CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Date: February 21, 2024 **Agenda Item No. 4-A**

To: Honorable Chair and Members of the Planning Commission

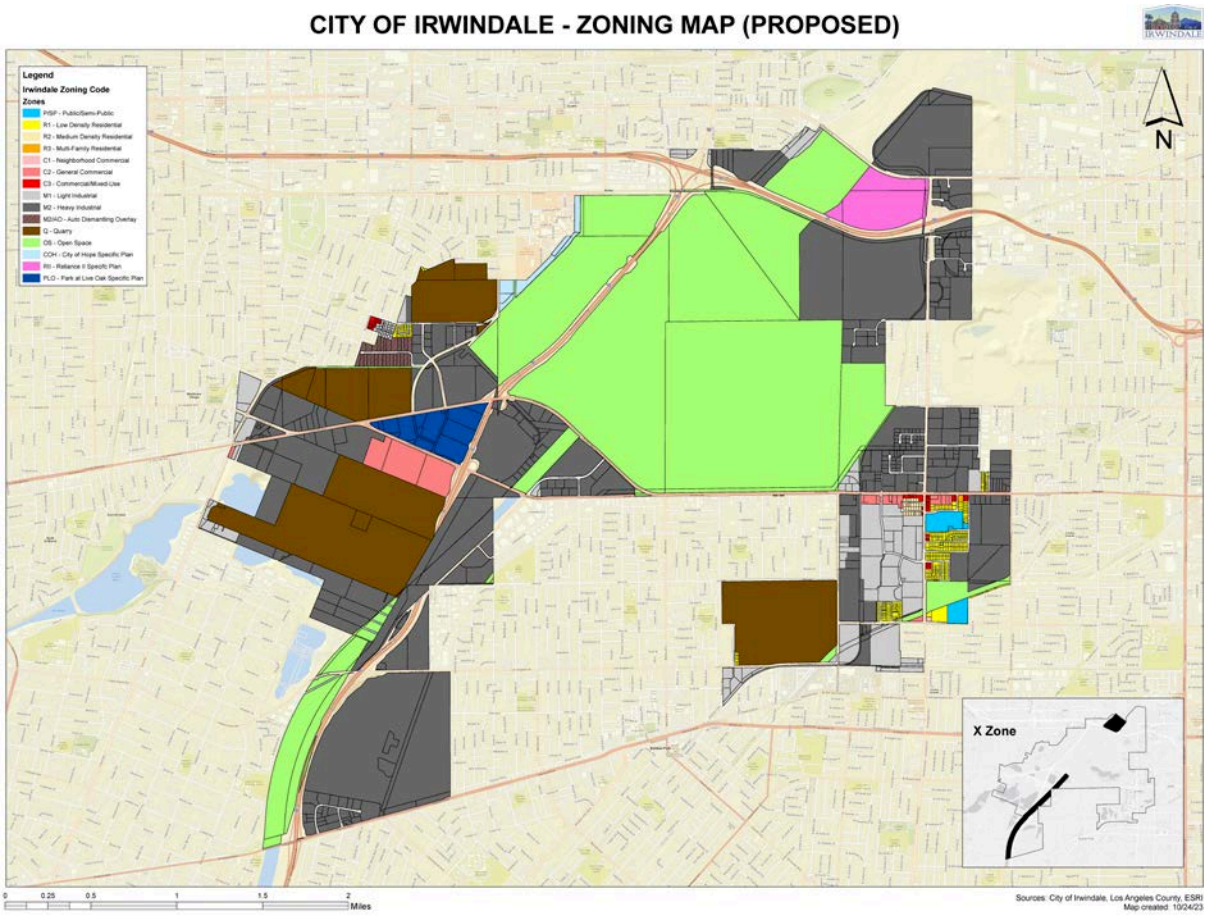
From: Marilyn Simpson, AICP, Community Development Director

Project Planners: Community Development Staff

Project: Comprehensive Title 17 Zoning Code Update

Applicant: City of Irwindale

Project Location: Citywide



Staff Recommendation: That the Planning Commission adopt Resolution Nos. 819(23) and No. 820(23), recommending that the Irwindale City Council:

1) Adopt findings of consistency with the City's previously certified General Plan Environmental Impact Report (SCH# 2005071047), and finding the project exempt from further environmental review, pursuant to CEQA Guidelines section 15183, and 15162; and
2) Adopt Ordinance No. 722, approving a City-initiated application for a Zone Ordinance Amendment (ZOA 03-2023) to repeal and replace Title 17 "Zoning" of the Irwindale Municipal Code in its entirety with a Comprehensive Zoning Code Update
3) Approve Zone Change No. ZC 04-2023, amending the Official Zoning Map of the City of Irwindale

PROJECT SUMMARY

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

BACKGROUND/HISTORY

The City of Irwindale's current Zoning Code is foundationally built upon the County of Los Angeles Zoning Code. Many of the code chapters were adopted in 1966 and have not been updated since. There have been some efforts to modernize certain chapters and sections to comply with State laws, address outdated uses, non-conformities, include much needed overlays zones, incorporate new specific plans, and update administrative policies. Over the past 57 years, there have been a few efforts at preparing and adopting a comprehensive Zoning Code Update, but none that have gotten to this level of completion.

The City of Irwindale was awarded an SB 2 Planning Grant to prepare an update to the City's Zoning Ordinance, which is codified as Irwindale Municipal Code Title 17, Zoning. The City contracted with Interwest Planning Group to prepare the document. Public outreach efforts began in 2020 with informational brochures and surveys for the community. This grant has specific timelines for completion which affect the City's ability to be reimbursed for the costs incurred for preparation.

PUBLIC OUTREACH

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

The thirty (30) day public review period for the draft Zoning Code began on June 15, 2023. A Joint Study Session with the City Council and Planning Commission was held on July 19, 2023, at which time, there was a request to extend the public comment period to August 14, 2023. This time extension allotted for a total of two (2) months to provide comments about the project and an approximate four (4) month overall review period based on the current state of the process.

Following the July Study Session, a list of questions and answers was prepared to address the questions and comments from the public, City Council members, and Planning Commissioners. Additionally, a Table of Contents Comparison of the Existing Zoning Code to the Draft Zoning Code was prepared and is attached as Exhibit D.

On September 20, 2023, the draft Title 17 Zoning Code was presented to the Planning Commission. Minor corrections have been made to the draft Zoning Code, reflecting the comments received from the Planning Commissioners.

During that meeting, Staff was also instructed by the Planning Commission to conduct a survey to get feedback from community members regarding the rezoning of residential properties from A-1 (Agricultural) to R-1 (Single-Family Residential). This proposed change was originally adopted in the 2013 Housing Element, Program 6, which states: The City will rezone all A-1 (Agricultural) property to R-1 (Single-Family Residential). Staff prepared a survey, which was mailed out to 418 households and also made available to complete online. The survey was active from September 28, 2023 to October 13, 2023. During this time, Staff received a total of sixteen (16) responses; four (4) hard (paper) copies and twelve (12) electronic responses resulting in a 3.8% rate of participation. Of the responses, ten (10) were supportive of a change to R-1 (Single-Family Residential), four (4) were not supportive of a change to R-1 (Single-Family Residential), one (1) did not answer and one wrote in “maybe” with some additional written commentary.

A duly noticed public hearing was originally scheduled for October 30, 2023. The Planning Commission did not conduct the hearing, but instead received further public comment

and input on the proposed Zoning Code and Zoning Map Update, continued the item to a date uncertain.

The Planning Commission directed staff to extend the survey until November 8, 2023. Again, the survey was mailed out to 418 households and made available online. During this time, Staff received a total of nine (9) responses; two (2) hard (paper) copies and seven (7) electronic responses resulting in a 2.2% rate of participation. Of the responses, six (6) were supportive of a change to R-1 (Single-Family Residential), two (2) were not supportive of a change to R-1 (Single-Family Residential), and one (1) did not answer. Between the two (2) open survey periods, the survey received twenty-three (23) total responses for an overall resident participation rate of 6%.

On November 3, 2023, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.

On November 13, 2023, the draft Title 17 Zoning Code was to be presented to the Planning Commission during the public hearing portion of the meeting. Before the item was presented by staff, the Planning Commission voted to continue the item to a future date.

On February 9, 2024, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.

A notice of public hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was posted at Irwindale City Hall, Irwindale Library, the Community Development Department and the local post office. As a courtesy, a copy of the notice was also mailed to each residential household. The notice was also mailed or delivered at least 10 days prior to the public hearing to all owners of the subject real property proposed to undergo zone changes or amendments, as well as all owners of real property within 500 feet of the real property subject to the Zone Changes or amendments, in accordance with the California Government Code.

PROJECT OVERVIEW

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

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

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

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

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

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

Modernizing outdated portions of the Zoning Code

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

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

- Updated the general purpose of the residential zoning districts in 17.04.010, addressing the relationship of the residential zones to the General Plan's goals and policies. In addition, purpose statements promoting high-quality design and preserving the quality of life and character of existing residential neighborhoods were added.

- Prepared new purpose statements that discuss uses found in each residential zoning district, relationship with the associated General Plan land use categories, and maximum density limits allowed (Chapter 17.04).

- Created new permitted use tables in Chapter 17.04 for residential zoning districts to make it easier to find and compare what is permitted, not permitted, or conditionally permitted in each zoning district.

- Updated the types of residential uses allowed in residential zones to allow new housing options in the City, such as townhouses and condominiums.

- Revised and added new housing-related definitions in Article V, including terms such as “group residential,” “assisted living,” “family day care,” etc. Definitions for various housing types were also added or updated to match the revisions in the residential zoning districts section.

- Created new development standards tables in Chapters 17.05 – 17.07 for non-residential zoning districts (commercial, industrial, public/semi-public zones) to make it easier to find lot size requirements, setbacks, and building height information.

- Updated density bonus provisions based on recent state law changes (Chapter 17.15)

- Developed objective development and design standards for affordable multi-family housing projects (Chapter 17.14) meeting the eligibility requirements for streamlining under state law SB 35.

- Updated the City’s Accessory Dwelling Unit (ADU) regulations to meet new State law that took effect Jan. 1, 2020. The new regulations provide clear standards for building or converting living space into an ADU and will help Irwindale property owners seeking to provide housing opportunities.

- Created objective design standards for residential and commercial districts to promote high-quality design in the City (Chapters 17.05 and 17.14).

- Combined A-1 district with R-1 zoning, to better reflect single-family development already occurring in the City.

- The C-P zone has been removed from the Zoning Code, with most uses from the C-P district being incorporated into the C-1, C-2, and C-3 zoning districts.

- The CM zone has been retired and CM uses were incorporated into the M-1 and M-2 zoning districts.

- Updated the C-3 district to allow residential above commercial uses in a mixed-use building. This aligns with the purpose of the C-3 district and the Town Center area as described in the General Plan.

- Updated off-street parking chapter created with revised parking space and parking design standards (Chapter 17.16).

- Enhanced landscaping and screening provisions provided in new stand-alone Landscaping chapter (Chapter 17.17).

- New General Site Design and General Planning standards chapter was added (Chapter 17.13).

- New stand-alone Signage chapter showing permitted sign types and regulations for signage (Chapter 17.19).

- New Administration and Permits chapter created (Article IV). Describes the review and approval authority of City, and how various amendments with policy and regulatory documents.

- Renumbering the City's current Surface Mining and Reclamation Plans Chapter (Chapter 17.63) to be consistent with the new Comprehensive Zoning Code numbering scheme. (Chapter 17.21).

Below is a table of the proposed zoning districts in the updated Zoning Code.

City of Irwindale Zoning Designations		
Zone Symbol	**Zone District Name**	**General Plan Land Use Designation Implemented by Zone**
BASE ZONES		
Residential Zones		
R-1	Residential – Low Density	Residential
R-2	Residential – Medium Density	Residential
R-3	Residential – Multifamily	Residential
Commercial Zones		
C-1	Neighborhood Commercial	Commercial
C-2	General Commercial	Commercial; Regional Commercial
C-3	Commercial/Mixed-Use	Commercial; Residential
Industrial and Office Zones		
M-1	Light Industrial	Industrial/Business Park
M-2	Heavy Industrial	Industrial/Business Park
BP	Business Park	Industrial/Business Park
Public and Semi-Public Zones		
P/SP	Public/Semi-Public	Public/Institutional
RP	Recreation and Parks	Commercial/Recreation; Parks
OS	Open Space	Open Space/Easements

City of Irwindale Zoning Designations		
Zone Symbol	**Zone District Name**	**General Plan Land Use Designation Implemented by Zone**
BASE ZONES		
SPECIFIC PLAN ZONES		
N/A	City of Hope Campus Specific Plan	N/A
N/A	The Park at Live Oak Specific Plan	N/A
N/A	The Reliance II Specific Plan	N/A
OVERLAY ZONES		
PD	Planned Development	N/A
AD	Auto Dismantling Overlay Zone	Industrial/Business Park
QO	Quarry Overlay Zone	Quarry/Quarry Overlay

The Planning Commission had requested information be included in the document based on comments and questions raised during previous presentations. The following is a list of the proposed changes based on the questions and comments from the public and Commission in bullet and table format:

Proposed Changes to Draft Development Standards in Commercial and Industrial Zoning Districts

- The maximum building height limit in the C2 district is recommended to be reduced from a proposed height of 50 feet to 40 feet.
- The maximum building height in the C3 district will be reduced from a proposed height of 60 feet to 50 feet.
- In the Industrial Zones, the proposed minimum front setback of buildings was reduced from 35 feet to 20 feet along major arterials and from 25 to 15 feet (along other streets). This will retain what is shown in the existing zoning code and to also not have non-conforming setbacks of existing industrial properties next to industrial properties.
- In the M2 district, a minimum 30 feet front setback of buildings is proposed for when a property is adjacent to or across the street from a Residential Zone.
- In the Industrial Zones, the minimum street side setback of industrial buildings is proposed to change from 25 feet to 15 feet along major arterials and from 25 to 10 feet (along other streets). This will retain what is shown in the existing zoning code and to also not have non-conforming setbacks of existing industrial properties next to industrial properties.
- In the M2 district, a minimum 25 feet street side setback is proposed for when a property is adjacent to or across the street from a Residential Zone.
- In the M1 and BP districts, a minimum of a 30 feet interior side setback for a building adjacent to a residential zoned property is proposed (20 feet currently in existing code).

- In the M2 district, a minimum of a 50 feet interior side setback for a building adjacent to a residential zoned property is retained (similar to existing code).
- In the Industrial/Office Zones, the proposed setback of a building from an alleyway has been increased to ten feet.

Tables 17.05.030 and 17.06.030:
Revisions to Commercial, Industrial, and Office Development Standards

Table 17.05.030 Development Standards - Commercial Zones				
Standard	C-1	C-2	C-3	Additional Regulations/Notes
Density and Lot Requirements				
Density (units/acre)				Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range. Standalone residential development shall comply with the allowed density range.
Maximum Density	-	-	20	
Minimum Lot Size (square feet)	5,000	10,000	10,000	
Minimum Lot Width (feet)	50	60	80	
Building Form and Location				
Floor Area Ratio (FAR)				
Minimum	0.25	0.30	0.30	
Maximum	0.5	1.5	2.0	
Maximum Height (feet)	40	40	50	

Table 17.06.030 Development Standards City of Irwindale Development Standards - Industrial and Office Zones			
Land Use Classification	**M-1 Light Industrial Zone**	**M-2 Heavy Industrial Zone**	**BP Business Park**
definitions for details			
Minimum Setbacks (feet)			
Front	Major arterial: 20 Other street: 15 M2 Zone: minimum of 30 feet for a property adjacent or across the street from a Residential zone.		
Street Side	Major arterial: 15 Other street: 10 M2 Zone: minimum of 25 feet for a property adjacent or across the street from a Residential Zone.		
Interior Side	0 on each side except that a minimum of 15 is required along each property line abutting a Commercial Zone. M1 and BP Zone: minimum of 30 for a property adjacent a Residential Zone. M2 Zone: minimum of 50 feet for a property adjacent to a Residential Zone.		
Rear	0; 15 abutting a Commercial Zone. A minimum of 30 for a property abutting a Residential Zone.		
Alley	10	10	10

ENVIRONMENTAL REVIEW

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Comprehensive Zoning Code Update.

CONCLUSION

It is recommended that the Planning Commission take the following action:

1. Adopt findings of consistency with the City's previously certified General Plan Environmental Impact Report (SCH# 2005071047), and finding the project exempt from further environmental review, pursuant to CEQA Guidelines section 15183, and 15162; and
2. Adopt Resolution No. 819(23) recommending that the City Council adopt Ordinance No. 722, approving a City-initiated application for a Zone Ordinance Amendment (ZOA 03-2023) to repeal and replace Title 17 "Zoning" of the Irwindale Municipal Code in its entirety with a Comprehensive Zoning Code Update.
3. Adopt Resolution No. 820(23) recommending that the City Council adopt Zone Change (ZC 04-2023), amending the Official Zoning Map of the City of Irwindale.

ATTACHMENTS

Exhibit A: Draft Title 17 Zoning Code Update (link below)
https://www.irwindaleca.gov/DocumentCenter/View/8741/Draft-Title-17-Combined-November-2023)
Exhibit B: Resolution No. 819(23) for ZOA No. 03-2023
Exhibit C: Resolution No. 820(23) for ZC No.04-2023
Exhibit D: Ordinance No. 772
Exhibit E: Table of Contents and Comparison Table (link below)
https://www.irwindaleca.gov/DocumentCenter/View/8742/Irwindale-Comparison-Table-of-Contents-11-06-23-
Exhibit F: Irwindale Zoning Resident Survey
Exhibit G: Zoning Map (Existing Conditions)
Exhibit H: Zoning Map (Proposed Conditions)

Exhibit “A”
Draft Title 17 Zoning Code
November 2023

https://www.irwindaleca.gov/DocumentCenter/View/8741/Draft-Title-17-Combined-November-2023

EXHIBIT "B"

RESOLUTION NO. 819(23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL (1) ADOPT FINDINGS OF CONSISTENCY WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND FINDING THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162; AND (2) ADOPT ORDINANCE NO. 772, A CITY-INITIATED APPLICATION FOR A ZONE ORDINANCE AMENDMENT (ZOA NO. 03-2023) REPEALING AND REPLACING TITLE 17 (ZONING) OF THE IRWINDALE MUNICIPAL CODE IN ITS ENTIRETY WITH A COMPREHENSIVE ZONING CODE UPDATE

A. RECITALS.

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

(ii) There is currently a need to update the City's Zoning Code, contained in Title 17 of the Irwindale Municipal Code ("Zoning"), to incorporate current best practices, industry standards, and recent State planning mandates.

(iii) In accordance with these needs, the City of Irwindale retained Interwest Consulting Group to prepare the proposed Comprehensive Zoning Code Update, attached herein as Exhibit A. The Comprehensive Zoning Code Update would implement, but is not limited to, the following improvements and changes:

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

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

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

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

(iv) The thirty-day public review period for the draft Comprehensive Zoning Code Update began on June 15, 2023. The initial thirty-day public review period was extended until August 15, 2023. During the review period, the Community Development Department and Planning Department solicited and accepted public comments regarding the Comprehensive Zoning Code Update. Additionally, the Community Development Department and Planning Commission conducted a public information session regarding the draft updates to the Zoning Code on July 19, 2023, during which they received questions and comments from the public. The City later published staff responses to comments and questions received during the session.

(v) The Community Development Department and the Planning Commission have conducted additional public outreach efforts, including the following:

(a) Informational tables at Music in the Park, which took place on Thursdays from 7 PM to 9 PM at Irwindale Park, and the Irwindale Public Library Spring Book Festival on March 26, 2023;

(b) Stakeholder interviews with property owners, businesses, development professionals, and City residents on August 31, 2020, September 2, 2020, September 14, 2020, September 21, 2020 and September 30, 2020;

(c) Flyer distributions made to each residential property in the City, through the Irwindale Chamber of Commerce, and to all Irwindale Business License holders. Informational and meeting flyers publicly posted at City Hall, the Irwindale Public Library, the Irwindale Senior Center, and the Community Development Department.

(vi) The draft Comprehensive Zoning Code Update was presented to the Planning Commission on September 20, 2023, for comment and review by the Commission.

(vii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan (SCH# 2005071047) and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Comprehensive Zoning Code Update.

(viii) On October 20, 2023, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley

Tribune, a newspaper of general circulation, in accordance with the California Government Code.

(ix) A notice of public hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was notice was posted at Irwindale City Hall, Irwindale Library, the Community Development Department and the local post office. As a courtesy, a copy of the notice was also mailed to each residential household. The notice was also mailed or delivered at least 10 days prior to the public hearing to all owners of the subject real property proposed to undergo zone changes or amendments, as well as all owners of real property within 500 feet of the real property subject to the Zone Changes or amendments, in accordance with the California Government Code.

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

(xi) On November 3, 2023, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.

(xii) On November 13, 2023, the draft Title 17 Zoning Code was to be presented to the Planning Commission during the public hearing portion of the meeting. Before the item was presented by staff, the Planning Commission voted to continue the item to a future date.

(xiii) On February 9, 2024, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.

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

(xv) The Planning Commission now wishes to recommend that the City Council of the City of Irwindale approve proposed Ordinance No. 772, adopting the Comprehensive Zoning Code Update to Title 17 of the Irwindale Municipal Code.

(xvi) 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. **Recitals.** 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. **Findings.** 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 staff report, and all attachments thereto, all of which shall constitute the entire record of the matter, the Planning Commission hereby finds that the proposed Comprehensive Zoning Code Update, attached herein as Exhibit A, is necessary and consistent with and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan. The Planning Commission further finds, that the Comprehensive Zoning Code Update is consistent with state law, and the proposed revisions to the Zoning Code are in the interest of the public and are necessary to comply with state law. In particular:

a. The General Plan contains six land use categories that do not have zoning districts that implement these land use categories within the current Zoning Code. The Zoning Code Update would modify or create new zoning districts to be consistent with the General Plan, consistent with California Government Code section 65300 *et seq.* and the Infrastructure and Resource Management Elements of the City's General Plan; and

b. The Zoning Code Update would modify Zoning Code districts/regulations to allow for infill and redevelopment in the City, allowing for land use plans and development patterns that allow succession of use and economic development, consistent with General Plan Community Development Element Policy 7, Community Development Element Policy 9, and Community Development Element Policy 10; and

c. The Zoning Code Update would create a new landscaping chapter, as to consolidate all landscaping regulations in the Zoning Code and provide adequate buffers, screening, and landscaping, and require and retain trees and plantings, consistent with General Plan Resource Management Element Policy 29; and

d. The Zoning Code Update would create new performance standards and additional site design regulations to minimize conflicts of industrial uses with residential neighbors, consistent with General Plan Resource

Management Element Policy 19, Resource Management Element Policy 20, Resource Management Element Policy 21; and

e. The Zoning Code Update would update development standards, nonconforming regulations, and sign code regulations to address regulatory impediments of new businesses and business expansions, consistent with General Plan Community Development Element Policy 16; and

f. The Zoning Code Update would update residential lot requirements and development standards, allow new housing types and update Accessory Dwelling Unit regulations to encourage varied housing types, sizes, and tenure opportunities, and encourage creative and efficient residential site developments consistent with General Plan Housing Element Policies 16, 17, and 20, Resource Management Element Policy 11, Program No. 9, and Promotion of Energy and Water Conservation to Existing Residents and in City Sponsored Housing Projects; and

g. The Zoning Code Update would update residential development standards and allow new housing types in order to codify inclusionary housing requirements and associated policies under state and local law, consistent with General Plan Housing element Policy 4; and

h. The Zoning Code Update would update the Zoning Code to comply with State mandates, including SB 35, SB 330, the Housing Accountability Act, SB 9, and other Accessory Dwelling Unit Requirements, consistent with Housing Element Policy 14 and Housing Element Policy 19.

3. **CEQA Findings.** The Planning Commission hereby recommends that the City Council find that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review ("EIR") for the City's General Plan (SCH# 2005071047) and, pursuant to CEQA Guidelines Sections 15183 and 15162, is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Comprehensive Zoning Code Update.

4. **Recommendation.** On the basis of these findings, the Planning Commission hereby recommends that the City Council adopt Ordinance No. 772, repealing Title 17 of the Irwindale Municipal Code ("Zoning") in its entirety, and adopting the Comprehensive Zoning Code Update (Exhibit A) in its entirety as Title 17 of the Irwindale Municipal Code.

5. **Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the application of any other section, subsection, sentence, clause, phrase, or portion of this Resolution, and to this end the invalid or unconstitutional section, subsection, sentence, clause, phrase of this Resolution are declared to be severable. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

6. **Certification.** The Secretary of the Planning Commission shall certify the adoption of this Resolution, and a copy shall be transmitted to the City Council.

ADOPTED AND APPROVED this 21st day of February 2024.

David Fuentes, 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 21st day of February 2024, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

EXHIBIT "C"

RESOLUTION NO. 820(23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT A RESOLUTION APPROVING THE CITY-INITIATED APPLICATION FOR ZONE CHANGE NO. 04-2023 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF IRWINDALE TO REFLECT UPDATES TO TITLE 17 (ZONING) CONSISTENT WITH ORDINANCE NO. 772

A. RECITALS.

(i) The is currently a need to update the City's Zoning Code, contained in Title 17 of the Irwindale Municipal Code ("Zoning"), to incorporate current best practices, industry standards, and recent State planning mandates.

(ii) In accordance with these needs, the City of Irwindale retained Interwest Consulting Group to prepare the proposed Comprehensive Zoning Code Update. The Comprehensive Zoning Code Update would implement, but is not limited to, the following improvements and changes:

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

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

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

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

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

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

1. Eliminating Zone A1 – Agricultural Zone;

2. Creating Zone P/SP – Public/Semi-Public;

3. Re-naming Zone R1 from Single Family Residential to Low Density Residential;

4. Re-naming Zone R2 from Light-Multiple Residential to Medium Density Residential;

5. Re-naming Zone R3 from Heavy-Multiple Residential to Multi-Family Residential;

6. Re-Naming Zone C2 Heavy Commercial to General Commercial;

7.Re-Naming Zone C3 Heaving Commercial-Residential to Commercial/Mixed Use;

8. Eliminating Zone CM – Commercial Manufacturing.

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

(iv) The thirty-day public review period for the draft Comprehensive Zoning Code Update and Zoning Map Update began on June 15, 2023. The initial thirty-day public review period was extended until August 15, 2023. During the review period, the Community Development Department and Planning Department solicited and accepted public comments regarding the Comprehensive Zoning Code Update. Additionally, the Community Development Department and Planning Commission conducted a public information session regarding the draft updates to the Zoning Code on July 19, 2023, during which they received questions and comments from the public. The City later published staff responses to comments and questions received during the session.

(v) The Community Development Department and the Planning Commission have conducted additional public outreach efforts, including the following:

(a) Informational tables at Music in the Park, which took place on Thursdays from 7 PM to 9 PM at Irwindale Park, and the Irwindale Public Library Spring Book Festival on March 26, 2023;

(b) Stakeholder interviews with property owners, businesses, development professionals, and City residents on August 31, 2020, September 2, 2020, September 14, 2020, September 21, 2020 and September 30, 2020;

(c) Flyer distributions made to each residential property in the City, through the Irwindale Chamber of Commerce, and to all Irwindale Business License holders. Informational and meeting flyers publicly posted at City Hall, the Irwindale Public Library, the Irwindale Senior Center, and the Community Development Department.

(vi) The draft Comprehensive Zoning Code Update was presented to the Planning Commission on September 20, 2023, for comment and review by the Commission.

(vii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan (SCH# 2005071047) and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Zoning Map Update.

(viii) On October 20, 2023, a notice of public hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.

(ix) A notice of public hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was notice was posted at Irwindale City Hall, Irwindale Library, the Community Development Department and the local post office. As a courtesy, a copy of the notice was also mailed to each household. The notice was also mailed or delivered at least 10 days prior to the public hearing to all owners of the subject real property proposed to undergo zone changes or amendments, as well as all owners of real property within 500 feet of the real property subject to the Zone Changes or amendments, in accordance with the California Government Code.

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

(xi) On November 3, 2023, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley

Tribune, a newspaper of general circulation, in accordance with the California Government Code.

(xii) On November 13, 2023, the draft Title 17 Zoning Code was to be presented to the Planning Commission during the public hearing portion of the meeting. Before the item was presented by staff, the Planning Commission voted to continue the item to a future date.

(xiii) On February 9, 2024, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.

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

(xv) Irwindale Municipal Code section 17.12.020 provides, “The official zoning map for the city may be amended by reference thereto, and by reference to this section.”

(xvi) The Planning Commission now wishes to recommend that the City Council of the City of Irwindale adopt Zone Change No. 04-2023, approving the proposed Zoning Map Update and adopting the Zoning Map Update as the Official Zoning Map of the City of Irwindale, to reflect updates and changes to the Zoning Map consistent with the Comprehensive Zoning Code Update.

(xvii) 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. **Recitals.** 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. **Findings.** 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 staff report, and all attachments thereto, all of which shall constitute the entire record of the matter, the Planning Commission hereby finds that the proposed Zoning Map Update, attached herein as Exhibit A, is necessary and is consistent with the Comprehensive Zoning Code Update, and will implement the City’s vision, goals, and policies of the

Irwindale 2020 General Plan, is consistent with state law, and the proposed revisions to the Official Zoning Map are in the interest of the public and are necessary to comply with state law.

3. **CEQA Findings.** The Planning Commission hereby recommends that the City Council find that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Zoning Map Update was assessed in the Environmental Impact Review ("EIR") for the City's General Plan (SCH# 2005071047) and, pursuant to CEQA Guidelines Sections 15183 and 15162, is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Zoning Map Update.

4. **Recommendation.** On the basis of these findings, the Planning Commission hereby recommends that the City Council adopt and approve Zone Change No. 04-2023, approving the proposed Zoning Map Update and adopting the Zoning Map Update as the Official Zoning Map of the City of Irwindale (Exhibit A), in accordance with Irwindale Municipal Code section 17.12.020.

ADOPTED AND APPROVED this 21st day of February 2024.

David Fuentes, 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 21st day of February 2024, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

EXHIBIT "D"

ORDINANCE NO. 772

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE REPEALING TITLE 17 OF THE IRWINDALE MUNICIPAL CODE ("ZONING") IN ITS ENTIRETY AND ADOPTING THE COMPREHENSIVE ZONING CODE UPDATE AS TITLE 17 OF THE IRWINDALE MUNICIPAL CODE, MAKING FINDINGS IN SUPPORT THEREOF AND MAKING CEQA FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, on February 21, 2024, the Planning Commission recommended that the City Council of the City of Irwindale approve proposed Ordinance No. 772, adopting the Comprehensive Zoning Code Update to Title 17 of the Irwindale Municipal Code; and

WHEREAS, the City Council now desires to approve the Comprehensive Zoning Code Update in its entirety in order to update the City's Zoning Code to incorporate current best practices, industry standards, and recent State mandates, and to further protect public health, safety, and welfare of its residents; and

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

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

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY 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. The City Council hereby repeals Title 17 of the Irwindale Municipal Code ("Zoning") in its entirety.

SECTION 3. The City Council hereby adopts the Comprehensive Zoning Code Update in its entirety, attached herein as Exhibit A, as Title 17 of the Irwindale Municipal Code ("Zoning").

SECTION 4. The City Council hereby finds and determines based upon the independent judgment of the City Council, after consideration of the whole of the administrative record, that the Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan (SCH# 2005071047), adopted on March 13, 2024 and, pursuant to CEQA Guidelines Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Comprehensive Zoning Code Update. City staff is directed to file a Notice of Determination incorporating these findings and determination regarding the Comprehensive Zoning Code Update.

SECTION 5. 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 6. 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 13th day of March, 2024.

_____
Albert F. Ambriz, Mayor

ATTEST:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 772 was introduced for first reading at a special meeting of the City Council of the City of Irwindale held on March 13, 2024, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on March 27, 2024, and was carried by the following roll-call vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 772 adopted by the City Council of the City of Irwindale at its regular meeting held March 13, 2024 to be posted at the City Hall, Library, and Post Office on February 29, 2024.

_____ Dated:_____
Laura M. Nieto, MMC
Chief Deputy City Clerk

Exhibit “E”

Table of Contents and Comparison Table (link below)

https://www.irwindaleca.gov/DocumentCenter/View/8742/Irwindale-Comparison-Table-of-Contents-11-06-23-

Irwindale Table of Contents:

Existing Zoning Code Comparison with Draft Zoning Code Update (11-2023)

The following table compares the existing contents of Title 17 to the November 2023 version of the Draft Zoning Code.

TITLE 17: ZONING (EXISTING)		**TITLE XX: ZONING (New)**	
Section	**Title**	**Section**	**Title**
17.04	**General Provisions and Regulations**	**17.01**	**Purpose and Applicability of the Zoning Code**
17.04.010	Short title	17.01.010	Title
	Not located in the existing code	17.01.020	Authority
17.04.020	Purpose	17.01.030	Purpose
	Currently not in the existing code	17.01.040	Responsibility for Administration
17.04.030	Minimum Requirements		*Not located in the new code*
17.04.040	Reference to other laws	17.01.050	Relationship to Prior Ordinances
17.04.050	Continuation of zone variances – Zone exceptions – Conditional or special use permits		*Not located in the new code*
17.04.060	Existing nonconforming uses	17.18.040	Continuance of a Non-Conformity
17.04.070	Procedure regarding pending proceedings		*Not located in the new code*
17.04.080	Additional deposit – Established by resolution		*Not located in the new code*
	Not located in the existing code	17.01.060	Prior Rights and Violations
	Not located in the existing code	17.01.070	Relationship to General Plan
	Not located in the existing code	17.01.080	Relationship to Design Guidelines
	Not located in the existing code	17.01.090	Exemptions for City Projects
	Not located in the existing code	17.01.100	Severability
	Not located in the existing code	**17.02**	**Interpretation of the Zoning Code Provisions**

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	17.02.010	Purpose and Intent
	Not located in the existing code	17.02.020	Rules of Interpretation
	Not located in the existing code	17.02.030	Procedures for Interpretation
	Not located in the existing code	17.02.040	Rules of Measurement
	Not located in the existing code	17.02.050	Uses Not Classified
	Not located in the existing code	17.02.060	State Law Requirements
	Not located in the existing code	**17.38**	**Use Classifications**
	Not located in the existing code	17.38.010	Residential Uses
	Not located in the existing code	17.38.020	Public/Semi Public Uses
	Not located in the existing code	17.38.030	Commercial Uses
	Not located in the existing code	17.38.040	Industrial Uses
	Not located in the existing code	17.38.050	Transportation, Communication, and Utility Uses
	Not located in the existing code	17.38.060	Agricultural and Extractive (Mining) Uses
17.08	**Definitions**	**17.39**	**List of Terms and Definitions**
17.12	**Establishment and Designation of Zones**	**17.03**	**Zones Established and Zoning Map**
		17.03.010	Purpose and Intent
17.12.010	Establishment and designation of zones	17.03.020	Zones Established
17.12.020	Zoning map adopted – On file	17.03.030	Official Zoning Map and Zoning Boundaries
17.12.030	Uncertainty of boundaries		*Not located in the new code*
17.12.040	Zone classification – Annexations		*Not located in the new code*
17.12.050	Zone classification – Undesignated property		*Not located in the new code*
17.12.060	Zone classification – Clarification of ambiguity		*Not located in the new code*
17.12.070	Building permits and certificates of occupancy denied for noncompliance		*Not located in the new code*
17.14	**Planned Development District**	**17.09**	**Planned Development (PD) Overlay Zone**

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.14.010	Purpose	17.09.010	Purpose and Applicability
17.14.020	Created-Designated-Procedure	17.09.020	Zoning Map Designation
17.14.030	Definitions	17.09.030	Land Use Regulations
17.14.040	Permitted Uses	17.09.040	Development Standards
17.14.050	Authorized conditional uses under a precise plan	17.09.050	Procedures
17.14.060	Prohibited uses	17.09.060	Required Findings
17.14.070	Precise plan – Application and process	17.09.070	Conditions
17.14.080	Revocation	17.09.080	Expiration and Extension
17.14.090	Expiration	17.09.090	Amendments of Approved Plans
17.14.100	Modification	17.09.100	Project Review
17.14.110	Failure to give notice		*Not located in the new code*
17.15	**Density Bonus**	**17.15**	**Affordable Housing, Density Bonus, and Incentives**
17.15.010	Purpose and intent	17.15.010	Purpose
	Not located in the existing code	17.15.020	Applicable Zones
	Not located in the existing code	17.15.030	Qualifications
17.15.020	Definitions		*Located in Article V*
17.15.030	Implementation		*Not located in the new code*
17.15.040	Development standards		*Not located in the new code*
17.15.050	Development incentives	17.15.040	Density Increase and Other Incentives
	Not located in the existing code	17.15.050	Application and Review
	Not located in the existing code	17.15.060	Density Bonus Agreement
17.15.060	Parking	17.16	Parking and Loading Standards
17.15.070	Child care facility		*Not located in the new code – included reference to State law*
17.15.080	Application requirements and review	17.15.070	Standards for Qualifying Units
17.15.090	Density bonus housing agreement		*Not located in the new code*
17.15.100	Findings		*Not located in the new code*
	Not located in the existing code	17.15.080	Retention

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	17.15.090	Denial of Affordable Housing
17.16	**R-1 Single Family Residential Zone**	**17.04**	**Residential Zone Districts**
17.16.010	Purpose	17.04.010	Purpose and Applicability
17.16.020	Permitted uses	17.04.020	Land Use Regulations
17.16.030	Limitations on permitted uses	17.04.020	Land Use Regulations
17.16.040	Standards of development	17.04.030	Development Standards
17.16.050	Required lot area	17.04.030	Development Standards
17.16.060	Lot width	17.04.030	Development Standards
17.16.070	Yards	17.04.030	Development Standards
17.16.080	Open space	17.04.030	Development Standards
17.16.090	Height limits	17.04.030	Development Standards
17.16.100	Off-street parking	17.16	Parking standards in Chapter 17.16
17.16.110	Placement of buildings		*Not located in the new code*
17.16.120	Lot area per dwelling		*Not located in the new code*
17.16.121	Building standards	17.04.030	Development Standards
17.16.130	Residential second units	17.12.030	Accessory Dwelling Units
	Not located in the existing code	17.04.040	Supplemental Regulations
17.18	**O-S Open Space Zone**	**17.07**	**Public and Semi-Public Zone Districts**
17.18.010	Purpose	17.07.010	Purpose and Applicability
17.18.020	Permitted uses	17.07.020	Land Use Regulations
17.18.030	Uses requiring a conditional use permit	17.07.020	Land Use Regulations
17.18.050	Standards of development	17.07.030	Development Standards
17.20	**R-2 Light-Multiple Residential Zone**		*Not located in the new code*
17.20.010	Purpose	17.04.010	Purpose and Applicability
17.20.020	Permitted uses	17.04.020	Land Use Regulations
17.20.030	Limitations on permitted uses	17.04.020	Land Use Regulations
17.20.040	Standards of development	17.04.030	Development Standards
17.20.050	Lot area	17.04.030	Development Standards

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.20.060	Lot width	17.04.030	Development Standards
17.20.070	Yards	17.04.030	Development Standards
17.20.080	Open space	17.04.030	Development Standards
17.20.090	Height limits	17.04.030	Development Standards
17.20.100	Off-street parking	17.16	Parking and Loading Standards
17.20.110	Placement of buildings		*Not located in the new code*
17.24	**R-3 Heavy Multiple Residential Zone**		**R-3 Residential Multifamily**
17.24.010	Purpose	17.04.010	Purpose and Applicability
17.24.020	Permitted uses	17.04.020	Land Use Regulations
17.24.030	Limitations on permitted uses	17.04.020	Land Use Regulations
17.24.040	Development standards	17.04.030	Development Standards
17.24.050	Lots	17.04.030	Development Standards
17.24.060	Buildings	17.04.030	Development Standards
17.24.070	Yards and courts	17.04.030	Development Standards
17.24.080	Open areas	17.04.030	Development Standards
17.24.090	Storage, trash, and utility areas		*Not located in the new code*
	Not located in the existing code	17.04.040	Supplemental Regulations
17.26	**Reasonable Accommodation**		*Not located in the new code*
17.26.010	Purpose and intent		*Not located in the new code*
17.26.020	Applicability		*Not located in the new code*
17.26.030	Proceedings		*Not located in the new code*
17.26.040	Findings		*Not located in the new code*
17.26.050	Determination		*Not located in the new code*
17.28	**A-1 Agricultural Zone**		*A-1 Zone designation removed; rezoned/classified to R-1*
17.28.010	Permitted uses		*Not located in the new code*
17.28.020	Building height		*Not located in the new code*
17.28.030	Front yard		*Not located in the new code*
17.28.040	Side yards		*Not located in the new code*
17.28.050	Rear yards		*Not located in the new code*
17.28.060	Placement of buildings		*Not located in the new code*

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.28.070	Lot area		*Not located in the new code*
17.28.080	Lot area per dwelling		*Not located in the new code*
17.28.090	Lot width		*Not located in the new code*
17.28.100	Permissible lot coverage		*Not located in the new code*
17.32	**C-P Commercial Professional Zone**	**17.05**	**Retired, combined into C-1, C-2, and BP Zones**
17.32.010	Permitted uses		*Not located in the new code*
17.32.012	Uses requiring a conditional use permit		*Not located in the new code*
17.32.015	Reserved		*Not located in the new code*
17.32.020	Height		*Not located in the new code*
17.32.030	Front yard		*Not located in the new code*
17.32.040	Side yards		*Not located in the new code*
17.32.050	Placement of buildings		*Not located in the new code*
17.32.060	Lot area		*Not located in the new code*
17.32.070	Lot width		*Not located in the new code*
17.32.080	Permissible lot coverage		*Not located in the new code*
17.32.090	Signs		*See new Sign Chapter 17.19*
	Not located in the existing code	17.05.040	Supplemental Regulations
17.36	**C-1 Commercial Zone**		**C-1 Neighborhood Commercial**
17.36.010	Permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.36.015	Uses requiring a conditional use permit	17.05.020	Land Use Regulations – Commercial Zones
17.36.030	Limitations on permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.36.040	Standards of development	17.05.030	Development Standards
17.36.050	Lot area	17.05.030	Development Standards
17.36.060	Lot width	17.05.030	Development Standards
17.36.070	Yards	17.05.030	Development Standards
17.36.080	Building bulk	17.05.030	Development Standards
17.36.090	Signs		*See new Sign Chapter 17.19*
17.40	**C-2 Heavy Commercial Zone**	**17.05**	**General Commercial**

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.40.010	Permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.40.015	Uses requiring a conditional use permit	17.05.020	Land Use Regulations – Commercial Zones
17.40.020	Limitations on permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.40.030	Standards of development	17.05.030	Development Standards
17.40.040	Lot area	17.05.030	Development Standards
17.40.050	Lot width	17.05.030	Development Standards
17.40.060	Yards	17.05.030	Development Standards
17.40.070	Building bulk	17.05.030	Development Standards
17.40.080	Signs		*See new Sign Chapter 17.19*
17.44	**C-3 Heavy Commercial-Residential Zone**	**17.05**	**C-3 Commercial-Residential Zone**
17.44.010	Permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.44.020	Limitations on permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.44.030	Standards of development	17.05.030	Development Standards
17.44.040	Lot area	17.05.030	Development Standards
17.44.050	Lot width	17.05.030	Development Standards
17.44.060	Yards	17.05.030	Development Standards
17.44.070	Building bulk	17.05.030	Development Standards
17.44.080	Signs		*See new Sign Chapter 17.19*
17.48	**C-M Commercial Manufacturing Zone**		**Retired, combined with M-1 and M-2 Zones**
17.48.010	Permiited uses		*Not located in the new code*
17.48.015	Uses requiring a conditional use permit		*Not located in the new code*
17.48.020	Limitations on permitted uses		*Not located in the new code*
17.48.030	Height		*Not located in the new code*
17.48.040	Front yard		*Not located in the new code*
17.48.050	Signs		*Please reference the new Sign code in Chapter 17.19*

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.48.051	General		*Not located in the new code*
	Not located in the existing code	17.05.010	Purpose and Applicability of Mixed Use (C-3)
	Not located in the existing code	17.05.020	Land Use Regulations – Commercial Zones (C-3)
	Not located in the existing code	17.05.030	Development Standards – Commercial Zones
	Not located in the existing code	17.05.040	Supplemental Regulations
17.52	**M-1 Light Manufacturing Zone**	**17.06**	**M-1 Light Industrial Zone**
	Not located in the existing code	17.06.010	Purpose and Applicability
17.52.010	Permitted uses	17.06.020	Land Use Regulations
17.52.012	Emergency shelter definition		*Not located in the new code*
17.52.015	Emergency shelter use regulations	17.06.020	Land Use Regulations
17.52.017	Emergency shelter development standards	17.06.030	Development Standards
17.52.020	Limitations on permitted uses	17.06.020	Land Use Regulations
17.52.030	Height	17.06.030	Development Standards
17.52.040	Front and side yards	17.06.030	Development Standards
17.52.050	Signs		*See new Sign Chapter 17.19*
17.52.060	Placement of buildings	17.06.030	Development Standards
17.52.080	Uses requiring a conditional use permit	17.06.020	Land Use Regulations
17.56	**M-2 Heavy Manufacturing Zone**		**M-2 Heavy Industrial Zone**
17.56.010	Permitted uses	17.06.020	Land Use Regulations
17.56.020	Uses requiring a conditional use permit	17.06.020	Land Use Regulations
17.56.025	Uses requiring a development agreement	17.06.020	Land Use Regulations
17.56.030	Limitation on permitted uses	17.06.020	Land Use Regulations
17.56.040	Front and side yards	17.06.030	Development Standards
17.56.050	Signs		*Please refer to Sign Chapter 17.19*
17.56.060	Placement of buildings	17.06.030	Development Standards

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.56.070	Recycling facilities – Definitions		*Not located in the new code*
17.56.080	Recycling facilities – Criteria and standards		*Not located in the new code*
17.56.090	Recycling facilities – Amortization schedule		*Not located in the new code*
	Not located in the existing code	17.06.040	Supplemental Regulations
	Not located in the existing code	**17.07**	**Public and Semi-Public Zone Districts**
	Not located in the existing code	17.07.010	Purpose and Applicability for Public/Semi-Public (P/SP), and Recreation and Parks (RP)
	Not located in the existing code	17.07.020	Land Use Regulations (P/SP), (RP)
	Not located in the existing code	17.07.030	Development Standards
	Not located in the existing code	**17.08**	**Specific Plan Zones**
	Not located in the existing code	17.08.010	Purpose
	Not located in the existing code	17.08.020	Applicability
	Not located in the existing code	17.08.030	Adopted Specific Plans
	Not located in the existing code	**17.12**	**Standards for Specific Uses and Activities**
	Not located in the existing code	17.12.010	Purpose
	Not located in the existing code	17.12.020	Applicability
	Not located in the existing code	17.12.030	Accessory Dwelling Unit
	Not located in the existing code	17.12.040	Accessory Uses in Non-Residential Zones
	17.58 Alcoholic Beverage	17.12.050	Alcoholic Beverage Sales
	Not located in the existing code	17.12.060	Animal Keeping
	Not located in the existing code	17.12.070	Automobile/Vehicle Sales and Services
	Not located in the existing code	17.12.080	Cottage Food Operations
	Not located in the existing code	17.12.090	Day Care, General
	Not located in the existing code	17.12.100	Day Care, Limited -Small Family (8 or fewer children)
	Not located in the existing code	17.12.110	Day Care, Limited – Large Family (9-14 children)

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	17.12.120	Drive-thru and Drive-Up Facilities
	17.52.012-12.52.017 Emergency Shelters	17.12.130	Emergency Shelters
	Not located in the existing code	17.12.140	Home Occupations
	Not located in the existing code	17.12.150	Manufactured Housing
	Not located in the existing code	17.12.160	Mini-Storage Facilities
	Not located in the existing code	17.12.170	Mobile Food Vending
	Not located in the existing code	17.12.180	Outdoor Display and Sales
	Not located in the existing code	17.12.190	Outdoor Dining and Seating
	Not located in the existing code	17.12.200	Personal Services
	Not located in the existing code	17.12.210	Residential Care Facilities, for Seven or More Persons
	Not located in the existing code	17.12.220	Solar Energy Systems
	Not located in the existing code	17.12.230	Temporary Uses
	Not located in the existing code	17.12.240	Urban Agriculture
	Not located in the existing code	17.12.250	Urban Lot Splits
	Not located in the existing code	17.12.260	Wireless Telecommunication Facilities
17.58	**Alcoholic Beverage Establishments**		
17.58.010	Purpose and intent	17.12.050	Alcoholic Beverage Sales
17.58.020	Definitions	17.12.050	Alcoholic Beverage Sales
17.58.030	Conditional use permit required	Division II	Land Use Regulations
17.58.040	Conditional use permit – Distance requirements	17.12.050	Alcoholic Beverage Sales
17.58.050	Conditional use permit – Findings		*Not located in the new code*
17.58.060	Conditional use permit – Factors regarding public convenience or necessity		*Not located in the new code*
17.58.070	General conditions of approval for all establishments engaged in the sale of alcoholic beverages		*Not located in the new code*
17.58.080	Specific conditions of approval for		*Not located in the new code*

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	on-sale and off-sale alcoholic beverage establishments		
17.58.090	Wall, landscaping and off-street parking requirements (on-sale and off-sale)		*Not located in the new code*
17.58.100	Performance standards to prevent public nuisance	17.12.050	Alcoholic Beverage Sales
17.58.110	Inspection and right of entry		*Not located in the new code*
17.58.120	Administrative review of conditional use permits		*Not located in the new code*
17.58.130	Violation		*Not located in the new code*
17.58.140	Severability		*Not located in the new code*
17.59	**Special Uses**		*Not located in the new code*
17.59.010	Findings		*Not located in the new code*
17.59.020	Adult-oriented businesses – Findings		*Not located in the new code*
17.59.025	Adult-oriented businesses – Definitions		*Not located in the new code*
17.59.30	Adult-oriented businesses – Location and special restrictions		*Not located in the new code*
17.59.035	Development standards		*Not located in the new code*
17.59.040	Alternative		*Not located in the new code*
17.59.050	Nonconforming uses		*Not located in the new code*
17.60	**Q Quarry Overlay Zone**	**17.11**	**Quarry Overlay Zone**
17.60.005	Intent	17.11.005	Intent
17.60.010	Uses requiring a conditional use permit	17.11.010	Uses requiring a conditional use permit
17.60.012	Uses requiring reclamation plan	17.11.012	Uses requiring reclamation plan
17.60.015	On-site management required	17.11.015	On-site management required
17.60.020	Limitations on quarry uses	17.11.020	Limitations on quarry uses
17.60.030	Maintenance of site requirements and prohibited nuisance activity	17.11.030	Maintenance of site requirements and prohibited nuisance activity
17.60.035	Site management and security plan	17.11.035	Site management and security plan

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.60.040	Access roads – Required surfacing	17.11.040	Access roads – Required surfacing
17.60.050	Slopes and depth	17.11.050	Slopes and depth
17.60.060	Drainage and erosion control	17.11.060	Drainage and erosion control
17.60.065	Water quality	17.11.065	Water quality
17.60.080	Yards and alternate fencing requirements	17.11.080	Yards and alternate fencing requirements
17.60.090	Rock crushing plants – Hours of operation	17.11.090	Rock crushing plants – Hours of operation
17.60.100	Signs	17.11.100	Signs
17.60.110	Flood control regulations	17.11.110	Flood control regulations
17.60.120	Air pollution and dust control	17.11.120	Air pollution and dust control
17.60.125	Hazardous materials	17.11.125	Hazardous materials
17.60.130	Inspections	17.11.130	Inspections
17.60.134	Operator monitoring	17.11.134	Operator monitoring
17.60.140	Rehabilitation of land	17.11.140	Rehabilitation of land
17.60.150	Creation of reclamation fund	17.11.150	Creation of reclamation fund
17.60.160	Purpose and uses of reclamation fund	17.11.160	Purpose and uses of reclamation fund
17.60.170	Dissolution of and withdrawals from reclamation fund	17.11.170	Dissolution of and withdrawals from reclamation fund
	Not located in the existing code	**17.13**	**Site Planning and General Development Standards**
	Not located in the existing code	17.13.010	Purpose
	Not located in the existing code	17.13.020	Applicability
	Not located in the existing code	17.13.030	Accessory Buildings and Structures
	Not located in the existing code	17.13.040	Development on Lots Divided by Zone Boundaries
	Not located in the existing code	17.13.050	Development on Substandard Lots
	Not located in the existing code	17.13.060	Encroachments into Required Setbacks
	Not located in the existing code	17.13.070	Fences, Walls, and Hedges

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	17.13.080	Heights and FAR Exceptions
	Not located in the existing code	17.13.090	Lighting (Exterior)
	Not located in the existing code	17.13.100	Open Space for Multi-Family Residential Buildings
	Not located in the existing code	17.13.110	Outdoor Storage
	Not located in the existing code	17.13.120	Parking and Storage of Commercial and Recreational Vehicles
	Not located in the existing code	17.13.130	Refuse and Recycling Areas
	Not located in the existing code	17.13.140	Screening of Mechanical and Electrical Equipment
	Not located in the existing code	17.13.150	Swimming Pools and Spas
	Not located in the existing code	17.13.160	Underground Utilities
	Not located in the existing code	17.13.170	Visibility at Intersections
	Not located in the existing code	**17.14**	**Multifamily Objective Design Standards**
	Not located in the existing code	17.14.010	Purpose
	Not located in the existing code	17.14.020	Applicability
	Not located in the existing code	17.14.030	Approval Authority
	Not located in the existing code	17.14.040	Site Planning
	Not located in the existing code	17.14.050	Landscaping and Lighting
	Not located in the existing code	17.14.060	Architectural Design
	Not located in the existing code	17.14.070	Accessory Features
17.62	**X Exclusive Zone**		
17.62.010	Added – Permitted uses		*Not located in the new code*
17.63	**Surface Mining and Reclamation Plans**	**17.21**	**Surface Mining and Reclamation Plans**
17.63.010	Purpose and intent	17.21.010	Purpose and Intent
17.63.020	Definitions	17.21.020	Definitions
17.63.030	Compliance with SMARA	17.21.030	Compliance with SMARA
17.63.040	Scope	17.21.040	Scope
17.63.050	Vested rights	17.21.050	Vested rights
17.63.060	Application and process	17.21.060	Application and process

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.63.070	Standards for reclamation	17.21.070	Standards for reclamation
17.63.080	Statement of responsibility	17.21.080	Statement of responsibility
17.63.090	Findings for approval	17.21.090	Findings for approval
17.63.100	Financial assurances	17.21.100	Financial assurances
17.63.110	Interim management plans	17.21.110	Interim management plans
17.63.120	Annual report requirements and review	17.21.120	Annual report requirements and review
17.63.130	Inspections	17.21.130	Inspections
17.63.140	Violations – Penalties	17.21.140	Violations – Penalties
17.63.150	Appeals	17.21.150	Appeals
17.63.160	Fees	17.21.160	Fees
17.63.170	Mineral resource protection	17.21.170	Mineral resource protection
17.64	**Off-Street Parking**	**17.16**	**Parking and Loading Standards**
17.64.010	Purpose	17.16.010	Purpose
		17.16.020	Applicability
17.64.020	General provisions	17.16.030	General Provisions
17.64.030	Parking spaces for specified uses	17.16.040	Required Automobile Parking Spaces
	Not located in the existing code	17.16.050	Parking Reductions
	Not located in the existing code	17.16.060	Bicycle Parking
17.64.040	Requirements for uses not specified		*Not located in the new code*
17.64.050	Provisions may be waived or modified by commission		*Not located in the new code*
17.64.060	Mixed occupancies in buildings		*Not located in the new code*
17.64.070	Joint use of facilities		*Not located in the new code*
17.64.080	Common facilities		*Not located in the new code*
17.64.090	Submittal of plans for proposed parking areas		*Not located in the new code*
17.64.100	Parking areas – Size and aisles	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.110	Parking areas – Access driveways, turning radii and reverse travel	17.16.070	Parking Area Design Standards (Parking Design Criteria)

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.64.120	Parking areas – Surfacing	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.130	Parking areas – Location	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.140	Parking areas – Setbacks	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.150	Parking areas – Border barricades	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.160	Parking areas – Screening	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.170	Parking areas – Lights	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.180	Parking areas – Entrances and exits	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.190	Parking areas – Striping	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.200	Parking areas – Signs	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.210	Parking areas – Maintenance and irrigation	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.220	Parking areas – Interior landscaping	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.230	Parking areas in R zones		*Not located in the new code*
	Not located in the existing code	17.16.080	Loading
17.66	**Trip Reduction and Travel Demand Measures**		
17.66.010	Definitions		*Not located in the new code*
17.66.020	Review of transit impacts		*Not located in the new code*
17.66.030	Transportation demand and trip reduction measures		*Not located in the new code*
17.66.040	Monitoring		*Not located in the new code*
17.66.050	Violation – Penalty		*Not located in the new code*
17.66.060	Violation – Civil remedies available		*Not located in the new code*
17.68	**Yard, Area and Height Requirements**		

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.68.010	Height of penthouses and roof structures	17.13.080	Heights and FAR Exceptions
17.68.020	Yard regulations	17.05	All Residential Zones
17.68.030	Modification of side yard requirement on combined lots		*Not located in the new code*
17.68.040	Modification of yard requirements by commission		*Not located in the new code*
17.68.050	Vision clearance for corner and reversed corner lots	17.13.170	Visibility at Intersections
17.68.060	Front and side yards not required for dwellings and apartments above stores		*Not located in the new code*
17.68.070	Permitted intrusions into required yards	17.13.060	Encroachments into Required Setbacks
17.68.080	Height restrictions – Walls, fences and hedges	17.13.080	Heights and FAR Exceptions
17.68.090	Height restrictions – Trees, shrubs and flowers	17.13.070	Fences, Walls, and Hedges
17.68.100	Modification of front yard on cul-de-sac		*Not located in the new code*
17.68.110	Minimum lot area	17.05	All Residential Zones
17.68.120	Landscaping requirements	17.17	Landscaping
17.68.130	Setback minimum established	17.05-17.09	All Zones
17.68.140	Antennae		*Not located in the new code*
17.70	**Site Plan and Design Review**	**17.27**	**Site Plan and Design Review**
17.70.010	Generally	17.27.010	Purpose
17.70.020	Purposes of provisions	17.27.020	Applicability
17.70.030	Review procedures	17.27.030	Review Authority
17.70.040	Application and submission of site plan	17.27.040	Application
		17.27.050	Procedures
17.70.050	Findings and standard of review	17.27.060	Site Plan and Design Review Criteria
17.70.060	Expiration and revision	17.27.070	Appeals, Expiration, Extensions, and Revisions

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.70.070	Required dedications and improvements		*Not located in the new code*
17.70.080	Building permit prerequisites		*Not located in the new code*
17.72	**Billboards**		*Not located in the new code*
17.72.010	Legislative intent		*Not located in the new code*
17.72.020	Application of chapter		*Not located in the new code*
17.72.030	Development agreement required		*Not located in the new code*
17.72.040	Definitions		*Not located in the new code*
17.72.050	General standards		*Not located in the new code*
17.76	**Nonconforming Uses**	**17.18**	**Nonconforming Uses, Sites, and Buildings**
	Not located in the existing code	17.18.010	Purpose
17.76.010	Application of regulations	17.18.020	Applicability
	Not located in the existing code	17.18.030	Nonconformities Defined
17.76.020	Continuation	17.18.040	Continuance of a Nonconformity
	Not located in the existing code	17.18.050	Nonconforming Site Improvements
17.76.030	Repairs and alterations	17.18.060	Changes to Nonconforming Uses
17.76.040	Additions		*Not located in the new code*
17.76.050	Repair of damaged or partially destroyed structure		*Not located in the new code*
17.76.060	Limitation on other uses		*Not located in the new code*
17.76.070	Termination – Conditions specified	17.18.070	Elimination of Nonconforming Uses
17.76.080	Termination – By violation of applicable law		*Not located in the new code*
17.76.090	Termination – By change in or increase in use		*Not located in the new code*
17.76.100	Termination – By discontinuance		*Not located in the new code*
17.76.110	Termination – By operation of law		*Not located in the new code*
17.76.120	Exceptions to creation of nonconforming uses		*Not located in the new code*
	Not located in the existing code	17.18.080	Establishment of Amortization Periods

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	17.18.090	Nonconforming Structures
	Not located in the existing code	17.18.100	Abandonment of Nonconforming Structures
	Not located in the existing code	17.18.110	Abatement
	Not located in the existing code	**17.31**	**Minor Variances**
	Not located in the existing code	17.31.010	Purpose
	Not located in the existing code	17.31.020	Applicability
	Not located in the existing code	17.31.030	Application
	Not located in the existing code	17.31.040	Procedures
	Not located in the existing code	17.31.050	Required Findings
	Not located in the existing code	17.31.060	Conditions of Approval
	Not located in the existing code	17.31.070	Appeals, Expiration, and Extensions
17.80	**Zone Variances and Conditional Use Permits**	**17.32**	**Variances**
17.80.010	Zone variances – Purpose	17.32.010	Purpose
	Not located in the existing code	17.32.020	Applicability
	Not located in the existing code	17.32.030	Review Authority
	Not located in the existing code	17.32.040	Application
	Not located in the existing code	17.32.050	Procedures
17.80.020	Zone variances – Burden of proof	17.32.060	Required Findings
	Not located in the existing code	17.32.070	Conditions of Approval
	Not located in the existing code	17.32.080	Appeals, Expiration and Extensions
	Not located in the existing code	**17.28**	**Use Permit**
	Not located in the existing code	**17.28.010**	**Purpose**
17.80.030	Conditional use permits – Required when	17.28.020	Applicability
	Not located in the existing code	17.28.030	Review Authority
17.80.050	Application – Filing – Withdrawal	17.28.040	Application
17.80.060	Application – Fees		*Not located in the new code*
17.80.070	Application – Hearing – Generally	17.28.040	Application
17.80.080	Application – Hearing – Notice	17.28.050	Public Notice and Hearing

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.80.090	Application – Decision by resolution	17.28.040	Application
17.80.100	Application – Notice of decision	17.28.040	Application
17.80.110	Appeal – Procedure	17.32.080	Appeals, Expiration and Extensions
17.80.120	Appeal – Council determination – Notice	17.32.080	Appeals, Expiration and Extensions
17.80.130	Effect of failture to give notice		*Not located in the new code*
17.80.140	Revocation		*Not located in the new code*
17.80.150	Expiration	17.32.080	Appeals, Expiration and Extensions
17.80.160	Modification		*Not located in the new code*
	Not located in the existing code	17.32.070	Conditions of Approval
17.80.040	Conditional use permits – Burden of proof	17.32.060	Required Findings
17.84	**Amendments**	**17.35**	**Amendments to the General Plan, Zoning Code, and Zoning Map**
	Not located in the existing code	**17.35.010**	**Purpose**
17.84.010	Required when	17.35.020	Applicability
		17.35.030	Review Authority
17.84.020	Ways of initiating	17.35.040	Initiation of Amendment
17.84.030	Application form – Filing fee	17.35.050	Procedures
17.84.040	Commission action	17.35.060	Planning Commission Hearing and Recommendation
17.84.050	Decision of commission by resolution	17.35.070	City Council Hearing and Action
17.84.060	Appeal to city council	17.35.070	City Council Hearing and Action
17.84.070	City council action	17.35.070	City Council Hearing and Action
	Not located in the existing code	17.35.080	General Plan Consistency Required for Zoning Amendments
17.88	**Temporary Uses and Special Permits**	**17.29**	**Temporary Use Permits**
17.88.010	Purpose and intent	17.29.010	Purpose

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	17.29.020	Applicability
	Not located in the existing code	17.29.030	Exempt Temporary Uses
17.88.020	Temporary use	17.29.040	Allowed Temporary Uses
17.88.030	Application – Temporary permit	17.29.050	Application Filing and Processing Procedures
	Not located in the existing code	17.29.060	Standards
17.88.040	Investigation – Temporary permit	17.29.070	Findings and Decision
17.88.050	Action on application by director	17.29.080	Conditions of Approval
17.88.060	Appeals	17.29.110	Appeals
17.88.070	Revocation of temporary permit	17.29.120	Revocation of Temporary Use Permits
17.88.080	Violation- Penalty		*Not located in the new code*
17.88.090	Violation constitutes nuisance – Abatement		*Not located in the new code*
	Not located in the existing code	17.29.090	Conditions of Site Following Temporary Use
	Not located in the existing code	17.29.100	Modification
17.90	**Wireless Communications Facility**	17.12.260	Wireless Telecommunication Facilities
17.90.010	Intention of chapter	17.12.260	Wireless Telecommunication Facilities
17.90.020	Definitions	17.12.260	Wireless Telecommunication Facilities
17.90.030	General requirements	17.12.260	Wireless Telecommunication Facilities
17.90.040	Prohibited facilities	17.12.260	Wireless Telecommunication Facilities
17.90.050	Permits	17.12.260	Wireless Telecommunication Facilities
17.90.060	Application process	17.12.260	Wireless Telecommunication Facilities
17.90.070	Term of permits	17.12.260	Wireless Telecommunication Facilities
17.90.080	Clustered, co-located and multiple-user facilities	17.12.260	Wireless Telecommunication Facilities

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
17.90.090	Structural, design and environmental standards	17.12.260	Wireless Telecommunication Facilities
17.90.100	Non-ionizing electromagnetic radiation exposure	17.12.260	Wireless Telecommunication Facilities
17.90.110	Enforcement		*Not located in the new code*
17.90.120	Violation – Penalty		*Not located in the new code*
17.90.130	Appeal procedures		*Not located in the new code*
17.100	**Automotive Dismantling Planned Development Overlay Zone**	**17.10**	**Automobile Dismantling Overlay Zone**
17.100.010	Purpose and area within planned development overlay zone	17.10.010	Purpose
17.100.020	Definitions		*Not located in the new code*
17.100.030	Permitted uses	17.10.020	Land Use and Permit Requirements
17.100.040	Uses requiring a conditional use permit	17.10.020	Land Use and Permit Requirements
17.100.050	Time Limits	17.10.020	Land Use and Permit Requirements
17.100.060	Signage		*Not located in the new code*
17.100.070	Parking and circulation	17.10.030	Development Regulations and Standards
17.110	**Marijuana Uses and Activities Prohibited**		*Not located in the new code*
17.110.010	Purpose and intent		*Not located in the new code*
17.110.020	Definitions		*Not located in the new code*
17.110.030	Prohibitions of commercial marijuana activities		*Not located in the new code*
17.110.040	Violations and penalties; public nuisance		*Not located in the new code*
17.130	**Reclamation of Mines Exempt from the Surface Mining and Reclamation Act**		*Not located in the new code*
17.130.010	Purpose		*Not located in the new code*
17.130.020	Application of chapter		*Not located in the new code*
17.130.030	Development agreement required		*Not located in the new code*

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	**17.17**	**Landscaping**
	Not located in the existing code	17.17.010	Purpose
	Not located in the existing code	17.17.020	Applicability
	Not located in the existing code	17.17.030	General Requirements
	Not located in the existing code	17.17.040	Screening
	Not located in the existing code	17.17.050	Parking Area Landscaping
	Not located in the existing code	17.17.060	Maintenance of Landscaping
	Not located in the existing code	**17.19**	**Signs**
	Not located in the existing code	17.19.010	Purpose
	Not located in the existing code	17.19.020	Applicability
	Not located in the existing code	17.19.030	Definitions
	Not located in the existing code	17.19.040	General Provisions
	Not located in the existing code	17.19.050	Exemptions
	Not located in the existing code	17.19.060	Prohibited Signs
	Not located in the existing code	17.19.070	Sign Measurement
	Not located in the existing code	17.19.080	Signage Allowed by Zones
	Not located in the existing code	17.19.090	Signage Standards for Specific Sign Types
	Not located in the existing code	17.19.100	Sign Permit Required
	Not located in the existing code	17.19.110	Comprehensive Sign Program
	Not located in the existing code	17.19.120	Non-conforming Signs
	Not located in the existing code	17.19.130	On-Site Temporary Signs
	Not located in the existing code	17.19.140	Off-Site Temporary Signs
	Not located in the existing code	17.19.150	Enforcement
	Not located in the existing code	**17.20**	**Performance Standards**
	Not located in the existing code	17.20.010	Purpose and Intent
	Not located in the existing code	17.20.020	Applicability
	Not located in the existing code	17.20.030	Measurement of Impacts
	Not located in the existing code	17.20.040	Air Contaminants
	Not located in the existing code	17.20.050	Electromagnetic Disturbances and Radiation

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	17.20.060	Radioactivity
	Not located in the existing code	17.20.070	Hazardous and Extremely Hazardous Materials
	Not located in the existing code	17.20.080	Waste
	Not located in the existing code	17.20.090	Heat and Humidity
	Not located in the existing code	17.20.100	Light and Glare
	Not located in the existing code	17.20.110	Vibration
	Not located in the existing code	17.20.120	Odors
	Not located in the existing code	17.20.130	Noise
	Not located in the existing code	**17.22**	**Reserved Chapter**
	Not located in the existing code	**17.23**	**Reserved Chapter**
	Not located in the existing code	**17.24**	**Planning Authorities**
	Not located in the existing code	17.24.010	Purpose
	Not located in the existing code	17.24.020	City Council
	Not located in the existing code	17.24.030	Planning Commission
	Not located in the existing code	17.24.040	Community Development Director
	Not located in the existing code	17.24.050	Summary of Review Authorities for Decisions and Appeals
	Not located in the existing code	**17.25**	**Common Procedures**
	Not located in the existing code	17.25.010	Purpose
	Not located in the existing code	17.25.020	Application Forms and Fees
	Not located in the existing code	17.25.030	Pre-Application Review
	Not located in the existing code	17.25.040	Review of Applications
	Not located in the existing code	17.25.050	Environmental Review
	Not located in the existing code	17.25.060	Public Notice
	Not located in the existing code	17.25.070	Conduct of Public Hearings
	Not located in the existing code	17.25.080	Findings and Decision
	Not located in the existing code	17.25.090	Conditions of Approval
	Not located in the existing code	17.25.100	Expiration and Extension
	Not located in the existing code	17.25.110	Revisions to an Approved Permit
	Not located in the existing code	17.25.120	Revocations of Permits

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	17.25.130	Appeals
	Not located in the existing code	**17.26**	**Zoning Clearance**
	Not located in the existing code	17.26.010	Purpose
	Not located in the existing code	17.26.020	Applicability
	Not located in the existing code	17.26.030	Review Authority Procedures
	Not located in the existing code	17.26.040	Procedures
	Not located in the existing code	**17.30**	**Special Event Permits**
	Not located in the existing code	17.30.010	Purpose and Intent
	Not located in the existing code	17.30.020	Applicability
	Not located in the existing code	17.30.030	Exempt Special Events
	Not located in the existing code	17.30.040	Application – Special Events Permits
	Not located in the existing code	17.30.050	Other Permits and Fees Required
	Not located in the existing code	17.30.060	Investigation – Special Events Permits
	Not located in the existing code	17.30.070	Action on Application by Director
	Not located in the existing code	17.30.080	Appeals
	Not located in the existing code	17.30.090	Revocation of Special Event Permit
	Not located in the existing code	17.30.100	Violation-Penalty
	Not located in the existing code	17.30.110	Abatement of Nuisance
	Not located in the existing code	**17.33**	**Reasonable Accomodation**
	Not located in the existing code	17.33.010	Purpose
	Not located in the existing code	17.33.020	Applicability
	Not located in the existing code	17.33.030	Review Authority
	Not located in the existing code	17.33.040	Application
	Not located in the existing code	17.33.050	Procedure
	Not located in the existing code	17.33.060	Required Findings
	Not located in the existing code	17.33.070	Conditions of Approval
	Not located in the existing code	17.33.080	Appeals, Expiration, Extensions, and Revisions
	Not located in the existing code	**17.34**	**Development Agreement**

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	**Title**	**Section**	**Title**
	Not located in the existing code	17.34.010	Purpose
	Not located in the existing code	17.34.020	Applicability
	Not located in the existing code	17.34.030	Review Authority
	Not located in the existing code	17.34.040	Procedures
	Not located in the existing code	17.34.050	Planning Commission Hearings and Recommendation
	Not located in the existing code	17.34.060	City Council Hearings and Action
	Not located in the existing code	17.34.070	Required Findings
	Not located in the existing code	17.34.080	Execution and Recordation
	Not located in the existing code	17.34.090	Periodic Review
	Not located in the existing code	17.34.100	Amendments
	Not located in the existing code	17.34.110	Effect of Approved Agreement
	Not located in the existing code	17.34.120	Enforcement
	Not located in the existing code	**17.36**	**Pre-Zoning**
	Not located in the existing code	17.36.010	Purpose
	Not located in the existing code	17.36.020	Applicability
	Not located in the existing code	17.36.030	Procedure
	Not located in the existing code	17.36.040	Effective Date of Zoning and Time Limit
	Not located in the existing code	**17.37**	**Enforcement**
	Not located in the existing code	17.37.010	Purpose
	Not located in the existing code	17.37.020	Enforcement Responsibilities
	Not located in the existing code	17.37.030	Revocation
	Not located in the existing code	17.37.040	Nuisnace Defined
	Not located in the existing code	17.37.050	Penalties
	Not located in the existing code	17.37.060	Remedies
	Not located in the existing code	17.37.070	Nuisance Abatement

EXHIBIT “F”

Irwindale Resident!

We’d like your input and feedback.

The Community Development Department is conducting a survey at the direction of the Planning Commission to get feedback from community members regarding the rezoning of residential properties from A-1 (Agricultural) to R-1 (Single-Family Residential). Recent State-wide legislation allows single-family zones the opportunity to increase the number of housing units. This new legislation specifically applies to the zones designated as R-1 (Single-Family Residential) and would exclude the A-1 (Agricultural) zones. The proposed changes to the Irwindale Zoning Code and Map will allow you to take advantage of these beneficial regulations. Per the Los Angeles County Tax Assessor, changes to zoning do not change property tax assessments.

Per the adopted 2013 Housing Element, Program 6 states: The City will rezone all A-1 (Agricultural) property to R-1 (Single-Family Residential).

For more information regarding the City of Irwindale Zoning Code Update, please see the link below for the Questions and Answers for the July 19, 2023 Joint Study Session: https://www.irwindaleca.gov/DocumentCenter/View/8630/Zoning-Code-Update-Study-Session-Questions-and-Responses?bidId=

By answering the questions below, we hope to get a better understanding of your questions and concerns. The existing and proposed zoning maps have been included to help you visualize the proposed rezoning. This survey will remain active from September 28, 2023 through October 13, 2023. All individual responses will be kept confidential and survey results will only be reported in aggregate to ensure the anonymity of the respondents.

Please drop off or mail survey to the following location:
Mail or drop off at: City of Irwindale 5050 N. Irwindale Avenue Irwindale, CA 91706 Alternative Drop off location: Irwindale Senior Center 16116 Arrow Highway Irwindale, CA 91706

To complete this survey online, scan the QR code below or go to the following website: https://www.irwindaleca.gov/FormCenter/Community-Development-8/Irwindale-Zoning-Resident-Survey-74

1. Which best describes your experience with Irwindale's Zoning Code?

   ☐ Easy to understand.
   ☐ Average, after reviewing it a few times, I understood the Zoning Code.
   ☐ Difficult to understand, I depended on staff to explain the Zoning Code.
   ☐ I haven't used the Zoning Code.

2. Have you reviewed the draft Zoning Code? https://www.irwindaleca.gov/DocumentCenter/View/8440/Draft-Title-17---Zoning-Code-06152023?bidId=

   ☐ Yes
   ☐ No

3. Do you know the zoning of your property?

   ☐ Yes
   ☐ No

4. Would you support a change from A-1 (Agricultural) to R-1 (Single-Family Residential)?

   ☐ Yes
   ☐ No

5. Are you aware that the R-1 (Single-Family Residential) zone has more opportunities for development?

   ☐ Yes
   ☐ No

6. Are you aware that you can have a private garden, fruit trees, and vegetables in the R-1 (Single-Family Residential) zone?

   ☐ Yes
   ☐ No

7. Are you aware that the areas currently zoned as A-1 (Agricultural) are not farmland?

   ☐ Yes
   ☐ No

8. Do you have livestock (goats, cows, horses, etc.)?

   ☐ Yes
   ☐ No

9. Are you aware that rezoning property does not increase or decrease property taxes?

   ☐ Yes
   ☐ No

10. Are you familiar with recent State-wide laws pertaining to residential property?

    ☐ Yes
    ☐ No

11. Have you ever considered building a second unit on your property?

- ☐ Yes
- ☐ No

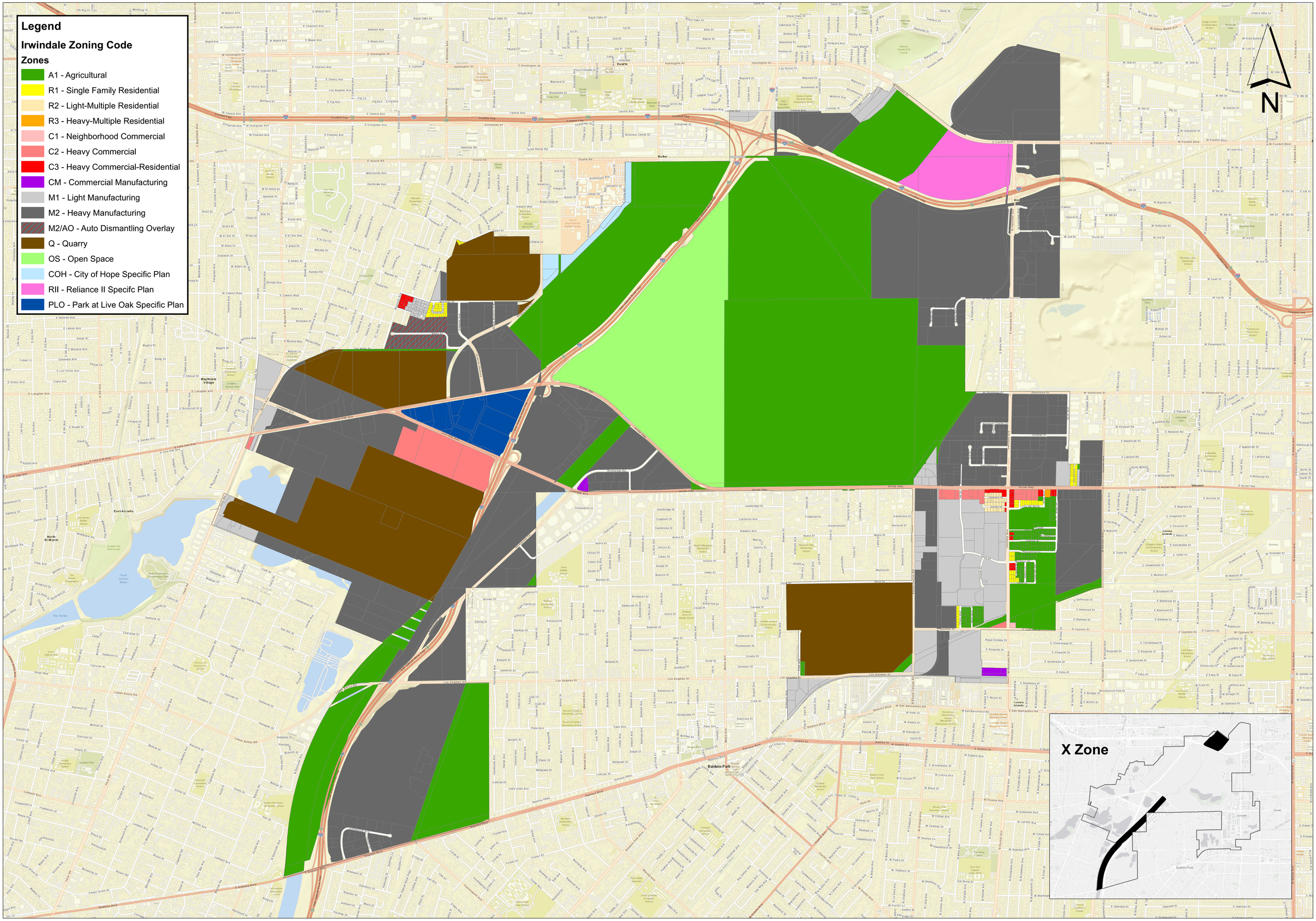
12. Have you ever considered splitting your property?

- ☐ Yes
- ☐ No

13. Please share additional thoughts below.

CITY OF IRWINDALE - ZONING MAP (EXISTING)

EXHIBIT "G"



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

CITY OF IRWINDALE - ZONING MAP (PROPOSED)

EXHIBIT "H"

Legend

Irwindale Zoning Code

Zones

- P/SP - Public/Semi-Public
- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - Multi-Family Residential
- C1 - Neighborhood Commercial
- C2 - General Commercial
- C3 - Commercial/Mixed-Use
- M1 - Light Industrial
- M2 - Heavy Industrial
- M2/AO - Auto Dismantling Overlay
- Q - Quarry
- OS - Open Space
- COH - City of Hope Specific Plan
- RII - Reliance II Specifc Plan
- PLO - Park at Live Oak Specific Plan

N

X Zone

0 0.25 0.5 1 1.5 2 Miles

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