CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200

SUZANNE E. GOMEZ
CHAIR

ENOCH Y. BURROLA
VICE-CHAIR

RICHARD CHICO
COMMISSIONER

DAVID FUENTES
COMMISSIONER

ROBERT E. HARTMAN
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

July 20, 2022

6:30 P.M.

IRWINDALE COUNCIL CHAMBER

(Limited Public Access)
Pursuant to Irwindale Resolution No. Resolution No. 2022-68-3318

The Irwindale City Council has authorized the conduct of hybrid meetings of the City Council, including all City Commissions and committee meetings, and all regularly scheduled meetings that would normally take place in the City Council Chambers, under the provisions of Government Code Section 54956 § E, as authorized by AB 361.

The public's health and well-being are the top priority for the City, and you are urged to take all appropriate health safety precautions. To facilitate this process, the meeting and opportunities to participate are available through the following:

In-Person at the City Council Chambers (In-Chamber Attendance Limited to nine members of the public with overflow seating available in the Outer Council Chamber)

Join Webinar at
https://us02web.zoom.us/j/86349691359

Webinar ID
863 4969 1359

Submit public comments by email to jjhernandez@irwindaleca.gov prior to the start of the meeting. Comments will be read by the Administrative Secretary during public comment. Lengthy public comment may be summarized in the interest of time.



Spontaneous Communications: The public is encouraged to address the Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. The Planning Commission will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The Planning Commission will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may request staff to investigate and/or schedule certain matters for consideration at a future Commission or City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a Commission meeting or other services offered by this City, please contact City Hall at (626) 430-2200. Assisted listening devices are available at this meeting. Ask the Chief Deputy City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with disabilities. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Planning Division Counter, 16102 Arrow Highway or at City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday) by appointment only, and by contacting the Planning Division at 626-430-2208.

Code of Ethics

As City of Irwindale Planning Commissioners, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Commissioner.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE PLANNING COMMISSION

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. INVOCATION

D. ROLL CALL: Commissioners: Richard Chico, David Fuentes, Robert E. Hartman; Vice-Chair Enoch Y. Burrola; Chair Suzanne E. Gomez

E. ANNOUNCEMENTS

SPONTANEOUS COMMUNICATIONS

This is the 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 the following order:

Tier 1: In-person attendees

Tier 2: Teleconference attendees

Tier 3: In-person attendees who have not previously provide comments on the matter(s) being discussed by the legislative body

Tier 4: Teleconference attendees who have not previously provide comments on the matter(s) being discussed by the legislative body

1. CONSENT CALENDAR

The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission requests separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar.

A. Minutes

Recommendation: No minutes for approval

2. NEW BUSINESS

A. General Plan and Zoning Map Inconsistency

3. PUBLIC HEARINGS

4. DISCUSSION ITEMS/PRESENTATIONS

5. COMMUNITY DEVELOPMENT DIRECTOR REPORT

6. LEGAL COUNSEL COMMENTS

7. COMMISSIONER COMMENTS

8. ADJOURN

AFFIDAVIT OF POSTING

I, Jesus Hernandez, Administrative Secretary, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on July 20, 2022 to be posted at the City Hall, Library, and Post Office on July 14, 2022.

Jesus Hernandez

Jesus Hernandez,
Administrative Secretary

CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Date: July 20, 2022 **Agenda Item No. 2-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

Project Planner: Brandi Jones, Senior Planner
Lisa Chou, Associate Planner
Martin Romero, Planning Technician

Project: General Plan and Zoning Map Inconsistency

Applicant: City of Irwindale

Property Owner: Various

Project Locations: Citywide

Staff Recommendation: That the Planning Commission direct Staff to make the appropriate changes to the Zoning and General Plan Maps to ensure consistency.

BACKGROUND

The Irwindale General Plan serves as the blueprint for future planning and development in the City. It indicates the City's vision for the future through the policies and plans that are designed to shape the physical development of the community. This General Plan acknowledges the City's previous planning efforts, the established land use patterns in the community, and adopted development policy. The Zoning Code, Map, and related zoning designations, are required to be consistent with the General Plan. The City is currently in the process of updating the Zoning Code. As a result of the proposed update, the current zoning designations will change as well. However, in the meantime, Staff proposes to update the Zoning Map to bring consistency between the Zoning and General Plan Maps by rezoning parcels to appropriate classifications.

Due to inconsistencies throughout the City, there are multiple non-conforming uses. The existing non-conformities limit the highest and best uses of the properties because of limitations on expansion/intensification for their zone. These impact properties zoned for industrial, commercial and residential. For example, the inconsistency would hinder residential improvements such as the ability to increase square footage for additions and Accessary Dwelling Units (ADU) conversions. For commercial and industrial businesses,

the non-conformity hinders business growth with respect to increased square footage or scope of business operations.

This issue was discovered during a recent zoning map “clean-up” in November 2018. Since then, Planning Staff has received multiple applications that require a General Plan Amendment. Zoning is one of the primary means of implementing the General Plan. The success of a General Plan rests upon the effectiveness of the Zoning Code and Map. Additionally, there should be consistency between the General Plan and Zoning as a common-sense approach to planning and transparency. Lastly, it is not common-practice for cities to spot-zone or change a General Plan designation for a single parcel, but rather as a group of parcels. Therefore, Staff is requesting that the Planning Commission preliminarily review the below inconsistencies and provide direction on the General Plan and Zoning inconsistencies Citywide for a City-initiated cleanup.

Pending direction from the Planning Commission, Staff may initiate the process to re-zone properties, which requires providing notice to the affected property owners, and subsequent public hearings. As with legislative action entitlements, the proposed Zone Change and General Plan Amendment applications will be brought before the Planning Commission for a recommendation to the City Council for a decision.

Site	General Plan Designation	Current Zoning Designations	Proposed Zoning Designation
Citrus View Avenue Meridian Street Mountain Avenue Park Rose Avenue Ruelas Street Shrode Avenue	Residential	C-3 (Heavy Commercial-Residential) M-1 (Light Manufacturing)	R-1 (Single Family Residential)
Meridian Street	Industrial/Business Park	M-1 (Light Manufacturing)	M-2 (Heavy Manufacturing)
Ramona Boulevard Vulcan Durbin Pit	Quarry Overlay	A-1 (Agricultural)	M-2 (Heavy Manufacturing)
Park Avenue	Residential	A-1 (Agricultural)	R-1 (Single Family Residential)
Calle Burrola Fraijo Avenue Nora Avenue	Residential	A-1 (Agricultural)	R-1 (Single Family Residential)
Buena Vista Street	Industrial/Business Park	Q (Quarry)	M-2 (Heavy Manufacturing)
Las Lomas Road	Industrial/Business Park	M-1 (Light Manufacturing)	M-2 (Heavy Manufacturing)

Site	Zoning Designation	Current General Plan Designation	Proposed General Plan Designations
Arrow Highway Live Oak Lane	M-2 (Heavy Manufacturing)	Regional Commercial	Industrial/Business Park Specific Plan

LOCATION AND SITE HISTORY

Citrus View Avenue, Meridian Street, Mountain Avenue, Park Rose Avenue, Ruelas Street, Shrode Avenue

General Plan Designation: Residential
Current Zone(s): C-3 (Heavy Commercial-Residential) and M-1 (Light Manufacturing)
Proposed Zone: R-1 (Single Family Residential)

On June 20, 1967, the City Council approved Ordinance No. 200 to allow the rezoning of the properties located on Citrus View Avenue, Park Rose Avenue, Ruelas Street and Shrode Avenue and parcels outside of City boundaries. This changed the existing zoning designations from A-1 (Agricultural) to M-1 (Light Manufacturing). Although the Ordinance memorialized the change, the City's Zoning Map was not updated. To the best of Staff's knowledge, no subsequent Zone Change was adopted. As a result, the future developments were approved under the guise of being residentially zoned.

Existing residential development in the M-1 (Light Manufacturing) zone is considered non-conforming and are limited on increasing square footage or making other home improvements such as building a patio or installing solar panels. Although single family residential units are permitted in C-3 (Heavy Commercial-Residential), there are limitations due to recent legislature regarding housing. These residential parcels also are not able to utilize the latest housing legislature to build additional units or convert existing square footage.

Meridian Street

General Plan Designation: Industrial/Business Park
Current Zone: M-1 (Light Manufacturing)
Proposed Zone: M-2 (Heavy Manufacturing)

The existing business park is spilt into two zones, M-1 (Light Manufacturing) on the west side of Meridian Street and M-2 (Heavy Manufacturing) on the east side. The majority of the established land uses surrounding the properties are zoned M-2 (Heavy Manufacturing) and is consistent with the existing uses on Meridian Street. This is also an industrial condominium development, which would benefit from being governed by the same land use regulations. Split zoning does foster increased land use and development standard interpretation issues.

Ramona Boulevard and Vulcan Durbin

General Plan Designation: Quarry Overlay
Current Zone: A-1 (Agricultural)
Proposed Zone: M-2 (Heavy Manufacturing)

Ramona Boulevard from Francisquito Avenue east to City's border and the eastern 1/3 of the Durbin Vulcan Pit are currently zoned A-1 (Agricultural). There are varieties of uses within the existing business park along Ramona Boulevard, which would be consistent in an M-2 (Heavy Manufacturing) zone. The most appropriate zoning for the Vulcan Durbin

Pit would be M-2 (Heavy Manufacturing) to match the remaining 2/3 of the pit and consistent with the regulations for surface mining and reclamation.

Park Avenue
General Plan Designation: Residential
Current Zone: A-1 (Agricultural)
Proposed Zone: (R-1 Single Family Residential)

The existing A-1 (Agricultural) zone allows single-family residential development but limits permissible lot coverage, which could hinder additions, ADU's or JADU's. These residential parcels also are not able to utilize the latest housing legislature to build additional units or convert existing square footage.

Calle Burrola, Fraijo Avenue, Nora Avenue
General Plan Designation: Residential
Current Zone: A-1 (Agricultural)
Proposed Zone: R-1 (Single Family Residential)

The 2008 General Plan identified the zone change of existing A-1 (Agricultural) zones with single family residential homes to be changed to R-1 (Single Family Residential), but no records exist of the Zone Change. Although single family residential units are permitted in A-1 (Agricultural) zone, there are restrictions such as maximum permissible lot coverage that restrict property owners from utilizing their property to the highest and best use. Residential units in A-1 (Agricultural) zone are not able to utilize the latest housing legislature to build additional units or convert existing square footage.

Buena Vista Street
General Plan Designation: Industrial/Business Park
Current Zone: (Q) Quarry
Proposed Zone: M-2 Heavy Manufacturing

The site is currently zoned Q (Quarry) but is currently developed with an existing business park and associated parking. Although the Q (Quarry) zone does allow for uses that are first permitted in the M-2 (Heavy Manufacturing) zone, some outdoor uses are considered heavy and counter to the City's desired development for that area. Since General Plan designation is Industrial/Business Park, the most appropriate zone would be M-2 (Heavy Manufacturing).

Las Lomas Road, Huntington Drive
General Plan Designation: Industrial/Business Park
Current Zone: M-1 (Light Manufacturing)
Proposed Zone: M-2 (Heavy Manufacturing)

The majority of Las Lomas Road and surrounding areas are zoned M-2 (Heavy Manufacturing), although there are a few parcels that are zoned M-1 (Light Manufacturing). There are also parcels that have split zoning consisting of M-1 (Light

Manufacturing) and M-2 (Heavy Manufacturing). Split zoning does foster increased land use and development standard interpretation issues.

Live Oak Lane, Arrow Highway
Current Zone: M-2 Heavy Manufacturing
General Plan Designation: Regional Commercial
Proposed General Plan Designation: Industrial/Business Park and Specific Plan

The General Plan, adopted in 2008, designated a large area as Regional Commercial. This area encompassed all of the properties on Live Oak Lane as well as the properties along the south side of Arrow Highway, east of the I-605 westerly to the San Gabriel River. The General Plan called for the creation of a new zoning district that was compatible with Regional Commercial, but it was never accomplished. The majority of the current uses are non-conforming due to the inconsistency between the Zoning and General Plan. In the past, to accommodate for the inconsistency, Staff brought forth entitlements with sunset clauses that would still allow the properties to expand until there was a resolution in consistency. In order to eliminate the inconsistencies and costly and time-consuming process of yearly Conditional Use Permit applications for some of these businesses, changing the General Plan to Industrial/Business Park and Specific Plan would facilitate that. The largest area, formerly known as the Nuway Pit, would be changed to Specific Plan per the current development and legislative applications being processed. The remaining parcels on Live Oak Lane and Arrow Highway, which are consistent with permitted and conditionally permitted industrial uses, would be changed to the Industrial/Business Park General Plan designation.

ENVIRONMENTAL REVIEW
The information contained within this staff report is for preliminary review and direction by the Planning commission, and thus does not qualify as a project under the California Environmental Quality Act (CEQA).

CONCLUSION
That the Planning Commission take the following action:

1. Instruct Staff to prepare Zone Change and General Plan Amendment applications to allow for consistency between the Zoning and General Plan Maps.

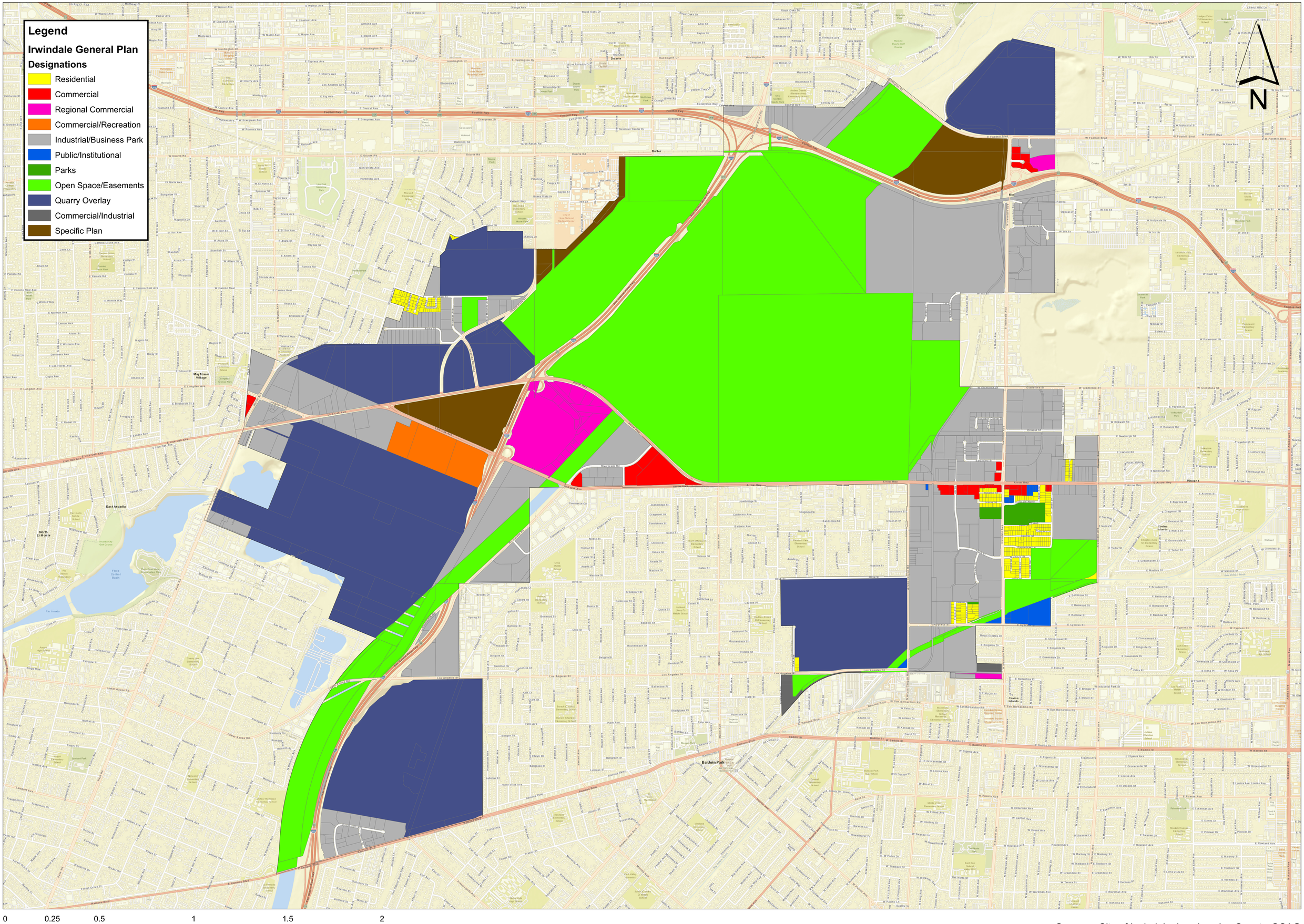
Alternative Actions:

2. Provide direction to Staff regarding various General Plan and Zoning Map inconsistencies throughout the City.

ATTACHMENTS:
Exhibit A: Existing General Plan Map
Exhibit B: Existing Zoning Map
Exhibit C: Zone Change/General Plan Map Exhibits

CITY OF IRWINDALE - GENERAL PLAN MAP (2022)

EXHIBIT "A"



Sources: City of Irwindale, Los Angeles County, SCAG

CITY OF IRWINDALE - ZONING MAP (2022)

EXHIBIT "B"

IRWINDALE

Legend

Irwindale Zoning Code

Zones

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

N

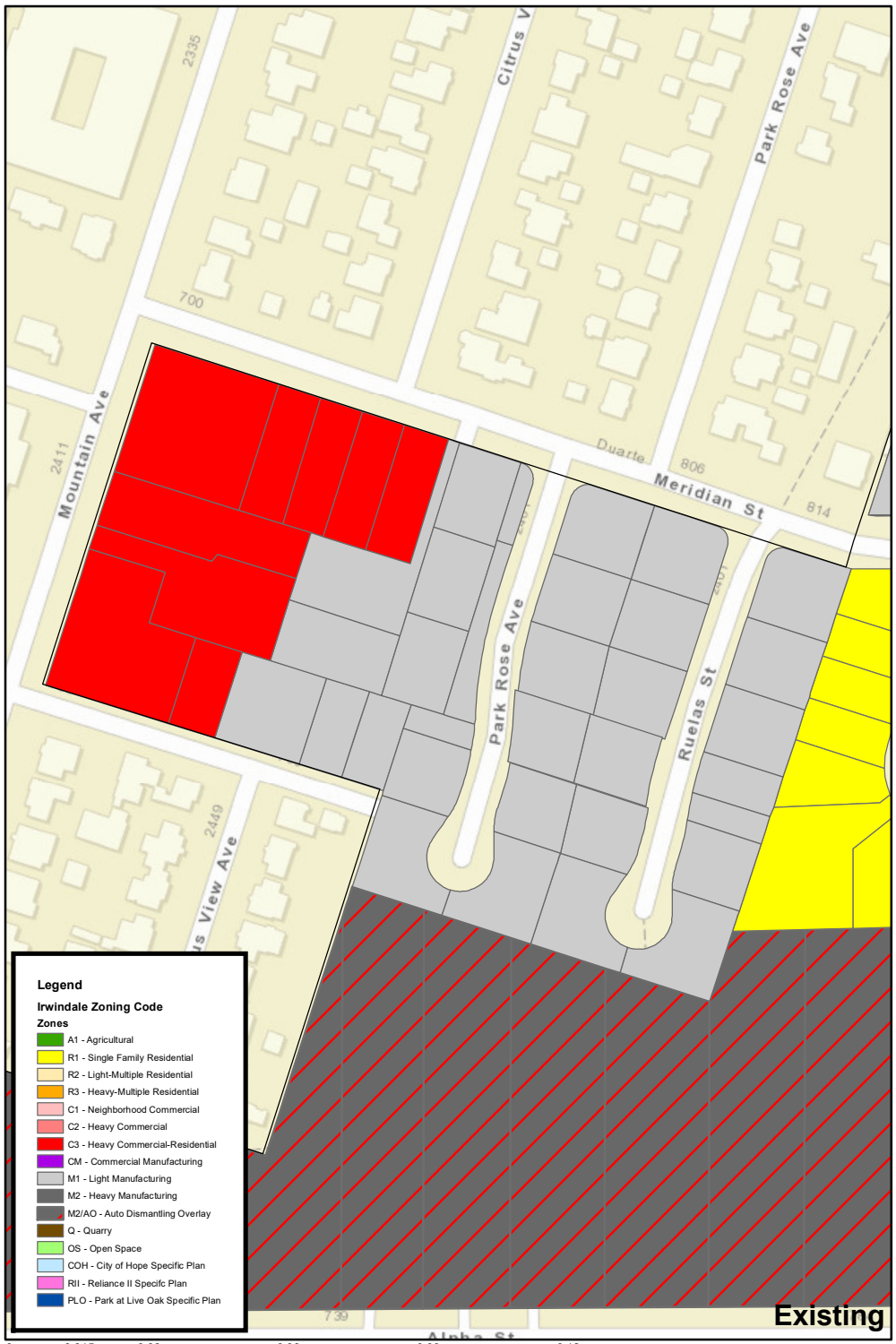
X Zone

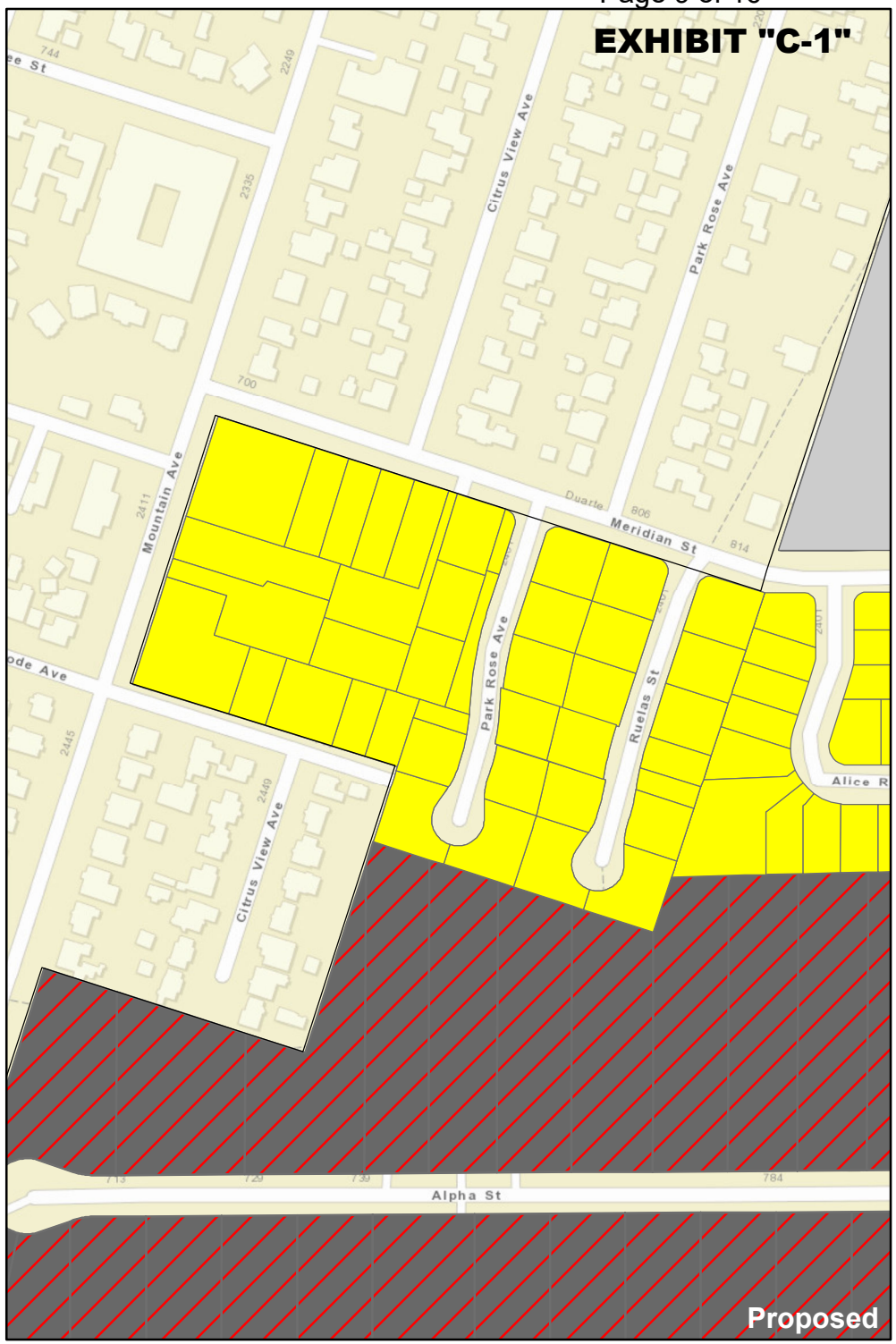
0 0.25 0.5 1 1.5 2 Miles

Sources: City of Irwindale, Los Angeles County, SCAG

Citrus View Avenue, Meridian Street, Mountain Avenue, Park Rose Avenue, Ruelas Street, Shrode Avenue

EXHIBIT "C-1"



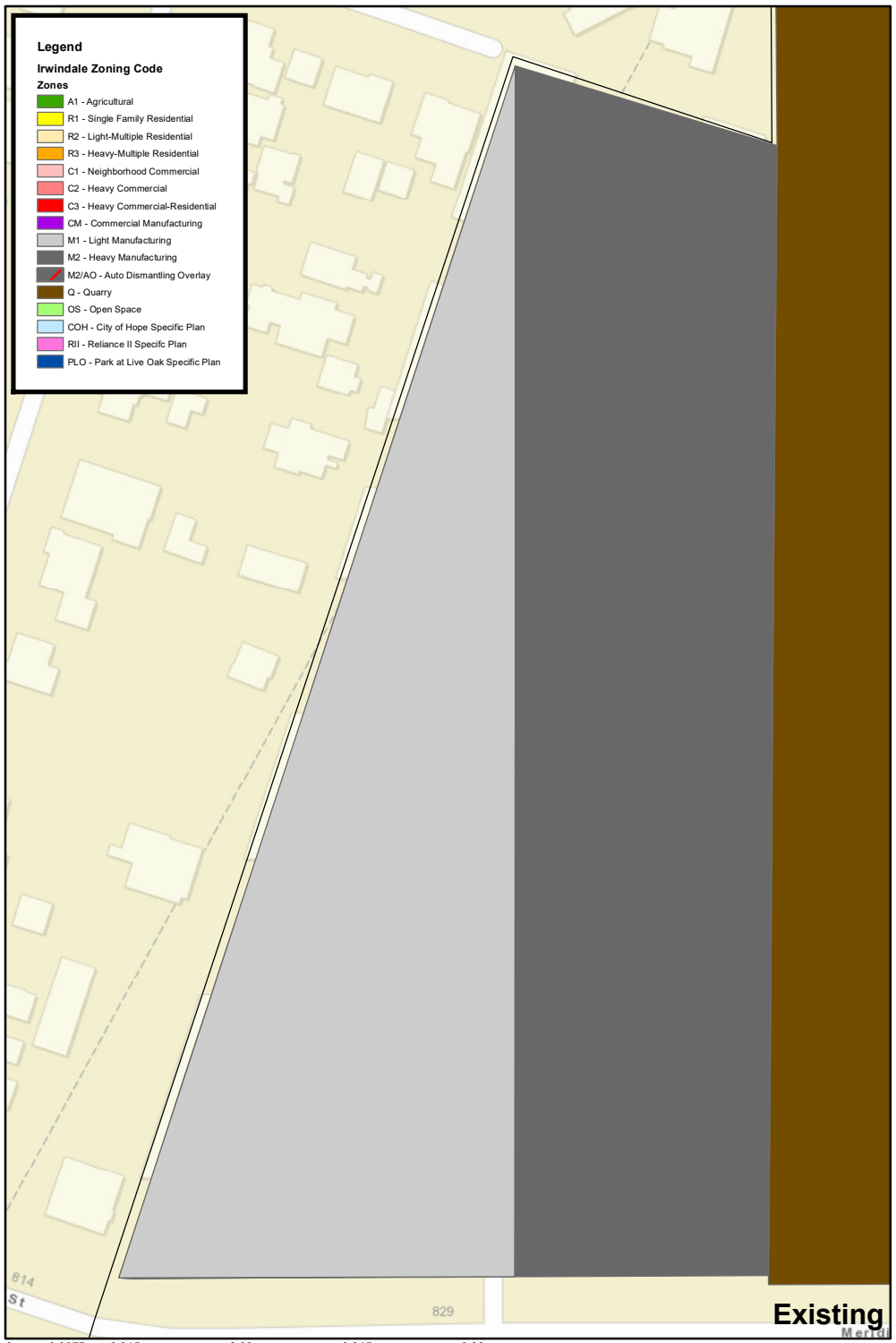


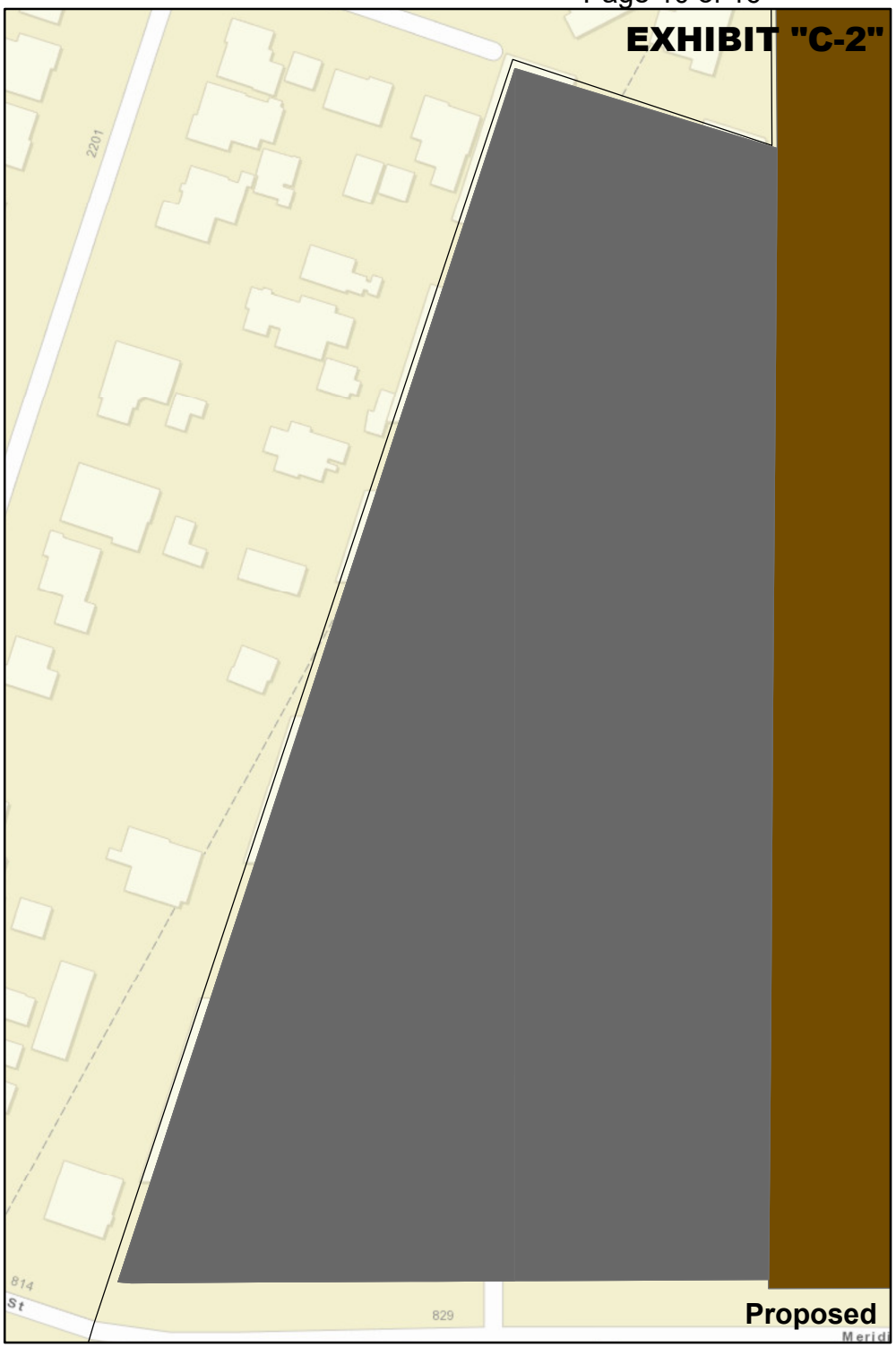
0 0.015 0.03 0.06 0.09 0.12 Miles

Sources: City of Irwindale, Los Angeles County, SCAG

Meridian Street

EXHIBIT "C-2"

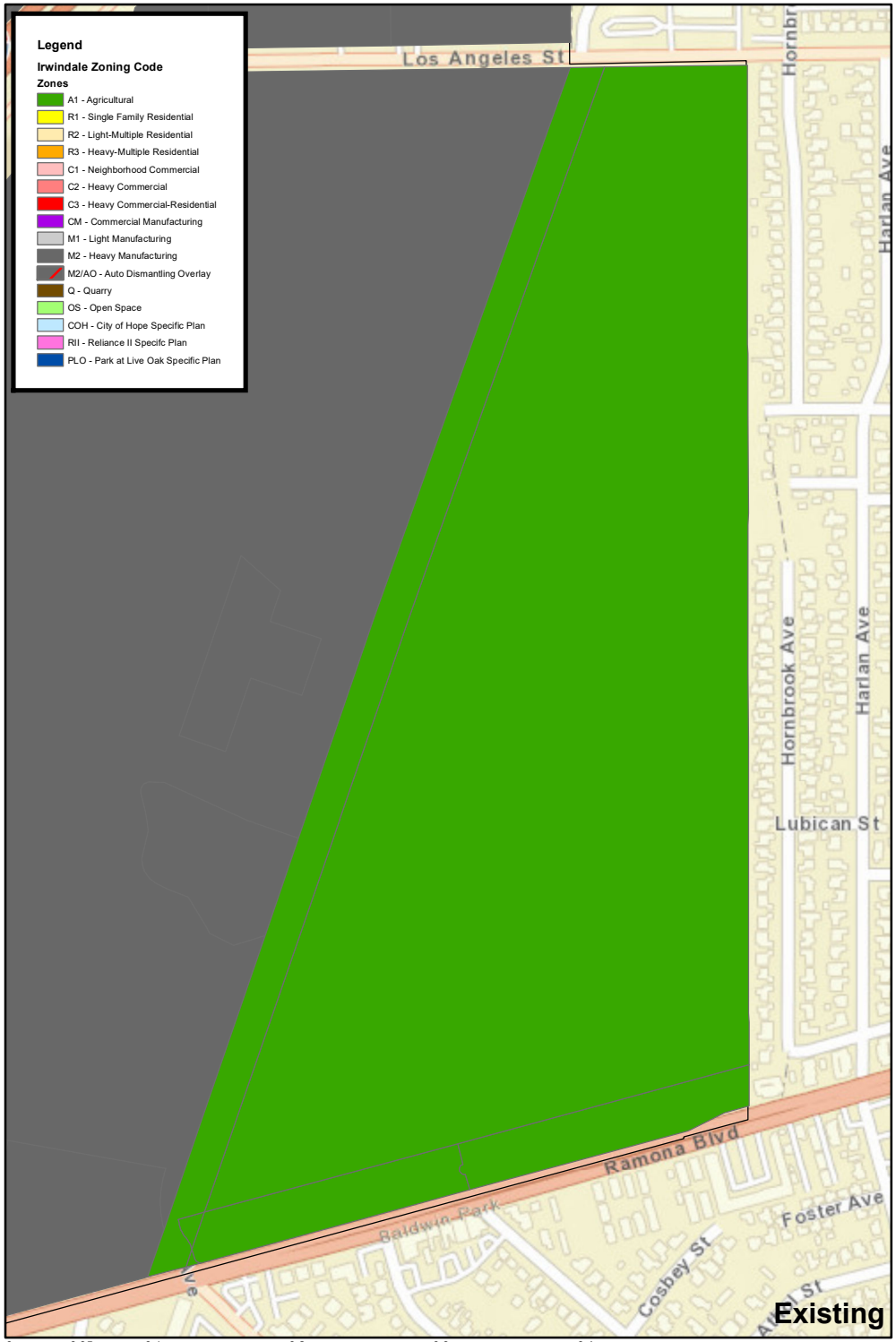


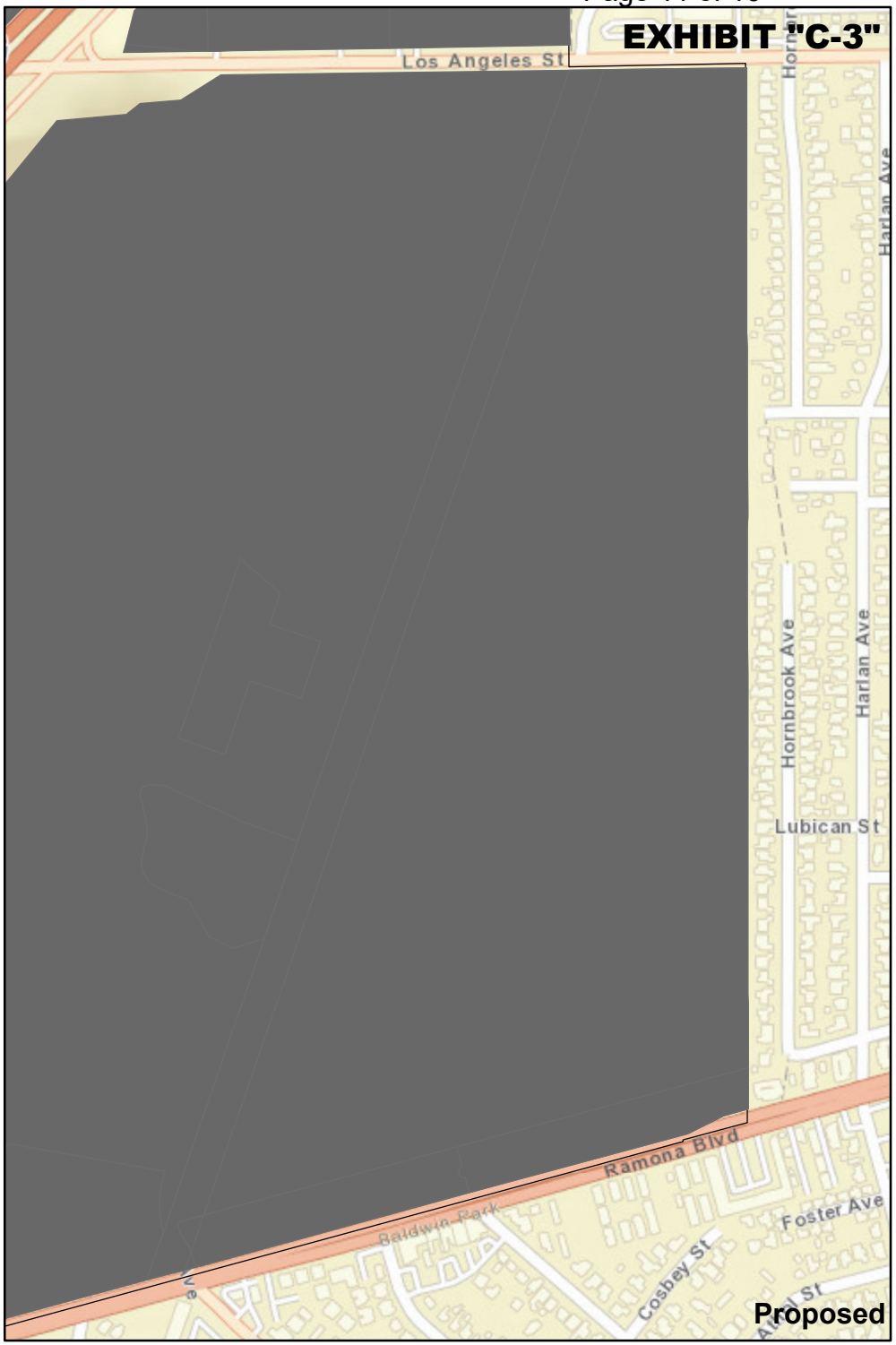


Sources: City of Irwindale, Los Angeles County, SCAG

Ramona Boulevard and Vulcan Durbin

EXHIBIT "C-3"

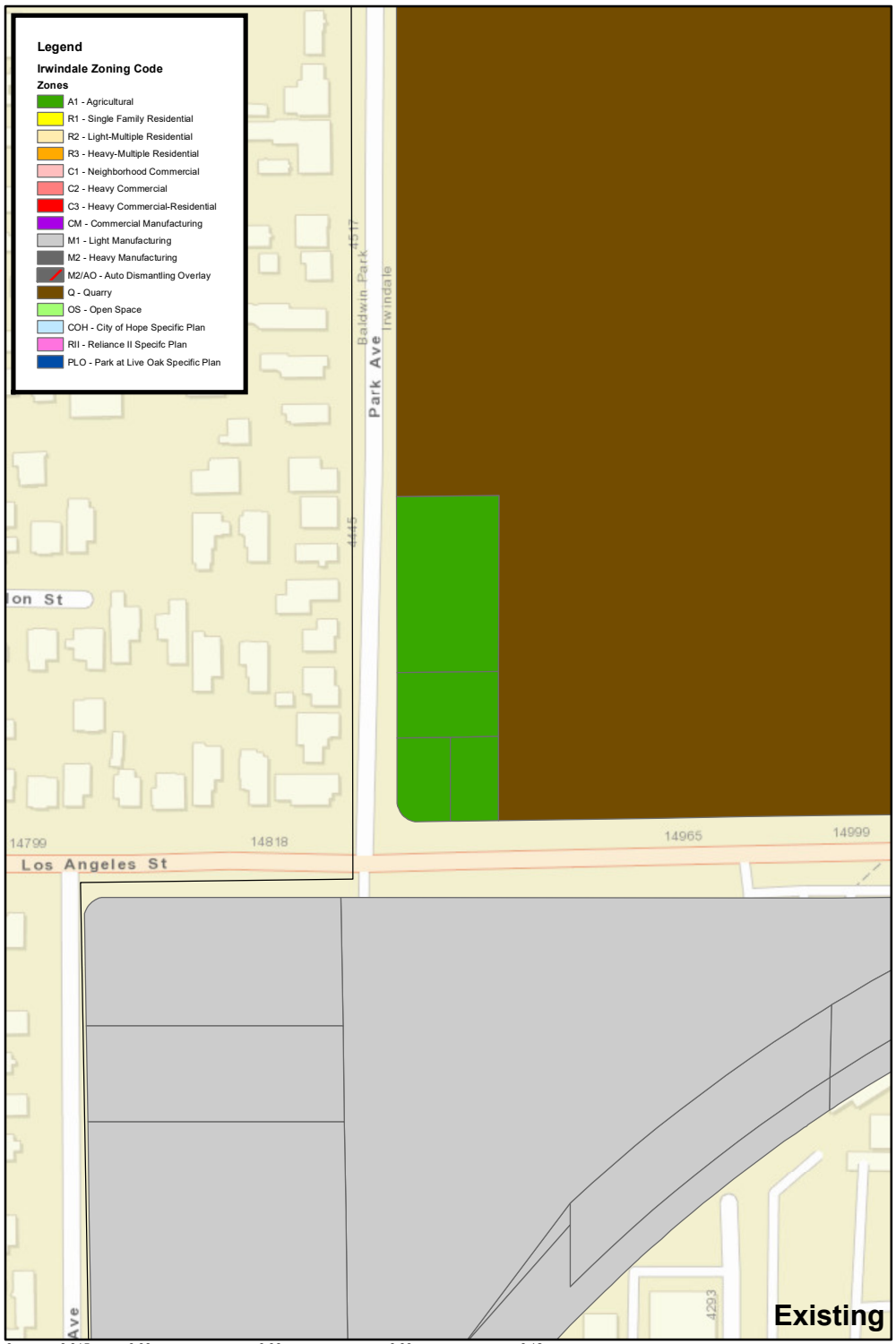


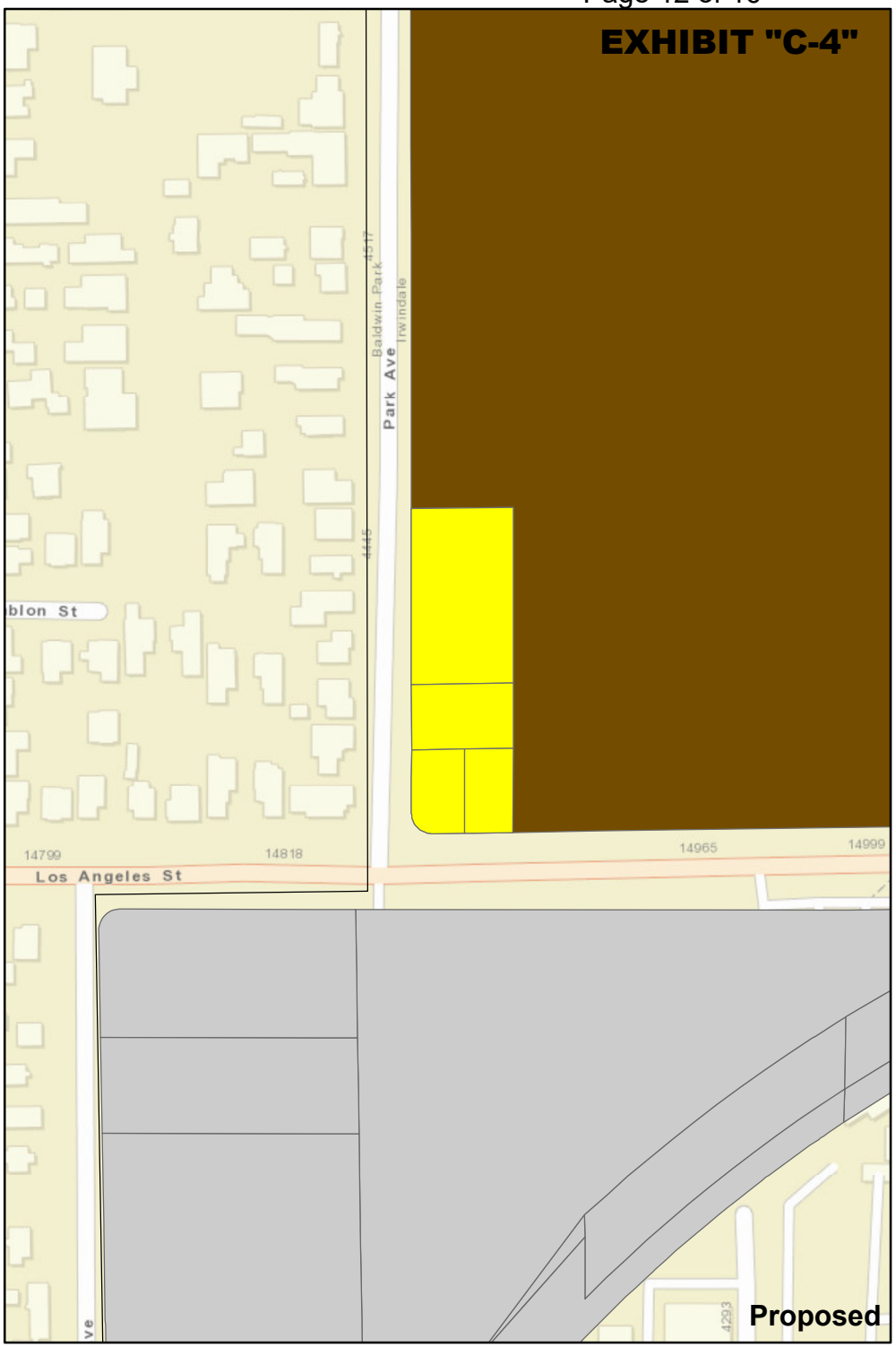


0 0.05 0.1 0.2 0.3 0.4 Miles

Sources: City of Irwindale, Los Angeles County, SCAG

Park Avenue



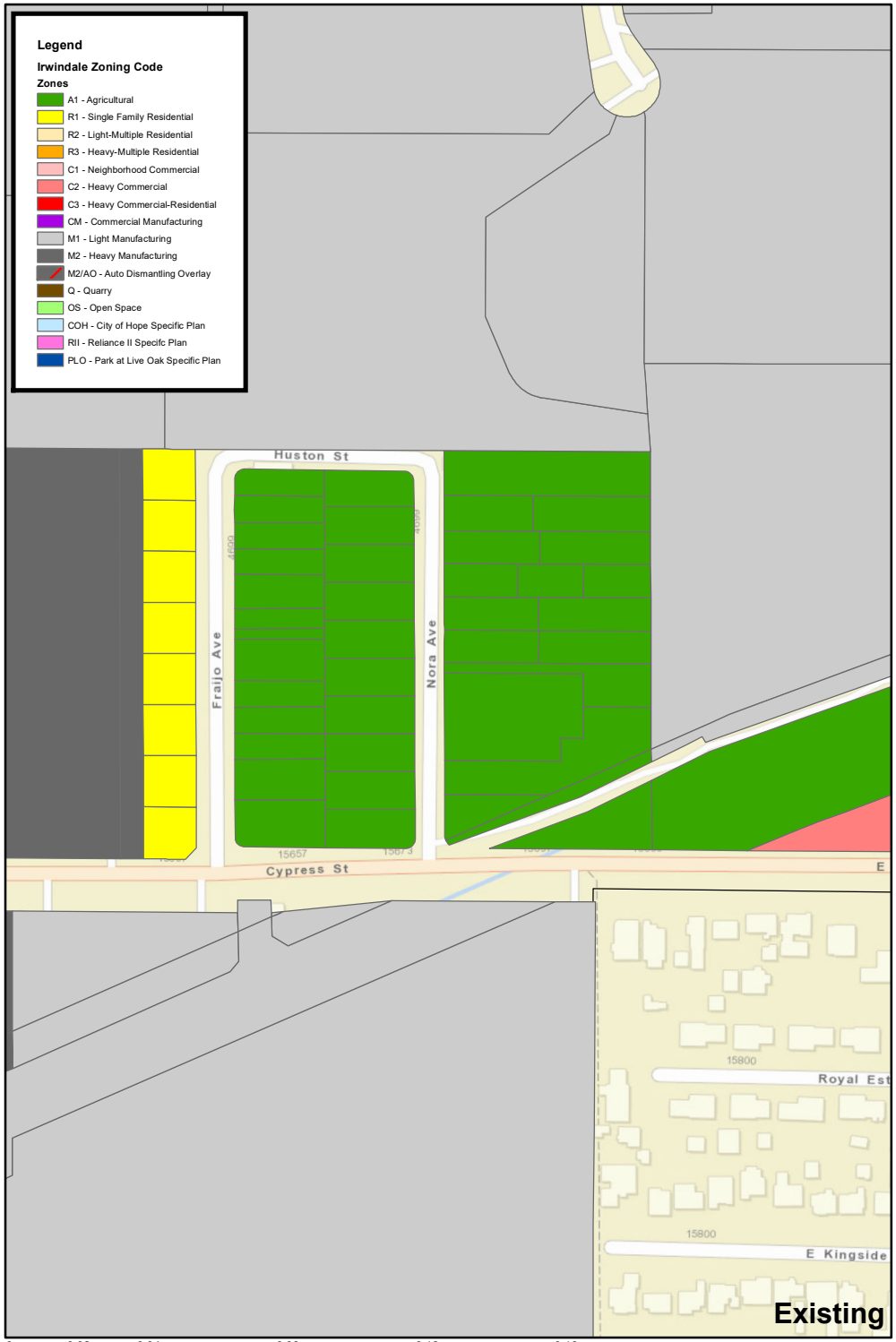


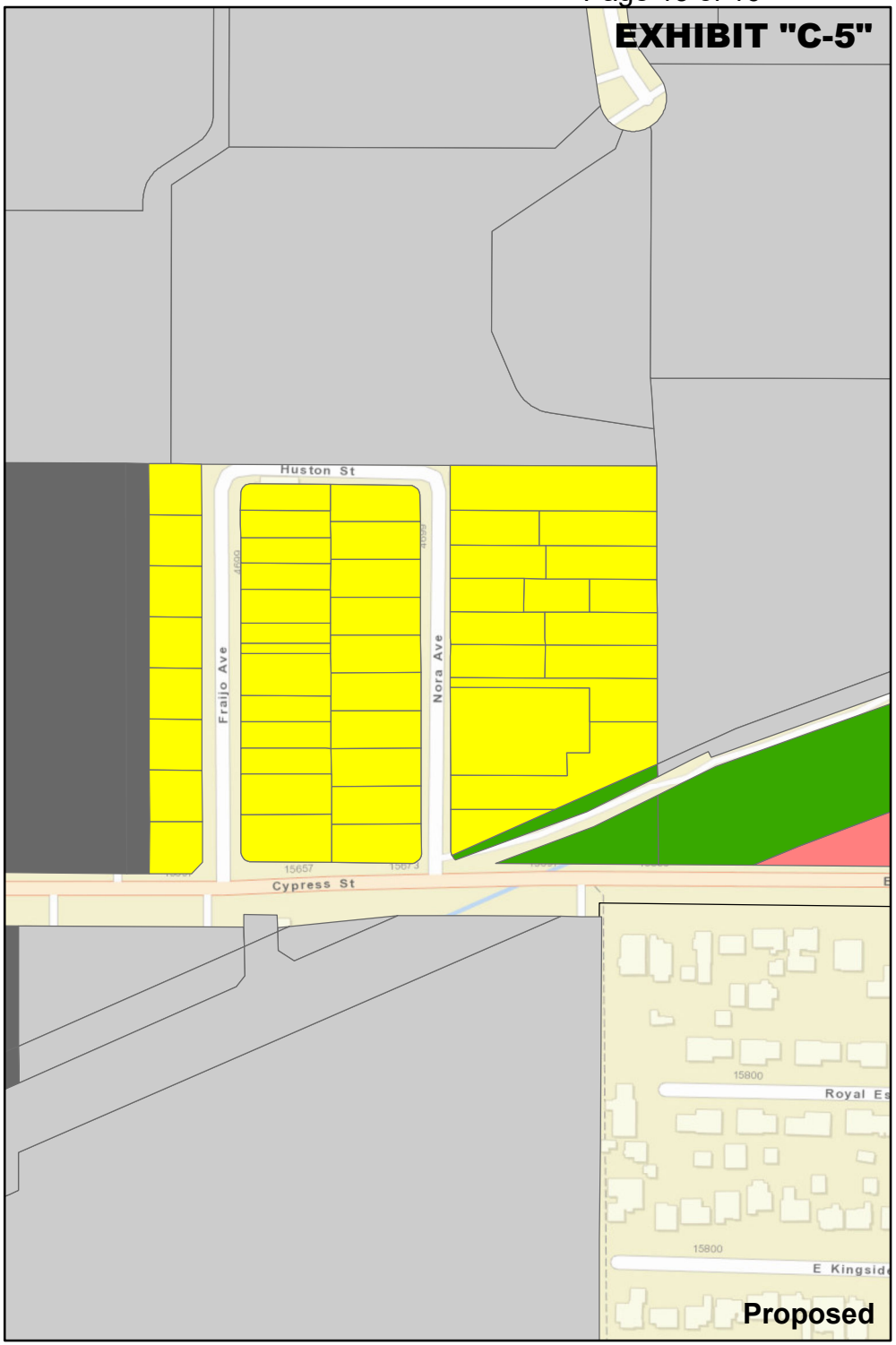
0 0.015 0.03 0.06 0.09 0.12 Miles

Sources: City of Irwindale, Los Angeles County, SCAG

Calle Burrola, Fraijo Avenue, Nora Avenue

EXHIBIT "C-5"



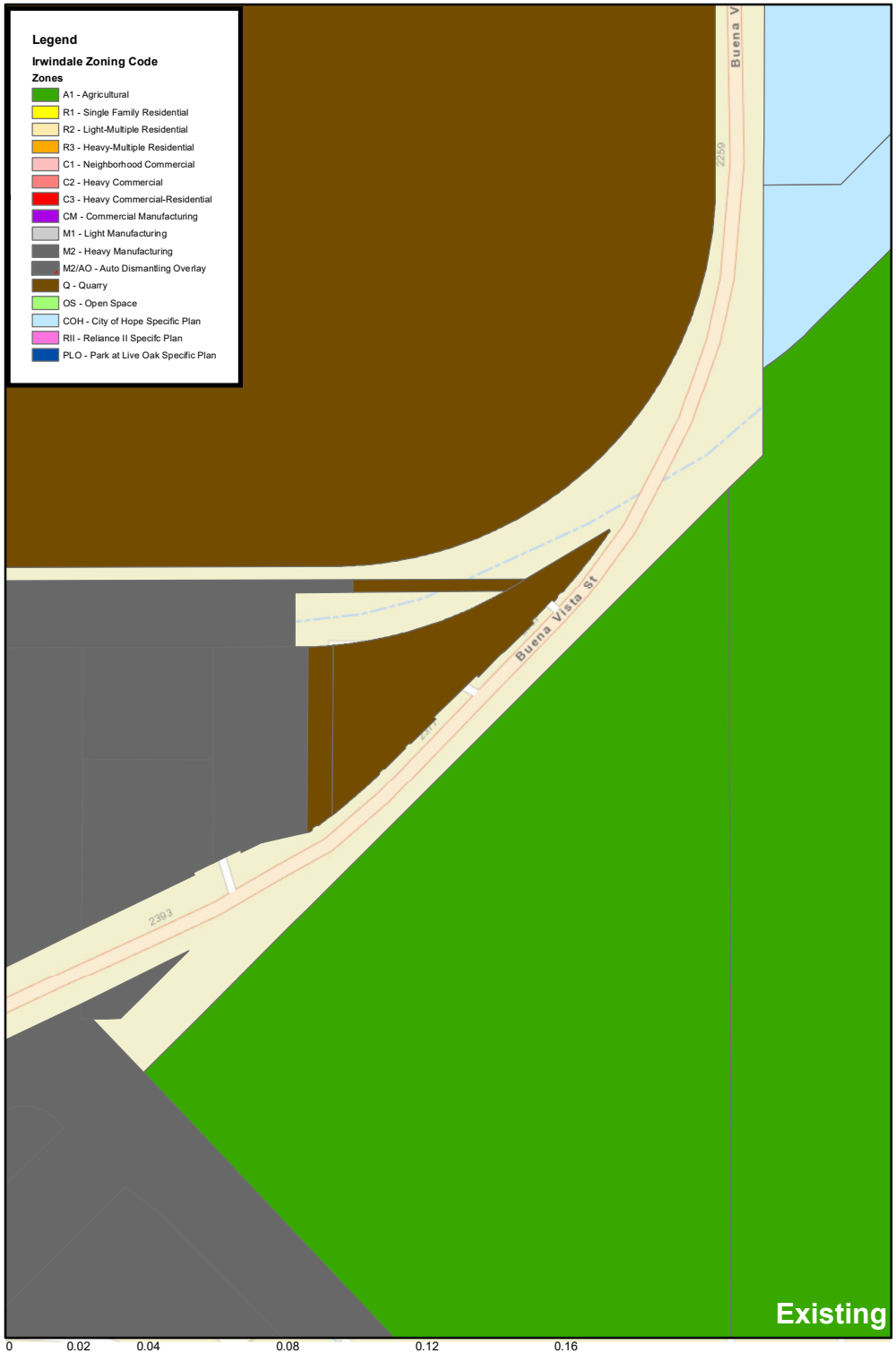


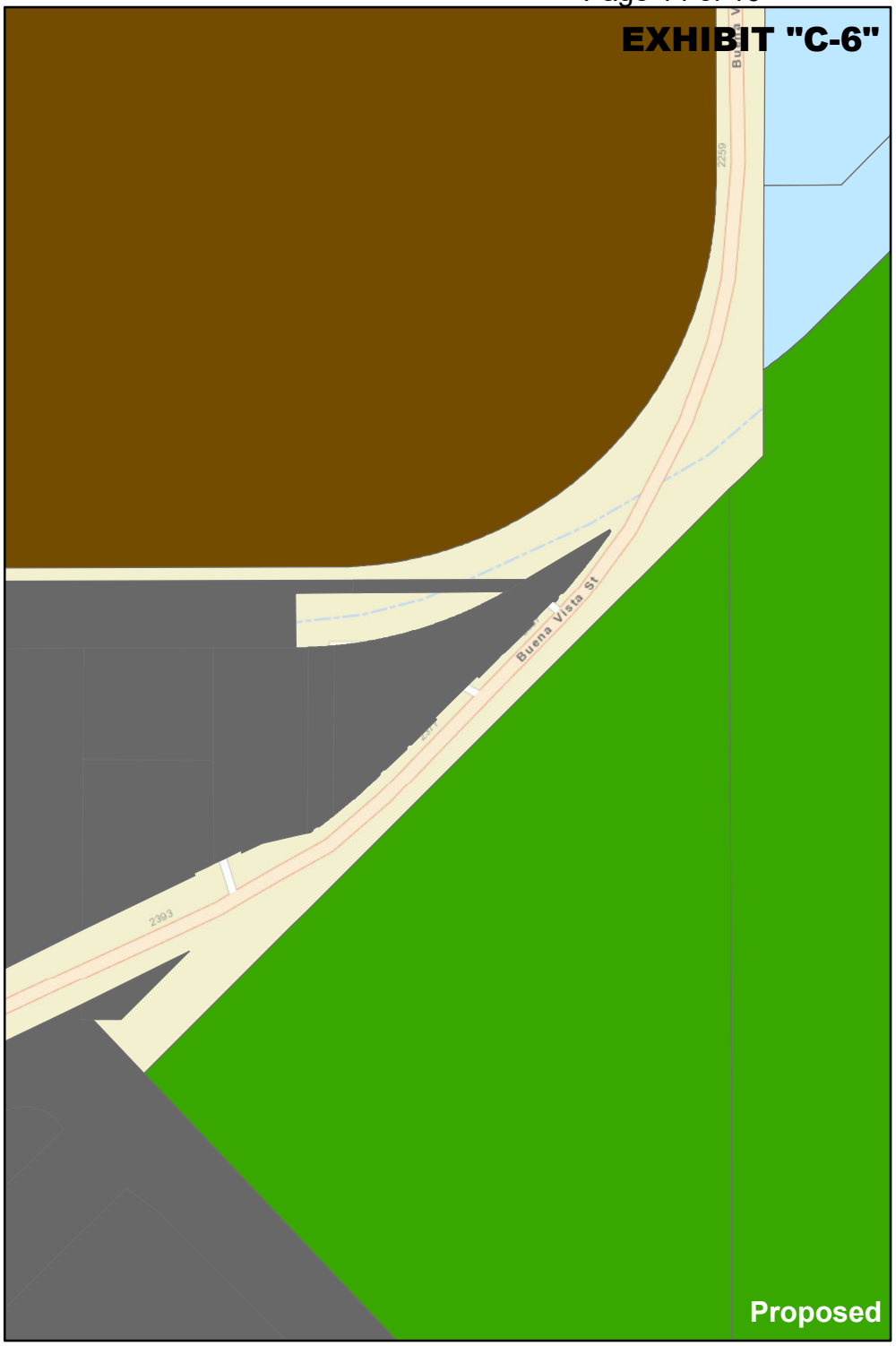
0 0.02 0.04 0.08 0.12 0.16
Miles

Sources: City of Irwindale, Los Angeles County, SCAG

Buena Vista Street

EXHIBIT "C-6"



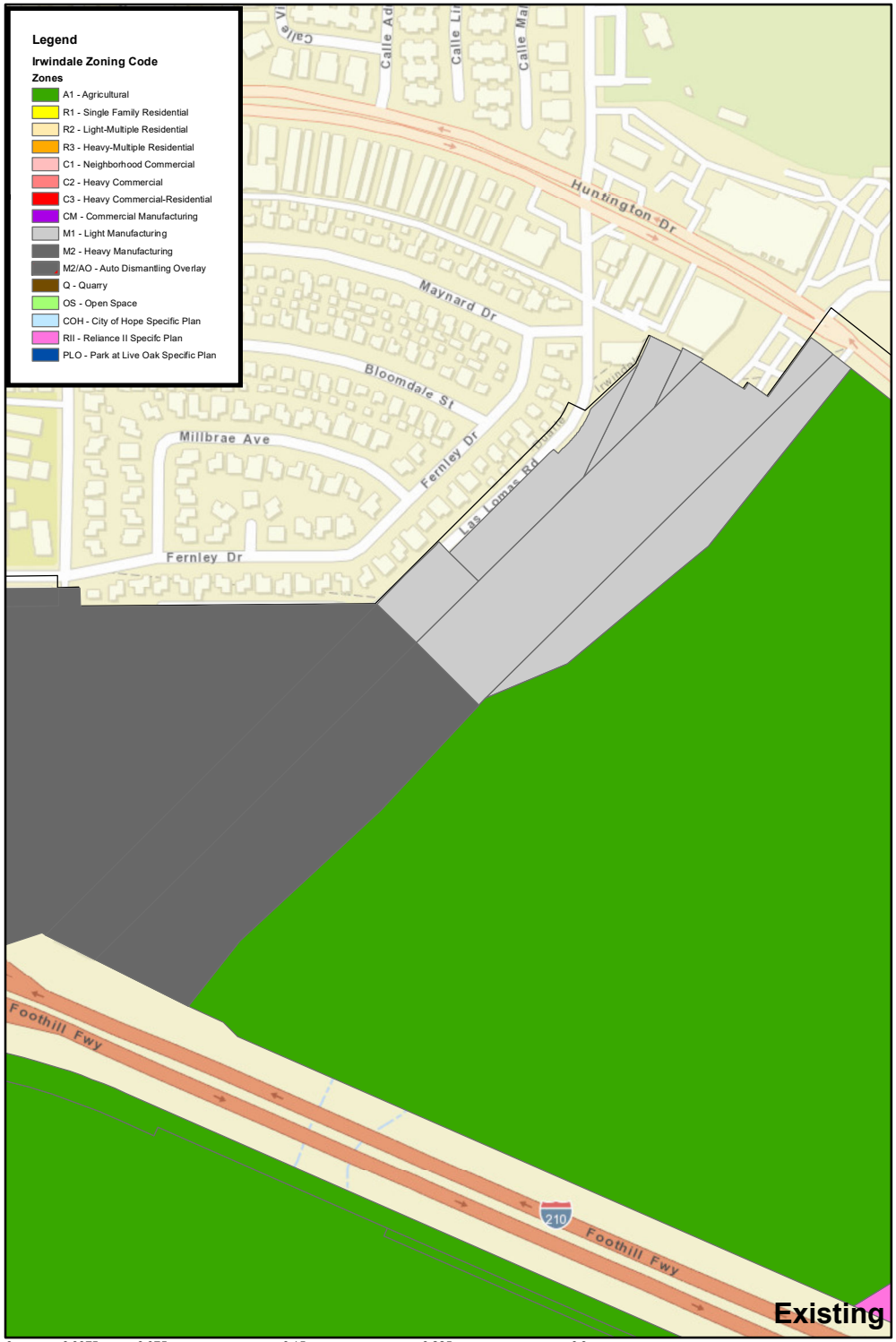


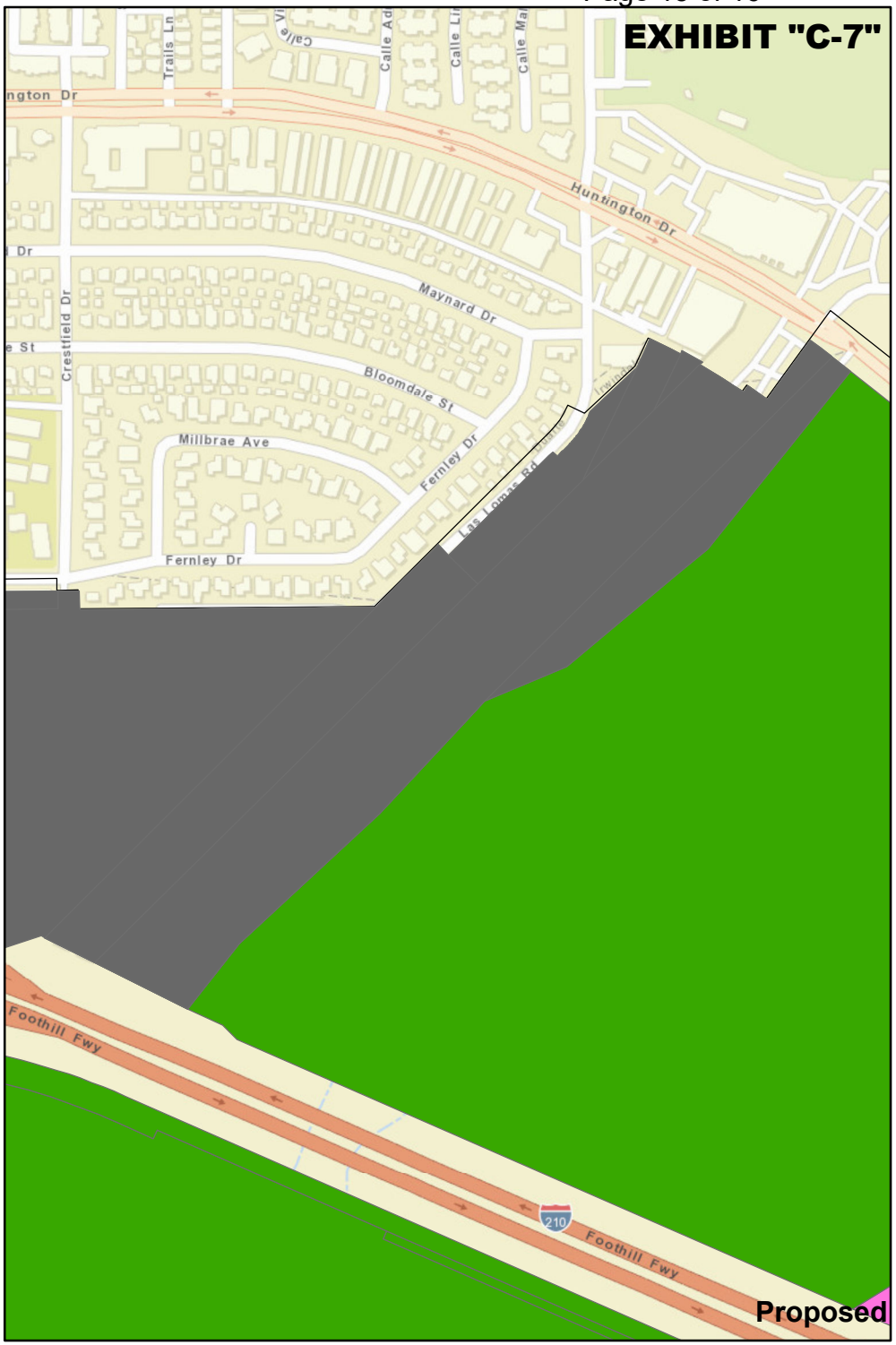
0 0.02 0.04 0.08 0.12 0.16
Miles

Sources: City of Irwindale, Los Angeles County, SCAG

Las Lomas Road

EXHIBIT "C-7"

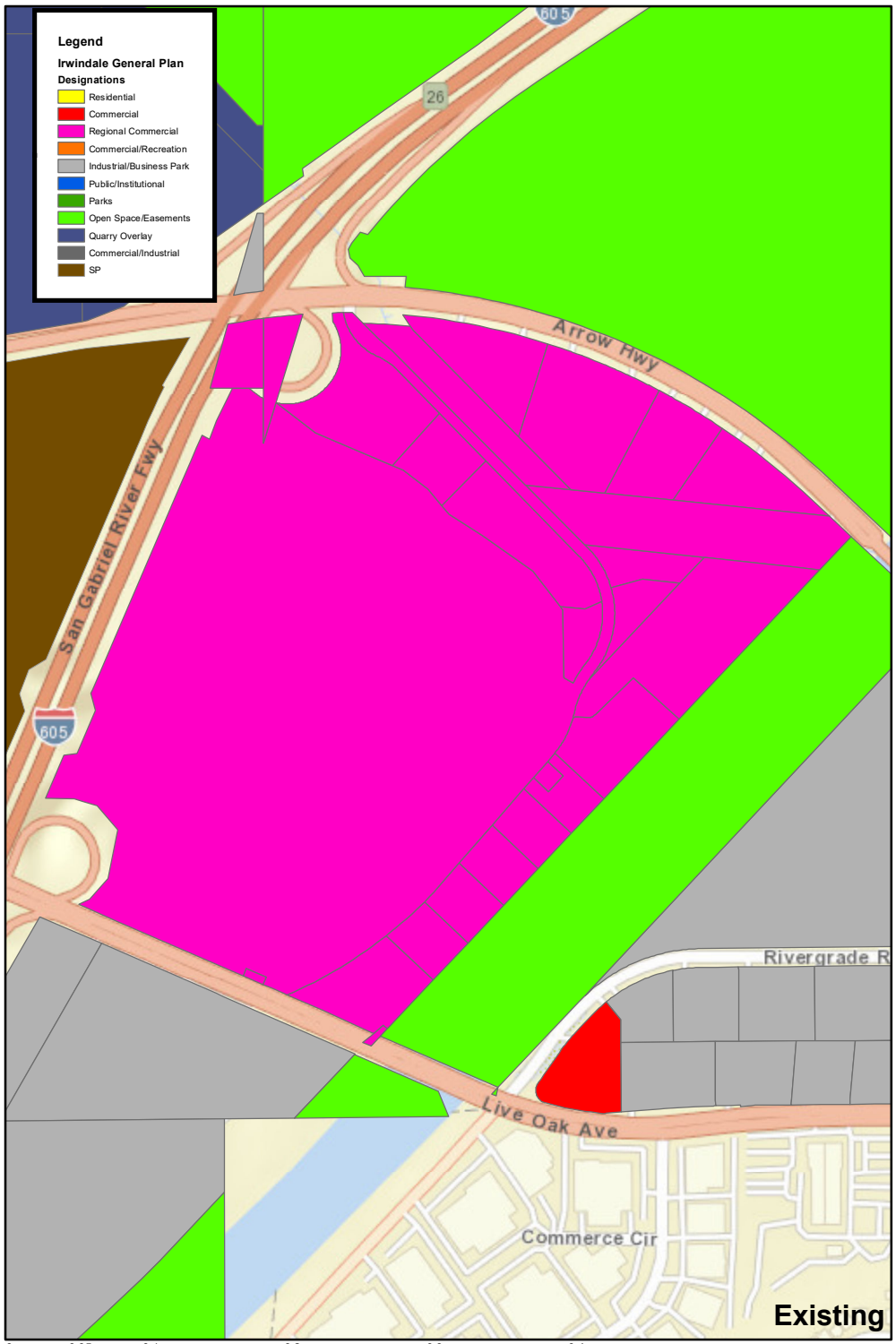


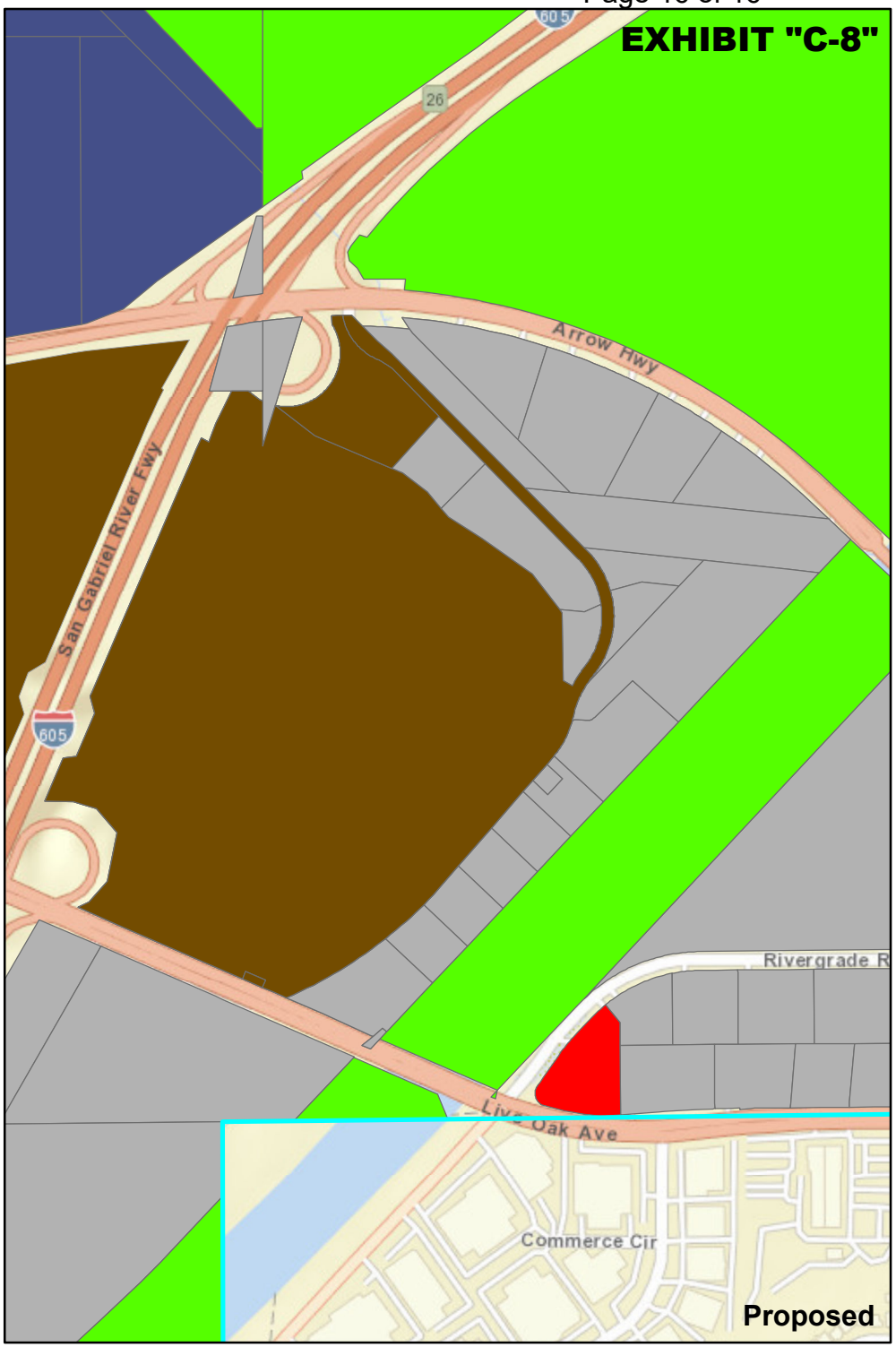


0 0.0375 0.075 0.15 0.225 0.3 Miles

Sources: City of Irwindale, Los Angeles County, SCAG

Live Oak Lane, Arrow Highway





0 0.05 0.1 0.2 0.3 0.4 Miles

Sources: City of Irwindale, Los Angeles County, SCAG