



**REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF  
IRWINDALE  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **February 21, 2024 at 6:30 p.m.**, or as soon thereafter as the case may be heard, the Planning Commission of the City of Irwindale will conduct a public hearing in the **City of Irwindale Council Chambers**, located at **5050 Irwindale Avenue, Irwindale, California**, to consider the following:

- 1) 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; and**
- 2) 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 (ZC 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.**

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.

**This Planning Commission will be held both in person and virtually as a webinar during which the public can also participate.**

**Please join the webinar for the Planning Commission at the following link:**

<https://us02web.zoom.us/j/86349691359>

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.

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](mailto:msimpson@irwindaleca.gov), or at (626) 430-2209.

Sincerely,  
Marilyn Simpson, AICP  
Community Development Director

Dated: February 5, 2024  
Mailed: February 8, 2024  
Posted: February 8, 2024  
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