

Item #22.A.

*City of*  
**IRWINDALE**  
**AGENDA REPORT**

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Date: April 10, 2024  
To: Honorable Mayor and Members of the City Council  
From: Julian A. Miranda, City Manager  
Issue: Comprehensive Zoning Code Update

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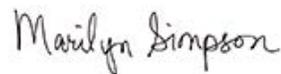
**City Manager's Recommendation:**

1. Introduce for first reading by title only with further reading waived: Ordinance No. 772 entitled, "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 FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT TO CEQA GUIDELINES SECTIONS 15183, AND 15162; and
2. Adopt Resolution No 2024-08-3485 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING AND ADOPTING 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, AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT TO CEQA GUIDELINES SECTIONS 15183, AND 15162"

**Administrative Action:**

**Submitted by:**

Marilyn Simpson,  
Community  
Development Director



**Reviewed by:**

Adrian R. Guerra, City Attorney

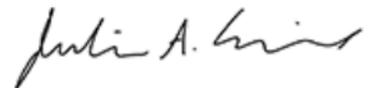


Kambiz Borhani, Finance Director / City Treasurer



**Approved by:**

Julian A. Miranda, City Manager



**Background and Analysis:**

**PROJECT DESCRIPTION**

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 Zoning Code includes a variety of graphics to assist applicants in understanding the written descriptions. The update includes text and map updates and is attached as Attachment A.

**BACKGROUND AND ANALYSIS**

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.

**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 processed 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 and comply with the City’s General Plan and state laws.
- 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).
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**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
<b>BASE ZONES</b>		
<b>Residential Zones</b>		
R-1	Residential – Low Density	Residential
R-2	Residential – Medium Density	Residential
R-3	Residential – Multifamily	Residential
<b>Commercial Zones</b>		
C-1	Neighborhood Commercial	Commercial
C-2	General Commercial	Commercial; Regional Commercial
C-3	Commercial/Mixed-Use	Commercial; Residential
<b>Industrial and Office Zones</b>		
M-1	Light Industrial	Industrial/Business Park
M-2	Heavy Industrial	Industrial/Business Park
BP	Business Park	Industrial/Business Park
<b>Public and Semi-Public Zones</b>		
P/SP	Public/Semi-Public	Public/Institutional
RP	Recreation and Parks	Commercial/Recreation; Parks
OS	Open Space	Open Space/Easements
<b>SPECIFIC PLAN ZONES</b>		
N/A	City of Hope Campus Specific Plan	Specific Plan
N/A	The Park at Live Oak Specific Plan	Specific Plan
N/A	The Reliance II Specific Plan	Specific Plan
<b>OVERLAY ZONES</b>		
PD	Planned Development	N/A
AD	Auto Dismantling Overlay Zone	Industrial/Business Park
QO	Quarry Overlay Zone	Quarry/Quarry Overlay

**UPDATED ZONING CODE GRAPHIC EXAMPLES**

Figure 17.02.040-4 Measuring Building Height

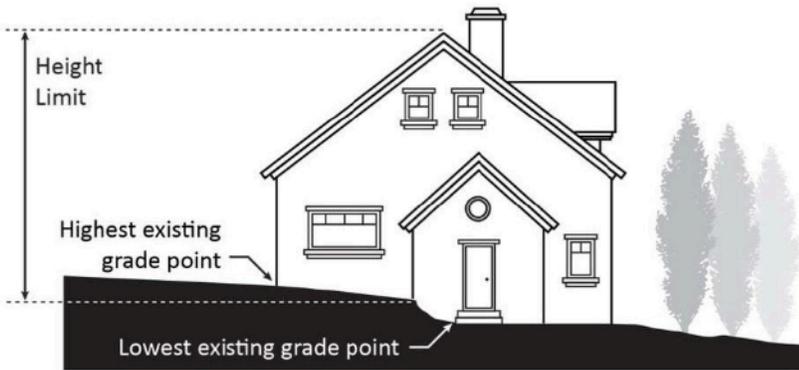
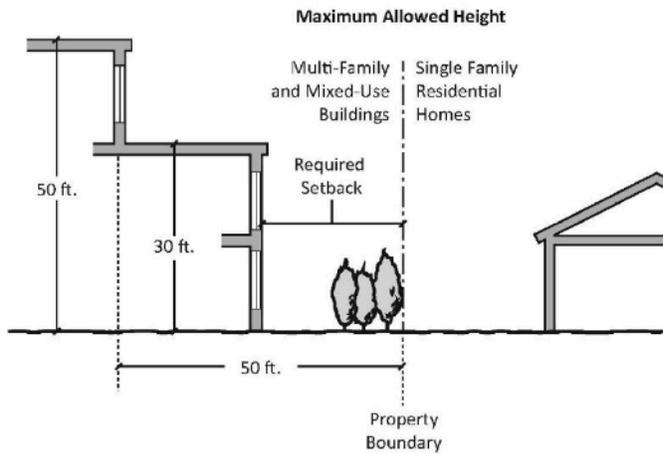


Figure 17.05.040-1 Maximum Height Adjacent to Residential Zone



UPDATED ZONING CODE GRAPHIC EXAMPLES

(con't)

Figure 17.02.040-10 Determining Setbacks

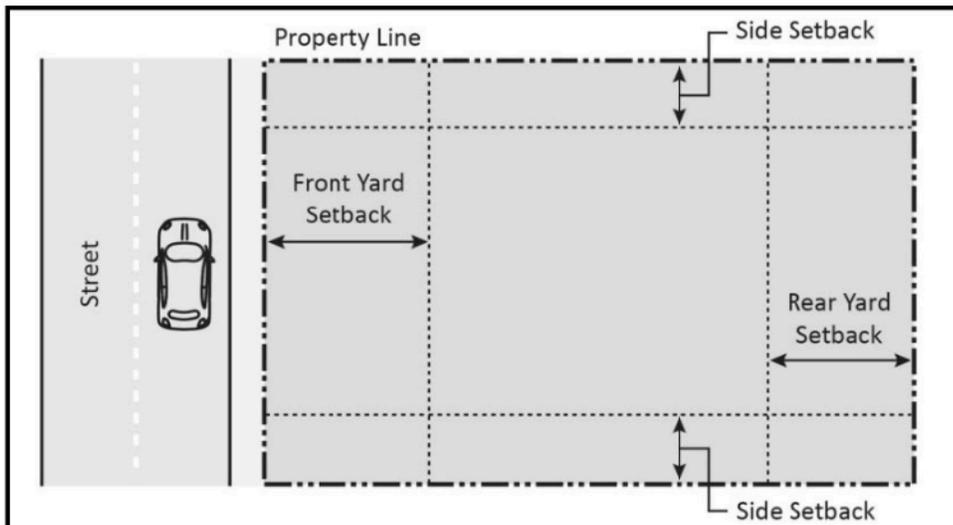
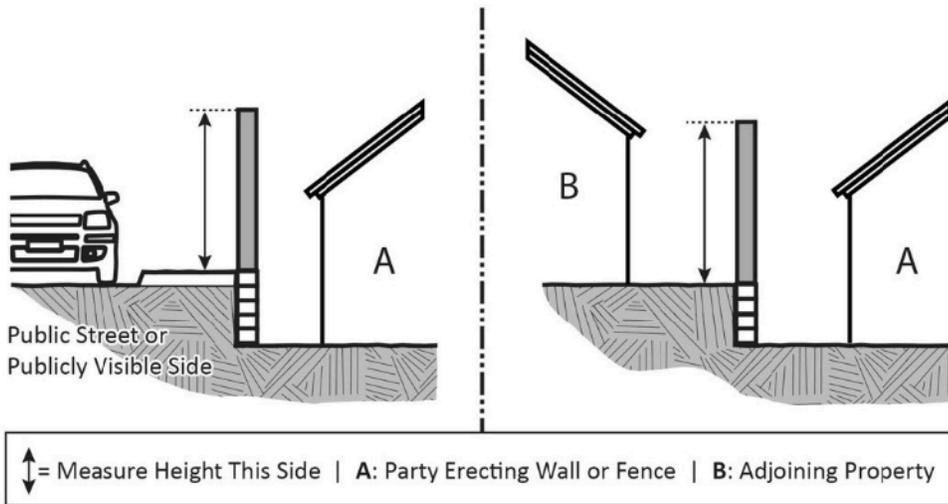


Figure 17.02.040-5 Measuring Height of Fences or Walls



### 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 Joint 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 for the Planning Commission report (Attachment H).

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 and provided to interested parties. The notice was provided to the Chamber of Commerce, all businesses with a business license in the City, and several real estate brokers that regularly request information from staff. 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.

On March 29, 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 for the April 10, 2024 City Council meeting.

### **PLANNING COMMISSION REVIEW**

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.

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.

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 to allow for a full Commission to hear the item.

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 (Shown in Table format below)**

- 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.

**Table 17.05.030**  
**Revisions to Commercial Development Standards**

<b>Table 17.05.030 Development Standards - Commercial Zones</b>				
Standard	C-1	C-2	C-3	Additional Regulations/Notes
<b>Density and Lot Requirements</b>				
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	
<b>Building Form and Location</b>				
Floor Area Ratio (FAR)				
Minimum	0.25	0.30	0.30	
Maximum	0.5	1.5	2.0	
Maximum Height (feet)	40	<u>40</u>	<u>50</u>	

**Table 17.06.030**  
**Revisions to Industrial & Office Development Standards**

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

1. On February 21, 2024, the Comprehensive Zoning Code Update was presented to the Planning Commission at the public hearing and adopted 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. The Planning Commission adopted Resolution No. 819(23) recommending that the City Council adopt Ordinance No. 772, 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 with the recommendations

listed above; and

3. The Planning Commission adopted Resolution No. 820(23) recommending that the City Council consider and adopt Ordinance No. 772.

**Additionally, at the meeting, the Planning Commission made the following recommendations:**

1. Amend the definition of major arterials in the Zoning Code to be consistent with the definition in the Irwindale General Plan.
2. Add the Billboard Chapter to the Zoning Code as currently written.
3. Keep the SMARA Chapter as is, with direction to bring back the amended Chapter at a later date, for consistency with state law.
4. Minor Variances: add Community Development Director authority to default to 30%, if not listed in the document.
5. For Administrative Approvals by the Community Development Director, document all approvals in the application file.
6. Modify Section 17.09.080a, Planned Development, time extension from 2 years to 1 year.
7. For all commercial and industrial zones, institute a 50 foot setback for new development, measured from the property line for the side facing and abutting any residentially zoned property.

**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.

**Fiscal Impact:**

No fiscal impacts are directly associated with the adoption of the Zoning Code Update. Fiscal impacts associated with the implementation actions recommended in the Zoning Code Update will be assessed as each item is brought forward for consideration.

**Attachments:**

1. Attachment A: Draft Title 17 Zoning Code Update (link below)
2. Attachment B: Ordinance No. 772
3. Attachment C: Resolution No. 2024-08-3485
4. ATTACHMENT D: Table of Contents and Comparison Table (link below)
5. Attachment E: Irwindale Zoning Map (Existing)
6. Attachment F: Irwindale Zoning Map (Proposed)
7. ATTACHMENT G: Planning Commission staff report and exhibits (link below)

8. Attachment H: combined 819(23) 820(23)

**ATTACHMENT A**  
**Draft Title 17 Zoning Code**  
**APRIL 2024**

<https://www.irwindaleca.gov/DocumentCenter/View/9029/ZONING-CODE-DRAFT-April-2024?bidId=>

## 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 FINDING THE PROJECT CONSISTENT WITH THE CITY’S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162**

**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 adopted Resolution No. 819(23), recommending 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, with further recommendations; 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**, on April 10, 2024, the City Council held 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 City Council by City staff; 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 is consistent with and 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.** Based upon substantial evidence and testimony taken from the record as a whole, and received at the public hearing, both oral and written, including the recommendation of the Planning Commission, the staff report, and all attachments thereto, all of which shall constitute the entire record of the matter, the City Council hereby finds that the proposed 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 City Council 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 will 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 will 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 will 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 will 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 will 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 will 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 will 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 will update the Zoning Code to comply with State mandates, including SB 35, SB 330, the Housing Accountability Act, SB 9, and other Accessory Dwelling Unit Requirements, consistent with Housing Element Policy 14 and Housing Element Policy 19.

**SECTION 3.** The City Council hereby repeals Title 17 of the Irwindale Municipal Code (“Zoning”) in its entirety.

**SECTION 4.** 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 5.** The City Council hereby finds and determines based upon the independent judgment of the City Council, after consideration of the whole of the administrative record, that the Comprehensive Zoning Code Update is consistent with and was assessed in the Environmental Impact Review for the City’s General Plan (SCH# 2005071047), adopted on June 25, 2008 and, pursuant to CEQA Guidelines Section

15183 and 15162 , 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 6.** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

**SECTION 7.** The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect 30 days after its final passage. City Staff are directed and authorized to inform and educate the public regarding the adoption of this Ordinance prior to its taking effect.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Irwindale this 10<sup>th</sup> day of April, 2024.

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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 April 10, 2024, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on April 24, 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 April 10, 2024 to be posted at the City Hall, Library, and Post Office on March 28, 2024.

\_\_\_\_\_  
Laura M. Nieto, MMC  
Chief Deputy City Clerk

Dated: \_\_\_\_\_

ORDINANCE NO. 772

EXHIBIT "A"

<https://www.irwindaleca.gov/DocumentCenter/View/9029>

**RESOLUTION NO. 2024-08-3485**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, APPROVING AND ADOPTING 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, AND FINDING THE PROJECT CONSISTENT WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2005071047) AND EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT TO CEQA GUIDELINES SECTIONS 15183, AND 15162**

**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 Official Zoning Map of the City of Irwindale reflects the Zones of all parcels of land within the City of Irwindale, as defined within the Zoning Code, to identify the zoning regulations and permitted land uses for any particular parcel; and

**WHEREAS**, the City Council of the City of Irwindale ("Council") has found 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. 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**, 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 Official 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 Heavy 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; and

**WHEREAS**, 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; 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**, the draft Comprehensive Zoning Code Update and proposed Zoning Map was presented to the Planning Commission on September 20, 2023, for comment and review by the Commission; and

**WHEREAS**, a duly noticed public hearing for the Planning Commission 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; 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 and corresponding Zoning Map 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 adopted Resolution No. 820(23), recommending that the City Council adopt a resolution approving the City-initiated application for Zone Change No. 04-2023, and amend the Official Zoning Map of the City to reflect updates Title 17 of the Irwindale Municipal Code (“Zoning”) consistent with Ordinance No. 772; and

**WHEREAS**, 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;” and

**WHEREAS**, the City Council now desires to 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; and

**WHEREAS**, the proposed Zoning Map Update 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; and

**WHEREAS**, on April 10, 2024, the City Council held 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 City Council by City staff; 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 Zoning Map Update; and

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

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**

**SECTION 1.** The facts set forth in the recitals in this Resolution are true and correct and incorporated herein by reference.

**SECTION 2.** The City Council hereby approves and adopts the City-initiated application for Zone Change No. 04-2023, and hereby approves and adopts the Zoning Map Update in its entirety, attached herein as Exhibit A, as the Official Zoning Map of the City of Irwindale in accordance with Irwindale Municipal Code section 17.12.020.

**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 Zoning Map Update was assessed in the Environmental Impact Review for the City's General Plan (SCH# 2005071047), adopted on June 25, 2008 and, pursuant to CEQA Guidelines Section 15183 and 15162, no subsequent EIR, negative declaration, or addendum is required for approval of the Zoning Map Update. City staff is directed to file a Notice of Determination incorporating these findings and determination regarding the Zoning Map Update.

**SECTION 5.** If any section, subsection, sentence, clause or phrase of this resolution 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 resolution. The City Council hereby declares that it would have passed this resolution 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 Chief Deputy City Clerk shall certify to the adoption of this resolution. This resolution shall take effect consistent with the effective date of the Zoning Code Update.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Irwindale this 10<sup>th</sup> day of April, 2024.

\_\_\_\_\_  
H. Manuel Ortiz, Mayor

ATTEST:

\_\_\_\_\_  
Laura M. Nieto, MMC  
Chief Deputy City Clerk

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

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2023-XX was adopted at a regular meeting of the Irwindale City Council held on the 10<sup>th</sup> day of April, 2024, by the following vote of the Council:

AYES:           Councilmembers:

NOES:           Councilmembers:

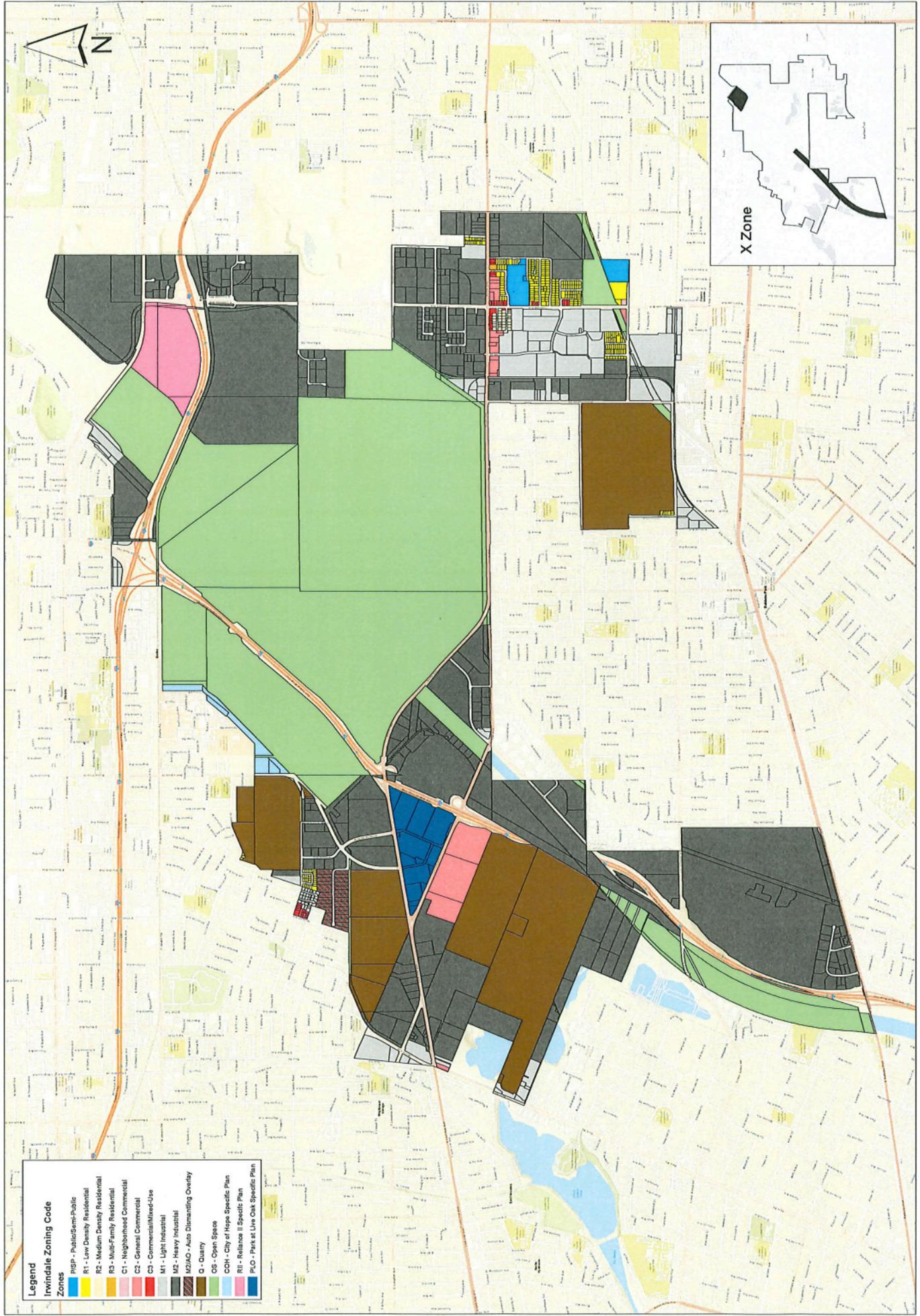
ABSTAIN:       Councilmembers:

ABSENT:         Councilmembers:

\_\_\_\_\_  
Laura M. Nieto, MMC  
Chief Deputy City Clerk

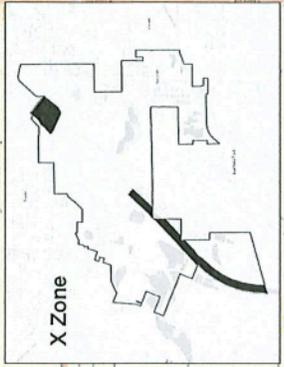
RESOLUTION NO. 2024-08-3485  
EXHIBIT "A"

# EXHIBIT A: CITY OF IRVINDALE - ZONING MAP (PROPOSED)



**Legend**  
**Irwindale Zoning Code**  
**Zones**

	PSP - 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
	M2AOC - Auto Dismissing Overlay
	O - Quarry
	OS - Open Space
	COH - City of Hope Specific Plan
	RI - Rollins II Specific Plan
	PLD - Park at Live Oak Specific Plan



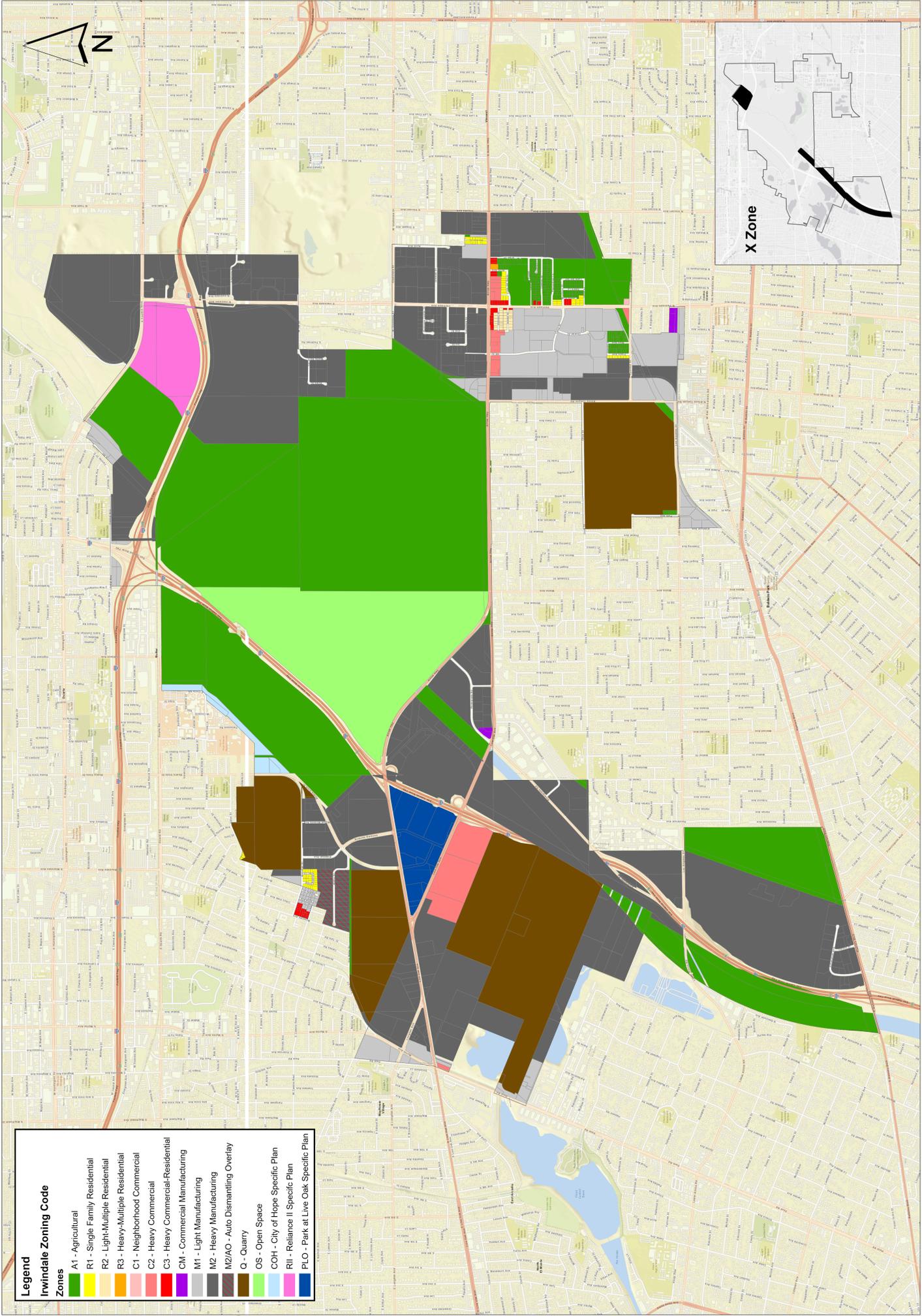
Sources: City of Irwindale, Los Angeles County, ESRI  
 Map created: 10/24/23

## ATTACHMENT D

### Table of Contents and Comparison Table

<https://www.irwindaleca.gov/DocumentCenter/View/8742/Irwindale-Comparison-Table-of-Contents-April-2024?bidId=>

# ATTACHMENT E: CITY OF IRWINDALE - ZONING MAP (EXISTING)

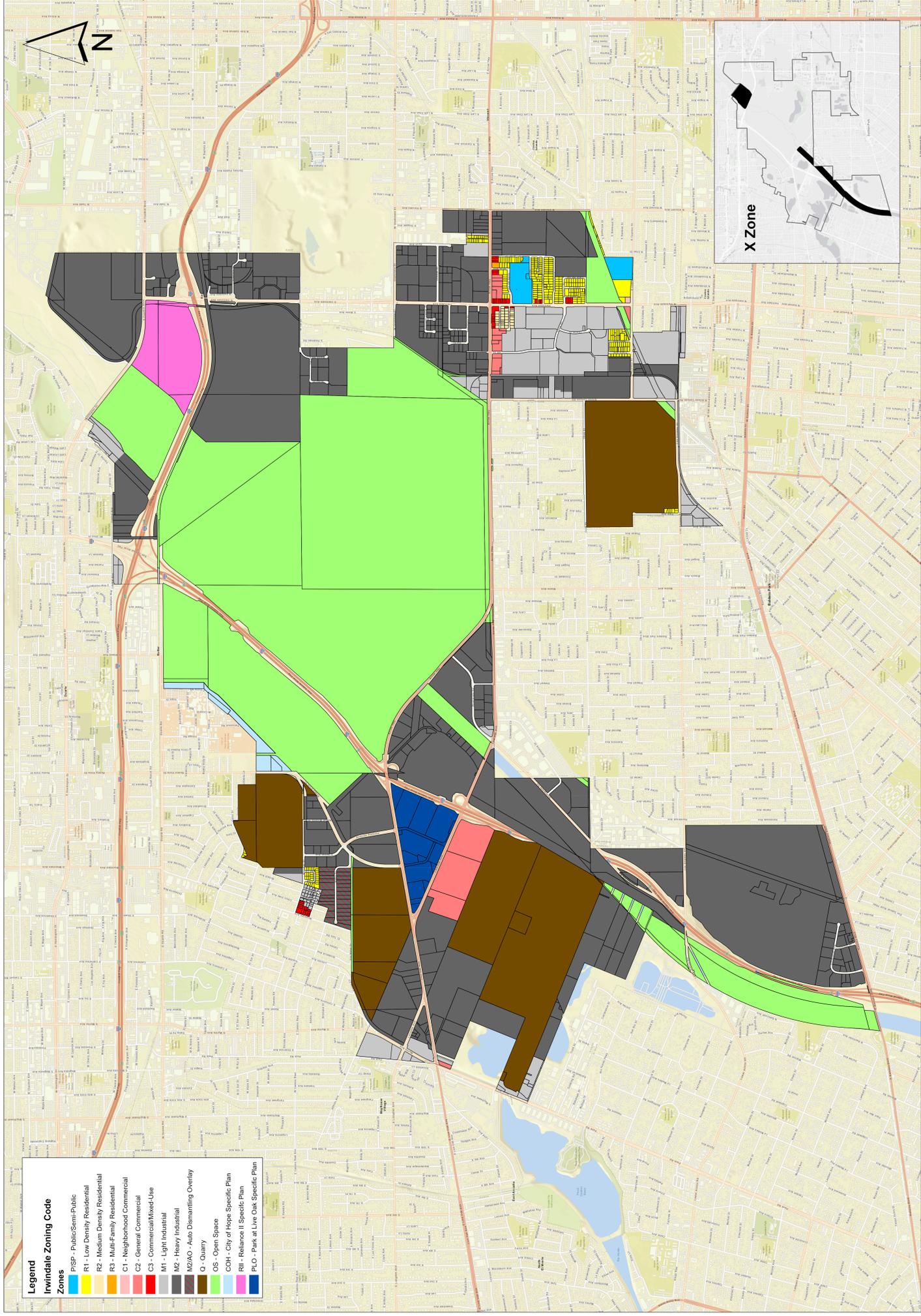


Legend	
Irwindale Zoning Code	
	A1 - Agricultural
	R1 - Single Family Residential
	R2 - Light/Multiple Residential
	R3 - Heavy-Multiple Residential
	C1 - Neighborhood Commercial
	C2 - Heavy Commercial
	C3 - Heavy Commercial-Residential
	CM - Commercial Manufacturing
	M1 - Light Manufacturing
	M2 - Heavy Manufacturing
	M2/AO - Auto Dismantling Overlay
	Q - Quarry
	OS - Open Space
	COH - City of Hope Specific Plan
	R11 - Reliance II Specific Plan
	PLO - Park at Live Oak Specific Plan



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

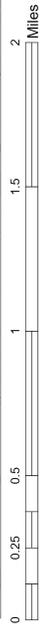
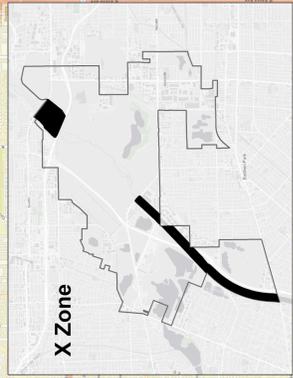
# ATTACHMENT F: CITY OF IRWINDALE - ZONING MAP (PROPOSED)



**Legend**

**Irwindale Zoning Code**

Zones	Color	Description
PI/SP - Public/Semi-Public	Blue	
R1 - Low Density Residential	Yellow	
R2 - Medium Density Residential	Orange	
R3 - Multi-Family Residential	Red	
C1 - Neighborhood Commercial	Pink	
C2 - General Commercial	Light Blue	
C3 - Commercial/Fixed-Use	Dark Blue	
M1 - Light Industrial	Light Green	
M2 - Heavy Industrial	Dark Green	
M2/AO - Auto Dismantling Overlay	Dark Grey	
O - Quarry	Black	
OS - Open Space	Light Green	
COH - City of Hope Specific Plan	Light Blue	
R11 - Reliance II Specific Plan	Light Blue	
PLO - Park at Live Oak Specific Plan	Dark Blue	



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

## ATTACHMENT G

[Agenda-Item-4-A \(irwindaleca.gov\)](http://irwindaleca.gov)

ATTACHMENT I

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.

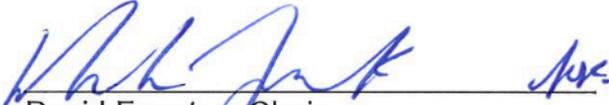
3. **CEQA Findings.** The Planning Commission hereby recommends that the City Council find that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has 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 with the following recommendations: 1) Amend the definition of major arterials to be consistent with the General Plan, 2) Add the existing billboard chapter to the Zoning Code as currently written, 3) Keep the SMARA chapter as is and direct Staff to amend the chapter to be consistent with State law and present the draft to the Planning Commission for review, 4) Authorize the Community Development Director to grant approvals up to a 30% deviation from the measurable standard, if not explicitly listed in the Minor Variances section, 5) All administrative approvals granted by the Community Development Director shall be documented in writing and on file, 6) Planned Development permits, per Subsection 17.09.070.A(1), shall expire in one (1) year instead of two (2) years, 7) All commercial and industrial zones shall institute a 50 foot setback measured from the property line on the side of any new development that abuts or faces any residentially zoned property.

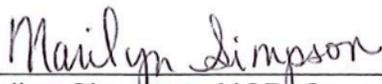
5. **Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall 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 21<sup>st</sup> day of February 2024.

  
\_\_\_\_\_  
David Fuentes, Chair  
City of Irwindale Planning Commission

ATTEST:

  
\_\_\_\_\_  
Marilyn Simpson, AICP, Secretary

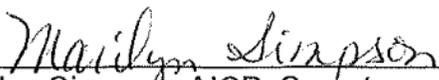
I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 21<sup>st</sup> day of February 2024, by the following vote:

AYES: COMMISSIONERS: A. Acosta, R. Chico, M. Frymark, D. Fuentes

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: J. Rodriguez

ABSTAIN: COMMISSIONERS:

  
\_\_\_\_\_  
Marilyn Simpson, AICP, Secretary

## 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) 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.
- (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 Heavy 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 21<sup>st</sup> day of February 2024.

  
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David Fuentes, Chair  
City of Irwindale Planning Commission

ATTEST:

  
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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 21<sup>st</sup> day of February 2024, by the following vote:

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