



**REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF IRWINDALE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **April 10, 2024, at 6:30 p.m.**, or as soon thereafter as the case may be heard, the City Council of the City of Irwindale will conduct a public hearing in the City Council Chambers located at 5050 North Irwindale Avenue, Irwindale, California, to consider the following:

1) ORDINANCE NO. 772 (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; and

2) RESOLUTION NO. 2024-08-3485 APPROVING THE CITY-INITIATED APPLICATION FOR ZONE CHANGE (ZC NO. 04-2023) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF IRWINDALE TO REFLECT UPDATES TO TITLE 17 (ZONING) OF THE IRWINDALE MUNICIPAL CODE CONSISTENT WITH ORDINANCE NO. 772.

Ordinance No. 772 would repeal the City's current Zoning Code, contained in Title 17 of the Irwindale Municipal Code ("Zoning"), replace it with the Comprehensive Zoning Code Update as the new Zoning Code under Title 17. The Comprehensive Zoning Code Update would address multiple improvements needed within the City's Zoning Code, including modernizing and clarifying the City's permit requirements and approval process, streamlining and modernizing the format of the Code to make it easier to navigate, complying with recent changes in state law imposing additional requirements on cities and counties statewide, and implementing the City's General Plan by making changes directed by the General Plan's vision and policies. Zone Change No. 04-2023 would update the City's Official Zoning Map to make it consistent with the Comprehensive Zoning Code Update, including Eliminating Zone A-1 – Agricultural Zone; Creating Zone P/SP – Public/Semi-Public; Re-naming Zone R-1 from Single Family Residential to Low Density Residential; Re-naming Zone R-2 from Light-Multiple Residential to Medium Density Residential; Re-naming Zone R-3 from Heavy-Multiple Residential to Multi-Family Residential; Re-Naming Zone C-2 Heavy Commercial to General Commercial; Re-Naming Zone C-3 Heavy Commercial-Residential to Commercial/Mixed Use; and Eliminating Zone C-M – Commercial Manufacturing. These changes will be City-wide.

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.

On February 21, 2024, after a duly the Planning Commission of the City of Irwindale adopted Resolution No. 819(23) recommending that the City Council adopt findings of consistency with the previously Certified General Plan EIR pursuant to CEQA Guidelines 15183 and 15162, and adopt Ordinance No. 772, repealing and replacing Title 17 (Zoning) if the Irwindale Municipal Code in its entirety with a Comprehensive Zoning Code Update with the following additional recommendations: (1) Amend the definition of major arterials to be consistent with the General Plan; (2) Add the Billboard Chapter to the Zoning Code Update as currently written within Title 17; (3) Keep the Surface Mining And Reclamation Act (SMARA) Chapter in the Zoning Code Update as currently written within Title 17, with direction to staff to bring back a proposed amendment at a later time to be consistent with state law; (4) For Minor Variances, add that the Community Development Director administrative approval authority will default to 30% if not otherwise listed; (5) For all Administrative Approvals of the Community Development Director, all approvals shall be documented to the final applicant/project file; (6) Modify the planned development requirements from 2 year to 1 year within proposed section 17.09.080(a)(1); (7) For all commercial and industrial zones, impose a 50 foot setback for new development measured from the property line for the side facing and abutting any residentially zoned property.

Additionally, the Planning Commission adopted Resolution No. 820(23) recommending that the City Council adopt a resolution approving the City-initiated application for a zone change (ZC No. 04-2023), and amending the official zoning map of the City of Irwindale to reflect updates to Title 17, consistent with Ordinance No. 772.

Copies of the draft documents are on file and are available for public review online at <https://www.irwindaleca.gov/561/Irwindale-Zoning-Code-Update>. Copies of the draft documents are available for public review in-person at the City of Irwindale City Hall located at 5050 Irwindale Avenue, Irwindale, CA 91706, Irwindale Public Library located at 16053 Calle de Paseo Irwindale, CA 91706, and at the City of Irwindale Community Development Department – Planning Division located at 16102 Arrow Highway, Irwindale, CA 91706, during normal business hours.

If you wish to challenge this Zone Ordinance Amendment No. 03-2023 and Zone Change No. 04-2023 and/or the environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department – Planning Division at, or prior to, the public hearing. For further information, please contact Marilyn Simpson, Community Development Director, at msimpson@irwindaleca.gov, or at (626) 430-2209.

Sincerely,

Laura Nieto, MMC
Chief Deputy City Clerk

Dated: March 13, 2024
Mailed: March 28, 2024
Posted: March 28, 2024
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