

