



**CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT**

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**



Date: July 30, 2025

Agenda Item No. 4-C

To: Honorable Chair and Members of the Planning Commission

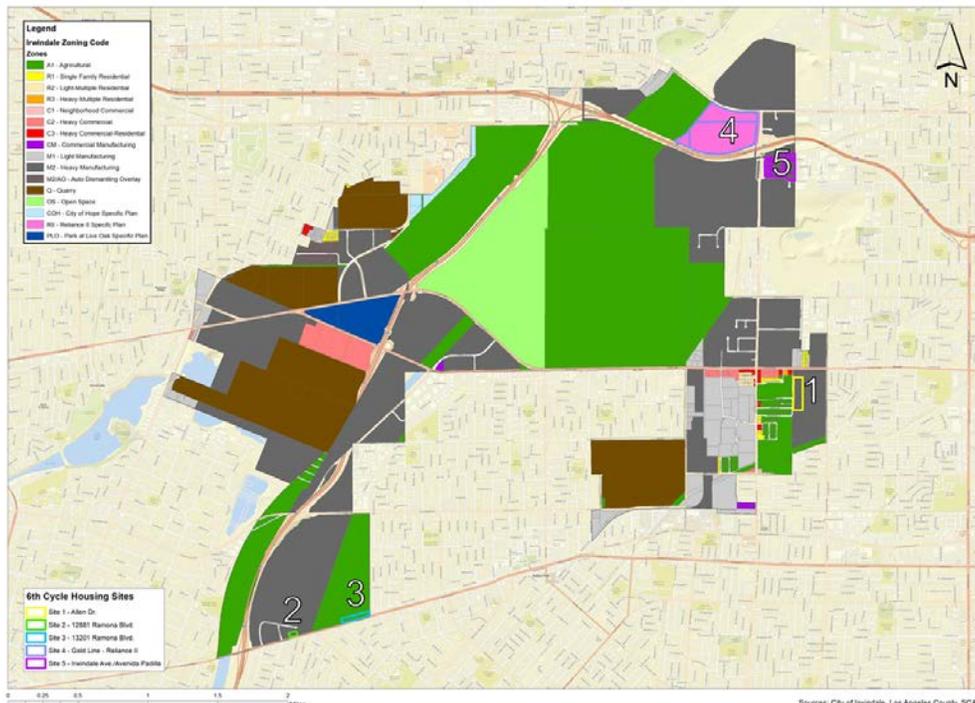
From: Marilyn Simpson, AICP, Community Development Director

Project Planners: Community Development Staff

Project: Consideration of the 6th Cycle Housing Element Update (2021-2029), Certification of a Program Environmental Impact Report (PEIR), a focused update to the Safety Element of the General Plan, Amendments to the Community Development Element of the General Plan, adding the new Environmental Justice Element to the General Plan, and Zone Changes required to implement the Housing Element

Applicant: City of Irwindale

Project Locations: 5100 Allen Drive, 12881 Ramona Boulevard, 13201 Ramona Boulevard, Gold Line/Reliance II site, Irwindale/Avenida Padilla site



Sources: City of Irwindale, Los Angeles County, SCAG

Staff Recommendation: That the Planning Commission consider the following:

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- 1) Adopt Resolution No. 866(25) recommending that the City Council certify General Plan Program Environmental Impact Report (SCH# 2023120387), adopt a Mitigation Monitoring and Reporting Program (“MMRP”), & adopt a Statement of Overriding Considerations
 - 2) Adopt Resolution Nos. 856(25) and 865(25) recommending that the City Council approve General Plan Amendment Nos. 03-2025 and 06-2025
 - 3) Adopt Resolution No. 867(25) recommending that the City Council approve Zone Ordinance Amendment No. 05-2025
 - 4) Adopt Resolution Nos. 857(25), 858(25), 859(25), 860(25), and 861(25), recommending that the City Council approve zone changes to 5100 Allen Drive, 12881 Ramona Blvd., 13201 Ramona Blvd., the Gold Line/IBCN site, and the Irwindale Avenue/Avenida Padilla site
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Project Summary:

Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of the City’s General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The City’s Housing element was adopted by the City Council in 2013 for the 2013-2021 planning period. The City of Irwindale is updating the Housing Element for the 2021-2029 planning period. An adopted Housing Element must then be submitted to the California Department of Housing and Community Development (HCD) to certify that the document meets all requirements under state law.

The most significant update included in the 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Assessment (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statutes. The City’s 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing units, but rather to demonstrate that the city has the land capacity to address RHNA through a required sites inventory analysis.

The 2021-2029 Housing Element update required updates to the Community Development Element, which serves as the Land Use Element, and the Safety Element. The Environmental Justice Element is a new element that is now required by State law to be added to the General Plan. The Safety and Environmental Justice Elements are being processed concurrently.

Background and Analysis:

Staff, along with Environmental Science Associates (ESA) and Bay Area Economics (BAE) , has prepared a draft Housing Element for public review and Planning Commission consideration and recommendation to the City Council.

The purpose of this report is to provide the Planning Commission and public with an overview of the Draft Housing Element and formalize the draft document. Following Planning Commission recommendation, the draft Housing Element will be presented for City Council review and adoption.

Project Entitlements:

The following is a list of the entitlements under consideration:

Certification of a Program Environmental Impact Report (SCH#2023120387)

General Plan Amendments:

- General Plan Amendment No. 03-2025 for the Housing Element Update
- General Plan Amendment No. 04-2025 for the Safety Element Update (processed concurrently)
- General Plan Amendment No. 05-2025 for the Environmental Justice Element (processed concurrently)
- General Plan Amendment No. 06-2025 for the Community Development Element Update

Zone Ordinance Amendment:

ZOA No. 05-2025 to add Residential Overlay to the Zoning Code

Zone Changes:

- Zone Change No. 05-2025 Rezone of 5100 Allen Drive to R-2
- Zone Change No. 06-2025 Rezone of 12881 Ramona Boulevard to add Residential Overlay
- Zone Change No. 07-2025 Rezone of 13201 Ramona Boulevard to add Residential Overlay
- Zone Change No. 08-2025 Rezone of 1 acre of the Gold Line/Reliance II site to Residential Overlay
- Zone Change No. 09-2025 Rezone of 2 acres of the Irwindale Avenue/Avenida Padilla site to Residential Overlay

Housing Element:

The final 6th Cycle Regional Housing Needs Allocation (RHNA) includes both a total number of dwelling units and various income levels. The RHNA for Irwindale is shown in the table below:

Income Level	# of Units
Very-Low	36
Low	11
Moderate	17
Above-Moderate	55
TOTAL	119

The Housing Element process includes identifying potential housing sites, densities, and proposed zoning. With the City Council's direction, the following five (5) sites were identified:

Address/Cross Streets	Size (Acres)	Proposed Zoning	Proposed Density
5100 Allen Dr.	6	3 acres – R1; 3 acres – R-2	R-2 for 10 acres
12881 Ramona Blvd.	1	Residential Overlay M-2/RO-R-3	R-3
13201 Ramona Blvd.	4	Residential Overlay R-1/RO-R-3	C-3
Gold Line/ Irwindale Business Center North (formerly Reliance II) 15990 Foothill Blvd.	1	Residential Overlay SP/Residential Overlay	C-3
Irwindale Ave. & Avenida Padilla sites	2	Residential Overlay 1 acre: M-2/RO-R-2 1 acre: M-2/RO-R-3	1 acre:R-2 1 acre:R-3

Organization of the Housing Element includes the following major components:

- Section 2. Review of Prior Housing Element. A review of the 2013-2021 Housing Element.
- Section 3. Housing Policies, and Programs. A series of goals, policies, and programs to address the City's housing needs.
- Section 4. Quantified Objectives. An estimate of the anticipated and potential housing development during the planning period, including units assisted through programs.
- Section 5. Housing Needs Assessment. Analysis of housing conditions and needs in Irwindale.
- Section 6. Assessment of Fair Housing. Analysis of Fair Housing Issues in Irwindale.
- Section 7. Regional Housing Needs Allocation. A summary of the Regional Housing Needs Allocation for the 2021 to 2029 planning period.
- Section 8. Constraints Analysis. An evaluation of Governmental and Non-Governmental constraints on housing.
- Section 9. Housing Sites Inventory. Analysis and identification of sites to accommodate the City's Regional Housing Needs Allocation.

Community Outreach:

The preparation of a Housing Element is driven by requirements for community input under State law Government Code Section 65583(c)(7) that requires local governments to make diligent efforts to solicit public participation from all economic segments of the community in the development of the Housing Element.

The Irwindale public participation process included:

- A community housing survey
- A community workshop (in-person and virtual participation) held on April 7, 2022 to provide an overview of the Housing Element update process and solicit community input
- A City Council study session (in-person and virtual participation) on April 25, 2022 to brief the City Council on the Housing Element update process and solicit community input
- A community workshop (in-person and virtual participation) held on May 25, 2022 to begin engaging the community on identification of housing opportunity sites for 2021 to 2029
- A City Council study session on June 22, 2022 seek City Council direction on housing opportunity sites for 2021 to 2029.
- A follow-up City Council study session on July 13, 2022 to obtain City Council direction on housing opportunity sites for 2021 to 2029
- Notices in the City Manager's Weekly Update
- Informational flyers throughout the process on the Housing Element, Safety Element, and Environmental Justice Element
- A dedicated webpage for the project

Zone Changes (Zoning Text and Map):

The proposed Zone Changes will rezone the sites identified in the 2021-2029 Housing Element to comply with Irwindale's 6th Cycle RHNA requirements.

The Zone Changes Include:

Site #	Address/Location	Existing Zoning	Proposed Zoning
1	5100 Allen Dr.	M-2	R-2
2	12881 Ramona Blvd.	M-2	M-2/RO-R-3
3	13201 Ramona Blvd.	R-1	R-1/RO-R-3
4	Gold Line/ Irwindale Business Center North (formerly Reliance II) 15990 Foothill Blvd.	SP	SP/Residential Overlay
5	Irwindale Ave. & Avenida Padilla	M-2	1 acre:M-2/RO-R-2 1 acre: M-2/RO-R-3

On June 30, 2025, California Governor Newsom signed Senate Bill 131 (SB 131) and Assembly Bill 130 (AB 130), two budget trailer bills that significantly modify the California Environmental Quality Act (CEQA). These bills were effective immediately. SB 131 exempts local governments from CEQA review for rezoning actions that implement an

adopted housing element, so long as the rezoning complies with local planning and zoning laws. Under existing law, a decision to rezone certain land could trigger a CEQA review. SB 131 eliminates CEQA review where the local government seeks to align a zoning designation with the locality's approved housing element. More specifically, Section 21080.085 was added to the Public Resources Code (PRC), to read:

21080.085. (a) This division 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.

Per SB 131 and PRC Section 21080.085, while the rezoning to align with the City's Housing Element is exempt from CEQA review.. However, the Program EIR evaluated the Housing Element and future development and operation of the housing units that could be developed as a result of the Project. The mitigation measures, which will reduce potentially significant impacts during the construction and operation of the future housing remain relevant and applicable to individual future housing development projects in the City.

Zone Ordinance Amendment:

The proposed Zone Ordinance Amendment will amend Chapter 17.04 Residential Zoning Districts to add a section for Residential Overlay as a zone district. The base zoning district will remain, but the overlay will allow for residential development to meet the 6th Cycle RHNA requirements.

CEQA/Program Environmental Impact Report:

The City of Irwindale (City), as lead agency pursuant to the California Environmental Quality Act (CEQA), has prepared a Draft Program Environmental Impact Report (PEIR) for the proposed City's 2021–2029 Housing Element and General Plan Update (Project). The Project would amend the City's General Plan and Zoning Code to implement the City's 6th cycle 2021–2029 Housing Element (Housing Element), update the Safety Element, and create a new Environmental Justice (EJ) Element.

A Final Program Environmental Impact Report has been prepared to analyze environmental impacts, discuss feasible alternatives and recommend mitigation measures related to implementation of the proposed Housing Element and General Plan Update. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report (EIR) analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision makers. Certification of a PEIR will enable the City of Irwindale to adopt the 6th Cycle Housing Element in compliance with State law and update the Community Development Element and Safety Element, and add the Environmental Justice Element to the General Plan.

The Final PEIR includes the Mitigation Monitoring and Reporting Program (MMRP). The MMRP also includes mitigation measures to be followed when construction is proposed. The Findings of Fact and Statement of Overriding Considerations is also part of the PEIR.

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 a Lead Agency, analyzed the project and the Environmental Impact Report (“PEIR”) State Clearinghouse (SCH# 2023120387) was prepared.

Purpose of the Program EIR

The primary intent of CEQA is to ensure that public agency decision-makers document and consider the environmental implications of their actions in order to avoid or minimize environmental damage that could result from the implementation of a project wherever feasible, and to balance environmental, economic, and social objectives. In accordance with CEQA Guidelines Section 15121, the purpose of an EIR is to serve as an informational document that: *“... will inform public agency decisionmakers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.”*

The purpose of this Draft PEIR is to inform decision-makers and the general public of the potential programmatic environmental impacts resulting from the Project. The City is the lead agency under CEQA and is responsible for preparing this Draft PEIR. This Draft PEIR has been prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.), and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) and the City’s procedures for implementing CEQA. The principal CEQA Guidelines sections governing content of this document are Sections 15120 through 15132 (Contents of an EIR), and Section 15168 (Program EIR). This Draft PEIR serves the following purposes:

- To satisfy CEQA requirements for analysis of environmental impacts by including a complete and comprehensive programmatic evaluation of the physical impacts of adopting and implementing the Project;
- To recommend a set of measures to mitigate any significant adverse impacts;
- To analyze a range of reasonable alternatives to the Project;
- To inform decision-makers and the public of the potential environmental impacts of the Project prior to taking action on the Project, and to assist City officials in reviewing and adopting the 2021-2029 Housing Element, Safety Element, EJ Element and Zoning Code Update; and
- To provide a basis for the review of subsequent development projects and public improvements proposed within the City. Subsequent environmental documents may be tiered from the PEIR.

The Project consists of policies, diagrams, and standards to guide land use and development decisions for the City, as described in greater detail in Chapter 2, *Project Description*. Chapter 4, *Environmental Impact Analysis*, of this Draft PEIR contains analysis of all potential environmental impacts expected to result from implementation of the policies and programs provided in the Elements, including those policies that serve to avoid or minimize potentially adverse environmental impacts. In accordance with CEQA

requirements, the Draft PEIR also identifies and evaluates mitigation measures in an effort to mitigate potentially significant impacts where feasible. Chapter 5, *Alternatives*, of this Draft PEIR contains an analysis of alternatives to the Project, including an analysis of the No Project Alternative, which represents the continued implementation of the current General Plan. An environmentally superior alternative has also been identified as part of the alternatives analysis.

The FEIR analyzed the environmental impacts to the following study areas:

- Aesthetics (Chapter 4.1)
- Air Quality (Chapter 4.2)
- Biological Resources (Chapter 4.3)
- Cultural Resources (Chapter 4.4)
- Energy (Chapter 4.5)
- Geology & Soils (Chapter 4.6)
- Greenhouse Gas Emissions (Chapter 4.7)
- Land Use and Planning (Chapter 4.8)
- Noise (Chapter 4.9)
- Population and Housing (Chapter 4.10)
- Public Services (Chapter 4.11)
- Transportation (Chapter 4.12)
- Tribal Cultural Resources (Chapter 4.13)
- Utilities and Service Systems (Chapter 4.14)

Based on the Initial Study, which is contained in Appendix A of the Draft PEIR and public comments received during the NOP circulation period, it was determined that multiple issue areas, Agriculture and Forestry Resources, Geology and Soils (all except for paleontological resources), Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Recreation, and Wildfire would not be subject to potentially significant impacts due to implementation of the Project. Four comment letters were received from the California Governor's Office of Emergency Services (Cal OES), Department of Toxic Substances Control (DTSC), Native American Heritage Commission (NAHC), and the South Coast Air Quality Management District (SCAQMD)

Mitigation Monitoring and Reporting Program

A Lead Agency is required to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Public Resources Code Section 21081.6). In addition, CEQA Guidelines Section 15097(a) requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it requires to mitigate or avoid significant environmental effects.

The mitigation measures included in the PEIR as certified by the City serve that function. The Mitigation Monitoring and Reporting Program (MMRP), which is provided with Exhibit B, includes all the mitigation measures adopted by the City in connection with the approval of the Project and has been designed to ensure compliance with such measures during implementation of the Project. The mitigation measures will be implemented, as applicable, during the future development and operation of the housing that will result

from the Project. In accordance with the requirements of Public Resources Code Section 21081.6, the City hereby adopts the MMRP.

Statement of Overriding Considerations

Three (3) areas were determined to have significant and unavoidable impacts during construction. These are 1) Air Quality, 2) Cultural Resources, and 3) Noise. A Statement of Overriding Considerations is a document required under CEQA when a project is approved despite having significant and unavoidable environmental impacts. It explains why the benefits of the project outweigh those environmental drawbacks. This statement must be a written finding, based on the Final Program Environmental Impact Report (FPEIR) and other evidence, detailing the specific reasons for approving the project despite the identified negative impacts. Findings of Fact and a Statement of Overriding Considerations (SOC) has been prepared and is included with the PEIR.

ATTACHMENTS

- Exhibit A: Resolution No. 866(25) for the PEIR
- Exhibit B: Draft & Final PEIR, MMRP, Findings of Fact, Statement of Overriding Considerations
- Exhibit C: Resolution No. 856(25) for General Plan Amendment No. 03-2025
- Exhibit D: Resolution No. 865(25) for General Plan Amendment No. 06-2025
- Exhibit E: Resolution No. 867(25) for Zone Ordinance Amendment No. 05-2025
- Exhibit F: Ordinance No. 803
- Exhibit G: Resolution No. 857(25) for ZC No. 05-2025
- Exhibit H: Resolution No. 858(25) for ZC No. 06-2025
- Exhibit I: Resolution No. 859(25) for ZC No. 07-2025
- Exhibit J: Resolution No. 860(25) for ZC No. 08-2025
- Exhibit K: Resolution No. 861(25) for ZC No. 09-2025

EXHIBIT "A"

RESOLUTION NO. 866(25)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARING HOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT NO. 05-2025 **

A. RECITALS.

- (i) Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of the City's General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The City's Housing element was adopted by the City Council in 2013 for the 2013-2021 planning period. The City of Irwindale is updating the Housing Element for the 2021-2029 planning period.
- (ii) As a result, the following entitlements are being considered for approval for the 2021-2029 Housing Element Update (collectively referred to herein as "Project"):
 - Program Environmental Impact Report (SCH#2023120387)
 - General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025
 - Zone Ordinance Amendment No. 05-2025
 - Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025
- (iii) In compliance with Public Resources Code Section 21080.4, a Notice of Preparation ("NOP") was released by the City for public comment on December 14, 2023 and concluded on January 13, 2024. Two (2) comments were received during the comment period. The NOP was distributed for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties for a 30-day public review.
- (iv) On June 30, 2025, CEQA was amended via SB 131 stating that 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; and

- (v) In an abundance of caution and prior to the effective date of SB 131, the City, as the Lead Agency, has analyzed the Project and prepared a Program Environmental Impact Report; and
- (vi) Pursuant to the authority and criteria contained in CEQA, and the City of Irwindale environmental guidelines, the City of Irwindale, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report (“PEIR”) for the Project. The Notice of Availability related to the PEIR was released by the City for public comment on April 4, 2025 and concluded on May 19, 2025.
- (vii) Said comments were responded through a Comments and Responses section as part of the PEIR for the Project; and
- (viii) A copy of the PEIR 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 Community Development Department. A copy of the PEIR and Mitigation Monitoring and Reporting Program (Exhibit B) was posted on the project’s dedicated website <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>; and
- (ix) The public review period for the Draft EIR ended on May 19, 2025, and two (2) comments were received during the comment period; and
- (x) A Program Environmental Impact Report (“PEIR”), SCH# 2023120387 was prepared for the proposed Project, including the Draft PEIR, comments received on the Draft PEIR and responses to those comments, and revisions and corrections to the Draft PEIR made in response to comments received, and CEQA Findings of Fact (FOF) and a Statement of Overriding Considerations (SOC) (Exhibit B); and
- (xi) The PEIR provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the Project, and has been prepared in accordance with Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and
- (xii) The Planning Commission of the City of Irwindale (Planning Commission) has considered the PEIR and its implementing actions (State Clearinghouse No. SCH# 2023120387) for the Project, which provides, among other provisions, for the amendment to the City’s General Plan and

Zoning Code to implement the City's 6th Cycle 2021-2029 Housing Element; and

- (xiii) Notice of public hearing before the Planning Commission concerning its consideration of the PEIR was given in accordance with the laws, including CEQA, and policies of the City of Irwindale; and
- (xiv) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Project and corresponding General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025, Zone Ordinance Amendment No. 05-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, at which time, the Planning Commission opened the public hearing, took testimony on the Application, at which time they received input from staff, the Assistant City Attorney, and the Applicant, heard public testimony, discussed the Proposed Project; and closed the public hearing; and
- (xv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION of the City of Irwindale, having reviewed and considered the information in the PEIR and supporting documents and materials, does hereby find, determine, resolve and order as follows:

1. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at its public hearing on the Final PEIR held on July 30, 2025, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision-makers, including all documents specified under applicable State law shall comprise the entire record of proceedings under CEQA.

2. FINAL ENVIRONMENTAL IMPACT REPORT CONTENTS

In accordance with CEQA Guidelines, Section 15132, the FPEIR consists of the following:

- a. The Draft Program Environmental Impact Report (DPEIR) or a revision of the Draft;
- b. Comments and recommendations received on the DPEIR either verbatim or in summary;
- c. A list of persons, organizations, and public agencies comments on the DPEIR;

- d. The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- e. Any other information added by the Lead Agency.

(All hereafter collectively referred to as “FPEIR”)

3. ACCOMPANYING DOCUMENTS TO FPEIR.

Documents that shall accompany the FPEIR are:

- a. Mitigation Monitoring and Reporting Program; and
- b. Findings of Fact; and
- c. Statement of Overriding Considerations

4. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL REGARDING CEQA FINDINGS OF FACT, MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS

- a. *Recommendation to Adopt Findings of Fact.* The Planning Commission hereby recommends to the City Council that it approve, accept as its own, incorporate as if set forth in full herein, and make each and every one of the findings contained in the Findings of Fact, attached as Exhibit “B” of this Resolution.
- b. *Recommendation to Certify Final Environmental Impact Report.* The Planning Commission hereby recommends to the City Council that it certify that (1) the FPEIR has been completed in compliance with CEQA; (2) that it has reviewed and considered the information contained in the FEIR prior to approving the project; and (3) that the FPEIR reflects the City Council’s independent judgment and analysis. .
- c. *Recommendation on Mitigation Monitoring and Reporting Program.* As more fully identified and set forth in FPEIR and in the Findings of Fact for this Project, which is Exhibit “B” to this Resolution, the Planning Commission hereby recommends to the City Council that it find that the mitigation measures described and specifically identified in the above referenced documents are feasible and shall become binding upon the entity (such as the project proponent or the City) assigned thereby to implement the particular mitigation measures as identified in the Mitigation Monitoring and Reporting Program.
- d. *Recommendation to Adopt Statement of Overriding Considerations.* Even after the adoption of all feasible mitigation measures, certain significant or potentially significant environmental effects caused by the Project directly, or cumulatively, will remain. Therefore, the Planning Commission hereby

recommends that the City Council issue and adopt a Statement of Overriding Considerations in the form set forth in the attached Exhibit "B" a copy of which is also on file in the office of the City Clerk, identifying the specific economic, legal, social, technological and other considerations that render the unavoidable significant adverse environmental effects acceptable, either in its current form or as may be modified or amended by the City Council.

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibits:

- A. Final Environmental Impact Report (SCH #2023020290)
- B. CEQA Findings of Fact which include: Impacts Determined to be Less Than Significant; Impacts Mitigated to Less Than Significant; Significant Unavoidable Adverse Impacts; Alternatives Considered and Rejected; and Statement of Overriding Considerations
- C. Mitigation Monitoring and Reporting Program

Exhibit “B” to HE Report

Draft and Final Program Environmental Impact Report (DPEIR) & (FPEIR w/MMRP)

(links below)

1. Draft Program EIR

(<https://www.irwindaleca.gov/DocumentCenter/View/11368/Draft-PEIR-04012025>)

2. Final Program EIR

(<https://www.irwindaleca.gov/DocumentCenter/View/11695/Irwindale-GPU-and-HEU-Final-PEIR-with-Appendix-A>)

3. CEQA Findings of Fact and Statement of Overriding Considerations

(<https://www.irwindaleca.gov/DocumentCenter/View/11741/CEQA-FINDINGS-OF-FACT-SOC>)

EXHIBIT “C”

RESOLUTION NO. 856(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 03-2025, TO ADOPT THE IRWINDALE HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 03-2025) to adopt the 2021-2029 Housing Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 04-2025, 05-2025, and 06-2025, Zone Ordinance Amendment No. 05-2025, Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025); and
- (ii) Pursuant to Government Code Section 65302, the General Plan includes eight mandatory elements, including the Housing Element; and
- (iii) State law requires that the City Council adopt a Housing element for the eight-year period 2021-2029 to accommodate the City of Irwindale Regional Housing Needs Allocation (RHNA) of 119 housing units, comprised of 36 very-low income units, 11 low income units, 17 moderate income units, and 55 above moderate income units; and
- (iv) The Housing Element must be adopted to comply with state law, accommodate the City’s Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and
- (v) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and
- (vi) General Plan Amendment No. 03-2025 amends the 2008 Irwindale General Plan by adopting the 2021-2029 Housing Element, labeled as Exhibit “A”, attached hereto and made a part hereof, incorporating all revisions made to date, and repealing the 2013-2020 Housing Element in its entirety; and

- (vii) On April 7, 2022, a community workshop was held to provide an overview of the Housing Element and solicit community input; and
- (viii) On April 25, 2022, a joint City Council and Planning Commission Study Session was held on the Housing Element to solicit comments; and
- (ix) On May 25, 2022, a community workshop for the Housing Element was held to identify potential housing opportunity sites; and
- (x) On June 22, 2022 and July 13, 2022, City Council Study Sessions were held and direction was provided to staff and consultant on the housing opportunity sites for 2021-2029; and
- (xi) On November 10, 2022, a community workshop was held for the public review of the 2021-2029 draft Housing Element; and
- (xii) The City circulated the draft Housing Element for more than the required 30-day public review period, in compliance with Government Code Section 65583. The review period ran from November 9, 2022 to December 21, 2022. The draft Housing Element was available for review on the City's website, at City Hall, the Irwindale Public Library, and the Irwindale Community Development Department; and
- (xiii) The Planning Commission reviewed the draft Housing Element at the December 21, 2022 meeting and provided comments; and
- (xiv) On January 19, 2023, in accordance with Government Code Section 65585(b), the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for state mandated review; and
- (xv) On April 19, 2023, the City received a letter from HCD providing comments regarding the draft Housing Element; and
- (xvi) On March 4, 2024, the City submitted a revised draft Housing Element and response letter to HCD for its review; and
- (xvii) On May 3, 2024, the City Received a letter from HCD providing additional comments regarding the draft Housing Element; and
- (xviii) On August 1, 2024, HCD provided an Informal Preliminary Review to address comments from HCD; and
- (xix) A Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and

- (xx) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Housing Element (SCH# 2023120387); and

- (xxi) The Planning Commission has considered proposed General Plan Amendment No. 03-2025 to adopt the 2021-2029 Housing Element; and

- (xxii) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and

- (xxiii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.

2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. That the proposed General Plan Amendment is in the public interest because the amendment will further the goals and policies of the General Plan Housing Element, to promote a mix of housing types and affordability throughout the city that meets the needs of existing and future residents, and promotes a diversity of household types and housing choices for residents of all ages and income levels.

 - b. The proposed opportunity housing sites are physically suitable in terms of design, location, shape, size, topography, and the provision of public and emergency vehicle access, and are served by adequate size roadways and streets.

3. 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), the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report (“PEIR”). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR 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 PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program 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>. The Planning Commission recommends that the City Council find that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of General Plan Amendment 03-2025 for the purposes of CEQA review, and General Plan Amendment 03-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed General Plan Amendment No. 03-2025 to adopt the 2021-2029 Housing Element attached herein as “Exhibit A”.

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

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

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

EXHIBIT “D”

RESOLUTION NO. 865(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 06-2025, TO AMEND THE IRWINDALE COMMUNITY DEVELOPMENT ELEMENT AND GENERAL PLAN MAP TO BE CONSISTENT WITH THE 2021-2029 HOUSING ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 06-2025) to amend the Community Development Element in order to implement the 2021-2029 Housing Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, and 05-2025, Zone Ordinance Amendment No. 05-2025, Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to herein as the “Project”); and
- (ii) Pursuant to Government Code Section 65302, the General Plan includes eight mandatory elements, including the Housing Element, and the Land Use Element which is implemented by the City through it’s Community Development Element; and
- (iii) State law requires that the City Council adopt a Housing element for the eight-year period 2021-2029 to accommodate the City of Irwindale Regional Housing Needs Allocation (RHNA) of 119 housing units, comprised of 36 very-low income units, 11 low income units, 17 moderate income units, and 55 above moderate income units; and
- (iv) The Housing Element must be adopted to comply with state law, accommodate the City’s Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and
- (v) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and

- (vi) General Plan Amendment No. 06-2025 amends the 2008 Irwindale General Plan Community Development Element with the adoption of the 2021-2029 Housing Element to include the new residential sites identified in the 2021-2129 Housing Element; and
- (vii) General Plan Amendment No. 06-2025 amends the 2008 Irwindale General Plan Community Development Element to add the Land Use category of Residential Overlay to the text and Table 2-3; and
- (viii) General Plan Amendment No. 06-2025 amends the Irwindale General Plan Map to add the Residential Overlay to the map; and
- (ix) A Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and
- (x) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project; and
- (xi) The Planning Commission has considered proposed General Plan Amendment No. 06-2025 to amend the Community Development Element of the Irwindale General Plan to be consistent with the 2021-2029 Housing Element; and
- (xii) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approve; and
- (xiii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:

- a. That the proposed General Plan Amendment is in the public interest because the amendment will further the goals and policies of the General Plan Housing Element, to promote a mix of housing types and affordability throughout the city that meets the needs of existing and future residents, and promotes a diversity of household types and housing choices for residents of all ages and income levels. General Plan Amendment No. 06-2025 amends the 2008 Irwindale General Plan Community Development Element with the adoption of the 2021-2029 Housing Element to include the new residential sites identified in the 2021-2129 Housing Element, adds the Land Use category of Residential Overlay to the text and Table 2-3;, and amends the Irwindale General Plan Map to add the Residential Overlay to the map.
 - b. The proposed opportunity housing sites are physically suitable in terms of design, location, shape, size, topography, and the provision of public and emergency vehicle access, and are served by adequate size roadways and streets.
3. 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), the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report (“PEIR”). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR 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 PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program 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>. The Planning Commission recommends that the City Council find that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of General Plan Amendment 06-2025 for the purposes of CEQA review, and General Plan Amendment 06-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning

Commission hereby recommends the City Council adopt and approve proposed General Plan Amendment No. 06-2025, attached herein as Exhibit "A", to amend the Community Development Element for consistency with the 2021-2029 Housing Element.

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
 City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

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

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

EXHIBIT “E”

RESOLUTION NO. 867(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ORDINANCE NO. 803 TO AMEND CHAPTER 17.04 (RESIDENTIAL ZONE DISTRICTS OF THE IRWINDALE MUNICIPAL CODE (“IMC”) TO ADD RESIDENTIAL OVERLAY ZONE DISTRICT TO THE CHAPTER TO ENSURE COMPLIANCE WITH THE 2021-2029 HOUSING ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) Zone Ordinance Amendment No. 05-2025 will amend the IMC to add Residential Overlay as a zone district, consistent with the 2021-2029 Housing Element. (This ZOA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, and 06-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to herein as “Project”)); and
- (ii) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 03-2025) to adopt the 2021-2029 Housing Element.
- (iii) The Housing Element must be adopted to comply with state law, accommodate the City’s Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and
- (iv) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and
- (v) Zone Ordinance Amendment No. 05-2025 amends Chapter 17.04 of the Irwindale Municipal Code (IMC) to add Residential Overlay as a zone district to be consistent with the 2021-2029 Housing Element; and
- (vi) A Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and

- (vii) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project; and
- (viii) The Planning Commission has considered proposed Zone Ordinance Amendment No. 05-2025 to amend Chapter 17.04 (Residential Zone Districts) of the Irwindale Municipal Code; and
- (ix) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (x) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. That the proposed Zone Ordinance Amendment is in the public interest because the amendment will further the goals and policies of the 2021-2029 General Plan Housing Element, to promote a mix of housing types and affordability throughout the city that meets the needs of existing and future residents, and promotes a diversity of household types and housing choices for residents of all ages and income levels. Zone Ordinance Amendment No. 05-2025 amends Chapter 17.04 of the Irwindale Municipal Code (IMC) to add Residential Overlay as a zone district to be consistent with the 2021-2029 Housing Element.
 - b. The proposed opportunity housing sites are physically suitable in terms of design, location, shape, size, topography, and the

provision of public and emergency vehicle access, and are served by adequate size roadways and streets.

3. 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), the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report (“PEIR”). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR 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 PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program 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>. The Planning Commission recommends that the City Council find that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of Zone Ordinance Amendment 05-2025 for the purposes of CEQA review, and Zone Ordinance Amendment 05-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Ordinance Amendment No. 05-2025 to amend Chapter 17.04 (Residential Zone Districts) of the Irwindale Municipal Code adding Residential Overlay, herein attached as Exhibit “A”, as a zone district in compliance with the 2021-2029 Housing Element.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibits:

A. Ordinance No. 803, Zone Ordinance Amendment No. 05-2025

EXHIBIT “F”

ORDINANCE NO. 803

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING AND ADDING SECTION 17.04.050 (“RESIDENTIAL OVERLAY”) TO CHAPTER 17.04 (“RESIDENTIAL ZONE DISTRICTS”), OF THE IRWINDALE MUNICIPAL CODE (“ZONING”), TO ADD RESIDENTIAL OVERLAY AS A ZONE DISTRICT, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH#2023120387) FOR THE 2021-2029 HOUSING ELEMENT UPDATE

WHEREAS, the City of Irwindale Municipal Code section 17.35.040 provides that, “An Amendment to the General Plan, General Plan Map, Zoning Code or Zoning Map may be initiated by any qualified applicant identified in Section 17.25.020, Application Forms and Fees, the Community Development Director or by motion of the City Council or Planning Commission;” and

WHEREAS, the City of Irwindale has initiated the request for a Zone Ordinance Amendment (ZOA No. 05-2025) to amend Chapter 17.04 of Title 17 to add Residential Overlay to the City’s Zoning Code to implement the 2021-2029 adopted Housing Element, . (This ZOA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, and 06-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to as the “Project”); and

WHEREAS, the Irwindale Community Development Department, Irwindale Planning Division, and other City of Irwindale staff have prepared, since June 2021, the Housing Element Update, Safety Element Update, and new Environmental Justice Element; and

WHEREAS, State law requires that the City Council adopt a Housing element for the eight-year period 2021-2029 to accommodate the City of Irwindale Regional Housing Needs Allocation (RHNA) of 119 housing units, comprised of 36 very-low income units, 11 low income units, 17 moderate income units, and 55 above moderate income units; and

WHEREAS, the Housing Element must be adopted to comply with state law, accommodate the City’s Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and

WHEREAS, the City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and

WHEREAS, Ordinance No. 803 will amend Chapter 17.04 Residential Zone Districts of the Irwindale Municipal Code to add Residential Overlay as a zone district to be consistent with the proposed 2021-2029 Housing Element; and

WHEREAS, a Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and

WHEREAS, a Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project; and

WHEREAS, on July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Ordinance Amendment 05-2025; and

WHEREAS, the City Council now desires to approve Ordinance No. 803 to amend Chapter 17.04 of Title 17 to add Residential Overlay to the City's Zoning Code to comply with the adopted 2021-2029 Housing Element.

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 Zone Ordinance Amendment, attached herein as Exhibit "A", is necessary and consistent with and will implement the City's vision, goals, and policies of the 2021-2029 Housing Element Update to the Irwindale General Plan. The City Council further finds, that the Zone Ordinance Amendment 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. Chapter 17.04 contains three (3) residential zone districts that do not include a residential overlay district that is necessary to comply with the 2021-2029 Housing Element. The Zone Ordinance Amendment will create a new zoning district to be consistent with the 2021-2029 Housing Element Update to the Irwindale General Plan; and

- b. The Zone Ordinance Amendment will modify Zoning Code districts/regulations to add a residential overlay zone and allow the base zoning district to remain; and
- c. The Zone Ordinance Amendment 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.

SECTION 3. The City Council hereby amends Chapter 17.04 Residential Zone Districts of Title 17 of the Irwindale Municipal Code (“Zoning”) to add Residential Overlay as a zone district.

SECTION 4. The City Council hereby adopts and adds section 17.04.050 (“Residential Overlay”) to Chapter 17.04 (“Residential Zone Districts”), of the Irwindale Municipal Code (“Zoning”), to read in its entirety as set forth in Exhibit “A”, attached hereto and incorporated herein by this reference as though set forth in full.

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 Program Environmental Impact Report (“PEIR”) prepared for the Project adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of Zone Ordinance Amendment 05-2025 for the purposes of CEQA review, and Zone Ordinance Amendment 05-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations. The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR 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 PEIR ended on May 19, 2025. A Final Program Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft PEIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft PEIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-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 _____th day of _____, 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. 803 was introduced for first reading at a regular meeting of the City Council of the City of Irwindale held on _____, 2025, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on _____, 2025, 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. 803 adopted by the City Council of the City of Irwindale at its regular meeting held _____, 2025 to be posted at the City Hall, Library, and Post Office on _____, 2025.

Laura M. Nieto, MMC
Chief Deputy City Clerk

Dated: _____

EXHIBIT “A”

Zone Ordinance Amendment No. 05-2025 Ordinance No. 803 Adding 17.04.050 to Chapter 17.04 Residential Zoning Districts

17.04.050 Purpose

The Residential Overlay (RO) Zone implements the City of Irwindale’s Sixth Cycle (2021–2029) Housing Element by facilitating residential and mixed-use development on designated sites within the M-2 (Heavy Industrial), R-1 (Residential – Low Density), and R-2 (Residential – Medium Density) zones.

The RO Zone establishes residential development regulations different from the base zoning district while retaining the base zoning’s regulatory authority over non-residential uses. This zoning structure ensures:

- A. Ministerial approval for developments with at least 20% affordable units (per GC §65583.2(h)).
- B. Housing production on designated sites that accommodate RHNA allocations.
- C. Preservation of non-residential zoning provisions for sites retaining industrial or commercial functions.

17.04.050.1 Zoning Map Designation

A. Dual Zoning Designation. Each parcel within the RO Zone shall have a dual zoning designation to signify the base zone and the zone that will govern residential uses on the site:

- Non-residential uses remain subject to the underlying base zone, if permitted (e.g., M-2).
- Residential uses are governed by a designated residential zone (R-2, R-3, or C-3) assigned through the RO overlay.

B. Zoning Map Labels. The zoning map shall reflect the dual zoning designation by using dual zoning labels as follows:

- M-2/RO-R-2, M-2/RO-R-3, M-2/RO-C-3, and SP/RO-C-3 for industrial or specific plan sites with residential overlays.

17.04.050.2 Land Use Regulations

A. Residential Uses

- Residential uses shall be permitted per the RO governing zone (R-2, R-3, or C-3) assigned to the parcel.

- Developments containing at least 20% affordable units shall be permitted by right and subject only to ministerial review.

B. Non-Residential and Mixed Uses

1. Non-residential uses shall be permitted in accordance with the base zoning district.
2. Mixed-use projects shall comply with C-3 development standards unless a specific regulation is modified by overlay provisions or approval of a Variance.
3. Mixed-use projects on sites with lower-income RHNA allocations must allocate at least 50% of the total floor area to residential uses.

17.04.050.3 Development Standards

A. Table 1. Development Standards – Residential Overlay, prescribes the special development standards for the RO Zone parcels. Additional regulations are denoted in the righthand column. The specific regulations in the referenced section shall apply to the use in addition to other applicable provisions in other sections of this Zoning Code.

Table 1: Development Standards-Residential Overlay				
Standard	RO-R-2	RO-R-3	RO-C-3	Notes and Additional Regulations
Minimum Density (units/acre)	8.0	21.0	21.0	
Maximum Density (units/acre)	14.0	30.0	30.0	
Maximum Building Height (feet)	35.0	50.0	48.0	See Section 17.04.030 for measurement of heights of residential structures.
Minimum Residential Floor Area (Mixed-Use Only) (percent)	N/A	N/A	50.0	

B. Density Bonuses, Concessions and Incentives

Projects may receive density bonuses, parking reductions, and development concessions per State Density Bonus Law (Government Code §§ 65915-65918) in compliance with Chapter 17.15, Affordable Housing, Density Bonuses, and Other Incentives, as may be amended.

17.04.050.4 Design & Development Standards

A. Objective Design Standards

Multi-Family Residential. All multi-family residential developments shall comply with the development and design standards in Chapter 17.14, Multifamily Objective Design Standards and applicable site planning standards in Chapter 17.13 - Site Planning and General Development Standards.

B. Parking Standards

1. For projects within ½ mile of a major transit stop as defined in Section 21155 of the Public Resources Code, no minimum parking shall be required, per Government Code § 65863.2.
2. For projects exceeding 20% affordability, parking requirements shall comply with Government Code § 65915(p)(1) and require no more than 1 space per unit maximum.
3. Mixed-use projects may satisfy parking requirements through shared or off-site parking agreements, consistent with Chapter 17.16 – Parking & Loading Standards.

C. Setbacks and Screening in M-2 Zone

1. A 30-foot landscaped setback shall be provided from any property line that abuts an industrial zone or use. This setback may be reduced by the Review Authority on the basis that the reduced setback will achieve the intended immediate and long-term effect of buffering residential uses from industrial impacts.
2. This setback area shall include required screening types as described in Section 17.17.040 (Screening), with the exception that Evergreen trees shall be planted at a maximum spacing of 20 feet on center within buffer areas.
3. The setback area shall include a double row of staggered tree plantings, where feasible.
4. Trees shall be a minimum of 24-inch box size at the time of planting to provide immediate screening and noise reduction benefits. Species selection shall prioritize fast-growing, dense-foliage trees such as:
 - I. Coast Live Oak (*Quercus agrifolia*)
 - II. California Sycamore (*Platanus racemosa*)
 - III. Italian Cypress (*Cupressus sempervirens*) (for narrow buffer zones)

D. Noise & Air Quality Mitigation

1. Windows facing industrial areas shall include soundproofing materials to mitigate industrial noise per Title 24, Part 11 (California Green Building Standards Code).
2. Mechanical ventilation or HVAC systems with MERV-13+ filters shall be required to minimize exposure to industrial pollutants, per California air quality standards.
3. Site design must orient residential units away from truck-intensive areas and use double-glazing or laminated glass for sound reduction.

17.04.050.5 Administrative Procedures

A. Ministerial Approval for Qualifying Projects

Housing projects with 20%+ affordable units shall be approved ministerially within 60 days, consistent with Government Code § 65583.2(i).

Chapter 17.04 contains four zoning districts that permit residential uses. These zone districts include the following:

- **R-1: Single Family Residential.** This zone district is the most restrictive residential zone, permitting one single-family home per lot. This zone also contains base standards that are applicable to the remaining zone districts.
- **R-2: Light/Multiple Residential.** In addition to permitting those uses permitted under the R-1 zoning, this district also permits two units on a lot.
- **R-3: Heavy/Multiple Residential.** This zone district permits multiple-family development including apartments and condominiums.
- **C-3: Heavy Commercial Residential.** This zone district permits the uses that are permitted in the R-1 and C-2 zone districts.
- [Zoning Map and General Plan Map Designations](#)
- **The following table indicates the proposed Zoning and General Plan Land Use Map Amendments required to implement the Housing Sites Inventory of the Housing Element:**

Housing Site	APN	Existing Zoning	Proposed Acres to Amend	Proposed General Plan Land Use designation	Proposed Zoning
1 – 5100 Allen Drive	8417 - 034- 912	M-2	10.0	Residential	R-2
2 – 12881 Ramona	8546 - 031- 082	M-2	2.0	Residential Overlay	M-2/RO-R-3
3 – 13201 Ramona	8546 - 002- 088	R-1	8.0	Residential Overlay	R-1/RO-C-3
4 – Gold Line IBCN (formerly Reliance II)	8604 - 019- 001 8604 -	SP	1.0	Residential Overlay	SP/RO-C-3

Housing Site	APN	Existing Zoning	Proposed Acres to Amend	Proposed General Plan Land Use designation	Proposed Zoning
	019-003 8604 -				
5 – Irwindale/ Padilla	019-010 8615 -	M-2	2.0	Residential Overlay	M-2/RO-C-3 (1 Acre) M-2/RO-R-2 (1 Acre)
	001-072 8615 -				
	001-047 8615 -				
	001-063 8615 -				
	001-049 8615 -				
	001-050 8615 -				
	021-005 8615 -				
	021-012 8615 -				
	021-006 8615 -				
	021-007				

Housing Site	APN	Existing Zoning	Proposed Acres to Amend	Proposed General Plan Land Use designation	Proposed Zoning
	8615 - 021- 008				
	8615 - 021- 017				
	8615 - 021- 018				
	8615 - 021- 013				
	8615 - 021- 011				
	8615 - 021- 015				

EXHIBIT "G"

RESOLUTION NO. 857(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 05-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM M-2 (HEAVY INDUSTRIAL) ZONE TO R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE LOCATED AT 5100 ALLEN DRIVE (APN 8417-034-912); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 05-2025) to amend the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 05-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and
- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from M-2 (Heavy Industrial) to R-2 (Medium Density Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The property listed is currently a ten (10) acre site that has not been developed is located at 5100 Allen Drive. The Medium Density Residential, R-2 design standards will allow a housing density standard of 14 units per acre with a minimum lot size of 6,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (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. If adopted, 5100 Allen Drive would be included as one of the identified sites that would support future housing development, The map will be updated to reflect the proposed change.
 - d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element. The Planning Commission recommends that the City Council find that pursuant to Public Resources Code Section 21080.085, 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.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 05-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

} ss.

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

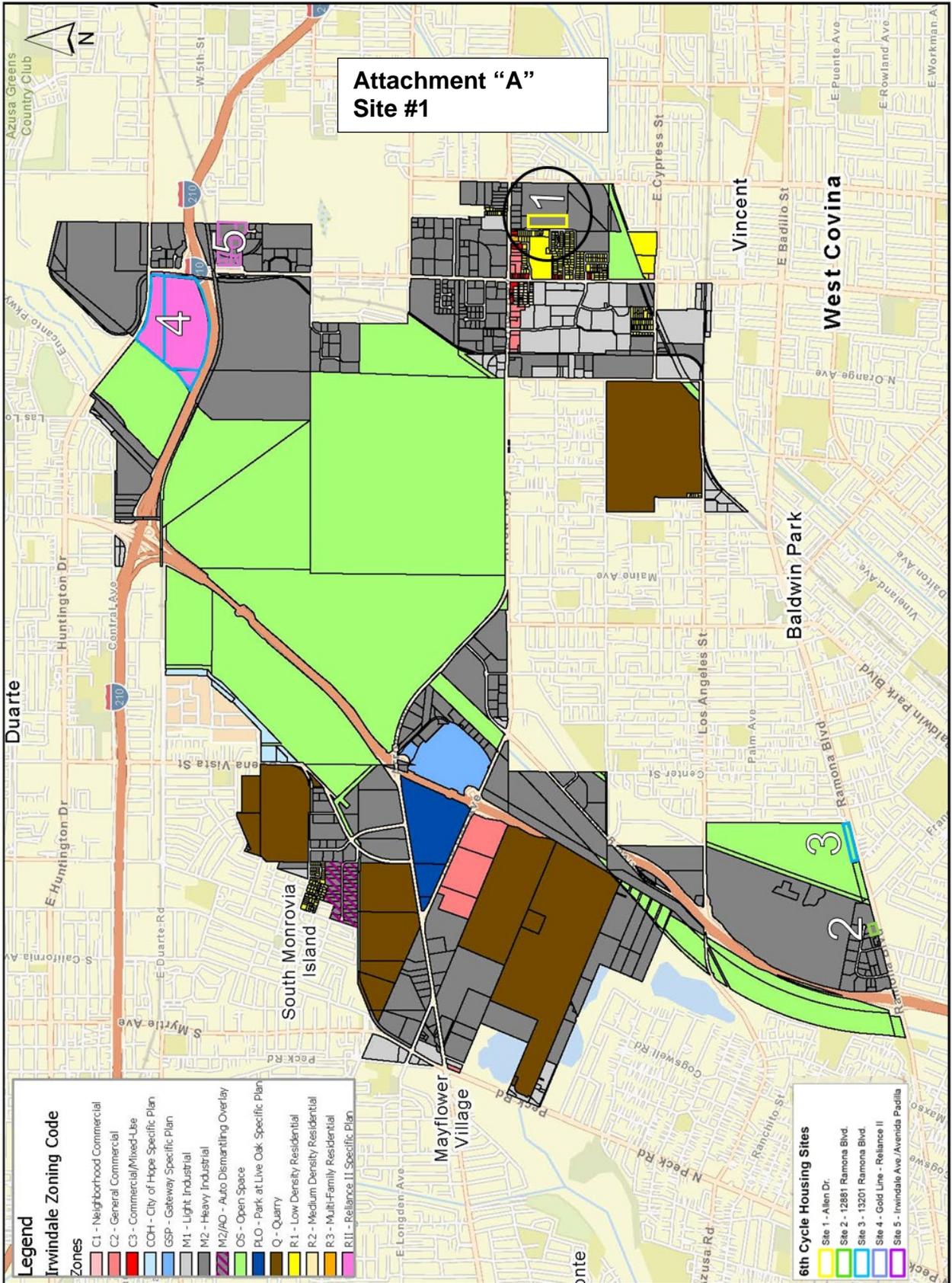
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary



Adopted: 05/9/2025

EXHIBIT “H”

RESOLUTION NO. 858(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 06-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM M-2 (HEAVY INDUSTRIAL) ZONE TO M-2/RO-R-3 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-RESIDENTIAL MULTIFAMILY) ZONE LOCATED AT 12881 RAMONA BOULEVARD (APN 8546-031-082); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085.

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 06-2025) to amend the City’s Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 06-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and
- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element ; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from M-2 (Heavy Industrial) to M-2/RO-R-3 (Heavy Industrial/Residential Overlay-Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The property listed is currently a two (2) acre site developed as an industrial/manufacturing use located at 12881 Ramona Boulevard. The Heavy Industrial/Residential Overlay-Residential, M-2/RO-R-3 design standards will allow a housing density standards of 21 units per acre with a minimum lot size of 12,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (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. If adopted, 12881 Ramona Boulevard would be included as one of the identified sites that would support future housing development, The map will be updated to reflect the proposed change.
 - d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) will not endanger, jeopardize, or otherwise constitute a hazard

to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element from CEQA review and the Planning Commission recommends that the City Council find that pursuant to Public Resources Code Section 21080.085, 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.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 06-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

} ss.

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

EXHIBIT "I"

RESOLUTION NO. 859(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 07-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM SINGLE FAMILY RESIDENTIAL ZONE TO R-1/RO-C-3 (RESIDENTIAL - LOW DENSITY/RESIDENTIAL OVERLAY - COMMERCIAL/RESIDENTIAL) ZONE LOCATED AT 13201 RAMONA BOULEVARD (APN 8546-002-088); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 07-2025) to amend the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 07-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and
- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from R-1 Single Family Residential to R-1/RO-C-3 (/Residential Overlay-Commercial Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The property listed is currently a four (4) acre site developed as an industrial/manufacturing use located at 13201 Ramona Boulevard. The Single Family Residential/Residential Overlay-Commercial Residential, R-1/RO-C-3 design standards will allow housing density standards of 20 units per acre with a minimum lot size of 10,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (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. If adopted, 13201 Ramona Boulevard would be included as one of the identified sites that would support future housing development, The map will be updated to reflect the proposed change.
 - d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed

use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element from CEQA review. The Planning Commission recommends that the City Council find that that pursuant to Public Resources Code Section 21080.085, 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.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 07-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

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

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

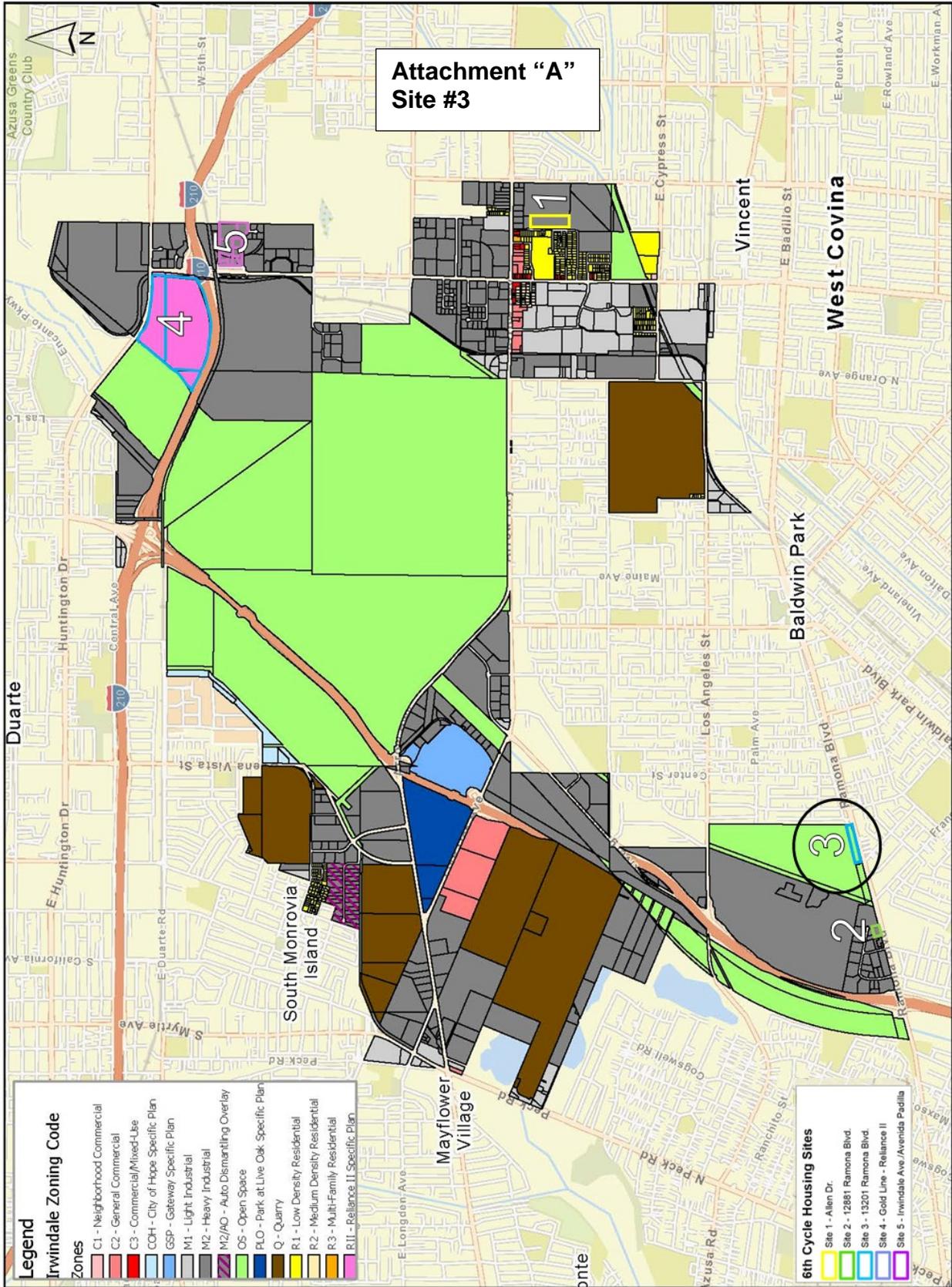
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary



Adopted: 05/9/2025

EXHIBIT “J”

RESOLUTION NO. 860(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 08-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE ONE (1) ACRE OF THE GOLD LINE/IRWINDALE BUSINESS CENTER NORTH (FORMERLY KNOWN AS RELIANCE II) SITE FROM SP (RELIANCE II SPECIFIC PLAN ZONE) TO SP/RO-C-3 (SPECIFIC PLAN/RESIDENTIAL OVERLAY-COMMERCIAL RESIDENTIAL) ZONE LOCATED AT 15990 FOOTHILL BOULEVARD (APN 8604-019-001, APN 8604-019-003, APN 8604-019-010); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085.

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 08-2025) to amend the City’s Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 08-2025, an amendment to the Zoning Map designation for one (1) acre of land located at the above referenced location; and
- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from SP (Reliance II Specific Plan) to SP/RO-C-3 (Specific Plan/Residential Overlay-Commercial Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The one (1) acre portion of the site listed has not been developed and is located at 15990 Foothill Boulevard. The Specific Plan/Residential Overlay-Commercial Residential, SP/RO-C-3 design standards will allow housing density standards of 20 units per acre with a minimum lot size of 10,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (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. If adopted, 15990 Foothill Boulevard would be included as one of the identified sites that would support future housing development, The map will be updated to reflect the proposed change.
 - d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the

proposed use would likely generate, to ensure that the proposed use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element from CEQA review. The Planning Commission recommends that the City Council find that that pursuant to Public Resources Code Section 21080.085, 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.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 08-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

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

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

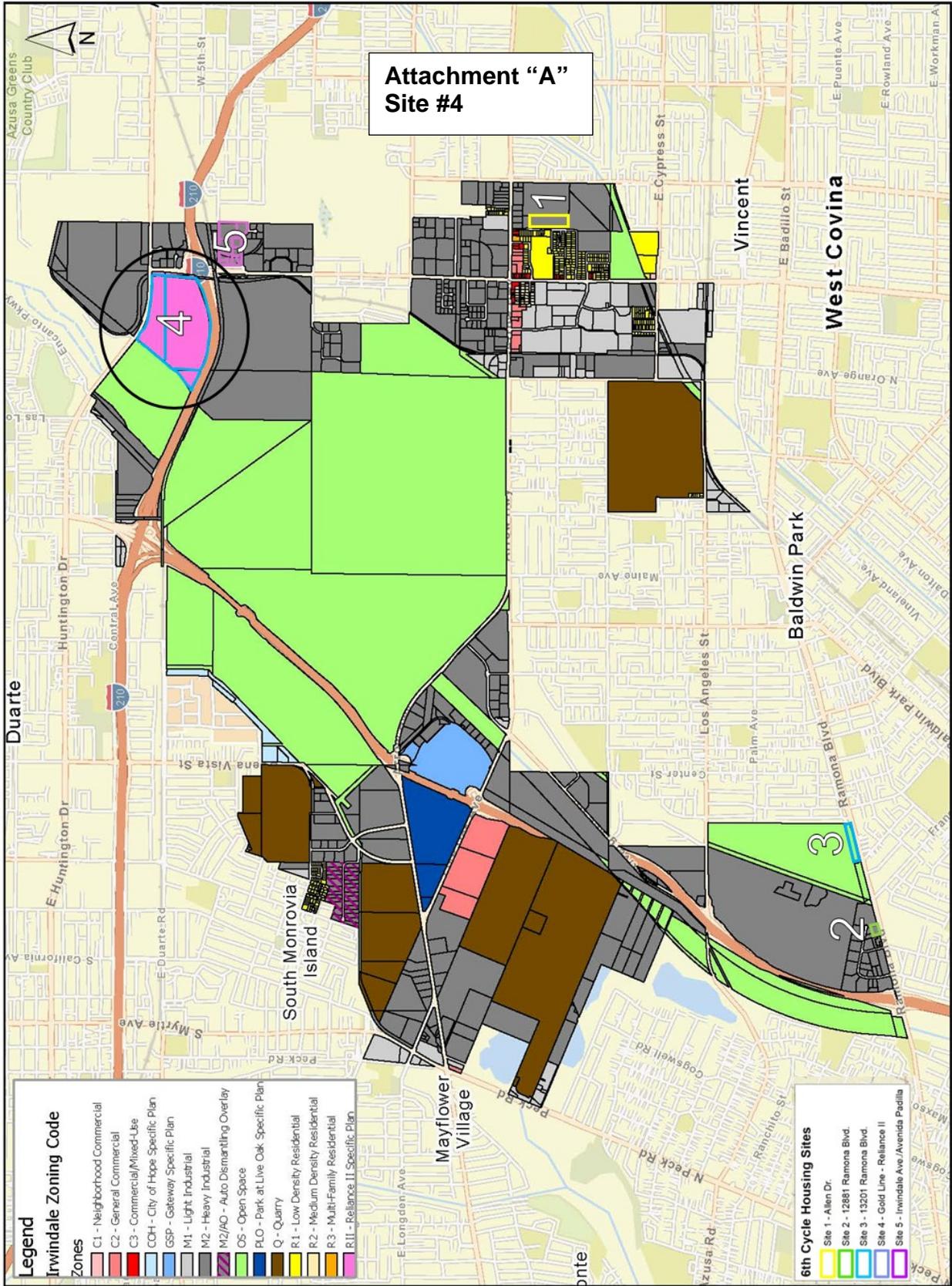
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary



Adopted: 05/9/2025

EXHIBIT “K”

RESOLUTION NO. 861(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 09-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE TWO (2) ACRES OF IRWINDALE AVENUE/AVENIDA PADILLA FROM M-2 (HEAVY INDUSTRIAL ZONE) TO ONE (1) ACRE AS M-2/RO-C-3 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-COMMERCIAL/RESIDENTIAL) ZONE LOCATED AND ONE (1) ACRE AS M-2/RO-R-2 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-MEDIUM DENSITY RESIDENTIAL) 16009 AVENIDA PADILLA (APN 8615-001-072), 16103 AVENIDA PADILLA (APN 8615-001-047), 16117 AVENIDA PADILLA (APN 8615-001-063), 16135 AVENIDA PADILLA (APN 8615-001-049), 16147 AVENIDA PADILLA (APN 8615-001-050), 6370 N. IRWINDALE AVENUE (APN 8615-021-005), 16006 AVENIDA PADILLA (APN 8615-021-012), 6364 N. IRWINDALE AVENUE (APN 8615-021-006), 6360 N. IRWINDALE AVENUE (APN 8615-021-007), 6356 N. IRWINDALE AVENUE (APN 8615-021-008), 16016 AVENIDA PADILLA (APN 8615-021-017), 16120 AVENIDA PADILLA (APN 8615-021-018), 16015 ADELANTE STREET (APN 8615-021-013), 16019 ADELANTE STREET (APN 8615-021-011), 16021 ADELANTE STREET (APN 8615-021-015); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 09-2025) to amend the City’s Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 09-2025, an amendment to the Zoning Map designation for two (2) acres of land located at the above referenced location. One (1) acre as R-2 zoning and one (1) acre as M-2/RO C-3; and

- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from M-2 (Heavy Industrial) to M-2/RO-C-3 (Heavy Industrial/Residential Overlay-Commercial Residential) and M-2/RO-R-2 (Heavy Industrial/Residential Overlay-Medium Density Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The two (1) acre portions of the parcels listed have been developed as Heavy Industrial and are located at Irwindale Avenue and Avenida Padilla. One of the one acre sites will be zoned as Heavy Industrial/Residential Overlay-Commercial/Residential, M-2/RO-C-3 design standards which will allow housing density standards of 20 units per acre with a minimum lot size of 10,000 square feet and the other one acre site will be zoned as Heavy Industrial/Residential Overlay-Medium Density Residential, M-2/RO-R-2 design standards which will allow housing density standards of 14 units per acre with a minimum lot size of 6,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The

purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (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. If adopted, 15990 Foothill Boulevard would be included as one of the identified sites that would support future housing development. The map will be updated to reflect the proposed change.

- d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.
3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element. The Planning Commission recommends that the City Council find that pursuant to Public Resources Code Section 21080.085, 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.
 4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 09-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

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

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

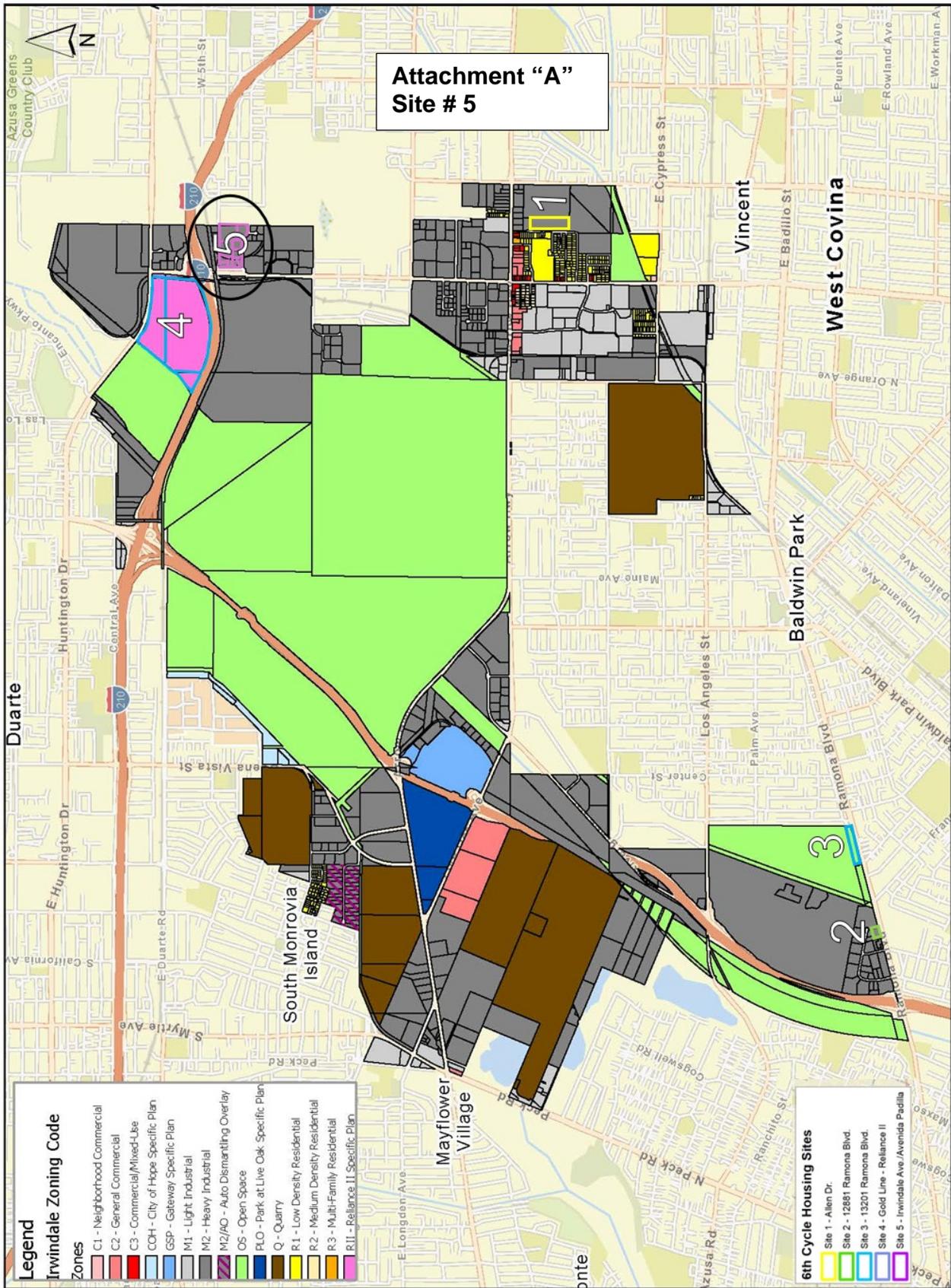
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary



Adopted: 05/9/2025