

IRWINDALE COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

August 31, 2022
Wednesday
6:30 P.M.

The Irwindale **PLANNING COMMISSION** met in special session at the above time and place.

PLEDGE OF
ALLEGIANCE

I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

INVOCATION
COMMISSIONER
FUENTES

Dear heavenly Father, we just come before you this evening thanking you so much for your love, your grace, and your mercies. Dear Father. Father God, we just ask now that you would be with us here, be with this community, and be with the entire City staff. Dear Lord. That you would just bless us. That you would give us wisdom beyond our years to make decisions that are pleasing to you. I thank you for all things, dear Lord, I just ask that you once again bless this City. Amen.

CHAIR GOMEZ

Roll call.

ROLL CALL:

Present: Commissioners; Robert E. Hartman; David Fuentes; Richard Chico; Vice Chair Enoch Burrola; Chair Suzanne Gomez

Also present: Julian Miranda, City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Lisa Chou, Associate Planner; Martin Romero, Planning Technician; Jesus Hernandez, Administrative Secretary

ANNOUNCEMENTS

CHAIR GOMEZ

Do we have any announcements that we need to share?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No.

CHAIR GOMEZ

Thank you.

**SPONTANEOUS
COMMUNICATIONS**

CHAIR GOMEZ

At this time we are going to move forward in the Meeting and open it up to Spontaneous Communication. Mr. Hernandez is going to share with us the guidelines for Spontaneous Communication.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

This is a time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action on such communications unless 1) the Commission by majority vote finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except as stated) participate it is requested that all such communications be made in writing so as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 3 minutes, unless such time limits are extended. In the hybrid format, both in-person and hybrid audience members will participate in this following order, first we have Tier 1: In-person attendees. Then we will have Tier 2: Teleconference attendees, then we will go back to Tier 3: In-person attendees who have not previously provided comments on the matter(s) being discussed by the legislative body, and Tier 4: Teleconference attendees who have not previously provided comments on the matter(s) being discussed by the legislative body.

CHAIR GOMEZ

At this time we will have Spontaneous Communication for Tier 1: In-person attendees, is there anyone here today? No? Then we will go to Teleconference attendees, Tier 2. Mr. Hernandez?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We have no members wishing to speak.

CHAIR GOMEZ

Tier 3: In-person attendees who have not previously not spoken and there is none present and Tier 4. At this time we are going to move on to the Consent Calendar.

CONSENT CALENDAR

CHAIR GOMEZ

At this time we have no business on the Consent Calendar.

NEW BUSINESS

CHAIR GOMEZ

We are now going to move forward on New Business: General Plan and Zoning Map Inconsistency. This matter is continued from 7-20, so that we can all be here today the Commissioners because this has the GP and the Zoning has to be reviewed. Commissioners, who weren't unavailable to attend have valuable input. We look forward to the presentation.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commissioners, again this Item is regarding inconsistencies between the General Plan and the Zoning Map. This was a multi planner preparation and tonight we have Brandi Jones, our Senior Planner, and Martin Romero, our Planning Technician, presenting this.

SENIOR PLANNER
JONES

Good evening Chair and members of the Planning Commission, tonight we are going to be discussing some of the inconsistencies between the General Plan and the Zoning Map that we found through multiple things, including creating updated Zoning Maps and General Plan Maps. Some of what it takes to update the General Plan and Zoning Maps and make sure they are consistent, is to go through pretty much the City's history of any types of Zone Changes that were done, reviewing the Ordinances for the Zone Changes and the General Plan Map amendments. We are requesting the Planning Commission Review these inconsistencies presented and direct Staff to make the appropriate changes to the Zoning and General Plan Maps to ensure consistency. The General Plan is the blueprint for future planning and development in Irwindale. Zoning Code, Map and related zoning designations are required to be consistent with the General Plan. Inconsistencies discovered during a recent zoning map "clean-up" in November 2018. Staff has also received multiple applications that require a General Plan Amendments or Zone Changes. Due to these inconsistencies, there are multiple non-conforming uses that limit the highest and best use of properties, due to limitations on expansion and intensification. Consistency between the General Plan and Zoning is a common-sense approach to planning and transparency. Not common-place for cities to spot-zone or change a General Plan Designation for a single parcel, it's usually a group of parcels or one very large parcel. Pending direction from the Planning Commission, Staff may initiate the process to re-zone properties to appropriate classifications. Zone Change and General Plan applications will be brought before the Planning Commission for a recommendation to the City Council for a final decision. This is the chart that we made. Again, this chart and what we are presenting is not all inclusive because we still might come across some as we continue. These were some of the ones that we have been dealing with like more frequently and recently. For example, we have Citrus View, Meridian Street, Mountain Avenue, Park Rose, Ruelas, and Shrode. They have a General Plan designation of Residential, however, their Zoning is either C-3, Heavy Commercial-Residential or M-1. So we want to move all to R-1. For example...

COMMISSIONER
FUENTES

Ms. Brandi, can I ask a question?

SENIOR PLANNER
JONES

Sure.

- COMMISSIONER FUENTES R-1, Single Family Residential, are ADUs included with that?
- SENIOR PLANNER JONES You are allowed to do an ADU on R-1.
- COMMISSIONER FUENTES Okay, thank you.
- SENIOR PLANNER JONES Meridian, Industrial/Business Park, current zoning designation is M-1. We are proposing to change it to M-2. Ramona Boulevard and a small portion of the Vulcan Durbin Pit off of Ramona, has a General Plan designation of Quarry. The current designation is A-1, and we are proposing to change it to M-2 to match with the remaining area. Also pretty much the remaining area on Ramona and the rest of the Quarry. Park Avenue is General Plan Residential, current Zoning is A-1. We want to change it to R-1 for Single Family consistency. Same thing with Calle Burrola, Fraijo, and Nora Avenue; General Plan Residential, Zoning A-1 change it to R-1. Buena Vista, Industrial Business Park current Zoning Quarry, we want to change that to M-2, Heavy Manufacturing. When we get to the maps, you will see it is just like a small area. Las Lomas Road, Industrial/Business Park, current zone M-1 we want to change that to M-2. The bottom one actually, so that's Arrow Highway/Live Oak Lane. The zoning is currently M-2. The General Plan is Regional Commercial. We were proposing to change that to Industrial/Business Park and Specific Plan. This is currently the General Plan Map that was updated in 2022. This is the updated General Plan Map, the zoning map. Basically we will go through these one by one then we can see what they look like.
- CHAIR GOMEZ What I liked to do is when we come back to each one just number them consequently so that when we discuss them, we can discuss each one in particular.
- SENIOR PLANNER JONES Whichever way you want to do it. If you want to just discuss this one, make your recommendation then go to the second one, or you want me to go through all and then come back one individually that way?
- CHAIR GOMEZ Yeah, go through all and then come back. Thank you.
- COMMISSIONER HARTMAN I have a question, also. It is pertaining to Nora Avenue. I live on Nora. Should I not be in here?
- CHAIR GOMEZ Well we need to have a Public Hearing as well though. So if we have questions.
- SENIOR PLANNER JONES Should he step out for Nora?

ASSISTANT CITY ATTORNEY TRAXLER	So my question would be, how many Commissioners live on Nora? I am getting conflicting information.
COMMISSIONER HARTMAN	I live on Nora. He lives on...
VICE-CHAIR BURROLA	I live on the other side of the block, which is Fraijo Avenue.
ASSISTANT CITY ATTORNEY TRAXLER	Fraijo, okay. Are those in the same grouping Brandi?
VICE-CHAIR BURROLA	Yes.
ASSISTANT CITY ATTORNEY TRAXLER	Okay, so then at this point I would recommend recusal of the two Commissioners. It is ultimately your decision, whether or not to recuse yourself, but you would be within the 500' that is a presumed conflict. Since, we have a quorum of Commissioners that are able to vote that would be satisfactory and there would be no issue. Ultimately, the decision whether or not to recuse yourself is up to you.
CHAIR GOMEZ	I have a question. I want to collaborate with you in terms of how we do this because you are saying that if you presented and do each one while you go along, however, we would have to address the Public Hearing. As the public has input, we usually then have questions, and then we usually make our decision. If we do it in a different way, whereas Brandi does each one and then we give input I am not sure how the Public Hearing will play into that.
ASSISTANT CITY ATTORNEY TRAXLER	So right now this is just general direction to Staff, whether or not they are to move forward with addressing the zone changes. There is no specific direction in terms of the Planning Commission making a decision whether or not to recommend the Zone Changes. This is just essentially direction to Staff to bring this item forward again for the Planning Commission's consideration. I am not sure I understand the question.
CHAIR GOMEZ	So the Public Hearing. Do we need to open it up for Public Hearing, for discussion as to each item? Or can we do the Public Hearing during the presentation and interact as Commissioners for recommendation?
ASSISTANT CITY ATTORNEY TRAXLER	You can interact as Commissioners on the record. In terms of allowing the public to comment, I would at this point not do a one by one vote on each property. I would do a general direction and allow the public to comment generally on this Item.

- CHAIR GOMEZ Okay, so we are going to proceed as we usually do. We will make the presentation, we will then have question, we will do the Public Hearing, and then we will have a discussion. Thank you.
- SENIOR PLANNER
JONES Or if you want, do you want me to do Calle Burrola, Fraijo, and Nora first? You can talk about first and then they can come in so we don't have to stop and go in and out.
- CHAIR GOMEZ Our usual way.
- SENIOR PLANNER
JONES Okay. So this one is Citrus View, Meridian, Mountain Avenue, Park Rose, Ruelas, and Shrode. Ruelas and Park Rose are zoned M-1. What we found was the zoning had been, I believe C-3 for all of that at one point. It was changed M-1, however, the Map was never updated. These houses on Park Rose and Ruelas are legal non-conforming. If somebody lived on those streets and wanted to do an addition, we wouldn't be able to allow them because it would be an intensification of a non-conformity. That is why we want to move them to R-1. Also, when it comes to the properties that are along Shrode and Mountain, they are zoned C-3 which is Commercial-Residential, so you can do either one. It is already all developed as residential, but we want to make it consistent with R-1. Number one, when we have R-1 zone property versus A-1 or C-3 you have more flexibility when it comes to State requirements for ADUs and things like that. We want everybody to have that opportunity so that is why we want to go to R-1, as opposed to have like A-1. The next one, this is Meridian Street. This is just north of Alice Rodriguez Circle and it is an industrial condominium complex, and what we found is that it is zoned M-1 and M-2. When you look at the parcel map it seems like that is kind of following the line a little bit because that portion of Meridian is actually a private street, which is part of the subdivision. Our thoughts were to change it all to M-2, as opposed to M-1. Allowing more flexibility because if we tend to down zone, we are likely to create non-conformities about the uses that are currently there. There is not significant differences in the type of uses between M-1 and M-2. There is not as many permitted uses as M-2 because it does allow for like very heavy uses. Most of the businesses there are just small individual. It is just a small business park. That is our proposal for that one. This is Ramona Boulevard and Vulcan Durbin, so if you see those two rectangular parcels at the bottom that is a mini storage that is down there now. It is zoned A-1. This large area here of Vulcan Durbin is also zoned A-1. In order to be consistent with the types of uses there on Ramona and also to be consistent with mining activity, we are proposing to change that portion of Vulcan Durbin to M-2. This is Park Avenue so this is on the west side of the City. There are a few homes over there also zoned A-1. We want to make it consistent and go to R-1 so that people have the opportunity to take advantage like for example ADUs and things like that. This is Calle Burrola, okay, you want to step out?

ASSISTANT
CITY ATTORNEY
TRAXLER

At this point, again it is up to the Commissioners whether or not they want to recuse themselves. However, this is a general item so there is nothing specific to these properties that you would be making a decision on.

SENIOR PLANNER
JONES

So the west side of Fraijo is R-1, but the rest of Nora and then the east side of Fraijo is A-1. Again, we want to change it all to R-1 so everybody has the same opportunities for development. This is Buena Vista Street, currently what is over there is just another small industrial business park. It is just that particular, like that corner piece that was zoned Quarry overlay. We believed that it was potentially a mapping error. Just north of it is a pit so we just figured it is probably just like a remnant. We want to just make it M-2 to be consistent with the uses that are there and the rest of the industrial area. So that is over by City of Hope. Then this is Las Lomas Road, these parcels some of them are M-1 and M-2 split again to something that is historical that we want to clean up. Based on the uses that are there we believe that it would better to go to M-2 versus M-1. For example, we got like Asian Ceramics up there. They came in, I don't know, probably like ten years ago for a CUP. There used to be Asplundh Tree. They used to be there. I think it is now Edison. There were some uses that have been approved for outdoor, and we just want to be able to keep those consistent without creating any additional non-conformity. This one is the only, so the other ones were changing the zone, this one is changing the General Plan designation. Currently the area that we know, that we pretty much refer to as Nu-Way. The Nu-Way Pit, which is Live Oak Lane, Arrow Highway, and Live Oak. The large parcel and the single parcel like near the top, we are proposing to change that to Specific Plan to allow some flexibility for future development. The other areas that are all along Live Oak Lane, which are individual businesses including like All American Asphalt, Robertson's Ready Mix. Those and along there is some business that are right at the curve of Arrow Highway there, again more small industrial business parks. We are proposing to change those from Regional Commercial to Industrial/Business Park. Currently in the General Plan there is no zone designation that is compatible with Regional Commercial. In an attempt to actually support development here, this is what we are proposing. Also we have, like in the past, there have been some Conditional Use Permits for example approved for some of the uses on Live Oak Lane, and we have put sunset clauses on them so we can work towards getting the General Plan and the Zoning consistent. It really impacts those businesses because they have to come in, like maybe every year, every two or three years to renew their Conditional Use Permit. If we had more consistency then we can be able to make the findings better, to be like this is consistent with the General Plan and Zoning. Because we already have the Industrial/Business Park and Specific Plan, General Plan designation it would just be easier to switch them as opposed to like creating brand new zones to match

with Regional Commercial, which has yet to be done. That's all of the parcels for now, just in general. If you want, you want to go back to the first one?

CHAIR GOMEZ Yes.

SENIOR PLANNER JONES Okay.

CHAIR GOMEZ So let's see, before we open it just for Public Hearing, let's see if the Commissioners have questions as to the each one individually, and then we will save the Nora Avenue, Calle Burrola, and those separately so we can address all the others. So it is just questions, and then we will open it for Public Hearing, and then we will have a discussion. Does anybody have some questions? One, which is Citrus View Avenue, Meridian Street, Mountain Ave., Rose Park Ave., Ruelas Street and so we will keep those as one, and have a discussion on those. That's the one that they want to change to R-1. Do we have any questions from the...

COMMISSIONER FUENTES That makes sense.

VICE-CHAIR BURROLA Brandi, for a C-3 area, what is there? What is there right now?

SENIOR PLANNER JONES So there is houses that face Meridian, the new subdivision that was done. Ambriz, like is the small cul-de-sac that was in the seven lots, that's over there facing Mountain. It is Single Family Residential.

VICE-CHAIR BURROLA All residential there. Okay.

CHAIR GOMEZ We will move to the next one Meridian Street and that's from an M-1 to an M-2. My question is, how close are houses to the industrial park? Are there houses in that area?

SENIOR PLANNER JONES So if you actually look on the Citrus View one, you will see that little grey triangle area just north of Alice Rodriguez that is where it is. That is an existing business park there. The houses that are generally abutting are in the City of Duarte, and then there is a pit to the east side of it.

VICE-CHAIR
BURROLA

What made you decide, Brandi, to go from M-1 to M-2. The reason I ask, M-2 allows for a lot more, larger industrial businesses like asphalt plants and stuff like that. You know just considering that our Zoning Map, is I don't know how old thirty plus years, who is to say if someone comes in here twenty years from now and buys up this property and decides to put up an asphalt plant. We are talking its really close to residential, Duarte residents and our own residents. What made you decide to go to M-2?

SENIOR PLANNER
JONES

We were thinking along the lines of trying not to create additional non-conformities. For example, like the example of the asphalt a batch plant or something, that would be something that would never be permitted by right. That will always be conditionally permitted. Say somebody did buy all of those properties and said, "I want to put a batch plant on here." It would come to Planning Commission and you would say, "That is highly incompatible with the surrounding area." So continue to keep that in mind. Like even though we are proposing to go from M-1 to M-2 that still won't automatically make the uses that are M-2 permitted by right. Again, it goes back to creating non-conformities, like when we are zoning like downward it is like okay well some of those businesses for example that are on that east side of Meridian, might be a use that is permitted per M-2. For example, if we go down to M-1, now those uses are now non-conforming. So meaning that they couldn't expand, they couldn't intensify. They could have been approved prior to what the current code is.

VICE-CHAIR
BURROLA

Are there businesses there that are not conform to M-1?

SENIOR PLANNER
JONES

There may be. Like there is always the chance, when you are rezoning a collection of parcels that you are going to create a non-conformity. We are just trying to reduce the potential impact.

CHAIR GOMEZ

Okay so we are not certain that there is actually any that would be non-conforming if we don't change it?

SENIOR PLANNER
JONES

I mean we have a general idea about what type of businesses are there. I think another thing is like because of the way it was split it was kind of split with the street. If you wanted to do a specific business like on the west side of Meridian, it's like oh you can't because you would need a CUP or something but if you go across the street. Number one, it makes it easier for us when we are doing enforcement and when we are approving businesses. Like if we maybe even lay the parcel map on top of here some of these lots individually could have dual zones. So that is pretty much it.

VICE-CHAIR
BURROLA

Going back, you know I was reading the Ordinance, and it was talking about M-2 and you are right there is certain businesses that have to come in to get a CUP. I am not saying I am going to be here twenty years from now or even make a decision twenty years from now, but usually when a business comes in with a CUP and they are coming in to get a CUP and their business is conforming to the zone, how do we stop them from getting the CUP? It seems that they are right to do that business because it is zoned that way. There is nothing that would stop them right to get the CUP as long as they are conforming to the Zone and all the requirements in the ordinance.

SENIOR PLANNER
JONES

If they meet the findings then we can support the CUP, but just because a business comes on and wants to do a specific use in a specific location, doesn't mean that we can still make the findings. If we can't make the findings we are not going to make a recommendation of approval to you.

VICE-CHAIR
BURROLA

That is just the, go ahead Marilyn.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Chair and Commissioners just a general comment, what we found too that if there is a business that is a use that could have been there for many years, and it is an M-2 type use but the zoning is M-1, if they try to refinance or if they are trying to sell the business and they come to us and it is that non-conformity or the inconsistency this has put them in a bind because of that. When we are noticing a thousand other reasons you know part of the impetus for bringing it and I guess one, you know, it can be in the residential area, you know, it's a big part of it but it's also any of the business that was another reason for trying to get the consistency.

CHAIR GOMEZ

Help me understand, if there is a business and they do a findings and they need to expand and they are functioning under an M-2, do we have the capacity to do like a grandfather clause? They are there, we have allowed them to run for twenty years, they either want to expand and or, you know, enhance their business somehow, do we allow the capabilities of something like a grandfather clause if we keep it at M-1 and not move it to M-2, though they are functioning in that capacity?

SENIOR PLANNER
JONES

For non-conforming uses they would be grandfathered in. It is just that even if they are grandfathered in that doesn't mean that you can intensify, because now you are trying to intensify that non-conformity and so now you need to meet the requirements of today. Another thing, like we are still working on the Zoning Codes so a lot of the uses that are currently in the M-2 Zone some of those will probably be gone. We will also have a lot more current uses, because our code is basically a holdover from the County and we have been kind of moving pieces around since incorporation.

CHAIR GOMEZ	Fascinating.
VICE-CHAIR BURROLA	If I understand correctly, Brandi, you are going to change the Ordinance to the M-2 language?
SENIOR PLANNER JONES	We are updating the whole Ordinance. Some of the uses that are currently in M-2 like we are going to get rid of those. Some of them I mean, like who is doing horseshoeing? There is uses like that, that are listed, just like very old uses a lot of heavy outdoor uses. That is really not appropriate since we know that's not what the City wants to see anymore.
CHAIR GOMEZ	Anymore questions as to this one? So we will move on to the next one. This is Ramona Boulevard and it is from A-1 to M-2.
SENIOR PLANNER JONES	So with this one, again, those two small parcels on the bottom I believe it's a ministorage on the east side and just like another small business park on the west side. That large area is a portion of Durbin. It has been like that for years and we would just like to fix the map so that the entire parcel is M-2.
COMMISSIONER FUENTES	I go by there often, when I get off the freeway sometimes it is backed up. Actually that is where the storage facility is, correct?
SENIOR PLANNER JONES	Correct.
COMMISSIONER FUENTES	Right next door to that there is condominiums, homes, that is a whole neighborhood there. Across the street there is homes and everything else. I know that sometimes we are landlocked for housing. My thought was why don't we go ahead and go R-1 there in case we need it, or is there something we can multiuse if we needed to. If we get landlocked and we need some housing area there, it is in a neighborhood, you know. Next to it you had that Cowboy Burger and that other stuff, that little industrial park there. Then you have that storage place and right next to that it is all residential.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	If I may, as we have been working on the Housing Element and doing a sites inventory, there were several sites that were identified to the City Council and one of them was the two acre site that is the self-storage over there, as being something to be converted to residential. The property management company is interested in that. What we are looking at is not even as much for any of the parcels that were identify in our sites inventory as rezoning. We were considering a Zoning Overlay, so it would have a residential overlay but it would keep the underline zoning. The people who have their existing businesses, if we did an overlay on it, it just gave them an additional opportunity for development because that site is surrounded by uses that Housing and

Community Development, I will give you a little bit of background because you will hear this again, when the Housing Element comes to you. The HCD, the Housing and Community Development from the State, they have certain criteria for the sites that can be selected to meet RHNA numbers. Those include if there is access to transportation which there would be on Ramona. There is looking at the surrounding existing uses. As you mentioned there is housing across the street although that's in Baldwin Park. There is also Kaiser that is down the street so there is also a medical facility, and then there is some other commercial uses which would make it an ideal thing for the overlay. Does that help? You are giving me that look.

COMMISSIONER
FUENTES

Those are my thoughts as I go by there. Eventually, maybe not now maybe fifty years from now, we are going to need more space for homes. That's all I am looking at is that there. Personally myself, I think that would be ideal. Not ideal because it is a way but it would be like the stuff over by Duarte that we have you know that little thing that we have to maintain and do out there. I am just looking at the Housing Element because we have gone through some Housing Elements also. As far as for housing, I would like it there for housing if we needed to put some.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

What the idea is, with the residential overlay really is there is existing businesses that were not, some of the business and people were concerned about a taking or something like that. The City is not interested in eminent domain or any kind of taking so that is why the Residential Overlay it allows them an additional use and incentive in the next several years as thing change they could but it doesn't run anybody out of business.

CHAIR GOMEZ

So even in that, if I may, even in that with the Residential Overlay if we chose or recommended to change it to R-1 they can still, the businesses that still exist are grandfathered in to keep what they are doing and potentially expand because of the capability, correct?

SENIOR PLANNER
JONES

Well we are proposing to change it to M-2.

CHAIR GOMEZ

I understand.

SENIOR PLANNER
JONES

With the overlay they can continue to do the businesses that they have. In the event that they did want to develop the residential. We will still need to change the General Plan Designation, right? Yeah, so we would have to come back change the General Plan Designation to be consistent with the overlay.

CHAIR GOMEZ	So my question was, without the overlay and if we made a recommendation to do a R-1 and allow those businesses to stay, is that possible for them to be grandfather in to continue with their business?
SENIOR PLANNER JONES	Yes, they would all become non-conforming.
CHAIR GOMEZ	Okay.
SENIOR PLANNER JONES	So they could not expand. They cannot intensify.
CHAIR GOMEZ	And if they wanted to expand intensify, how could they do that? With a CPU?
SENIOR PLANNER JONES	The zoning has been changed and so now, there is no industrial use that would be permitted in a residentially zoned. If we change it to residential all of those uses would basically, like where they are at that day that the zone was changed that's pretty much it as far as how much they can expand, intensify, or improve. They can do improvements, for example, like exterior modifications maybe restripe the parking lot but as far as any additional square footage, intensity, multiple uses inside of a tenant space it would be limited.
VICE-CHAIR BURROLA	So this is Vulcan Durbin right?
SENIOR PLANNER JONES	Mhmm.
VICE-CHAIR BURROLA,	It is an active Quarry?
SENIOR PLANNER JONES	Yeah.
VICE-CHAIR BURROLA	Why do we have it zoned M-2, when we have an actual zone for Quarry is there a difference there?
SENIOR PLANNER JONES	Quarry is an overlay.
VICE-CHAIR BURROLA	Oh it is an overlay.
SENIOR PLANNER JONES	I think most of the active pits at one point where, let's see...

VICE-CHAIR BURROLA	No you got Hansen, United II, United III, Olive Pit they are all Quarry Zoned. The only one that is not, well Reliance I the northern that's M-2. Then you got M-2 Agriculture for Durbin. Is there a reason why we don't have them Quarry?
SENIOR PLANNER JONES	The Quarry overlay and M-2 both allow Quarry with a CUP. With having it M-2 you probably just have more flexibility. For example, in the Reclamation Plan...
VICE-CHAIR BURROLA	So is it consistent with the Reclamation Plan?
SENIOR PLANNER JONES	It is consistent with the Reclamation Plan, yeah.
VICE-CHAIR BURROLA	Okay.
SENIOR PLANNER JONES	It does talk about the entire Durbin site, well all of the...
VICE-CHAIR BURROLA	So if we go M-2 with Agriculture, is it consistent with the Rec Plan?
SENIOR PLANNER JONES	If we change the A-1 to M-2 it would be consistent.
VICE-CHAIR BURROLA	That's the one-third portion that they are going to actually fill, correct? According to the Rec Plan, I don't know...
SENIOR PLANNER JONES	I believe so when they move the plant site.
VICE-CHAIR BURROLA	Yes so that whole eastern side a third, I forget the acreage, but that was going to be filled and then the rest being left as a Quarry. That is why I was confused because you have it as M-2 but in the Rec Plan it states it's going to be left as a water recharge basin. I am not sure why we kept it M-2. If you can maybe look into that.
SENIOR PLANNER JONES	Yeah, I think that it was just, during certain points probably when the Reclamation Plans were approved...
VICE-CHAIR BURROLA	Can we just look into that, make sure that we are not going against, if we are going to do the Zoning change this is the time to do it to make sure it is consistent with the Rec Plan that's all.
SENIOR PLANNER JONES	It is consistent with the Reclamation Plan.

VICE-CHAIR
BURROLA

Is it?

SENIOR PLANNER
piece is
JONES

Yeah, because I mean are you concerned that the zoning the A-1
consistent?

VICE-CHAIR
BURROLA

What I remember, I might be wrong it's been a while, but I remember it
being a recharge basin. They are not going to fill that section that is M-
2 right now, zoned M-2. Then a third of the site with is the eastern side
they were going to fill that up to grade and then have a, you know,
build whatever they are going to build there. Being commercial, I didn't
know that was actually zoned Agriculture. This is new to me. I just want
it to make sure that it is consistent with the Rec Plan because the Rec
Plan does supersede our zone, correct? I mean whatever we
established through the State, through SMARA saying that okay, you
know, this is Quarry or this is going to be M-2. We just want to make
sure it is correct. When we do the zoning change it is what it's
supposed to...

SENIOR PLANNER
JONES

I will check for you. Another thing is, when it came to like why it is split
like that, again I can't remember there was something that we found
that showed that line and we were like that seems like maybe another
mapping error but we will definitely check. As far as the State, like the
Rec Plan superseding the code, I mean we would still have to have the
appropriate zoning in the City in order to do reclamation, which is M-2
and the Quarry Zones. Yeah but we will check.

VICE-CHAIR
BURROLA

Okay.

SENIOR PLANNER
JONES

Okay.

CHAIR GOMEZ

So I am a little stuck because I had the honor of attending two of the
housing sessions, very informative. We are mentioning the State
again, so the State is requiring a lot of us for housing. Would the
overlay for housing in this section show the State, that's what the
discussion has been over and over again with the residents and the
community, that we are open to housing? Would it be shown in the
State, in the demands, in the Housing Element, if we rezone for
housing? What do you think about that?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

You really are getting a preview of upcoming attractions with that. But
yes those are the things that we had discussions with HCD, but we
have not sent our sites inventory, you know, to them. You know, we
will be presenting that to the City Council for their final approval for
that. But yeah, it does demonstrate that this is feasible to allow
housing.

- CHAIR GOMEZ Thanks. So when you are looking into what the Vice-Chair also spoke to as the reclamation, I'd like to know further what is the possibility of the housing but also what kind of negative effect it would have on the businesses. We don't want to leave the businesses out either but it is very competitive right now because of the Housing Element. We have to do our due diligence because obviously the Housing Element has become a huge priority for every City including ours and in California.
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Each one of the sites that is going to be identified in what we call the Sites Inventory. We are sending out a letter and questionnaire for them. It will go not only to the property owner, it will go to the business owner, it will go to any property management company. For the areas we sent out the Public Notices when we had meetings, so some of them have attended that and we have gotten some feedback.
- CHAIR GOMEZ That's wonderful because I think that this collaboration has to take place in that the State has now, I understand created an enforcement team so that therefore then our priority not only has to be seeing about our City, our businesses, and now the Housing Element. I think that maybe, thank you Commissioner Fuentes, that this might be a good place to start looking at our Housing Element a little bit more to demonstrate that we are serious in this City about our future. Whether we build it or not that's another story but to demonstrate our willingness. Okay, any other questions on this one? Okay, so we are going to go to Park Avenue.
- SENIOR PLANNER JONES So Park is a small residential area on the west side and we are going to propose to change it from A-1 to R-1.
- CHAIR GOMEZ Any questions as to that one from the Commissioners? No? Okay Brandi lets go down to Buena Vista Street.
- SENIOR PLANNER JONES Buena Vista, this area is currently Quarry Overlay and it is a small area that's currently part of the Industrial Business Park. In order to change it to be consistent with everything else that is around there with similar uses and intensities we wanted just to change, that little triangular piece to M-2 to match. To the west of it is more industrial business parks. To the north that's, is that United Pit 3.
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes.
- SENIOR PLANNER JONES United Pit 3 to the north.
- COMMISSIONER FUENTES Do you have a pointer?

SENIOR PLANNER JONES	This little area here is part of the business park. There is like some businesses there, I don't if you remember when you did the CUP for Pick Up USA, the basketball gym. That is over there, and then this here is United Rock Pit 3. Then if you go up this street, there is City of Hope right over there.
VICE-CHAIR BURROLA	I thought it was going to stay like a recharge basin as well. That is why it is why I guess it is zoned Quarry as well because there is not going to be no development in the...
SENIOR PLANNER JONES	It also has its own Reclamation Plan too. What we are going to do, we are proposing to change that corner piece just to be M-2 to be consistent with the other portions of the business parks.
CHAIR GOMEZ	Any questions from Commissioners? Okay we will move on to the next one.
SENIOR PLANNER JONES	This is Las Lomas, well it is Las Lomas and Huntington Drive. These are some of the businesses over here, like this for example, is like Mount Olive Storage. I can't even think.
PLANNING TECHNICIAN ROMERO	Mount Olive, Cal Blends...
SENIOR PLANNER JONES	Cal Blends, I couldn't even think.
VICE-CHAIR BURROLA	A CUP for that.
SENIOR PLANNER JONES	Hmm?
VICE-CHAIR BURROLA	There is a little section right there that we did a...
SENIOR PLANNER JONES	Yeah for the Cal Blends. There is Mount Olive Storage there. This is a neighborhood in Duarte, Asian Ceramics, formerly the Asplundh, and I think there might be a Southern California Edison over there now. These are all primarily outdoor uses and always have been. We are proposing to change this area to M-2 to match the majority of the zoning over there.
CHAIR GOMEZ	What you are saying is that the businesses over there are already working under an M-2 status?

SENIOR PLANNER JONES	Some of them may have. More than likely if it is an M-2, they may have like an outdoor use which doesn't necessarily mean that it was like M-2 heavy. For example like Cal Blend wasn't necessarily what you would think is like M-2 heavy, which is like maybe like a lot of outdoor equipment, noise, dirty equipment, things like that. Or even like Asian Ceramics, which there was a CUP. I think even a Site Plan and Design Review because they were going to build a new building that was like early 2000's. Well the mid 2000's because I was here. They still had to go through a CUP because it was outdoor, but not necessarily heavy because Asian Ceramics just sells wholesale pottery. To be consistent and then also having the portions of the properties make sure they are all the same zone. You know, in some areas like you might have a zone, like a property and it would be split zone like one portion is A-1, just like Meridian for example. In this area, it is just like a few. There is certain other parts of town where you have one building that's split between Irwindale and Azusa.
COMMISSIONER FUENTES	It makes the existing businesses non-conforming?
SENIOR PLANNER JONES	Not necessary because we would be going from a lower to a higher.
CHAIR GOMEZ	Arrow Highway and Live Oak Lane.
SENIOR PLANNER JONES	Okay so this one is the opposite. Instead of changing the Zoning we are proposing to change the General Plan Designation. This is the one that is currently Regional Commercial. That was designated, I believe, in 2008.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes.
SENIOR PLANNER JONES	The 2008 General Plan. When you look there is a chart in the General Plan which has the land use designations and the appropriate zoning designation. It might say like, you know, Industrial/Business Park and it will have like C-M, M-1, and M-2 so like those are the compatibility. Here if you look at the General Plan for Regional Commercial it says it needs to be created. What we have been experiencing for almost all of these businesses here is the, like the inconsistency so it is harder for them to expand because of the inconsistency. That is pretty much it, it's really the expansion and new development. Because we don't have a zoning to go with the Regional Commercial we have to create one, and we have the existing zoning that will be compatible with Specific Plan, which we have already done on some of the large parcels like Reliance, the Park at Live Oak, so we have already done Zone Changes and General Plan amendments from like either a M-Zone or

having a General Plan designation of Industrial/Business Park to Specific Plan for consistency. Going to Specific Plan also allows some flexibility as far as like, you can still have the commercial uses also in the Specific Plan. When the Specific plan is created, oh sorry. When it is created, like with Park at Live Oak and even like City of Hope Specific Plan you know like different uses can be incorporated. It comes to you guys to make comments on it. What we also found is that a lot of these small businesses along Live Oak Lane can't expand, or that they have the time limit on their CUPs. Putting time limits on CUPs is really umm, it is not standard, not standard practice. Not only does it create an additional process for a lot of these businesses, a lot of which are small businesses coming back every year, paying a CUP fee which is in excess of \$2,000 a year. As opposed to the City being able to actually create a General Plan Designation that is consistent so we can make those findings, so these businesses can just operate. For example, like a lot of these businesses here on Arrow Highway those are just small industrial parks. When somebody for example wants to come in to do a CUP, it is difficult because it is going to be hard for us to make the findings because the General Plan and the Zoning are inconsistent. For now, like sometimes people will come in and say hey, I want to do like often times people say I want to do a gym or something that might require a CUP and we are like well that would normally just be a CUP in the M-1 or M-2 zone but the General Plan is Regional Commercial, it is inconsistent we will see what we can do. Sometimes we will come here and then it will be like put a time limit on it. Then we are like okay, hopefully within a year we can come together make some purposed changes, and then those users can just operate. Also, it decreases the burden on Staff and Code Enforcement having to go out there and enforce, having to come back to you pretty much with the same CUP every year. Live Oak Lane is a private street so there may be certain room for improvements, if we can like maybe a nexus between, for example, a CUP and some improvements like in the right of way.

CHAIR GOMEZ

Questions from Commissioners?

COMMISSIONER
FUENTES

So with them having to come back however often they have to come back for these CUP, you say it is about \$2,000 by cutting that out is the City losing revenue?

SENIOR PLANNER
JONES

I don't know if it is really a revenue thing versus us having a process that we should be avoiding, because CUPs run with the land. Once we approve the CUP at a specific location then it is there indefinitely unless it is revoked like from maybe Code Enforcement reasons or them not complying with the CUP.

COMMISSIONER FUENTES	I guess I am asking because you said some have time limits, and they have to continually once a year come in. Isn't that positive revenue coming into the City if they are coming in once a year to go ahead and renew their CUP?
SENIOR PLANNER JONES	It may be revenue but it is a practice that we should be avoiding. Maybe you can chime in a little?
ASSISTANT CITY ATTORNEY TRAXLER	I think Director Simpson can speak more to the amount of revenue that the Planning Department is bring in.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair and Commissioners, so for application fees or building permit fees, any of those kind of things we should not be making money off of those. That would be a violation to be making money off the fees that we get from a Conditional Use Permit or any other kind of permit. If we were ever audited we would have some deep questions about that. If you are talking about the revenue from the business, if we are requiring them to keep coming in they may not come in and we will lose the revenue that we currently get from that business.
COMMISSIONER FUENTES	If they are coming in why would they not come in?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Well they may want to but we are talking smaller business here. I think there is one or two. It does beg the bigger issue of Conditional Use Permits and it is kind of timely because Conditional Use Permits stay with the land and we want to be consistent with State law. That is something that we are looking at right now with our legal team on that. We haven't been challenged on it. We don't want to be challenged on it. What Brandi had said about the fees it is not just the fees, the City should not be making money from an application fee. We did raise our fees so that we are consistent with what is the typical price for a Conditional Use Permit. In addition to that, the applicant needs to have plans, they need to have radius maps, mailing labels, you know things like that. So there is another cost that is to them and to some of the applicants they may choose not to. They can choose to take their business elsewhere. We would lose the revenue that we do get. It sends a message to the businesses. Especially if it is somebody that has been coming in and they've paid their Business License fees to us and have not been Code Enforcement issues or anything like that. Those have been businesses that we consider, you know, they're good neighbors for the City. Cause they are abiding by the CUP that is another key thing that we would want them to be abiding by all the conditions of approval that have been imposed on them.

CHAIR GOMEZ	Any additional questions? Okay so we are going to go back to Nora Avenue. My question though is when we look at Nora its moving from an Agriculture to an R-1, tell me recusing yourself I don't know if that, is it necessary? I mean is that necessarily negative going from an Agriculture to an R-1? What kind of businesses would go to Agriculture? What are we looking at there?
SENIOR PLANNER JONES	Well primarily currently in A-1 it allows for Single Family Residential and it also allows for maybe a few more farm animals then you would be allowed in R-1 quite frankly.
VICE-CHAIR BURROLA	I would I like to...
CHAIR GOMEZ	Recuse yourself, okay. Are you staying or are you going? Alright, I wouldn't. Okay, go ahead with your presentation on these; Calle Burrola, Fraijo, and Nora, Ms. Brandi.
SENIOR PLANNER JONES	Okay, so for this one...
ASSISTANT CITY ATTORNEY TRAXLER	I apologize for the interruption, we just have to let the record reflect that Commission Hartman and Vice-Chair Burrola have recused themselves for this particular property, which is Calle Burrola, Fraijo Avenue, and Nora Avenue.
CHAIR GOMEZ	Thank you.
SENIOR PLANNER JONES	For this one, the same as the others. The east side of Fraijo and both sides of Nora are currently A-1, and we are proposing to change them to R-1 just for consistency.
CHAIR GOMEZ	If any of the residents currently have animals that are allowed under A-1 are they allowed to keep them grandfathered in as to an R-1?
SENIOR PLANNER JONES	I don't know. It seems like it would be the same as a non-conformity for a business. Like if you got like one sheep that is probably it.
CHAIR GOMEZ	Just want to protect the residents as well. Okay, thank you. They can come back in now. Now we are going to open it up for Public Hearing. If there is anybody...
COMMISSIONER CHICO	Are we supposed to have a Public Hearing?
CHAIR GOMEZ	Pardon?

COMMISSIONER CHICO	Are we supposed to?
CHAIR GOMEZ	Do we have a Public Hearing? Yeah, I think so.
ASSISTANT CITY ATTORNEY TRAXLER	It is public comment not a Public Hearing.
COMMISSIONER CHICO	Not a Public Hearing, right.
CHAIR GOMEZ	Public comment, okay. Jesus, do we have any public comments. Nobody in the audience. Anybody online?
ADMINISTRATIVE SECRETARY HERNANDEZ	No one has rose their hand.
CHAIR GOMEZ	Okay, so we are going to move forward on to Commissioners recommendations.
ADMINISTRATIVE SECRETARY HERNANDEZ	If you can just do me a favor, they are having trouble hearing you online so if you could just speak closer to the mic. For all Commissioners.
CHAIR GOMEZ	How is that? Just kidding.
COMMISSIONER CHICO	Pull the mics towards you.
CHAIR GOMEZ	Alright so we are going to now have a discussion as to each. We will go again and discuss each one of them.
ASSISTANT CITY ATTORNEY TRAXLER	I apologize Madame Chair, just to let the record reflect that Vice-Chair Burrola and Commissioner Hartman have rejoined the meeting.
CHAIR GOMEZ	Okay, so now that we have closed public comments we will now as Commissioners give recommendations as to each of the sites. Let's start on the first one, Citrus View and the streets associated with that again it is moving to an R-1. Any comments from the Commissioners as to the recommendation?
ASSISTANT CITY ATTORNEY TRAXLER	Madame Chair if I may, the recommendation is meant to encompass all the sites. We can have comments as to the individual sites but the recommendation is meant to be all inclusive.

CHAIR GOMEZ	Okay, so we need to break it down because I think that it has become obvious that some of them we don't have a problem with and others we want more information. So we would like to move forward and resolve that, making a recommendation for those of which we would like to see move forward and those that we want more information. How would you propose that? Can we break it down and make it individual?
ASSISTANT CITY ATTORNEY TRAXLER	At this time if you wanted individual recommendations, my recommendation would be to direct Staff to bring those items back for further discussion.
SENIOR PLANNER JONES	I mean are we okay just to take notes on each one like their thoughts on them?
ASSISTANT CITY ATTORNEY TRAXLER	Sure, sure. We can do that and just provide direction and not have a consensus vote.
VICE-CHAIR BURROLA	Are we recommending each zone or we recommending the zoning?
SENIOR PLANNER JONES	So for all of them except for Live Oak Lane and Arrow. That is the only one that is changing the General Plan Designation. All of the other ones are Zone Change.
ASSISTANT CITY ATTORNEY TRAXLER	So right now, at this stage, you are recommending Staff to bring back the official Zone Change, which will require notice, a Public Hearing, and all the requirements for an actual Zone Change. Right now this is just getting direction.
CHAIR GOMEZ	We can give them direction. We don't need a Zone Change. Each individual one will have a recommendation, it is not everything is okay.
ASSISTANT CITY ATTORNEY TRAXLER	Sure that is fine.
CHAIR GOMEZ	We can give you a recommendation as to each one, and then if you need a zone change you are going to have to bring that back, however, that works. So let's go to the Citrus View changing that to an R-1. I need comments by Commissioners.
COMMISSIONER FUENTES	I am good with that one.

- CHAIR GOMEZ Yeah I think we all are. How about, gentleman? Good, we are good with that one. Meridian Street, M-1 to an M-2. How do the Commissioners have a recommendation?
- VICE-CHAIR
BURROLA Not so much a recommendation but I still feel that I need to know what you are going to change in the wording of the Ordinance for M-2. Are you going to keep it the same? Are you going to keep the M-2 wording the same? I would like to know what you are going to change in there.
- SENIOR PLANNER
JONES For now the M-2, like if we bring it to you next month with the City initiated change the M-2 would be as what the Code is today prior to when we adopt the new one. When we create the new code, the zoning for M-2 or whatever the equivalent zoning would be it would fall under those regulations. So do you want to see, for example, like what the difference is between the zones, like the uses that are currently in M-1 and M-2? Will that make you feel more comfortable?
- VICE-CHAIR
BURROLA Yeah, or like you mentioned M-2 changing the wording for M-2 all together.
- SENIOR PLANNER
JONES Eventually.
- VICE-CHAIR
BURROLA Yeah eventually. That is kind of like what I would like to see but I know we are doing it here. As long as we are addressing that in the future, I will be happy with, you know.
- SENIOR PLANNER
JONES It is ongoing so we should hopefully have at least the draft by this year, by the end of the year.
- VICE-CHAIR
BURROLA Okay.
- CHAIR GOMEZ Yeah so she answered that one. Any other comments?
- COMMISSIONER
CHICO You want to withhold that one?
- CHAIR GOMEZ Sure, we can hold that one cause I actually also agree with that as well, withholding it that also not only to safe guard the businesses that are there but also in that area the residential community also has concerns that they are step children and they are not. They are also a part of that and we want to reserve the right to protect businesses and the residents. That one we are going to hold back. Let's move forward to Ramona Boulevard, the Vulcan Pit. Comments by Commissioners please. Recommendation?

ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Fuentes can you please...
COMMISSIONER FUENTES	I don't like the proposed zoning change.
CHAIR GOMEZ	I think that we discussed that in depth and that we were going to, it was recommended and a discussion about waiting not only to see, did you speak to the Reclamation?
VICE-CHAIR BURROLA	Yeah, Brandi did you take notes on the logistics...
SENIOR PLANNER JONES	We are going to check the Reclamation Plan.
VICE-CHAIR BURROLA	Yeah, because I just want to be consistent with the Rec Plan, and the Zone to be consistent with that as well.
CHAIR GOMEZ	Also in that we are going to also see if we can do more to make it part of the Housing Element, so that we can show to the State our willingness to even change our Zoning to accommodate the housing plan for the State of California in the City of Irwindale and our willingness to Zone for that. Okay so then the next one is Park Avenue.
SENIOR PLANNER JONES	Okay, if I may.
CHAIR GOMEZ	Did you have a question?
SENIOR PLANNER you JONES	For Commissioner Fuentes, for the portion of the Zone Change that you don't agree with, is it the Vulcan part or just the two parcels at the bottom.
COMMISSIONER FUENTES	The parcels at the bottom where we can use for housing.
SENIOR PLANNER JONES	Okay, but as far as...
COMMISSIONER FUENTES	Whatever that is one here that we can use for housing.
SENIOR PLANNER JONES	Okay, so that's two parcels but as far as the portion that is on Vulcan you are okay with that?
COMMISSIONER	Correct.

FUENTES

SENIOR PLANNER
JONES

Okay.

CHAIR GOMEZ

Any other questions? Can we move forward? Okay Park Avenue, any comments by Commissioners? No. I think we are good with that any kind of, we are good with that change from an A-1 to an R-1. Any large animals would be grandfathered in. We will move forward to Buena Vista Street and that is from Quarry to M-2, any comments by Commissioners? Okay we are all okay with that one, Thank you. The next one Las Lomas Road that is from an M-1 to an M-2, any comments by Commissioners or recommendations?

COMMISSIONER
FUENTES

I am good with that one too.

VICE-CHAIR
BURROLA

Same concerns I have for the one in Meridian, just when we get to the Zone Change and the zone language being changed to, you know, look into that.

SENIOR PLANNER
JONES

Same concerns with potential inconsistencies...

VICE-CHAIR
BURROLA

I mean it is by residential as well. We are looking at what it is saying now, think of what businesses they can have there.

SENIOR PLANNER
JONES

So you want to see the future Zoning Code prior to making changes on this?

CHAIR GOMEZ

And then Arrow Highway and Live Oak Lane, comments by Commissioners. I think that we would be actively involved in a Specific Plan, right? So we would be, whatever that was brought forward we can address it. That is what I am hearing right? When we say that we are going to make it Industrial Business Park Specific Plan, then that means when they come in with something then we are dealing with it not generally but in the concept of the community, the street, the whole zoning correct?

SENIOR PLANNER
JONES

So what the Specific Plan is, it's basically its own set of regulations including like setbacks, land uses, design. You would see that as part of an application. As far as the other areas some of them are proposing, like they have the timeline. That is pretty much what we deal with mostly down there, where businesses that come in and we are like will we are getting consistent. As far as Specific Plan, yes you would be able to review.

CHAIR GOMEZ	Comments or concerns by Commissioners on this particular item? So then we are good with it. Okay, so then we are going to move to Nora and two Commissioners have recused themselves. Commissioner Hartman and Vice-Chair Burrola will be stepping out for a moment. I didn't forget this time.
COMMISSIONER CHICO	We are going to zone it M-2 when you are gone.
CHAIR GOMEZ	M-2. For the record we are just kidding. Okay so that was from an A-1 to an R-1 and I think the recommendation is that we are good with that one right?
COMMISSIONER FUENTES	As long as the sheep can go along with it.
CHAIR GOMEZ	Okay, so we will have the Commissioners come back in.
COMMISSIONER CHICO	You do get to keep your sheep.
SENIOR PLANNER JONES	As far as Environmental Review, because this is pretty much direction and discussion, it is not considered a project under CEQA so it is just informational. Our recommendation would be to instruct Staff to prepare Zoning Change and General Plan Amendment application to allow for consistency between Zoning and General Plan maps, alternative provide direction regarding various General Plan and Zoning Map inconsistencies throughout the City. Based on your feedback we will go through the ones you had comments on, provide some updates as far as Vulcan, Meridian, and some of those uses, also Las Lomas.
CHAIR GOMEZ	Thank you.
SENIOR PLANNER JONES	You are welcome.
CHAIR GOMEZ	We are going to move on to the next item on the Agenda, which is the...
VICE-CHAIR BURROLA	Do we need a motion?
CHAIR GOMEZ	Oh, do we need a motion, it was just a discussion so there is no motion.
VICE-CHAIR BURROLA	Yeah, this was a discussion.

CHAIR GOMEZ So we move on to the next hearing...

VICE-CHAIR
BURROLA Thank you Brandi.

CHAIR GOMEZ Yeah, thank you Brandi. I appreciate that.

PUBLIC HEARINGS

CHAIR GOMEZ Site Plan and Design Review and you have a request to continue this to September 21, 2022.

ASSISTANT
CITY ATTORNEY
TRAXLER Yes, Madame Chair you will open up the Public Hearing, then we will receive a motion to continue. That would be the process.

CHAIR GOMEZ We will open up the hearing to hear a Public Hearing for a Site Plan and Design Review for No. 02-2022 for the 1500 Duarte Road, City of Hope, square foot Central Utility Plan.

OPEN PUBLIC
HEARING At 7:48 p.m., Chair Gomez opened the Public Hearing.

ADMINISTRATIVE
SECRETARY
HERNANDEZ We have no one on the audience wishing to speak on this meeting.

CHAIR GOMEZ Okay, so let's move forward there has been a request to continue it.

COMMISSIONER
FUENTES Motion to continue.

COMMISSIONER
CHICO Second.

CHAIR GOMEZ Roll Call.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico.

COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Fuentes.

COMMISSIONER
FUENTES Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Hartman.

COMMISSIONER
HARTMAN Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Burrola.

VICE-CHAIR
BURROLA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Gomez.

CHAIR GOMEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR GOMEZ Thank you Mr. Hernandez. Number 4. Discussion Items and Presentation.

**DISCUSSION ITEMS/
PRESENTATIONS**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON We have no presentations tonight.

CHAIR GOMEZ Thank you. Then we move to the Community Development Director Report.

COMMUNITY
DEVELOPMENT
DIRECTOR REPORT

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commissioners, the only item is to kind of recap on August 9th, we had our second workshop for the Housing Element. This one was focused on the Safety Element and new Environmental Justice Element. We had an interactive activity for that. The consultant felt like they got really good feedback with that. The next step, you know they are looking at programs and things. There was some good feedback with that. It is moving forward. We don't have a date set yet for the third workshop, which will focus on the housing again. Again, we will send it out, you know the usual matter. We will send it to all the residents and then it will go out to even the business community, it will be on Social Media, so we give you adequate time.

CHAIR GOMEZ

Will that be in September or October, do you think?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

We are looking at September for that.

CHAIR GOMEZ

I do appreciate it. I have participated and they are very informative. Some of the people in the Community have requested, you know we do all we can, I understand especially to give them notice by social media and a flyer. Some have even in that have said they didn't get enough notice to attend. I think that maybe we should also post it in the Senior Center, the Community Center. There is a Mariachi Festival that the City is hosting we can make an announcement, if it is within the September date so that the residents can participate. I always see it on social media so I know it is out there.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

We do post at the Library, at City Hall, at the Senior Center. In fact for this last one the Place It, the consultant, had a table set up in the Senior Center

CHAIR GOMEZ

Oh nice.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Which got a lot of interest, and a lot of activity. We had it on the City, the dedicated webpage. They created a Flickr account, we have some pictures of that. It was very colorful so it got everybody's attention, you know for that. The feedback was, somebody said is this what Irwindale is going to look like.

CHAIR GOMEZ

Hopefully.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Well some of it was very creative buildings in there. It was just to get people's imagination, their thoughts, their input, and you know it was really fun.

CHAIR GOMEZ

That's very nice. What happens is that we had Music in the Park, which is open to the entire region. With my experience in the Mariachi Festival, it is more residents...

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Oh that is good.

CHAIR GOMEZ

The consultant if he hasn't been might want to participate in that way as well.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Well for giving out the flyers you will see me doing that.

CHAIR GOMEZ

Okay, no problem thank you. That would be great.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

So we will send it out. I really appreciate getting that feedback, that some people aren't getting it. We really do want them to participate. I think we will even put up some of the flyers around the local businesses too. We want to make sure that everybody is included in the community. That is very important to the State too, and that we demonstrate that.

CHAIR GOMEZ

Do we have any reports on any of the prior issues in the community updated or do we even have any pending?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

I didn't have anything pending.

CHAIR GOMEZ

Thank you.

**LEGAL COUNSEL
COMMENTS**

CHAIR GOMEZ

Legal Counsel Comments.

ASSISTANT
CITY ATTORNEY

None from me tonight, thank you.

TRAXLER
CHAIR GOMEZ

Thank you.

COMMISSIONER
COMMENTS

CHAIR GOMEZ

So we will go down and have some Commissioner Comments, if we have any tonight.

COMMISSIONER
HARTMAN

I only have one. I would like to thank Code Enforcement. There was a very large water leak coming from the bridge over Cypress Avenue. It ran for approximately two months after my notifying different agencies. I finally decided, you know what nobody is going to fix it I am going to contact Code Enforcement. Within a week he had it taken care of, a whole new system put on that thing, and no more big waste of water during this drought we are going through. I want to thank Mr. Tyler for taking care of that.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

He might be listening but I will be sure to tell him.

COMMISSIONER
HARTMAN

Thank you.

CHAIR GOMEZ

Anyone else? So I don't know what happened but I got a couple of calls recently, and so I think that, somebody made a complaint. I didn't go check myself. I personally didn't see it but the Metro Station also has a lot of graffiti again. If we can just collaborate with whoever handles that, I am not sure if it is our Department or Public Works, and or the Gold Line their system. We just want to thank you. I did participate in the housing and I encourage Commissioners to go to the next element as well, the next meeting. Very informative. It is very important and it is nice to see a lot of different residents getting involved, because the State has put a mandate on us that may alter how we do business with our housing, but we are willing to work with the State. The State will be working with us rather than we working with the State. That is my take.

COMMISSIONER
CHICO

Very good.

CHAIR GOMEZ

The other thing is that in the community we have had a lot of stuff going on. It was a really lovely summer. Park and Rec, I just wanted to comment on that, their Music in the Park, their movies, and recently there aquatics center, where my heart is, had a wonderful luau. They have a great swimming program that me, and both the Vice-Chair

participate in weekly. I encourage the other Commissioners to participate.

VICE-CHAIR
BURROLA

Yes, it is really good.

CHAIR GOMEZ

Lastly, I just want to share, I went to the training on Friday and it was fantastic. You better watch out, cause I learned a lot. I really enjoyed it and I look forward to working more closely with the Director and also with my other Commissioners. I will share more information on that later. Anything else? Mr. City Manager anything?

CITY MANAGER
MIRANDA

Thank you Chair and nothing from my end. Thank you very much. As always it is wonderful being here.

CHAIR GOMEZ

Thank you, we appreciate your presence. We could use some Starbucks in the future.

CITY MANAGER
MIRANDA

Noted.

COMMISSIONER
FUENTES

I do have something.

CHAIR GOMEZ

Okay Commissioner.

COMMISSIONER
FUENTES

For those who don't know the Pepe Miranda Foundation is a great organization from the City. They do a lot for the residents, and the children, and the schools. Anyways, they are having their annual golf tournament, September 10th at Glen Oaks in Glendora. If there is anybody that would like to donate any door prizes or donations or anything at all, it all comes back to the community. My children have benefited from, as many, many children here in the City. It is a great organization and they only have several fundraisers. If you guys can participate or donate it would be awesome.

CHAIR GOMEZ

Thank you for that. At this time, we will adjourn the meeting until next time.

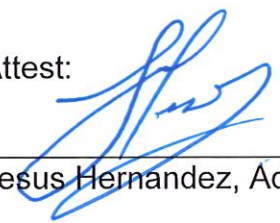
ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:56 p.m.



Suzanne E. Gomez, Planning Commission Chair

Attest:



Jesus Hernandez, Administrative Secretary

Approved as presented at the meeting held April 19, 2023