



**CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT**
**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**



Date: July 17, 2024 **Agenda Item No. 4-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

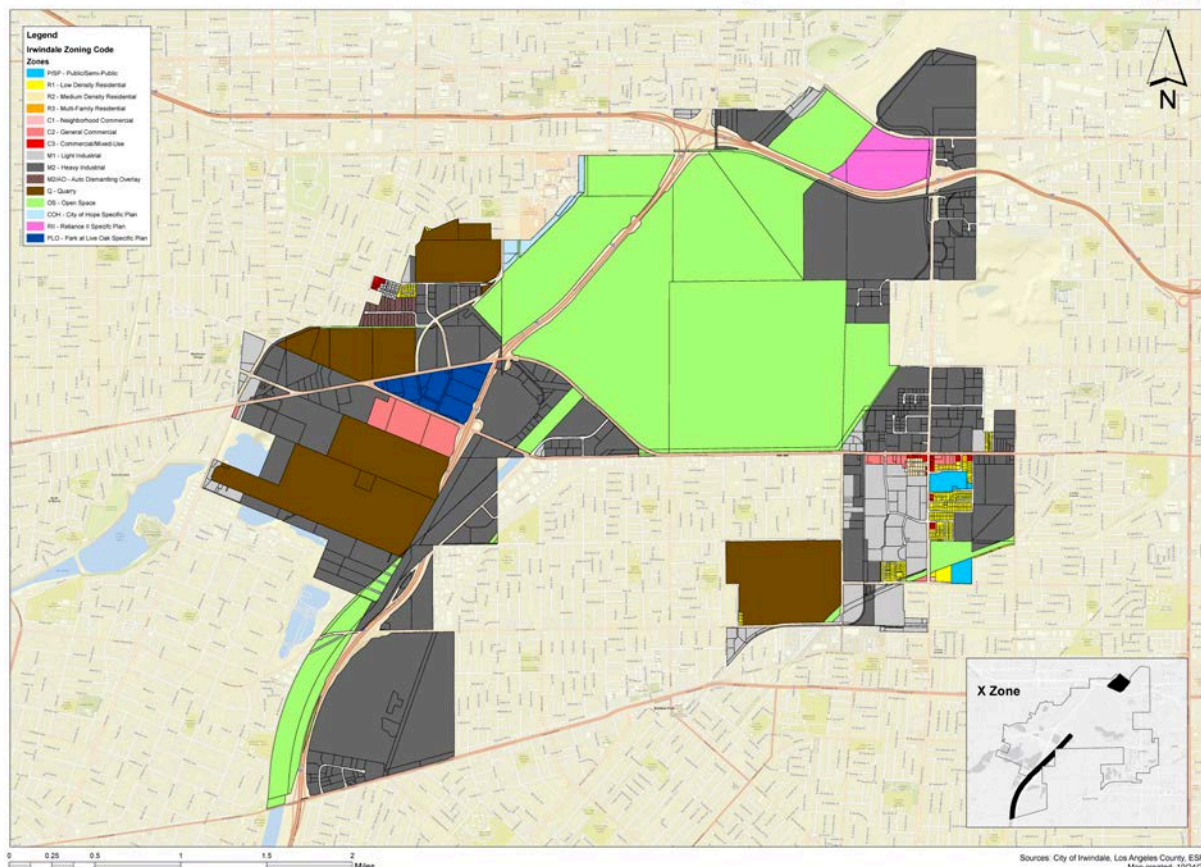
Project Planners: Community Development Staff

Project: Comprehensive Title 17 Zoning Code Update

Applicant: City of Irwindale

Project Location: Citywide

CITY OF IRWINDALE - ZONING MAP (PROPOSED)



Staff Recommendation: That the Planning Commission consider the following:

1) Affirm Resolution Nos. 819(23) and 820(23), which include the Planning Commission's previous recommendations to the Irwindale City Council, and direct staff to report back to the City Council;

OR

2) Adopt Resolution Nos. 828(24) and 829(24), with additional, revised, or alternative recommendations to the City Council, and direct staff to report back to the City Council;

AND

3) Recommend that the City Council 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;

OR

4) Provide alternative direction to staff

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 overlay 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.

SB2 GRANT

The City of Irwindale was awarded an SB 2 Planning Grant from California Housing & Community Development (HCD) 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. The grant money has been expended, but HCD has granted

Irwindale a time extension to complete and adopt the proposed Zoning Code Update. If the Update is not adopted, HCD has stated that the City must return the grant money.

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
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: <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>

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 G.

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, and 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.

On February 21, 2024, the draft Title 17 Zoning Code was presented to the Planning Commission. At that meeting the following actions were taken:

1. The Comprehensive Zoning Code Update was presented to the Planning Commission at the public hearing and the Planning Commission recommended that the City Council 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. 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 Zone Change No. 04-2023 to amend the official Zoning Map of the City of Irwindale to reflect updates to Title 17 (Zoning) consistent with 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.

On March 29, 2024, a notice of public hearing describing the proposed Comprehensive Zoning Code Update for the City Council meeting was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.

CITY COUNCIL DIRECTION

On April 10, 2024, the draft Title 17 Zoning Code Update was presented to the City Council at a public hearing. At that meeting, the City Council heard various comments from the public and directed staff to have the Planning Commission review the Update in light of the public comments. The direction was to take "all of the information that was discussed and brought up" at the meeting back to the Planning Commission for

reconsideration, with no specifics identified. The City Council's directive to the Planning Commission is a Kobayashi Maru exercise to review the proposed Zoning Code Update and the public comments to determine if the original Planning Commission recommendation should remain or if additional recommendations should be made. The unofficial transcript of that portion of the City Council meeting is attached as Exhibit "E" and a matrix of the public Questions & Comments is attached as Exhibit "F".

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.

On July 5, 2024, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the Los Angeles Times, a newspaper of general circulation, in accordance with the California Government Code.

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. Affirm Resolution Nos. 819(23) and 820(23), which include the Planning Commissions previous recommendations, and direct staff to report back to the City Council;
OR
2. Adopt Resolution Nos. 828(24) and 829(24), with additional, revised, or alternative recommendations , and direct staff to report back to the City Council;
AND
3. Recommend that the City Council 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;
OR
4. Provide alternative direction to staff.

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-1: Adopted Resolution No. 819(23) for ZOA No. 03-2023
- Exhibit B-2: Adopted Resolution No. 820(23) for ZC No.04-2023
- Exhibit C-1: Proposed Resolution No. 828(24) for ZOA No. 03-2023
- Exhibit C-2: Proposed Resolution No. 829(24) for ZC No. 04-2023
- Exhibit D: Ordinance No. 772
- Exhibit E: Unofficial Transcript of Portion of Council Meeting Held April 10, 2024
- Exhibit F: Question & Comments Matrix from April 10, 2024 City Council Meeting
- Exhibit G: Table of Contents and Comparison Table (link below)
<https://www.irwindaleca.gov/DocumentCenter/View/8742/Irwindale-Comparison-Table-of-Contents-April-2024?bidId=>
- Exhibit H: February 21, 2024 Planning Commission Staff Report
- Exhibit I: Zoning Map (Existing Conditions)
- Exhibit J: Zoning Map (Proposed Conditions)
- Exhibit K: Zone & Required Setback Matrix

Exhibit “A”

Draft Title 17 Zoning Code APRIL 2024

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

**EXHIBIT “B-1”
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 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: A. Acosta, R. Chico, M. Frymark, D. Fuentes

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: J. Rodriguez

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

**EXHIBIT “B-2”
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 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 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: A. Acosta, R. Chico, M. Frymark, D. Fuentes

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: J. Rodriguez

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

**EXHIBIT “C-1”
RESOLUTION NO. 828(24)**

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) On February 21, 2024, the Planning Commission adopted Resolution Nos. 819(23) and 820(23), recommending 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 in its entirety as Title 17 of the Irwindale Municipal Code with the following additional 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.

- (xvi) On April 10, 2024, the City Council 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 City Council by City staff.
- (xvii) On April 10, 2024, the City Council directed staff to bring the Comprehensive Zoning Code Update back to the Planning Commission for reconsideration.
- (xviii) 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.
- (xix) 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

8) [INTENTIONALLY BLANK- recommendations to be added as directed by Planning Commission]

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 17th day of July 2024.

Maricela Frymark, 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 17th day of July 2024, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

**EXHIBIT “C-2”
RESOLUTION NO. 829(24)**

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 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) On April 10, 2024, the City Council 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 City Council by City staff; and
- (xvi) On April 10, 2024, the City Council directed staff to bring the Comprehensive Zoning Code Update back to the Planning Commission for reconsideration; and
- (xvii) 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."
- (xviii) 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.
- (xix) 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 17th day of July 2024.

Maricela Frymark, 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 17th day of July 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, with additional recommendations; and

WHEREAS, on April 10, 2024, the City Council 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 City Council by City staff; and

WHEREAS, on April 10, 2024, the City Council directed staff to bring the Comprehensive Zoning Code Update back to the Planning Commission for reconsideration; and

WHEREAS, on July 17, 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 July 17, 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 June 25, 2008 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 28th day of August, 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 August 28, 2024, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on September 11, 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 August 28, 2024 to be posted at the City Hall, Library, and Post Office on August 15, 2024.

Laura M. Nieto, MMC
Chief Deputy City Clerk

Dated:_____

EXHIBIT "E"**UNOFFICIAL TRANSCRIPT OF PORTION OF COUNCIL MEETING HELD APRIL 10, 2024****Public Hearing Item No. 23A – Comprehensive Zoning Code Update****Recorded Audio Timestamp Begin: 30:02**

Mayor Ambriz: Ok. Now we're going to go to public hearing. Members of the audience, you may speak on the hearing once it's open. Mr. City Manager?

City Manager Miranda: Yes, Mayor, we have the comprehensive zoning code update. Report will be given by our Community Development Director, Marilyn Simpson.

Director Simpson: Thank you, Mayor, Councilmembers and members of the public. Ordinance 772 is a comprehensive zoning code update. Per the Irwindale Municipal Code provisions of Title 17, states that Title 17 shall be amended from time to time. The work on this update began in 2020 with hiring Interwest Consulting Group to prepare the document and also provide the environmental analysis. The purpose of this update is to implement the general plan and the housing element policies and programs to incorporate changes as a result of state law to better defined land uses, regulations and improve the usability of the zoning code. The biggest change is the look and the flow of the zoning code. And that is being changed for ease of use. Our existing code is what is called a tiered code and what that means is that each section may be tiered off or referred back to another section. This has created some confusion for readers and users of the code, and now it's being organized by each zoning designation for the uses and the development standards. The update also includes text changes and a couple of map updates. So as a little bit of background, the current zoning code... it's built upon the county of LA, their zoning code, with many of the code chapters that were adopted in 1966 with no updates. There have been some efforts to modernize certain chapters and sections to comply with state laws and address outdated uses, non-conformities, and to include overlay zones and incorporate new specific plans which we have and update administrative policies. But over the past 57 plus years, there have been few efforts at preparing and adopting a comprehensive zoning code update, but none have gotten to this level of completion. That's it. There will be, just to let you know, there will be future zoning code updates that will be presented to the Planning Commission and City Council. The zoning code is a bit fluid that... so... some of these updates would be for individual development projects, some to comply with any new state law that is being imposed and some maybe... there may be updates to include new technology that affects land use. And some of these details, our consultant from Interwest, Nick Pergakes will go through in more detail. So, there was extensive public outreach for this update. This included the traditional things of mailed and posted public notices. We did do social media outreach. There were virtual meetings, flyers, written surveys, phone interviews with stakeholders, and emails. We had informational tables that were set up at city events and the Chamber of Commerce sent out their e-mail blast to all of their members. And also, notices were sent to all businesses that had a business license. So, we did include not only residential, but the business community as well. The 30-day public review of the document went out in June of 2023 and it was extended to August, per the request at the Joint City Council/Planning Commission meeting that was held in July of 2023. The update was then scheduled with the Planning Commission in October and again in November of 2023 and at the November meeting, the Planning Commission had requested a few changes to the document that have been included in this latest version that's being presented to you. And it was... the item was continued to a future meeting to

accommodate a full Commission that time. So then on February 21st of this year, the Planning Commission recommended that the City Council approve the update with a few additional items for the City Council to consider. Those items were to amend the definition of major arterials in the zoning code to be consistent with the general plan. And the general plan has a table; we can include that in it to add the billboard chapter and there's no changes to it, but it was inadvertently left off. So that has been put back. And then to keep the SMARA chapter as-is, with direction to bring it back when it was amended at a later date for consistency with state law. They also recommended a change to section... it was minor variances to add the Community Development Director to have the authority to default to 30% of change if not listed in the document, and there is a table in there that has... it goes up I think, some are 10%, some are 20% change. And then for the recommendation, was any kind of administrative approval by the Community Development Director to document all approvals in the application file, which is something that we do, you know, to date. We have done in the past. Then it was also recommended to modify section 17.09.080a, which is planned development, the time extension... so the time extension was listed two years. They wanted it to be changed to one year extension request. And then finally, it was for all commercial and industrial uses or zones... sorry... 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. And with that, I'm going to turn it over to Nick Pergakes from Interwest and he'll go through some of the details of update.

Mayor Ambriz: Thank you, Marilyn. Nick, you're on.

Pergakes: Thank you. Good evening, Mayor Ambriz and councilmembers. So, I'm going to spend about 10 or so minutes just giving an overview of the zoning code update and some of the things that have changed in the code and some of the updates. In a little bit more of an overview than what Marilyn described. So for the piece... the slides coming up, just giving you an overview: we'll talk about the status of the zoning code update, the main objectives for doing the code update over the last few years, give you an overview of the existing zoning code today, the structure of the new zoning code document, an overview of the zoning districts that will be remaining in the... in the updated code, key changes to the zoning code, give you a few slides on kind of the key aspects and changes that are happening, and then Planning Commission recommendations, and then we'll go into Q&A.

OK, so Marilyn gave an overview really of... of kind of what happened over the last year or so with... But I'll just note a few things. We had a public comment period on the draft zoning code when it was issued back in late spring of 2023 and then we had a Joint Planning Commission and City Council study session back on July 19th of 2023 and received quite a bit of comments at that meeting, both written and in person, and we had responded to those questions and comments at a Planning Commission meeting on September 20th, so we've been... it's been a bit of an iterative process going through the code and making changes and looking at people's comments and feedback and then again Planning Commission meeting on February 21st where we received additional comments from Planning Commission in recommending the zoning code for approval tonight. So the main objectives of the zoning code update is to ensure consistency with the general plan's vision, goals and policies, to help modernize the zoning code to make it less... Marilyn said that you know, most of the code comes from the old LA County zoning code from 1966, so there's still some pieces of that that was needing to be updated and modernized, which we did throughout this process, making the code more user friendly so it's easier to use and organized in terms of its format and the way it's structured, and also added quite a bit more illustrations and diagrams to illustrate key planning concepts and standards and regulations, and also to

comply with a lot of the recent legal state requirements for housing over the last few years. The structure of new zoning code is five articles. The first article is the purpose and interpretation of the zoning code, kind of laying out the overview of the zoning code and introduction to it, and how it should be interpreted by the city and city staff. The second article is for the base zoning and overlay zoning districts, discussing allowed uses and development standards such as building heights, setbacks and other aspects of a development. The third article, regulations that apply citywide to different topics such as parking, landscaping, signage, etc., and then Article 4 is for the administration and permits of the zoning code, so how the city staff and Planning Commission, the city should administer the code and the different permit types that are given for development applications to homeowners and to property owners. And then the last article is for the definitions used in the zoning code in a glossary of terms throughout.

So, this table here is in the zoning code. It's table 17.03.020, zones implementing the general plan. So here it shows the zoning district names broken into residential zones, commercial zones, industrial and office zones, public and semipublic, and how those correspond to the general plan land use designations and where it's implementing the zoning districts. And this table is continued here showing additional base zones such as recreation and parks and open space as well as the three specific plan zones in the city for city of Hope Campus specific plan, the park at Live Oak specific plan and the Reliance two specific plan and then overlay zones that are applied throughout the city. So, some of the key changes to the zoning code, now there are 12 total based districts as I just showed in those two tables and three overlay districts remain. The new districts created as a business park district, public, semipublic zone PSP for city buildings and semipublic buildings such as educational facilities, and then recreation and parks; RP zone.

In the code there... we combined the A1 district with the R1 district zoning to comply with the city's general plan and state laws. And then we updated the C3 district to allow residential uses above commercial uses in a mixed-use building. So, this aligns with the Town Center land use designation and the general plan. We've also created new permitted use tables in chapter 17.04 for helping to easier find what is permitted in each zoning district, and you can compare, you know, what's allowed in the R1 zone versus what's allowed in R2, R3, what's conditionally allowed, and then what's not permitted in each of those districts. And then the same for the other... the other districts that are nonresidential as well, we created new development standards tables for these districts to make it easier to find lot requirements, setbacks and building height information and then for... we added new general site design and general planning standards in chapter 17.13 to help it show design standards and planning standards that are be helpful for city staff, homeowners, and developers to use throughout the process of applying for some type of new use or new development. We also updated a parking space and parking design standards in the code, we enhanced landscaping and screening provisions, there's a new standalone signage chapter showing permitted sign types and regulations for signage. Before they were kind of just in each of the individual zoning districts and now, we've combined it all into one chapter to make it easier to use. We've updated the city's ADU regulations to meet new state laws that took effect on January 1st, 2020. As well as providing new administration and permits chapter to show the review and approval authority of the city.

Since the draft that was provided in summer of 2023, we looked at the code and we looked at making some adjustments to heights in the commercial zones and we recommended that the C2 district, the height of buildings be reduced from 50 feet that was proposed down to 40 feet. So maximum height of 40 feet for a building in the C2 district and then in the code we proposed originally 60 feet for the

maximum height of buildings in the C3 zone; we are recommending to bring that down to 50 feet for a maximum height of buildings in the C3 district. We also updated setbacks in the industrial and office zones as Marilyn had mentioned for rear and side setbacks of buildings adjacent to residential zone properties to have a little bit more space between buildings on... or on individual industrial or office owned properties next to residential properties. So, this table just shows... I'm just kind of showing with my arrow here the changes that we propose in the table to go down to 40 feet of a maximum... excuse me in the... sorry about that... in the C2 zone and then C3 district to have it go down to 50 feet. And then here we show some of the changes that we were proposing to the Planning Commission at the last two Planning Commission meetings for various M1 and M2 zones. And you can see some of these changes here. We also... ok, so Marilyn mentioned some of the Planning Commission comments from the February 21st meeting. These are exactly the same things that she mentioned. So, she described them, I think, very carefully and showed what we are, what the Planning Commission had mentioned changing. And then I'll go to the next slide. These are the same things as well. These bullets here showing the Planning Commission comments for the adoption of the zoning code tonight. So now I'm going to turn it over to you for comments and questions for me as well as city staff. Thank you.

Mayor Ambriz: Gentlemen, before I open the public hearing to the audience, do you have any questions regarding the staff report?

Mayor Pro Tem Burrola: Just one question.

Mayor Ambriz: OK. Mayor Pro Tem?

Mayor Pro Tem Burrola: Well, our question is just... I just want to say that's a very thorough report. Very thorough report and just looking through it and what your presentation on this... on our zoning code, very...

Pergakes: Well, thank you. Appreciate it.

Mayor Ambriz: OK, I'm now going to open the public hearing to the members of the audience. Time is 7:41.

Fred Barbosa: Good Evening, Mayor, Council, residents. My name is Fred Barbosa, 16164 Calle de Paseo. The only thing that I didn't see in this, and maybe I missed it, is that we're mixing commercial and residential. What I didn't see is we're changing commercial to residential, like a lot of cities are changing warehouses, buildings that are strictly commercial, now to residential. And so, I'm just saying, why shut off that stream of income for these businesses? Because I don't know if we have full occupancy in other buildings that we have. Another problem I have is on page 56 where it takes exception... it has to do with the Reliance pit #2 specific plan. It's not the highest and best use for this property. We have over 2000 feet of beautiful freeway frontage, best site in the San Gabriel Valley on the 210 freeway. It's the richest corridor, more than the 10, the 60 freeway. It will never pass under air quality demands. We don't need warehouses, we need sales tax. So, I please... deny the specific plan or address it in some problem because we don't want warehouses under Reliance 2 pit. It's a waste of beautiful property. Thank you.

Mayor Ambriz: Thank you, Mr. Barbosa. Are anybody else want to come forward and speak?

Chief Deputy City Clerk Nieto: Excuse me, Mr. Mayor. Before Mr. Diaz begins his comments, he has an additional 3 minutes that were donated to him by Camille Diaz for a total of 6 minutes.

Mayor Ambriz: Ok, thank you.

Robert Diaz: Thank you. Robert Diaz, 2408 S Mountain Ave. here in Irwindale. Thank you, Mr. Mayor, Councilmembers for the opportunity. Also like to thank the hunting? (indiscernible) staff for finding some maps. What I wanted to say is that... a lot and I've only got a few minutes, so I'll just start off with a few things. I ask you to turn the proposal back to the Planning Commission for review and study... maybe additional study sessions... to make it better for this city. Looking at the map alone, the skate park on the proposed map is light industrial. But the general plan designates it for park use. So, the question I would have, is the City Council going to change the use of that land? If you do, I think having explaining to do to residents along Juarez and to others who would want to use that park. Also, I know that residents living on Morada would love to see some property directly to the east of Morada St. between what was Breeder's choice and Morada St., land owned by Mangelli, that's currently used residential but zoned for light manufacturing. Residents prefer to keep the land use the way it is, residential, but it would require a zone change so that they're so that they're in, they're in conformance with the zoning. So, I'm asking you to... formally, if need be, by vote, tell the Planning Commission or staff, whoever, rezone that land.

Also, one big thing, and I basically had to repeat what Fred Barbosa said, that Reliance two site is excellent for commercial development. That's not my opinion. Fred Light, former developer for Irwindale, that was his opinion. Well, that's site in the middle for commercial development. That's the best spot because of the traffic. But if there is at all possible, I'd like you to see if we can change it to commercial. It's... we need more commercial, not because we want to. We need it to supplant lost projected revenues from the mining industry, and that's millions of dollars. If you must keep it industrial, mainly industrial use, then go after places like Costco... provide incentive. It's an industrial building they're using. Look for other users. Maybe even have a point of sale. The other thing is, well, some of the map shows a lot of commercial land that is currently in use and commercial use or is already designated in the current map for commercial use, is being proposed to be zoned light industrial. That includes the ARCO gas station, the McDonald's restaurant on northern Irwindale Ave., the Farmer Brothers site, former Denny's site, part of that lot, what they call La Cantera, all light industrial. Is that what the city really wants to do? Have less commercial? And also, the Arco Station on Longden and Myrtle. So, there's some inconsistencies there. And something else too, the setbacks for that C3 mixed-use for residential, it's a severe punishment for people who want to develop commercially, as Fred mentioned. You have some of those lots on Irwindale Ave. on the South side of Arrow Highway, they're only 40 feet wide. And there's residents behind or on the side. Then you can't develop it if you got a 50-foot setback from residence with a 20-foot setback increase from what it was before 10 feet setback, now a 20-foot setback. Well, how much land, if the lot is only 100 feet deep? You can figure it out that you can't put much of a building for commercial use or even residential use, if at all. So, I think that's the taking of the land and too harsh and that affects not only the land between Ayon and Concentra. It also affects Irwindale Ave. south of Arrow Highway for those small businesses that are right next to residences. Sadly, they're non-conforming use. Do you really want to do that? I think that would be tremendously unfair. And so, I believe you should change the setbacks to leave it the way it was, a 10-foot setback on the front yard setback and I believe it was 10 feet for the side yard from residence, and the main reason is because they're small lots to begin with. And it's just too much taking of land.

On the other hand, there's something else we have to do... consider. Some of those empty pits areas by the freeway for commercial that it requires a whole new definition, and I'm talking commercial only, not mixed-use, not regional commercial where it's zoned for industrial or business park. It turns out to be all

industrial for the most part. So, we need to do it. It's not something we should do. It's something I think we need to do. And the staff, I believe, has been looking at past actions of the Council, our current zoning map, zoning plan, general plan, and they say it's almost all industrial. So, when they make the recommendation, it's for industrial. Someone has to tell them, hey, you gotta change, make it commercial. We need to do more to protect residents.

COMMENT TIMER CHIMES

Mayor Ambriz: OK, Mr. Diaz, continue.

Robert Diaz: All right. So, for example where there is M2 uses by residents, we're talking about the alpha pit, that's high in the heavy industrial and also on Vincent. I think it should be rezoned to M1 if you're going to keep it all as industrial, or even consider other options such as, as a couple of residents suggested, maybe residential, for the Alpha area and the northwest part of the city. But setbacks, the setbacks from residents can be increased. It's been recommended to go 50 feet roughly. But I think the maximum can be about 70 feet high, which I think is preposterous. So, I think you have to cut the height, cut the... I mean, increase the setback. The logistics zone in Arcadia has a 60-foot setback right now. For logistics zone near El Monte residents. Should we at least be able to do the same here in Irwindale for our own? We had done 70 feet setback on Arrow Highway, the north side of Arrow Highway, between 4th St. and Ayon. Well, I think it's possible. Should be considered as far as height limitation. One way to do it I believe is to rezone it M1. If you're going to keep it manufacturing, maintain the 35-foot height limit and that would be a height limit to be determined to be the highest point of the building, not the ceiling level. So therefore, if a developer or owner wishes to come to the city, "I want to go higher than 35 feet," they got to come to the Planning Commission for a CUP variance.

Additionally. Well, there had been nice maps presented in the zoning. They could add a map to show how the industrial building can go up if you're going to have a parapet wall. How much of a parapet wall, so that everyone would know ahead of time. And that's not just an idea, it's done. Again, the logistics zone in Arcadia in the specific plan, they actually outline with pictures. The parapet wall, where the compressors go... it's all defined.

Another thing to do to protect residents, I think, is to say no windows, no loading docks facing residents. Again, not my idea. Logistics zones in Arcadia has that as a... so that it doesn't impact on residents in El Monte. I think we should do something like that for ourselves. Something to consider. So, in short, it all has to go back, I feel, to the Planning Commission and, for the Vincent property, the contract with the developer says... to be developed for light manufacturing... that's M1. So why not just have them comply with the original terms of the contract? Better yet, if you can get commercial, great. So don't rule that out. If we can do it, negotiate for it, go for it.

About walls... there is stated 6-foot-high wall between... I guess, industrial and residents. Already in some place we have berms. I frankly think a lot of residents would be happy with the berms the way they are. For example, across the street you've got industrial... light industrial buildings in a pit 50 feet down. So even if the building is above 35 feet, you can't see 'em from the residential area or the street because you've got commercial in front and the landscaping and the berm in some areas like around El Nido. But if you suddenly say you can have six feet, does that mean they can tear down their berm and put in a wall? I think you'd have to get input from the residents to see if they really want to have a six-foot wall or maybe maintain the berm. And also, you got a berm by the Alpha pit area. Some residents

may like that and keep it. But I know, I'm thinking like a business owner, if they can take out that berm and put them right at the property line, they may gain 10 extra feet. An idea might be to lower height by allowing the businesses, if it must be industrial and tall, to put them in a pit like you've done across the street, and you have 70-foot setbacks, it looks like back there too from the 4th St. and the streets in there. So, I'm thinking of the Duarte pit by Meridian. Residents aren't going to like to be seeing 75-foot buildings as the proposed zoning would allow, should you have that Duarte pit by Buena Vista and Meridian developed industrially from ground level going up. But if it's a pit 50 feet down and you must have industrial. If you can put like copying what you have over here. It doesn't ruin the profile high.

Also, to better protect residents, I think you have to consider adopting and codifying some of the rules or the guidelines in the land use guidelines put out by the Air Resources Board and the California Environment Protection Agency. They state for example, you can't have more than 100 diesel trucks in concentration in one spot because of the cause, because of health concerns like cancer. If we codify that, that goes the way to protecting residents and not limit their, say, "well, we don't want to have hazardous waste treatment facilities anywhere near residents, maybe not even in the city at all." There's no reason why we have to suddenly approve industrial for every person or every use. I looked at Pasadena's code. They have very little industrial and they got many more people than we do. I'm looking at Ontario. They've got three separate zones and they have a lot of industrial around the airport, but it's just three zones. It's not everywhere. So those are just a few things I think off hand and I hope you take in to heart and have this go back to the Planning Commission and see what options we can do.

Mayor Ambriz: Thank you, Mr. Diaz. Anybody else would like to come forward and speak.

Carmen Roman: Carmen Roman. Mr. Diaz, what he says is what many of us feel. The pushbacks the... the building heights, they were 30 to 35 feet. No, no one here, a resident or and as in the past, when I was a Planning Commissioner myself, we never talked about 60-70, fifty feet high building. That's unheard of. And I think residents don't want this now. We come year after year to these meetings, Mr. Diaz is at all of them, and a lot of things that we bring up have not been addressed. I mean, it's there in a line, but it wasn't addressed. We continue year after year to request that the 10 acres known as the Allen Drive or Vincent property... that 10 acres is R1 or if you want to say 7R1 and the other three light manufacturing or commercial... we keep requesting that this be written in that zone and we just hear about it, but I have still to this date not seen that 10 acres addressed, written down as part of the record. And that's why it's fluid, it's always going all around, changing the zone, what's gonna go there. I wanna... I would like to see that in writing. The building heights... 50 is too much. The 40... I'm glad you changed that, those two down to 40, and 50 is unacceptable. We never wanted that 50- or 60-foot high buildings. We don't want high rises here. And that C3, absolutely not. We were very firm. The residents in that meeting. So, I was very surprised to see C3 up there and that... that's like, if you have a family, apartment or living downstairs and you have a pizzeria or you have a pizzeria downstairs and you're up there, on Friday night, while they're drinking beer and watching sports and you're trying to put a baby to sleep. Absolutely not. No one ever wanted that C3 to be a part of our zoning. So, for it to be in here tonight is very questionable. I also would really like if the Council would consider to take this back to planning. Once again, because tonight we're hearing recommendations of staff. We're not hearing the final word of residents and our planning department. There have been very a lot of mishaps in our planning...

COMMENT TIMER CHIMES

Mayor Ambriz: OK, Mrs. Roman.

Carmen Roman: I have 3 minutes.

Mayor Ambriz: Go ahead.

Carmen Roman: A lot of mishaps in our Planning Department, 20, 23 to 24 months went by when there was not a planning meeting held. As long as we have spontaneous, there should always be a meeting. We are ongoing the five points, our zoning. In the history, I cannot remember when planning did not meet or Park and Rec did not meet, or this Council did not meet. So, for months to go by without planning. Where the residents are wondering what the heck happened there. We have planning commissioners and staff should be reporting to them. And I think the either a department or this Council or residents or a business makes a plan or has an idea, and then it goes through staff into planning and then back to you for the final word. So, there's always reason to have a planning meeting. And I can't phantom that it went months without... it was surprised to us when we found out this was happening and I don't know who was canceling the meetings or thinking that we don't have anything of interest to bring to our planning Commissioners. So, if a planning or any meeting is not going to be held, we'd like it to be noticed in our bulletins, online and like we do for everything else. No, no secrets or, or, or the residents are not... the residents are not... notified. So, if you would just, please take this back to our planning department, and that C3, no one wanted that. We don't want restaurants or bars and then our families to live above that. No, that's indifferent. You can go down to Azusa Ave. and right before Target, you can see that on the right, there's little sandwich places and everything. And then there's a, you know, the little apartments up on top. We don't want that. We never did. And please keep our heights down. We don't want 50, 60, God forbid 70 feet tall buildings. So, we've always had 30 to 35, even 40. And it should always consider the facade or the... the face on top, the signage, that is part of the building. It's not 40 and then, you know, six more feet of a sign. All of that to be considered. So please, take this back to our Commission and let the people speak there too. Thank you.

Mayor Ambriz: Thank you, Mrs. Roman. Mr. Barbosa, Miss Gomez, want to come? Better come forward... then when you come back.

Suzanne Gomez: Good evening, Council, community, staff. So, I had the opportunity in the last couple of weeks to review all the documents that are on the Planning Department's website and I have to say that the reports that they prepared and submitted were comprehensive and excellent, and it was a good structure and framework to start this whole process. Again, to start the process, because now I think that the input needs to come from the community and the Council to specify and change our future, our city and the planning that we have. So, in review, I had the opportunity to review the general plan. And our general plan... so the zoning as we have... has been cited many times, is to be reflective of our general plan in collaboration. However, our general plan needs some work, right? If you go to the website, there's no consistency in the pages, and also, what we notice is the housing element has been updated and it serves its purpose very well. However, one of the things that the state did, and the governor did at the time, was put new components, and the new one was a safety element and an environmental justice element. The environmental and justice element speaks to our community and some of the issues that we have in terms of pollution and traffic. And it's not spoken to in any part of... that I could see... maybe they can, you can ask staff and point it out to me, but the environmental justice element, which speaks to many things, including pollution, wasn't addressed as far as I could tell in any of the documentation for the zoning ordinance. And so, I wanted to know, Mr. Mayor, what that would look like if we spoke to the environmental justice element in the general plan and in the zoning, because

I think that it would make an impact on the zoning as terms of commercial and 1 or M2 heavy, industrial, light industrial. And so, I can go on or we can address that. Shall I go on?

Mayor Ambriz: Go on, continue. Yes, please.

Suzanne Gomez: Alright. So, first thing I'd like to look at is on page... and when you go to the report... we're page 29: 17.08 specific plan zones, and we, when we spoke to that, we speak of the City of Hope campus and the Park at Live Oak and the Reliance Two. Now I'm not sure that I favor specific plans because right now Reliance Two specific plan is in the building stage and so they're recomposing the land. However, they have a vision, they have a vision of what they want to do and it's supposedly or maybe it has been proposed to the planning department. But is it what we want? When the vision, when it is done, who gets to make that decision? Will it be M1, M2?

COMMENT TIMER CHIMES

Suzanne Gomez: There's a lot of unknowns when we do the specific plan. However, I want you to consider that when you're reviewing specific plans, especially as the Council and the planning. But what I really want to address is A & B under 17.08.020 and on my report, that's page 29, so the specific plan speaks to the "Community Development Director shall have the authority to determine which provisions of this title apply when a specific plan is silent", and then B also issues... also addresses the specific plan, the "Community Development Director should assign the land use or activity for a classified that is substantially, similar in character," and I think that is, well, and it is probably good practices in the industry. However, in Irwindale, I don't think that should be worded this way because we recently have the five acres that's we're having some issues with and I think that when we make decisions in our city and in development and plans, it should come back to the City Council. I do believe that our director is awesome. She, her and her staff doing a great job and it is... this compile report is excellent. Now it's up to us to go into detail and change some things, and I have a lot. Mr. Mayor, would you like me to continue?

Mayor Ambriz: Ok just don't become repetitive, ok?

Suzanne Gomez: Yeah, let me know when I become repetitive.

Mayor Ambriz: Thank you.

Suzanne Gomez: I rarely become repetitive Mr. Mayor. So, I'd like to go to page #13. And we're talking about, I believe this is the residential, let me look at my notes. Let me just say that I agree with my counterparts, Mr. Diaz and Mrs. Roman, that we should review this. We should go back and cut it and go step by step stage to review it. The formation of this report is good, but we need to address it specifically to certain issues that serve our community and the zoning, including looking at the maps and designating more commercial to... to come into our community. So, page 13. We're speaking to R1 and the minimum allowed heights, and so there's a 50 feet, it's a minimum height adjacent to residential... maximum height adjacent to residential zones, and so this is the design of the multi structure along the development edge should be designed to transition and scale with new multifamily resident... I... so when you look at this this diagram... At 50 feet, from 50 feet from the required setback, then you can have a 50-foot building, you know, and so we've had that issue with the one on Allen, the project in Allen where residents have had to... you know we've experienced what it's like to have residential homes next to big buildings, right? So, I think that it should be 100 feet and not 50 feet. And again, we're speaking to

this building, we... we don't want 50 feet buildings anymore, the maximum is 35 to 40 feet and I'd like the Council to seriously consider that and make those changes. And so that is as to R1 single family or multiple family. That's R1, R2 and R3. I think it should be consistent when we talk about setback in residential from buildings or that it should be consistent in that setback area. And that also goes to, if we look at page... all the diagram on page 24, Chapter 17.06 as to the traditional transitional height standards. Here you have 75 feet. It's a... it's also industrial zone, residential zone, and that gives you the 75 feet setback. And I still think it should be 100 feet, and those are two different examples of industrial zones with residential zones. I think we need to protect the residential zone we've experienced with this project, what it looks like when buildings are too close.

And then I would agree with Mrs. Roman on R3, the heavy multiple resident use, where there's businesses on the bottom and home... houses on top. So, what it says here is, I think it's a matter of interpretation when we review the general plan. The general plan speaks to the Town Center land usage and the Town Center land usage is around the park and we don't want R3 around the park or in the Town Center. Maybe we can dictate it that can be maybe next to the Metrolink one day when that property opens up, but if you recall, we did have a study a few years ago where there was no available property by the Metrolink so that we could not upgrade it to have restaurants and, so I think that we have to look at that and change those things.

Then as to the setbacks, when we speak about the setbacks: one of the things that I know that the Planning Commission spoke about in the past was that we... we do like that... so if we look at Sriracha, Sriracha's setback is even further because their parking is in front and then they have the fountain. So, the setback should be designated as to the size of the lot, so that when we're on a busy street, the set... the setback will not... the height of the building would not inhibit visual of a driver or even especially residents. And so, I'm not sure how we could address that because the setback should be particular to the lot that is being developed and it should be a clear visibility to traffic and to residents, so that's the issue about setback. Then we go to building height. So C2 and C3 are both... previously, at 50 and 60, I do believe we should keep it at 40 and below, and the 40 and below in the height should be inclusive of the facade from bottom to top, including air conditioning space and also heater space or anything behind the facade that's necessary. So those are particular concerns of mine.

Mayor Ambriz: Mrs. Gomez, I'm going to ask you to summarize, ok?

Suzanne Gomez: That would be impossible, so I'll just leave it at that. What I'd like to see is, I would like to see, as my counterpart spoke, is that we do an intense review. The structure of these reports is excellent. It gives us feedback and makes us contemporary to what is mandated by the state as well as to what we have as a foundation or formation for our future and what we can develop, including commercial and / or changing M1 or M2. Going into more detail, what specific plan or land usage is. And so, I would request in summation that this... the City Council, the gentleman participate with residents to prepare and enhance this report in our zoning for the future of our city. Thank you.

Mayor Ambriz: Thank you, Miss Gomez. Mr. Barbosa?

Fred Barbosa: Fred Barbosa. Just real quick, since they brought up the Vincent project. OK, we have the 36 acres and we have his 26 acres that he's going to develop if he can. And, but we haven't taken control of that 10 acres. Is there a chance that he can get that 10 acres back if he doesn't develop his project or is that ours property really or...

Mayor Ambriz: Staff, can we answer that question please?

City Manager Miranda: Mayor and City Council, the site between Allen and Vincent... there's a 36 acres total there, 26 belong to Five Points and 10 acres we retain, we retained.

Mayor Ambriz: Right, right. They belong to us. They belong to us.

City Manager Miranda: Yes.

Mayor Ambriz: Thank you. Yes, Ms. Zepeda?

Dena Zepeda: Thank you. Dena Zepeda. I'm not going to keep you here because I have basically the same thing that they have written. I just want to remind you that a mandate is not a law. It's a state requirement or it's giving you an idea of what you can do, cause when I spoke to Rubio, State Senator Rubio about our mandate on our 45-year home, she explained to me exactly what a mandate is from the state, and it's not a law. It's something like a guideline for us to go to. But we also went to a lot of those meetings and studies, everything I was involved in a lot of them, and I do recall the residents saying no to a lot of these changes. No, no, and no, and I feel we are being ignored. This has been back to the table many, many times and I feel our Commissioners were being ignored for a while back in 2023, when there was no meetings because I was one of the ones that were requested, why wasn't there meeting? Because I wanted to speak on spontaneous and there was no meeting. And so, it, it set us back on a lot of things and then they were pushing "this has to go through because the state laws" and no. We've always had the right to do what we want and the way we want it, and the residents were supposed to be heard. Our commissioners heard us. And they put a stop to this and then I just feel it was bombarded right back in. And you know, I don't know why. I mean, yeah, it was a good presentation and everything, but we already said no to a lot of this and how it got here again, I'm not understanding. Are we being ignored? That's my question for residents. Because we have, you know, asked to break it down, they broke it down. We asked for explanation. They came and explained it and we said no. And so now it's here again and again. So, I hope you guys consider turning it back to our Commissioners. We don't have a full staff. We still have a little, you know, mourning to do. We still have a lot of stuff that we still have to clean up and commit, and our Commissioners, so you need to give our Commissioners an opportunity to look this over. Read it thoroughly. This isn't just something you can just change overnight, or you know, especially coming back and forth like this. We've already said no to a lot of these, a lot of them. Please consider that you guys. Thank you.

Mayor Ambriz: Thank you, Mrs. Zepeda. Anybody else like to come forward and speak on spontaneous? I'm sorry, on the public hearing? We have anybody on zoom now that would like to come forward?

Chief Deputy City Clerk Nieto: Mr. Mayor, there are no hands raised at this time.

Mayor Ambriz: OK, I'm going for one more opportunity to speak if you want to speak. OK, I see none. Now close the public hearing. 8:16. Council... any comments?

Mayor Pro Tem Burrola: Mayor, I'll start the comments here.

Mayor Ambriz: Ok. Mayor Pro Tem?

Mayor Pro Tem Burrola: Just... I have some few things here that I that I looked through, but my concern are is the general plan. The general plan... I feel that I myself have to be look at more on the general plan

on what our zoning code is going to... they got to combine together. They got to combine together, general plan and the zoning. And it seems like we have some, some, some things in the, in our general plan that's not combining with our zoning. I have, I have some other questions but I just want to, to, to do, to say that and I would like to, I would like to, to postpone this item for the future till we till I am myself feel more comfortable with our general plan and have questions with that with our zoning on where we're at for the future of the city. Because this is a very important decision making on our, on our, on our behalf, as, as myself as a Councilmember. That's where I'm at.

Mayor Ambriz: Any other comments?

Councilmember Ortiz: Uh, yes, Mayor, I have a couple of comments. First, I'm going...

Mayor Ambriz: Councilman Ortiz?

Councilmember Ortiz: First, I'm going to say that I agree with the residents regarding some of the... the land that is proposed as light industrial. That should be made... we should make it commercial. And I think maybe the consultant and/or the planning department can look into this and make these changes as appropriate. Another thing that I would like to say the, the maximum height on buildings should be no more than 40 feet. And other comments that I have... actually, it's a question. And I asked this question before. Why do we have a specific plans on some of those projects that are being developed in the city, or for future development, instead of a standard project? I feel that a specific plan limits the power or authority the City Council have in... when an EIR is not required. So maybe, can staff answer that please?

Mayor Ambriz: Staff, please come forward.

Director Simpson: Thank you, Mayor and Council. So just, I guess, kind of a definition of a specific plan is a particular area to be developed that has... basically it has its own zoning code. There might be something unique about it. You know the geography, the location. And it allows them to have particular uses in there. So, we do have... we have, let's see... three specific plans. We have City of Hope specific plan. We have the Reliance Two specific plan, which that one was... it's a little bit different because an EIR was not prepared for that because it went through the initiative process through the voters that... and then we have Park at Live Oak specific plan. So, some of them, you know, they are consistent, the uses, you know with our zoning code, but sometimes there might be one or two differences that they put in there. So...

Councilmember Ortiz: What I see on those types of projects that don't have, for instance, don't have an EIR: so, they don't have a traffic study, for instance. As you know, as we would like to see on an EIR or what an EIR proposes. And also, you know the environmental impact. On the completion, you know, on the project itself. So, some of those things, you know, that I don't see, once they, you know, we approve in this specific plan...

Director Simpson: Well, if I may, Mayor and Council, so the City of Hope specific plan, that does have any EIR. Now, in that case, because City of Hope straddles both Duarte and Irwindale, Duarte was the lead agency and we were the responsible agency. So once Duarte had adopted the specific plan and they had certified the EIR, then we did take it here to the City Council and, which we adopted the specific plan and certified the EIR. So, the same thing with the Park at Live Oak; an EIR was prepared for that and we do have that available online. The only one that did not have an EIR or some kind of environmental analysis done was Reliance Two, and that was because it went through the initiative process, which there's a law

allowed it to, I guess, to make it... that CEQA did not apply in that case. That's the only one that has that. We do have a couple of proposals for specific plans and currently EIR's are being prepared for those. So, the only one that doesn't, you know is Reliance Two.

Councilmember Ortiz: So, do you recommend the specific plans?

Director Simpson: Well, if there's something unique, you know, in that... the location, you know that's, you know, they can request to have that. It doesn't mean that the Council has to approve that, you know, that, and it's also, you know, any of the uses, uses or the development standards that are in a specific plan, it's certainly up to the Planning Commission to make a recommendation of something different or the City Council to alter that... make a recommendation and vote for something different.

Councilmember Ortiz: I'll go to the next one. Non-conforming uses on existing buildings. I'll just give an example and I've given you this example in the past also on existing buildings, when they get the CUP, or conditional use permit, based on the operations of the building at that time, based on the work that they're going to do at the time, then for some reason they expand after, after some time they expand, or a different company comes in and increases the volume of operations, but they have to stay with the CUP that that original building has. But this expansion or different company increases the volume, increases the noise, increases the traffic, increases the number of trucks, you know, that are being allowed in this building making it, making it really hard for residential areas. And I'm talking about buildings that we have right now in the present and we have had problems and I just don't wanna see that we allow something like this in the future.

Director Simpson: So, there are some businesses that are operating that we would consider those, I guess, they're legal non-conforming, that maybe they were businesses or sites that were developed prior to the current zoning code requirements, say for a conditional use permit. So, if they came in, if they wanted to expand without, we would, we would look at that and they'd have to comply with the current code that we have and that, you know, would include, you know, the use, we would certainly look at parking, we'd look at, you know, the development or what they're proposing. When there is something that has a conditional use permit and a new business comes in, so, we have them with a conditional use permit for backup, they sign an affidavit of acceptance of the conditions of approval. So, if a new owner comes in, we have them review that and they have to re-sign it, the new business, so that they're in compliance. Now, if they came back and they want to expand or anything, we would bring that back to the Planning Commission, for the CUP.

Councilmember Ortiz: OK. Because I, you know, I saw this in the past, that happened in this particular business, it's vacant right now, by the way. But, you know, I even like to see, I would like to see this again, happen again, you know, for the residents.

Director Simpson: If I may, because I do know the business that you're speaking of, if they come in and they do not get their business license or they're operating outside of that, code enforcement does take action and that's what happened in this case that, if we're talking about the same business, that they went out of business, I think April 1st. There. Yeah.

Councilmember Ortiz: OK.

Director Simpson: But yeah, but if they, if they do come in and we know, you know, that we get a call, you know, that they're operating or a question and we do send code enforcement out, they... we do have

them do their research, you know, on the permitted use, you know, and are they operating within that parameter.

Councilmember Ortiz: That is in the zoning code?

Director Simpson: Yes.

Councilmember Ortiz: OK. And last, the truck parking yards. I tried to find, you know, something on this, on the report. And I didn't see that that much. But I did notice, are there any changes?

Director Simpson: One moment please. Yeah, that... that wasn't changed. It still would require a conditional use permit.

Councilmember Ortiz: OK. But it's based on the number of trailers or trucks allowed in the site, or how does that, how does that work? Because I see, I see, I'm gonna just talk about a particular place which has hundreds of trailers parked and I don't see any... I think in the past I asked, you know, how many, if anybody was using it or who was leasing that place. But now it's a huge... it seems like a huge operation. So, what I'm trying to say is that whatever happens, you know, whoever is bringing those trucks, is bringing... trailers are coming in, you know, creating more problems to the environment. And that's what I'm trying to... tackle, you know, to minimize, you know, the trucks are on the highways. But it seems like that's a huge operation.

Director Simpson: Yeah, I'm... I'm not sure which business that is, but if that's.

Councilmember Ortiz: It's on 4th Street, north of Arrow Highway, at the end.

Director Simpson: Oh, with the UPS...

Councilmember Ortiz: I don't know what company that is.

Director Simpson: Yeah. Where they've been parking in there. Yeah. Now that one has had a continual use of, you know, truck yard parking. So, in the as far as I know, they're operating within... what was permitted in there.

Councilmember Ortiz: OK, So what I will request, I will request that this... all these changes, you know, the changes that the residents are talking about, and this things that I just talked about, they can be looked into and, if necessary, bring it to the Planning Commission again. And see, you know, what they think about. But that's my comments and questions that I had, Mayor. Thank you.

Mayor Ambriz: Councilman Ortiz. Any other questions?

Councilmember Garcia: No, well, the report is quite comprehensive, but I do feel it falls shy, short, you know, I'd like to add to some of the comments that were made earlier with the safety zone or a "No pollution" area of sorts and those kind of components I believe would help us out in the zoning so that... are a little bit more detailed or a lot more detailed, I should say, so we can make some of these changes or prevent other, other items from coming into this city that are undesirable. So, the long and short of it, yeah, I like it. It's updated. I would like to see a little bit more, if we can send it back to the Planning Commission, that would be the thing to do and get some more input, more details, on some of these areas that are critical, especially commercial, if that's where we want to go. We just passed a \$200,000 line item to help design the 26-acre site just north of 210 freeway. So, I think now is the time and we

need to get them involved as well so that they can understand what it is that the city wants, what it is that the residents want. Thank you, Sir.

Mayor Ambriz: Thank you. You wanna, you got comments, Mr. Barbosa?

Fred Barbosa: Fred Barbosa.

Mayor Ambriz: OK, I'm gonna have to re-open the public hearing so you can speak. Go ahead.

Fred Barbosa: OK, remember on this Reliance Two pit, they didn't do an EIR because this was done over 8 years ago. That's why they didn't need it. But in between those eight years, we put over 4,000,000 square feet of warehousing. So that's why, the circumstances have changed and we shouldn't let them have a pass, but a full blown EIR will be asked if they try to build anything that we don't want. Thank you.

Mayor Ambriz: Thank you, Mr. Barbosa. I now close the public... Is there anybody else that wants to come forward? OK, now close the public hearing again. Mayor Pro Tem? Yes.

Mayor Pro Tem Burrola: Now that we're speaking, I have some issues and questions with this... with... it seems like we're going to be sending this to the Planning Commissioner. About the M1, M2 on block walls, and from housing, existing into a the backyard, or so, I think, I feel that they should have the... it depends on the elevation of both sides, home, the home, and the building, could be 8 feet or 10 feet. And then the heighten of M1 and M2 on the height. I know there's issues talking about the facade. And that makes it more higher. It looks like it's making more higher with a façade. But I, there was a presentation on the, on that recommendation. I'd like to see if there could be at least 35 feet high. On a building. At least 35 feet. Not including where, if they want a facade, it's going to be right at 35 feet coming down looking at it. And on the regulations on the quarry. I was looking at that on the dust control. On the crushing equipment that they... that they have on site. And we have a big... we had a lot of complaints about the crushing equipment creating dust and not having a misters on that equipment. I notice it doesn't say anything on the zoning here. And that's a big, big problem. And I agree with the setbacks on the front of the house. Depends on... on where the location is. We've got to understand where locations are. These... buildings. And the homes as well. And the auto demolition. I heard that they are going to consider rezoning it. That there was a letter. I'm not too sure about that, but on Alpha. OK, now, if that's the case, I'm not too sure about that, but if the staff did... yes...

Mayor Ambriz: Miss, Miss Jones, want her... want her to comment?

Mayor Pro Tem Burrola: Yes

Mayor Ambriz: OK, Miss Jones?

Senior Planner Jones: So as far as the letter, we haven't, there's no plan to rezone Alpha St. The only thing I can think of as far as a letter for residents in that area that may have been about a zoning inconsistency public notice that went out for Planning Commission. So yeah, but it's not for Alpha, it's for Park Road, Citrus View, Ruelas.

Mayor Pro Tem Burrola: OK. Thank you. I just want to clarify that, what I heard. OK, thank you. And then on that auto demolition, I have noticed that there has been auto companies demolish. Has... they moved away from that building from that property. And I'd like to see on the zoning is that we don't want to have anymore auto... auto demolitions in our city anymore. So, this is a, I feel that that's how I feel, in

that area. So, if it could be some type of a... of a zoning without auto demolition, as long, when they move, we cannot have another auto demolition in there. In that property. And that's all I have for now, but, like I mentioned, I like to look at the general plan as well to... and I have another question with staff, I would say. About setbacks on homes. We had a development... that some of our homes that were developed, and cause of the size of the properties that we have in our in our city, that they couldn't, we couldn't put a home in that size of a property. At that time the setbacks were 5 feet in the backyard. And we put homes in those... that size of properties. There's a house that a garage is set right on property line. So how can we have this setback on the homes in our general plan?

Mayor Ambriz: Yes, Ms. Jones.

Senior Planner Jones: So as far as setbacks for... that you may be talking about that are, for example, a garage that's near the setback: because it's a detached accessory structure, meaning not the main dwelling, they can have a rear and side yard setback of 0. If it were attached to the house, then the garage would have to maintain the same setbacks as the primary dwelling.

Mayor Pro Tem Burrola: But there was, there was a few homes there with a developer came and built a home on a property that... that the setbacks didn't match. So, I'm just bringing that up because of our general plan shows that if there could be a different, that's why I say there's... it all depends on where the location of this home is. If there's a building in the back, if there's a property in our city that want to be developed and we've got to consider our setbacks. OK. That's...

Mayor Ambriz: OK. Mrs. Diaz, you want to say something? OK, I'm gonna reopen the public hearing for Ms. Diaz. Go ahead.

Virginia Diaz: My name is Virginia Diaz. I live at 16050 Calle Paseo. You guys are all talking about zone changes and stuff. I know nothing about that, but I just wanted to tell you what a wonderful city we have now. When I first moved here, I couldn't even breathe from the smog. It was terrible. And the traffic was terrible. And because of our Council, the different people that we've had, it's improved and improved and improved. And I can, I'm real happy here now because I can breathe now easily. And there's not that much traffic. There's, of course, Arrow Highway has a lot of traffic all the time. But it's just a wonderful little place to live now. It's healthy. No, we don't have... we didn't have the smog... of course, a lot of people moved out of California too. But the only thing that I would object to is the pit on Allen Dr. I'm kind of opposed to doing too much there to pick it up again. Pick up the dust again. The noise, the traffic, the trucks, the congestion again. I'm concerned about that. And that's really why I came. I don't know anything about zoning or anything else. But I'm just... I love this old city and I want to keep it clean like it is and it's very nice now. Thank you. That's all.

Mayor Ambriz: Thank you, Mrs. Diaz, for those comments. Really appreciate it. Really do. Thank you. Ok, the public hearing still open.

Miguel Virgen: Mayor, Mayor Pro Tem, Councilmen. Miguel Virgen, 16028 Calle de Paseo. I just want to ask if that 35 or that 40-foot limit applies to public and commercial, or is it just commercial properties? Because we're having the library built right in front of our house and I want to know if that height still applies to that library, so that we were able to see our mountains that I could see where I'm not going to be able to get covered with that. So, is that a consideration? Is that applied to commercial and private or is it just commercial? Thank you.

Mayor Ambriz: I'm gonna, I'm gonna go ahead and comment on that. It's a proposed suggestion and it'll be... they're proposing it for the change, for commercial and industrial. Correct? That's the proposed... the changes that you've been getting.

Director Simpson: It's proposed to be changed to public and semipublic instead of commercial or industrial. So, it's... it's...

Mayor Ambriz: The 35-foot height requirement that you're asking...

Director Simpson: Yes, it's the height. I'm sorry. I misunderstood.

Mayor Ambriz: It's straight across.

Director Simpson: Yeah, to 35 feet. Is that... cause that's what, that's what the height limit currently is for M1. For M2 there is no height limit. So, we were proposing height limits.

Mayor Ambriz: Ok. Alright. And all right, any other comments? Does that answer your question sir? OK. Proposed. Yes. Yes. OK. Any other comments? If not, we can try to wrap this up here. OK, now close the public hearing and I'm going to go ahead and make me a couple of comments. I want to thank staff and the consultant for all the hard work that you put forth on this zoning code update. It was a lot of work. You had a lot of due diligence, but as you can see from all the comments that's being reported here tonight, there's still work that needs to be done. And I think you've got a lot of information and I think I'd like to see, I recommend that we go back and absorb all that information and I believe there's a motion that was made to table this. Not table it, to bring it back?

Mayor Pro Tem Burrola: Yes. Do... I just want to have a question, do we... do we send this back to Planning Commission for...?

City Manager Miranda: Mayor and City Council. That's your prerogative.

Mayor Ambriz: OK.

City Manager Miranda: If you'd like, if that's what the direction is.

Mayor Ambriz: Is that your... is that what you want to do, Mayor Pro Tem?

Mayor Pro Tem Burrola: Yes, I would like to send it back to the Planning Commission for their

Mayor Ambriz: Further review?

Mayor Pro Tem Burrola: Consideration on the...

Mayor Ambriz: Ok.

Mayor Pro Tem Burrola: On the recommendations.

Mayor Ambriz: All right, is there a second?

Guerra: Mr. Mayor, before we revote...

Mayor Pro Tem Burrola: Hold on, before we...

Mayor Ambriz: Ok, staff, you have comments, go ahead.

Director Simpson: I have a request: if we could take a break so we could summarize some of these comments.

Guerra: In other words, we want to get clarification...

Director Simpson: Some clarification.

Guerra: On exactly what you're asking the Planning Commission to look at, specifically.

Mayor Ambriz: Everything that was discussed!

Guerra: And I think that's what staff wants to make sure they get a good list.

Director Simpson: Yes.

Councilmember Ortiz: You have the list, by any chance, Miss Simpson?

Mayor Ambriz: Madam Chief Deputy City Clerk, you have everything recorded?

Chief Deputy City Clerk Nieto: Yes, Mr. Mayor.

Mayor Ambriz: OK, I think we can do our due diligence. You know, during normal working hours and... and look at the reports that's been submitted, all the information.

Director Simpson: So, the recommendation would be to take everything back to the Planning Commission for reconsideration...

Mayor Ambriz: Yes.

Director Simpson: Of the zoning code...

Mayor Ambriz: Correct.

Director Simpson: With what was discussed today?

Mayor Ambriz: With all the information that was discussed; that was brought up tonight.

Director Simpson: OK.

Mayor Ambriz: OK? We have a motion. We have a second?

Councilmember Ortiz: Second.

Mayor Ambriz: All right. Roll call, please.

Chief Deputy City Clerk Nieto: Thank you. Councilmember Garcia?

Councilmember Garcia: Yes.

Chief Deputy City Clerk Nieto: Councilmember Ortiz?

Councilmember Ortiz: Yes.

Chief Deputy City Clerk Nieto: Mayor Pro Tem Burrola?

Mayor Pro Tem Burrola: Yes.

Chief Deputy City Clerk Nieto: Mayor Ambriz?

Mayor Ambriz: Yes. Thank you. OK, moving on. Mr. City Manager, please give us a report.

End of discussion / transcript.

Recorded Audio Timestamp End: 1:52

EXHIBIT “F”

Questions + Comment Matrix from 4.10.24 City Council Meeting	
Zoning Code Update Comments/Questions	Staff Response
Topic: Zoning Designations and General Plan	
- More properties should be re-zoned from commercial to residential	Rezoning properties is not part of the Zoning Code Update. The City’s General Plan would need to be reviewed/updated before any rezoning of properties were to occur.
- Reliance II (Specific Plan) should be something other than warehousing or commercial.	The Reliance II Specific Plan has already been adopted by City Council. If there is a future update of the plan, it would be considered at that time.
- Resident requested more commercial designations	Rezoning properties is not part of the Zoning Code Update. The City’s General Plan would need to be reviewed/updated before any rezoning of properties were to occur.
- Resident requested to remove C-3 zone	C-3 is an existing zoning designation that will be retained to implement the City’s General Plan and Housing Element.
- Resident requested to remove mixed-use as a land use designation	Mixed-use zoning can be allowed horizontally, as well vertically in the C-3 district (today both commercial and residential are allowed in the same zone). This will provide additional housing opportunities in Irwindale and will implement the policies and programs in the new Housing Element.
- Resident requested M1 to be rezoned to commercial	Rezoning properties is not part of the Zoning Code Update. The City’s General Plan would need to be reviewed/updated before any rezoning of properties were to occur.
- Councilmember Ortiz requested light industrial become commercial	Rezoning properties is not part of the Zoning Code Update. The City’s General Plan would need to be reviewed/updated before any rezoning of properties were to occur.
- Resident requested M2 on Alpha Street become M1 and Residential instead	Rezoning properties is not part of the Zoning Code Update. The City’s General Plan would need to be reviewed/updated before any rezoning of properties were to occur.

- General comment to make the general plan consistent with the zoning code	The Zoning Code is being updated to be consistent with the City's General Plan, per state law. Zoning districts need to implement the City's vision and future land use designations in the General Plan.
Topic: Environmental + Community Concerns	
- Councilmember requested we include mining pits creating dust and dust cleaning	A new performance standards chapter has been included in the updated Zoning Code (Chapter 17.21), which addresses dust, vibration, noise and other nuisances.
- Resident stated zoning code isn't addressing Environmental Justice	An Environmental Justice element is being prepared as a part of the General Plan Update, and includes policies and programs to address environmental justice concerns. Several issues related to environmental justice are addressed in Chapter 17.21, Performance Standards.
- Resident objected development on Allen Drive	General Plan dictates future land uses in City, and would need to be reviewed and updated for land uses to change along Allen Drive.
- Resident appreciated the new layout and updates to the code	The update of the Zoning Code has been a significant effort, and one of the major goals was to make it more concise, easier to understand, and more straight-forward to use.
- Resident said traffic and smog have improved since they moved to Irwindale	Comment noted.
Topic: Development Standards	
- Buildings have always been 30-35 feet; 50-60 feet is too high, resident stated that they don't want high-rises - Refer to building height sheet for reference	C-1 Existing max. height: 35 ft; proposed max. height: 40 ft C-2 Existing max. height: 45 ft; proposed max. height: 50 ft (discussed reducing to 40 ft at 2/21/24 PC mtg.) C-3 Existing max. height: 45 ft; proposed max. height: 60 ft (discussed reducing to 50 ft at 2/21/24 PC mtg.) M-1 Existing max. height: 35 ft; proposed max. height: 50 ft M-2 Existing max. height: No height limit; proposed maximum height: 65 ft BP: Existing max. height: none (N/A); proposed max. height: 65 feet
- Three residents requested for 35 maximum building height - Council member Burrola also reiterated 35 maximum height - Council member Ortiz said no more than 40 feet for building height	Should maximum building heights be revised? Direction needed from Planning Commission.

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
	<i>Not located in the existing code</i>	17.01.020	Authority
17.04.020	Purpose	17.01.030	Purpose
	<i>Currently not in the existing code</i>	17.01.040	Responsibility for Administration
17.04.030	Minimum Requirements		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
17.04.060	Existing nonconforming uses	17.18.040	Continuance of a Non-Conformity
17.04.070	Procedure regarding pending proceedings		<i>Not located in the new code</i>
17.04.080	Additional deposit – Established by resolution		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.01.060	Prior Rights and Violations
	<i>Not located in the existing code</i>	17.01.070	Relationship to General Plan
	<i>Not located in the existing code</i>	17.01.080	Relationship to Design Guidelines
	<i>Not located in the existing code</i>	17.01.090	Exemptions for City Projects
	<i>Not located in the existing code</i>	17.01.100	Severability
	<i>Not located in the existing code</i>	17.02	Interpretation of the Zoning Code Provisions

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.02.010	Purpose and Intent
	<i>Not located in the existing code</i>	17.02.020	Rules of Interpretation
	<i>Not located in the existing code</i>	17.02.030	Procedures for Interpretation
	<i>Not located in the existing code</i>	17.02.040	Rules of Measurement
	<i>Not located in the existing code</i>	17.02.050	Uses Not Classified
	<i>Not located in the existing code</i>	17.02.060	State Law Requirements
	<i>Not located in the existing code</i>	17.38	Use Classifications
	<i>Not located in the existing code</i>	17.38.010	Residential Uses
	<i>Not located in the existing code</i>	17.38.020	Public/Semi Public Uses
	<i>Not located in the existing code</i>	17.38.030	Commercial Uses
	<i>Not located in the existing code</i>	17.38.040	Industrial Uses
	<i>Not located in the existing code</i>	17.38.050	Transportation, Communication, and Utility Uses
	<i>Not located in the existing code</i>	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		<i>Not located in the new code</i>
17.12.040	Zone classification – Annexations		<i>Not located in the new code</i>
17.12.050	Zone classification – Undesignated property		<i>Not located in the new code</i>
17.12.060	Zone classification – Clarification of ambiguity		<i>Not located in the new code</i>
17.12.070	Building permits and certificates of occupancy denied for noncompliance		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
17.15	Density Bonus	17.15	Affordable Housing, Density Bonus, and Incentives
17.15.010	Purpose and intent	17.15.010	Purpose
	<i>Not located in the existing code</i>	17.15.020	Applicable Zones
	<i>Not located in the existing code</i>	17.15.030	Qualifications
17.15.020	Definitions		<i>Located in Article V</i>
17.15.030	Implementation		<i>Not located in the new code</i>
17.15.040	Development standards		<i>Not located in the new code</i>
17.15.050	Development incentives	17.15.040	Density Increase and Other Incentives
	<i>Not located in the existing code</i>	17.15.050	Application and Review
	<i>Not located in the existing code</i>	17.15.060	Density Bonus Agreement
17.15.060	Parking	17.16	Parking and Loading Standards
17.15.070	Child care facility		<i>Not located in the new code – included reference to State law</i>
17.15.080	Application requirements and review	17.15.070	Standards for Qualifying Units
17.15.090	Density bonus housing agreement		<i>Not located in the new code</i>
17.15.100	Findings		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.15.080	Retention

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	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		<i>Not located in the new code</i>
17.16.120	Lot area per dwelling		<i>Not located in the new code</i>
17.16.121	Building standards	17.04.030	Development Standards
17.16.130	Residential second units	17.12.030	Accessory Dwelling Units
	<i>Not located in the existing code</i>	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		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.04.040	Supplemental Regulations
17.26	Reasonable Accommodation		<i>Not located in the new code</i>
17.26.010	Purpose and intent		<i>Not located in the new code</i>
17.26.020	Applicability		<i>Not located in the new code</i>
17.26.030	Proceedings		<i>Not located in the new code</i>
17.26.040	Findings		<i>Not located in the new code</i>
17.26.050	Determination		<i>Not located in the new code</i>
17.28	A-1 Agricultural Zone		<i>A-1 Zone designation removed; rezoned/classified to R-1</i>
17.28.010	Permitted uses		<i>Not located in the new code</i>
17.28.020	Building height		<i>Not located in the new code</i>
17.28.030	Front yard		<i>Not located in the new code</i>
17.28.040	Side yards		<i>Not located in the new code</i>
17.28.050	Rear yards		<i>Not located in the new code</i>
17.28.060	Placement of buildings		<i>Not located in the new code</i>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.28.070	Lot area		<i>Not located in the new code</i>
17.28.080	Lot area per dwelling		<i>Not located in the new code</i>
17.28.090	Lot width		<i>Not located in the new code</i>
17.28.100	Permissible lot coverage		<i>Not located in the new code</i>
17.32	C-P Commercial Professional Zone	17.05	Retired, combined into C-1, C-2, and BP Zones
17.32.010	Permitted uses		<i>Not located in the new code</i>
17.32.012	Uses requiring a conditional use permit		<i>Not located in the new code</i>
17.32.015	Reserved		<i>Not located in the new code</i>
17.32.020	Height		<i>Not located in the new code</i>
17.32.030	Front yard		<i>Not located in the new code</i>
17.32.040	Side yards		<i>Not located in the new code</i>
17.32.050	Placement of buildings		<i>Not located in the new code</i>
17.32.060	Lot area		<i>Not located in the new code</i>
17.32.070	Lot width		<i>Not located in the new code</i>
17.32.080	Permissible lot coverage		<i>Not located in the new code</i>
17.32.090	Signs		<i>See new Sign Chapter 17.19</i>
	<i>Not located in the existing code</i>	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		<i>See new Sign Chapter 17.19</i>
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		<i>See new Sign Chapter 17.19</i>
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		<i>See new Sign Chapter 17.19</i>
17.48	C-M Commercial Manufacturing Zone		Retired, combined with M-1 and M-2 Zones
17.48.010	Permitted uses		<i>Not located in the new code</i>
17.48.015	Uses requiring a conditional use permit		<i>Not located in the new code</i>
17.48.020	Limitations on permitted uses		<i>Not located in the new code</i>
17.48.030	Height		<i>Not located in the new code</i>
17.48.040	Front yard		<i>Not located in the new code</i>
17.48.050	Signs		<i>Please reference the new Sign code in Chapter 17.19</i>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.48.051	General		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.05.010	Purpose and Applicability of Mixed Use (C-3)
	<i>Not located in the existing code</i>	17.05.020	Land Use Regulations – Commercial Zones (C-3)
	<i>Not located in the existing code</i>	17.05.030	Development Standards – Commercial Zones
	<i>Not located in the existing code</i>	17.05.040	Supplemental Regulations
17.52	M-1 Light Manufacturing Zone	17.06	M-1 Light Industrial Zone
	<i>Not located in the existing code</i>	17.06.010	Purpose and Applicability
17.52.010	Permitted uses	17.06.020	Land Use Regulations
17.52.012	Emergency shelter definition		<i>Not located in the new code</i>
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		<i>See new Sign Chapter 17.19</i>
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		<i>Please refer to Sign Chapter 17.19</i>
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		<i>Not located in the new code</i>
17.56.080	Recycling facilities – Criteria and standards		<i>Not located in the new code</i>
17.56.090	Recycling facilities – Amortization schedule		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.06.040	Supplemental Regulations
	<i>Not located in the existing code</i>	17.07	Public and Semi-Public Zone Districts
	<i>Not located in the existing code</i>	17.07.010	Purpose and Applicability for Public/Semi-Public (P/SP), and Recreation and Parks (RP)
	<i>Not located in the existing code</i>	17.07.020	Land Use Regulations (P/SP), (RP)
	<i>Not located in the existing code</i>	17.07.030	Development Standards
	<i>Not located in the existing code</i>	17.08	Specific Plan Zones
	<i>Not located in the existing code</i>	17.08.010	Purpose
	<i>Not located in the existing code</i>	17.08.020	Applicability
	<i>Not located in the existing code</i>	17.08.030	Adopted Specific Plans
	<i>Not located in the existing code</i>	17.12	Standards for Specific Uses and Activities
	<i>Not located in the existing code</i>	17.12.010	Purpose
	<i>Not located in the existing code</i>	17.12.020	Applicability
	<i>Not located in the existing code</i>	17.12.030	Accessory Dwelling Unit
	<i>Not located in the existing code</i>	17.12.040	Accessory Uses in Non-Residential Zones
	<i>17.58 Alcoholic Beverage</i>	17.12.050	Alcoholic Beverage Sales
	<i>Not located in the existing code</i>	17.12.060	Animal Keeping
	<i>Not located in the existing code</i>	17.12.070	Automobile/Vehicle Sales and Services
	<i>Not located in the existing code</i>	17.12.080	Cottage Food Operations
	<i>Not located in the existing code</i>	17.12.090	Day Care, General
	<i>Not located in the existing code</i>	17.12.100	Day Care, Limited -Small Family (8 or fewer children)
	<i>Not located in the existing code</i>	17.12.110	Day Care, Limited – Large Family (9-14 children)

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.12.120	Drive-thru and Drive-Up Facilities
	<i>17.52.012-12.52.017 Emergency Shelters</i>	17.12.130	Emergency Shelters
	<i>Not located in the existing code</i>	17.12.140	Home Occupations
	<i>Not located in the existing code</i>	17.12.150	Manufactured Housing
	<i>Not located in the existing code</i>	17.12.160	Mini-Storage Facilities
	<i>Not located in the existing code</i>	17.12.170	Mobile Food Vending
	<i>Not located in the existing code</i>	17.12.180	Outdoor Display and Sales
	<i>Not located in the existing code</i>	17.12.190	Outdoor Dining and Seating
	<i>Not located in the existing code</i>	17.12.200	Personal Services
	<i>Not located in the existing code</i>	17.12.210	Residential Care Facilities, for Seven or More Persons
	<i>Not located in the existing code</i>	17.12.220	Solar Energy Systems
	<i>Not located in the existing code</i>	17.12.230	Temporary Uses
	<i>Not located in the existing code</i>	17.12.240	Urban Agriculture
	<i>Not located in the existing code</i>	17.12.250	Urban Lot Splits
	<i>Not located in the existing code</i>	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		<i>Not located in the new code</i>
17.58.060	Conditional use permit – Factors regarding public convenience or necessity		<i>Not located in the new code</i>
17.58.070	General conditions of approval for all establishments engaged in the sale of alcoholic beverages		<i>Not located in the new code</i>
17.58.080	Specific conditions of approval for		<i>Not located in the new code</i>

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)		<i>Not located in the new code</i>
17.58.100	Performance standards to prevent public nuisance	17.12.050	Alcoholic Beverage Sales
17.58.110	Inspection and right of entry		<i>Not located in the new code</i>
17.58.120	Administrative review of conditional use permits		<i>Not located in the new code</i>
17.58.130	Violation		<i>Not located in the new code</i>
17.58.140	Severability		<i>Not located in the new code</i>
17.59	Special Uses		<i>Not located in the new code</i>
17.59.010	Findings		<i>Not located in the new code</i>
17.59.020	Adult-oriented businesses – Findings		<i>Not located in the new code</i>
17.59.025	Adult-oriented businesses – Definitions		<i>Not located in the new code</i>
17.59.30	Adult-oriented businesses – Location and special restrictions		<i>Not located in the new code</i>
17.59.035	Development standards		<i>Not located in the new code</i>
17.59.040	Alternative		<i>Not located in the new code</i>
17.59.050	Nonconforming uses		<i>Not located in the new code</i>
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
	<i>Not located in the existing code</i>	17.13	Site Planning and General Development Standards
	<i>Not located in the existing code</i>	17.13.010	Purpose
	<i>Not located in the existing code</i>	17.13.020	Applicability
	<i>Not located in the existing code</i>	17.13.030	Accessory Buildings and Structures
	<i>Not located in the existing code</i>	17.13.040	Development on Lots Divided by Zone Boundaries
	<i>Not located in the existing code</i>	17.13.050	Development on Substandard Lots
	<i>Not located in the existing code</i>	17.13.060	Encroachments into Required Setbacks
	<i>Not located in the existing code</i>	17.13.070	Fences, Walls, and Hedges

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.13.080	Heights and FAR Exceptions
	<i>Not located in the existing code</i>	17.13.090	Lighting (Exterior)
	<i>Not located in the existing code</i>	17.13.100	Open Space for Multi-Family Residential Buildings
	<i>Not located in the existing code</i>	17.13.110	Outdoor Storage
	<i>Not located in the existing code</i>	17.13.120	Parking and Storage of Commercial and Recreational Vehicles
	<i>Not located in the existing code</i>	17.13.130	Refuse and Recycling Areas
	<i>Not located in the existing code</i>	17.13.140	Screening of Mechanical and Electrical Equipment
	<i>Not located in the existing code</i>	17.13.150	Swimming Pools and Spas
	<i>Not located in the existing code</i>	17.13.160	Underground Utilities
	<i>Not located in the existing code</i>	17.13.170	Visibility at Intersections
	<i>Not located in the existing code</i>	17.14	Multifamily Objective Design Standards
	<i>Not located in the existing code</i>	17.14.010	Purpose
	<i>Not located in the existing code</i>	17.14.020	Applicability
	<i>Not located in the existing code</i>	17.14.030	Approval Authority
	<i>Not located in the existing code</i>	17.14.040	Site Planning
	<i>Not located in the existing code</i>	17.14.050	Landscaping and Lighting
	<i>Not located in the existing code</i>	17.14.060	Architectural Design
	<i>Not located in the existing code</i>	17.14.070	Accessory Features
17.62	X Exclusive Zone		
17.62.010	Added – Permitted uses		<i>Not located in the new code</i>
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
	<i>Not located in the existing code</i>	17.16.050	Parking Reductions
	<i>Not located in the existing code</i>	17.16.060	Bicycle Parking
17.64.040	Requirements for uses not specified		<i>Not located in the new code</i>
17.64.050	Provisions may be waived or modified by commission		<i>Not located in the new code</i>
17.64.060	Mixed occupancies in buildings		<i>Not located in the new code</i>
17.64.070	Joint use of facilities		<i>Not located in the new code</i>
17.64.080	Common facilities		<i>Not located in the new code</i>
17.64.090	Submittal of plans for proposed parking areas		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.16.080	Loading
17.66	Trip Reduction and Travel Demand Measures		
17.66.010	Definitions		<i>Not located in the new code</i>
17.66.020	Review of transit impacts		<i>Not located in the new code</i>
17.66.030	Transportation demand and trip reduction measures		<i>Not located in the new code</i>
17.66.040	Monitoring		<i>Not located in the new code</i>
17.66.050	Violation – Penalty		<i>Not located in the new code</i>
17.66.060	Violation – Civil remedies available		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
17.68.040	Modification of yard requirements by commission		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
17.70.080	Building permit prerequisites		<i>Not located in the new code</i>
17.72	Billboards		<i>Not located in the new code</i>
17.72.010	Legislative intent		<i>Not located in the new code</i>
17.72.020	Application of chapter		<i>Not located in the new code</i>
17.72.030	Development agreement required		<i>Not located in the new code</i>
17.72.040	Definitions		<i>Not located in the new code</i>
17.72.050	General standards		<i>Not located in the new code</i>
17.76	Nonconforming Uses	17.18	Nonconforming Uses, Sites, and Buildings
	<i>Not located in the existing code</i>	17.18.010	Purpose
17.76.010	Application of regulations	17.18.020	Applicability
	<i>Not located in the existing code</i>	17.18.030	Nonconformities Defined
17.76.020	Continuation	17.18.040	Continuance of a Nonconformity
	<i>Not located in the existing code</i>	17.18.050	Nonconforming Site Improvements
17.76.030	Repairs and alterations	17.18.060	Changes to Nonconforming Uses
17.76.040	Additions		<i>Not located in the new code</i>
17.76.050	Repair of damaged or partially destroyed structure		<i>Not located in the new code</i>
17.76.060	Limitation on other uses		<i>Not located in the new code</i>
17.76.070	Termination – Conditions specified	17.18.070	Elimination of Nonconforming Uses
17.76.080	Termination – By violation of applicable law		<i>Not located in the new code</i>
17.76.090	Termination – By change in or increase in use		<i>Not located in the new code</i>
17.76.100	Termination – By discontinuance		<i>Not located in the new code</i>
17.76.110	Termination – By operation of law		<i>Not located in the new code</i>
17.76.120	Exceptions to creation of nonconforming uses		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.18.080	Establishment of Amortization Periods

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.18.090	Nonconforming Structures
	<i>Not located in the existing code</i>	17.18.100	Abandonment of Nonconforming Structures
	<i>Not located in the existing code</i>	17.18.110	Abatement
	<i>Not located in the existing code</i>	17.31	Minor Variances
	<i>Not located in the existing code</i>	17.31.010	Purpose
	<i>Not located in the existing code</i>	17.31.020	Applicability
	<i>Not located in the existing code</i>	17.31.030	Application
	<i>Not located in the existing code</i>	17.31.040	Procedures
	<i>Not located in the existing code</i>	17.31.050	Required Findings
	<i>Not located in the existing code</i>	17.31.060	Conditions of Approval
	<i>Not located in the existing code</i>	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
	<i>Not located in the existing code</i>	17.32.020	Applicability
	<i>Not located in the existing code</i>	17.32.030	Review Authority
	<i>Not located in the existing code</i>	17.32.040	Application
	<i>Not located in the existing code</i>	17.32.050	Procedures
17.80.020	Zone variances – Burden of proof	17.32.060	Required Findings
	<i>Not located in the existing code</i>	17.32.070	Conditions of Approval
	<i>Not located in the existing code</i>	17.32.080	Appeals, Expiration and Extensions
	<i>Not located in the existing code</i>	17.28	Use Permit
	<i>Not located in the existing code</i>	17.28.010	Purpose
17.80.030	Conditional use permits – Required when	17.28.020	Applicability
	<i>Not located in the existing code</i>	17.28.030	Review Authority
17.80.050	Application – Filing – Withdrawal	17.28.040	Application
17.80.060	Application – Fees		<i>Not located in the new code</i>
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 failure to give notice		<i>Not located in the new code</i>
17.80.140	Revocation		<i>Not located in the new code</i>
17.80.150	Expiration	17.32.080	Appeals, Expiration and Extensions
17.80.160	Modification		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	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
	<i>Not located in the existing code</i>	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
	<i>Not located in the existing code</i>	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
	<i>Not located in the existing code</i>	17.29.020	Applicability
	<i>Not located in the existing code</i>	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
	<i>Not located in the existing code</i>	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		<i>Not located in the new code</i>
17.88.090	Violation constitutes nuisance – Abatement		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.29.090	Conditions of Site Following Temporary Use
	<i>Not located in the existing code</i>	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		<i>Not located in the new code</i>
17.90.120	Violation – Penalty		<i>Not located in the new code</i>
17.90.130	Appeal procedures		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
17.100.070	Parking and circulation	17.10.030	Development Regulations and Standards
17.110	Marijuana Uses and Activities Prohibited		<i>Not located in the new code</i>
17.110.010	Purpose and intent		<i>Not located in the new code</i>
17.110.020	Definitions		<i>Not located in the new code</i>
17.110.030	Prohibitions of commercial marijuana activities		<i>Not located in the new code</i>
17.110.040	Violations and penalties; public nuisance		<i>Not located in the new code</i>
17.130	Reclamation of Mines Exempt from the Surface Mining and Reclamation Act		<i>Not located in the new code</i>
17.130.010	Purpose		<i>Not located in the new code</i>
17.130.020	Application of chapter		<i>Not located in the new code</i>
17.130.030	Development agreement required		<i>Not located in the new code</i>

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

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

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

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

Exhibit “G”

Table of Contents and Comparison Table (link below)

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

EXHIBIT "H"

**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

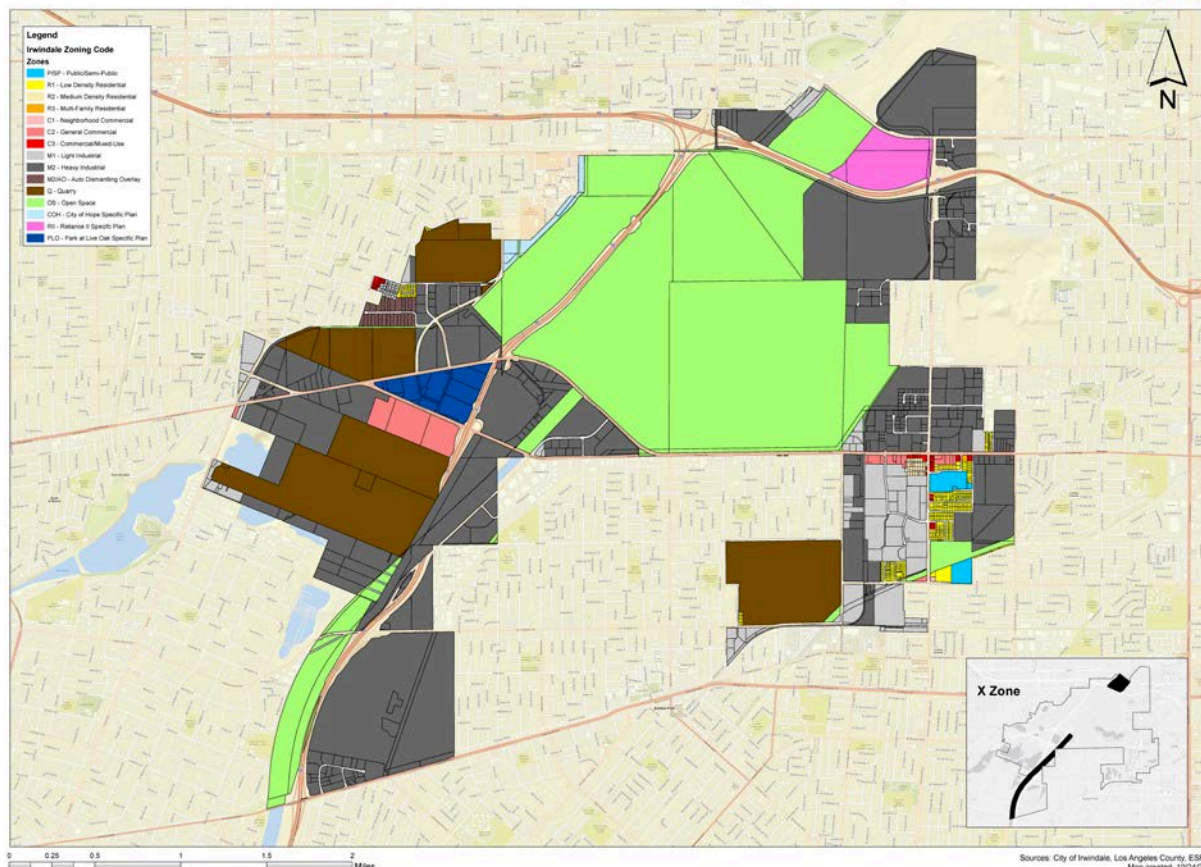
Project Planners: Community Development Staff

Project: Comprehensive Title 17 Zoning Code Update

Applicant: City of Irwindale

Project Location: Citywide

CITY OF IRWINDALE - ZONING MAP (PROPOSED)



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

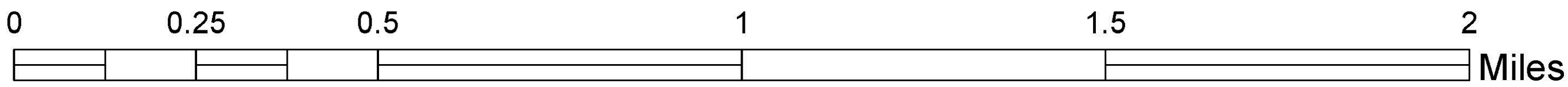
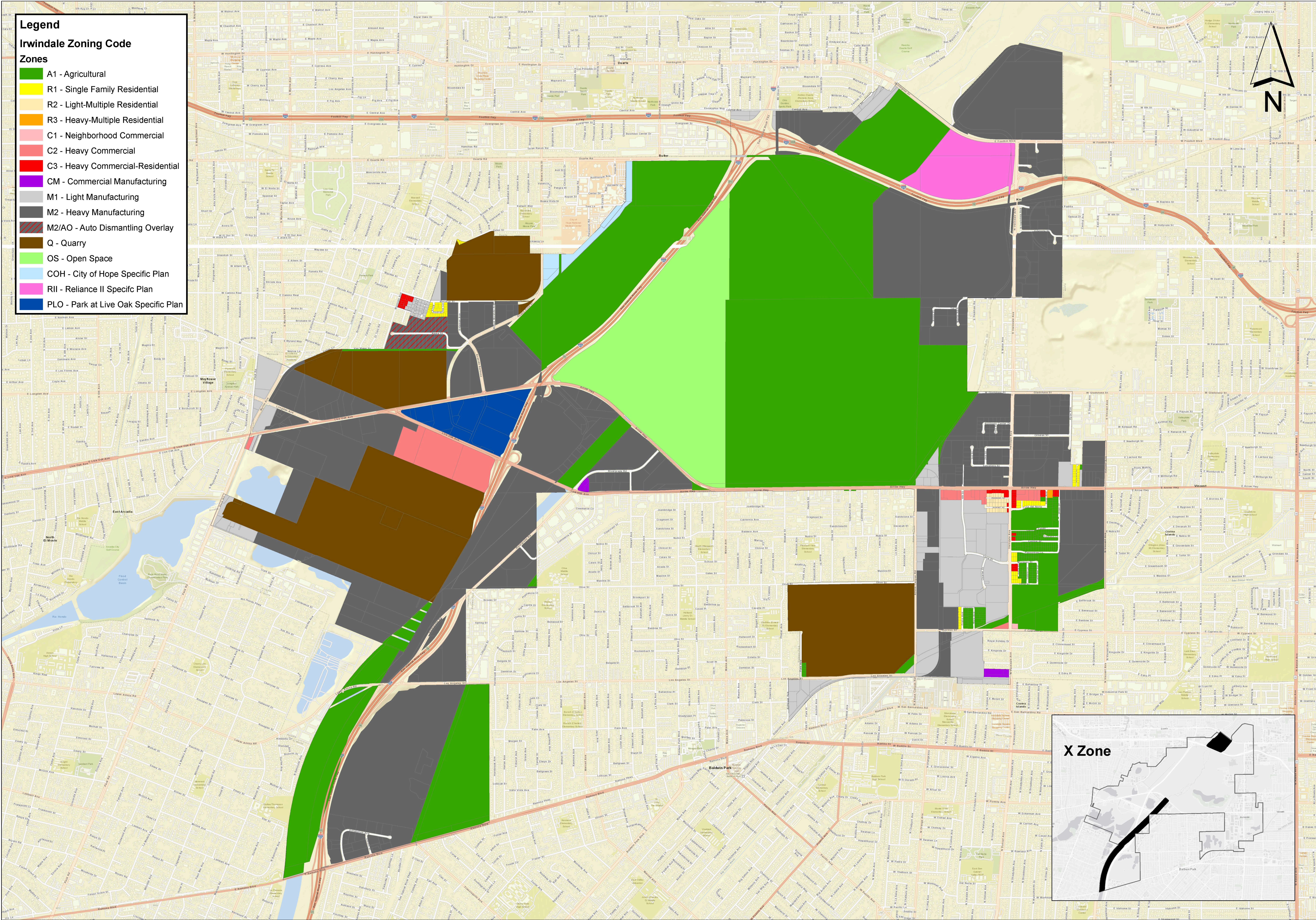
It is recommended that the Planning Commission take the following action:

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. 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.
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)

CITY OF IRWINDALE - ZONING MAP (EXISTING)



CITY OF IRWINDALE - ZONING MAP (PROPOSED)

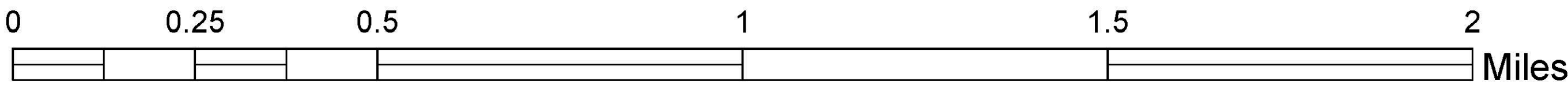
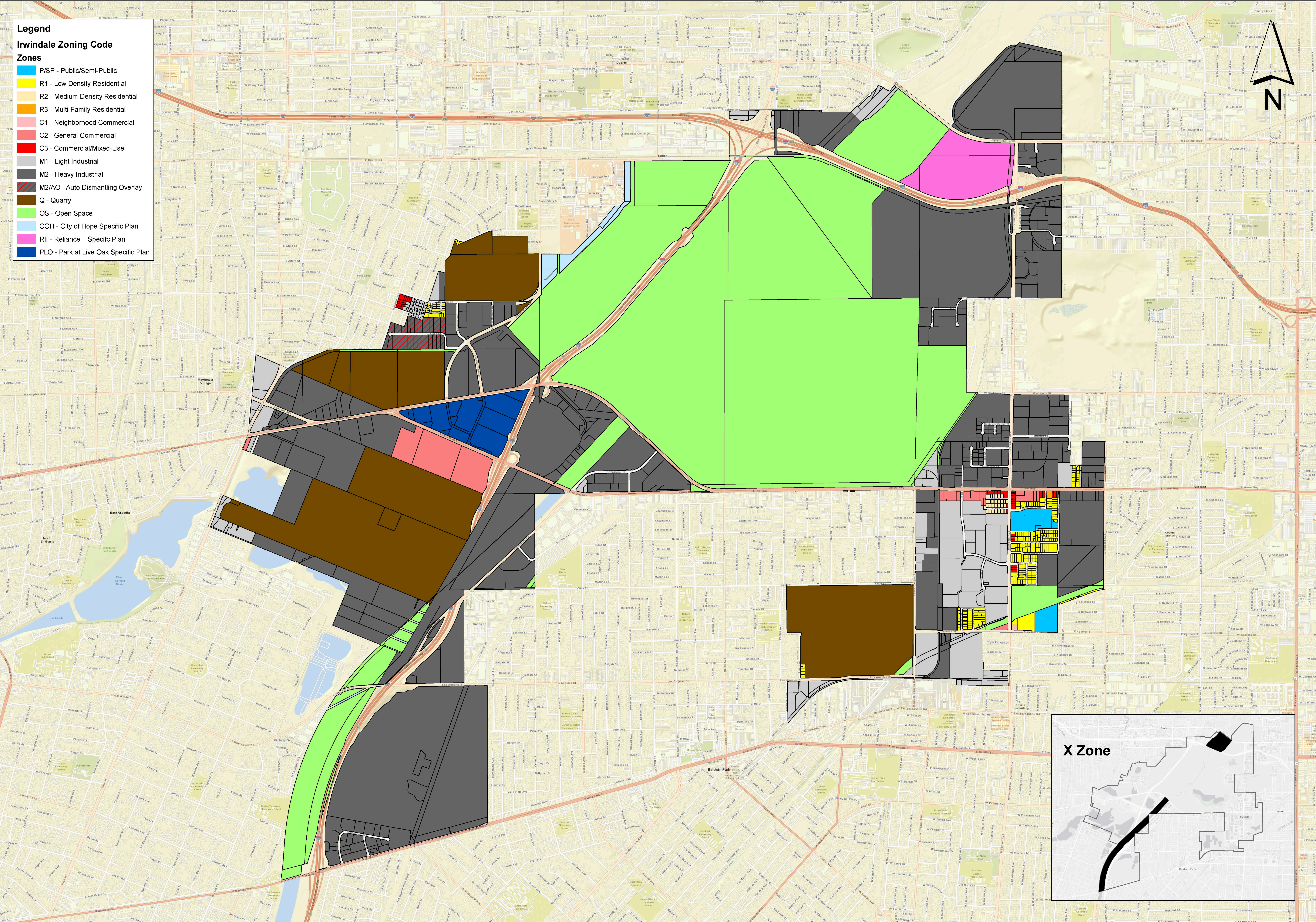


EXHIBIT “K”

Zone	Required Setback
Commercial Zones	
C-1 Neighborhood Commercial	Existing Front: 10 feet
	Proposed Front: 20 feet
	Existing Rear: 20 feet
	Proposed Rear: 10 feet, 20 feet if abutting residential zone
	Existing Side: 5 feet, 20 feet if abutting residential zone
	Proposed Side: 10 feet, 20 feet if abutting residential zone
C-2 General Commercial	Existing Front: 10 feet
	Proposed Front: 20 feet
	Existing Rear: 20 feet
	Proposed Rear: 10 feet, 20 feet if abutting residential zone
	Existing Side: 5 feet, 20 feet if abutting residential zone
	Proposed Side: 10 feet, 20 feet if abutting residential zone
C-3 Commercial/Mixed Use	Existing Front: 10 feet
	Proposed Front: 20 feet
	Existing Rear: None, 25 feet if abutting residential zone
	Proposed Rear: 20 feet, 30 feet if abutting residential zone
	Existing Side: 5 feet, 20 if abutting residential zone

	Proposed Side: 15 feet, 50 feet if abutting residential zone
Industrial Zones	
M-1 Light Industrial	Existing Front: None, 25 feet if abutting residential zone
	Proposed Front: 20 feet, 30 feet if abutting residential zone
	Existing Rear: None, 25 feet if abutting residential zone
	Proposed Rear: None, 15 feet if abutting commercial, 30 feet if abutting residential zone
	Existing Side: None
	Proposed Side: 15 feet if abutting major arterial, 10 feet from other streets, 30 feet if abutting residential zone
M-2 Heavy Industrial	Existing Front: None
	Proposed Front: 20 feet, 50 if abutting residential zone
	Existing Rear: None, 25 feet if abutting residential or agriculture zones
	Proposed Rear: None, 15 feet if abutting commercial, 30 feet if abutting residential zone
	Existing Side: None
	Proposed Side: 15 feet if abutting major arterial, 10 feet from other streets, 50 feet if abutting residential zone