

RESOLUTION NO. 2025-81-3669

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING ZONE CHANGE NO. 06-2025 AND MODIFYING 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 10, 2025, the property owners within 500 feet of the subject property were notified by mail of the Planning Commission hearing on the proposed Zone Change. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on July 10, 2025 and was also published in the newspaper on July 10, 2025. This timing met the minimum public notification requirement of 20 days prior to the meeting; and
- (vi) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Zone Change at which time it received input from Staff and the City Attorney’s Office, heard public testimony, and discussed the Proposed Project; and closed the public hearing; and

- (vii) On July 30, 2025 the Planning Commission adopted Resolution No. 858(25), recommending that the City Council approve the proposed Zone Change to rezone the above referenced property; and
- (viii) On August 14, 2025, the property owners within 500 feet of the subject property were notified by mail of the City Council's public hearing. The public notice was posted in the four (4) designated public places (City Hall, Community Development Department, Library, and Post Office) on August 14, 2025 and was also published in the newspaper on August 14, 2025. This timing met the minimum public notification requirement of 10 days prior to the meeting; and
- (ix) On August 27, 2025, the City Council conducted a duly noticed public hearing, as required by law, on the Application, and approve the Zone Change, 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, THE CITY COUNCIL OF THE CITY OF IRWINDALE, HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

1. The City Council 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 City Council 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 City Council hereby specifically finds as follows:
 - a. The 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 Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the 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. 12881 Ramona Boulevard is included as one of the identified sites that would support future housing development, and the map shall 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 use would likely generate, to ensure that the 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 City Council finds that pursuant to Public Resources Code Section 21080.085(a), 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 City Council adopts and approves Zone Change No. 06-2025 to change the Zoning Map as shown in attached "Attachment A".
 5. The Chief Deputy City Clerk shall certify the adoption of this Resolution, which shall become effective immediately.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this 27th day of August, 2025.



Larry G. Burrola, Mayor

ATTEST:



Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Irwindale held on the 27th day of August 2025, by the following vote:

AYES: Councilmembers: Ambriz, Garcia, Ortiz, Mayor Burrola

NOES: Councilmembers: None

ABSENT: Councilmembers: Breceda

ABSTAIN: Councilmembers: None



Laura M. Nieto, MMC
Chief Deputy City Clerk

