

IRWINDALE ZONING CODE UPDATE SUMMARY

In Spring 2020, the City embarked on an update to the Zoning Code which was partially funded using a SB 2 grant received from Housing and Community Development. Originally adopted in 1966, the Zoning Code has been revised over time, but the City is now undertaking a comprehensive update to the Code to make it more modern and easy-to-use and to reflect changes in the City's General Plan and state law. The City is working with a team of highly qualified consultants to prepare the updated Zoning Code, led by Interwest Consulting Group.

Key issues that will be addressed in the update of the Zoning Code include:

Streamlining the development process by improving processes and permit requirements for the City. The updated Code will provide clear standards that eliminate ambiguity and help homeowners and developers get their projects approved more quickly and easily.

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

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

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

Fixing problems that have been identified by City planning staff and others who use the Code on a daily basis. For instance, the existing Code contains internal inconsistencies and errors that have cropped up over time and will be fixed with this update.

ACTIVITIES PERFORMED TO DATE

- Interviews with key stakeholders (property owners, businesses, developers, etc.)
- Preparation of informational brochure (posted to website)
- Assessment and analysis report of existing Zoning Code and General Plan
- Review of current state legislation, particularly new housing mandates that will need to be addressed in the Code Update
- Drafting of updated and new Zoning Code chapters

PROJECT SCHEDULE

Work on the update began in April 2020. An initial draft of the Zoning Code for review by the public and other interested parties is scheduled to be available in Spring 2023. The update process is scheduled to be completed, and a new Zoning Code adopted, by late 2023.