

CITY OF IRWINDALE

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

MARICELA
FRYMARK
ACTING CHAIR

ALBERT
ACOSTA
COMMISSIONER

RICHARD
CHICO
COMMISSIONER

CASEY
MIRANDA
COMMISSIONER

JOSEPH V.
RODRIGUEZ II
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

June 19, 2024

6:30 P.M.

IRWINDALE COUNCIL CHAMBER

Join Webinar at

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

Webinar ID

863 4969 1359

In the event that a Zoom broadcast is unavailable, staff will promptly notify the public through its social media platforms. The public meeting will proceed in accordance with The Brown Act.

Submit public comments by email to planning@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 and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: <https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy>. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. 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: Albert Acosta, Richard Chico, Casey Miranda, Joseph V. Rodriguez II; Acting Chair Maricela Frymark****E. AB 2449 DISCLOSURES**

Remote participation by a member of the legislative body for just cause or emergency circumstances.

F. ADMINISTRATION OF OATHS OF OFFICE TO THE NEW PLANNING COMMISSIONER**G. REORGANIZATION OF PLANNING COMMISSION****H. ANNOUNCEMENTS****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: Approve the following minutes:

1. Regular meeting held April 17, 2024
2. Regular meeting held May 15, 2024

2. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on any item not on this agenda that is within the Planning Commission's subject matter jurisdiction. The Planning Commission is an advisory body appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the City. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda.

All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies.

Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition.

The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting.

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 and teleconference attendees who have not previously provide comments on the matter(s) being discussed by the legislative body

3. NEW BUSINESS

4. PUBLIC HEARINGS

A. MODIFICATION NO. 02-2024 TO CONDITIONAL USE PERMIT NO. 5-03; NEW RESTAURANT LOCATED AT 15710 ARROW HIGHWAY (BRENDA BRUNTON, FARWEST RESTAURANT GROUP LLC (WINGSTOP))

Request for a modification to the existing Conditional Use Permit No. 5-03 to remove the existing restaurant-use maximum and allow for the operation of a new restaurant located at 15710 Arrow Highway. ENVIRONMENTAL REVIEW: The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1; Existing Facilities) of the CEQA Guidelines. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the County Clerk. The NOE is on file in the Community Development Department and available for review by the public.

Recommendation: Adopt Resolution No. 827(24)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING MODIFICATION NO. 02-2024 TO CONDITIONAL USE PERMIT NO. 5-03 TO REMOVE THE EXISTING RESTAURANT-USE MAXIMUM AND ALLOW THE OPERATION OF A NEW RESTAURANT LOCATED AT 15710 ARROW HIGHWAY, IRWINDALE, CA 91706 (APN: 8417-035-028) IN THE C-2 (HEAVY COMMERCIAL) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF; APPLICANT – BRENDA BURTON ON BEHALF OF FARWEST RESTAURANTS GROUP LLC (WINGSTOP)

5. DISCUSSION ITEMS/PRESENTATIONS

6. COMMUNITY DEVELOPMENT DIRECTOR REPORT

7. LEGAL COUNSEL COMMENTS

8. COMMISSIONER COMMENTS

9. 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 June 19, 2024 to be posted at the City Hall, Library, and Post Office on June 13, 2024.

Jesus Hernandez

Jesus Hernandez,
Administrative Secretary



**CITY OF IRWINDALE
PLANNING COMMISSION MEMORANDUM**
**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**



Agenda Item No. F

DATE: June 19, 2024

TO: Honorable Chair and Members of the Planning Commission

FROM: Marilyn Simpson, AICP, Community Development Director

SUBJECT: Reorganization of Planning Commission

RECOMMENDATION:

That the Planning Commission elect the Chair and Vice-Chair.

SUMMARY:

It is appropriate at this time to reorganize the Planning Commission, including the selection of a Chair and Vice Chair. In order to complete the re-organization, the following procedure is suggested:

1. The Planning Commission Secretary opens the nominations for the office of Chair. Any Commissioner may nominate another Commissioner or themselves. No second to the nomination is required.
2. After receiving all nominations, the Planning Commission Secretary closes the nominations.
3. The Planning Commission Secretary then conducts the election of the Chair by roll call vote. If there is more than one nomination, a roll call vote is conducted in the order nominated until a Chair is elected by majority vote.
4. Once selected, the new Chair then opens nominations for Vice-Chair in the same manner.
5. After receiving all nominations, the Chair closes the nominations.
6. The Chair then conducts the election of the Vice-Chair by roll call vote. If there is more than one nomination, a roll call vote is conducted in the order nominated until a Vice-Chair is elected by majority vote.

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

April 17, 2024
Wednesday
6:31 P.M.

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

ACTING CHAIR
FRYMARK

Hello everybody, I would like to call to order the Planning Commission meeting for April 17, 2024. Let's please stand for the Pledge of Allegiance and Invocation? Please place your right hand over your heart.

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
ACTING CHAIR
FRYMARK

Dear heavenly father, Lord we are here before you this evening asking for your grace, for your love, for your patience, and for your wisdom Lord. I ask that you please help us make all the decisions here tonight that are going to be best suited for our community, and to guide us and protect us as we move forward. All this in Jesus' name we pray, Amen.

ROLL CALL:

Present: Commissioners; Albert Acosta; Richard Chico; Joseph Rodriguez; Maricela Frymark

Also present: Julian Miranda, City Manager; Theresa Olivares, Assistant City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; Martin Romero, Planning Technician; Jesus Hernandez, Administrative Secretary; Karen Ruiz, Office Specialist

ACTING CHAIR
FRYMARK

Next, we have AB 2449 Disclosures. Remote participation by a member of the legislative body for just cause or emergency circumstances.

AB 2449
DISCLOSURES

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do not have any today.

ACTING CHAIR
FRYMARK

Thank you. Do we have any announcements?

ANNOUNCEMENTS

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No announcements from Staff.

ACTING CHAIR
FRYMARK

Do we have any announcements from fellow Commissioners? Okay, I actually have two announcements I would like to make. These are important ones, so I want to make sure I get it right. Ladies and gentlemen today as we gather together, our hearts are heavy as we see the empty chair next to us and remember the life of Commissioner Fuentes, a cherished member of the community and esteemed colleague in our Planning Commission. He was not just a commissioner but a guiding force and a true advocate for the betterment of our City. Commissioner Fuentes dedicated countless hours, expertise and passion to the service of our community. His commitment to thoughtful planning and development has left an indelible mark in our city landscape and the lives of its residents. He approached decisions with integrity, empathy and an unwavering dedication to the greater good. Beyond his professional accomplishments, Commissioner Fuentes was a friend, a mentor, a neighbor, a source of inspiration to many of us here today. Though Commissioner Fuentes may no longer be with us in person, his legacy will live through the policies he helped shape, the projects he championed and the lives he touched. Let us honor his memory by continuing the work he was so passionate about by upholding the values he held dear and by striving to make our community a better place for the generations to come. We continue to extend our deepest sympathies to his family and loved ones during this difficult time and at this time I ask that you please join me in a moment of silence in honor of Commissioner Fuentes's life and legacy. (Moment of Silence) Thank you. On a different note, I had the pleasure to attend the Planning Commissioner Academy from March 6th through 8th, and I had fellow Commissioner Rodriguez there as well. I would like to just take a moment to thank residents and staff for the opportunity to attend. In the time I attended that training, I attended workshops in objective development standards put on by the City of Santa Ana, another session on CEQA and how decisions are made, and a session on learning the rules of the Planning Commission in light of recent streamlining housing laws. Last but not least, the legislative update. A briefing, which I thought of you Jamie during that time, lots of great information to bring back to our City. That concludes my announcements. Thank you. Okay, moving on the next item on our agenda for tonight is our Consent Calendar.

CONSENT CALENDAR

ACTING CHAIR
FRYMARK

It looks like we have one item for Consent, and that is our minutes for the meeting on February 21, 2024. Do we have a motion?

COMMISSIONER
CHICO

Motion to approve.

ACTING CHAIR
FRYMARK

Thank you, do we have a second?

PLANNING COMMISSION MINUTES
REGULAR MEETING

April 17, 2024
PAGE 3

COMMISSIONER
RODRIGUEZ

Second.

ACTING CHAIR
FRYMARK

Great, roll call.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Acosta.

COMMISSIONER
ACOSTA

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Do you mind if I get another second? Commissioner Rodriguez you were absent during that meeting.

ACTING CHAIR
FRYMARK

Do you want to retract your motion?

COMMISSIONER
RODRIGUEZ

I'll retract my motion to second.

ASSISTANT
CITY ATTORNEY
TRAXLER

So, If I may just to clarify. The Commissioner can vote on the motion. You can vote on the motion if you reviewed the meeting and you are familiar with the minutes. You can vote on it. Otherwise, I would recommend abstaining.

COMMISSIONER
RODRIGUEZ

I'll abstain.

ASSISTANT
CITY ATTORNEY
TRAXLER

Okay.

ACTING CHAIR
FRYMARK

So, I believe we have a first by Commissioner Chico. Do we have a second?

COMMISSIONER
ACOSTA

I'll second.

ACTING CHAIR
FRYMARK

Thank you, and now we can move on to Roll Call.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Acosta.

COMMISSIONER
ACOSTA

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Chico.

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ

Abstain.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Acting Chair Frymark.

ACTING CHAIR
FRYMARK

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Thank you.

ACTING CHAIR
FRYMARK

Next item on our Agenda is our Spontaneous Communication.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

I'll go ahead and read this part.

SPONTANEOUS COMMUNICATIONS

ADMINISTRATIVE
SECRETARY
HERNANDEZ

This is the time set aside for members of the audience to speak on items not on this agenda that is within the Planning Commission's subject's matter jurisdiction. The Planning Commission is an advisory board appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the city. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda. All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You

may also contact the City Clerk's Office for copies. Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting. 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, and Tier 3: In-person and teleconference attendees who have not previously provided comments on the matter(s) being discussed by the legislative body.

ACTING CHAIR
FRYMARK

Thank you Jesus. So, with that being said do we have anybody in the audience wishing to speak on Spontaneous Communication, Tier 1? Yeah, you may approach.

JOHN
VANDERMEIDEN

I'm at 13654 Live Oak Lane in Irwindale and they're doing construction behind me for a business park. I just would like to know how high are they allowed to pile that dirt behind me because it's interrupting communications at my office. That's all I have concerns about, is how high does it go before the towers that relay communications to my office are being disrupted like cell phones and stuff like that. It's getting really tall, it's nuts.

ACTING CHAIR
FRYMAR

Thank you for your comment. For the record, I'm sorry I didn't catch your name. Can you repeat that?

JOHN
VANDERMEIDEN

John Vandermeiden, I'm with Capital Rebar and Albert Vandermeiden Revocable Trust.

ACTING CHAIR
FRYMARK

Thank you very much. Are there any others wishing to speak on Tier 1? Tier 1, in person attendees?

RAYMOND
OLAGUE Good Evening, my name is Raymond Olague. I'm with Arrow Fuel Service, 1580 Arrow Highway. I represent a family who established themselves back in 1973, we've been in business for over fifty years and I find it kind of highly inappropriate to disrupt my business because you want to change the zoning. So, I mean we've been a part of the community for Irwindale for so long.

ACTING CHAIR
FRYMARK Sorry sir, I don't mean to interrupt. Is this for the Agenda Item that we are going to be discussing during Public Hearing?

RAYMOND
OLAGUE I don't know. I'm not sure.

ACTING CHAIR
FRYMARK So, we are going to be speaking on that. That's actually a little bit further down on the Agenda, and we would be very happy to hear your thoughts at that time.

RAYMOND
OLAGUE Okay, thank you.

ACTING CHAIR
FRYMARK Thank you very much, but we look forward to hearing from you. Is there anyone else wishing to speak on Spontaneous Communications for items not on the Agenda Item? Okay, so we're going to move on to Tier 2 seeing none approach the bench. Teleconference attendees, do we have any?

ADMINISTRATIVE
SECRETARY
HERNANDEZ There is no one for Tier 2.

ACTING CHAIR
FRYMARK Thank you Jesus, how about Tier 3?

ADMINISTRATIVE
SECRETARY
HERNANDEZ And no one for Tier 3.

ACTING CHAIR
FRYMARK Okay. So, with that we're going to move to Item 3, New Business.

NEW BUSINESS

ACTING CHAIR
FRYMARK I don't see any New Business on the Agenda, so we're going to go ahead and move into Item 4 Public Hearing.

PUBLIC HEARINGS

ACTING CHAIR
FRYMARK

This public hearing item is for a Zone Change, so letter A. Zone Change No. 01-2024 a General Plan Amendment, and I won't read the entire thing it's quite lengthy, but I understand we do have staff here wishing to speak.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commission, this item before you will be presented by our Senior Planner, Brandi Jones.

SENIOR PLANNER
JONES

Good Evening Acting Chair and members of the Planning Commission, the next item is Zone Change No. 01-2024 and General Plan Amendment 01-2024. So, this is a City-initiated proposal which revises the General Plan and Zoning Map to reconcile inconsistencies and make appropriate changes to support the highest and best uses. So, a little background and history, so as you know the General Plan is a blueprint for future planning and development in the City. The Zoning Code Map and related designations are required to be consistent with the General Plan so during a Zoning Map cleanup in 2018 we went through all of the ordinances for all of the Zone Changes and General Plan Map Amendments, and that's when we found some of these inconsistencies. Since that time, we've received multiple applications that would require either a General Plan Amendment or a Zone Change in these locations, and due to these inconsistencies, there are multiple nonconforming uses that actually limit the highest and best use of the properties due to the limitations on expansion or intensification. Consistency between the General Plan and zoning is a commonsense approach to planning and transparency. It's also not commonplace for cities to spot zone or just like change one individual parcel or change the general classification for single parcels. It's usually a group of parcels or a large parcel. This was pending direction from the Planning Commission; we initiated the process to rezone properties to the appropriate classifications. So timeline, July 9, 2019, Staff held two separate zone change workshops at the Community Center one was for residentially zoned properties and the other for commercially and industrial zone. On August 31, 2022, Staff requested direction from the Planning Commission on the above reference properties as well as Meridian, Ramona, a portion of the Vulcan Durban Pit, Park Avenue, Calle Burrola, Fraijo Avenue, Nora Avenue, and Las Lomas Road. On May 23, 2023, Staff sent out general information alerts to property owners who are currently impacted by the inconsistencies. The letter explained the City-initiated process and future public notification informing them about the City's next steps. Lastly, on April 4, 2024, the property owners and property owners within 500 feet of the subject properties were notified by mail the notice was also published in the newspaper. So the sites are... So we're going to do two things: we're going to have a Zone Change for a

selective number of parcels and then we're going to have a General Plan Amendment. So for the Zone Changes we have Citrusview, Meridian, Park Rose, Ruelas and Shrode. Their current zoning is M-1, which is light industrial, we're proposing to change that to R-1 single family residential. Mountain Avenue and Ambriz Street is currently zoned C-3, Heavy Commercial-Residential. We're proposing to change that to R-1 Single Family. Buena Vista is currently Quarry Overlay and we're proposing to change that to M-2. For the General Plan change, it is Arrow Highway and Live Oak Lane which is currently Regional Commercial which is a designation that doesn't have a corresponding zoning designation and we're proposing it to change it to Industrial Business Park, so it matches with the M-2 zoning that exists. This is just a current General Plan Map, and I mean you can see some of the sites on there. So this is the area here for Live Oak Lane and Arrow Highway, and then this is the area here that we're going to be changing to Residential to R-1. This is the Zoning Map again you can see the areas here this is M-1 and C-3 that we want to change to R-1 again would also be consistent with the adjacent residential and Alice Rodriguez which is R-1. So this is just a detailed map. So this red area here is currently C-3, that's Ambriz and Mountain and some on Meridian. Then the gray areas are Park Rose, Ruelas, and Citrusview. What we're planning on doing is changing the C-3 and the M-1 over to R-1. The reason this one is still red was because of a notification discrepancy so we couldn't take that one. So we'll just have to bring that one back, because we can't act on an item if that particular property wasn't listed specifically. Okay, here...well I'll go back. Some of the benefits will be we've had recent State Laws that were enacted which allowed the expansion of some of the rights that you can have, but you have to be in a zone that is a Single Family. So the M-1 is nonconforming, so if anybody on Park Rose, Rueles, Citrusview wanted to come in just to do a simple room addition we wouldn't be able to do that because they are legal nonconforming, and what happened was when there was a Zone Change done back in the 60's the language was changed, but the map was never updated. That's why until we went through all of those, we found that it was actually still legally zoned M-1. So, we want to change that to R-1 so that the people that live on those streets can actually improve their properties if they want to do an expansion, or an ADU, or anything like that. So similarly, for the C-3 although it does allow for Single Family and Commercial, it is not a strictly Single Family zone so again in order to be able to take advantage of those State laws that allow for expansion or subdivision it needs to be an explicitly Single Family residential zone. This is Buena Vista Street, so currently this small area, these three parcels are zoned Quarry Overlay we're proposing to change it to M-2 to match with the existing parcels. One of the main reasons is that the Quarry zone doesn't have any permitted uses. All of the uses in the Quarry zone require a Conditional Use Permit. So if they wanted to do a use that is permitted for example by right in like say the C-M, the M-1 and M-2 because they're in quarry they would

have to do a CUP just for a use that would normally be permitted by right. Plus, what is currently developed there is just an industrial business park, so we would be consistent with what's there based on what we want it to go to. Some of the uses there, I don't know if you remember like the Pickup USA over there. There was a Conditional Use Permit that came a couple years ago, so it would just be really to make it consistent. Alright. Okay, so this one is different than the other ones. So, the other one's we are changing the Zoning designation, this one we are going to be changing the General Plan designation. Currently this whole area on Live Oak Lane, Arrow Highway from the 605 to the river, and which was formally the Nuway Pit. What we are proposing all of the properties along Arrow and that area, also the properties here along Live Oak Lane, to remain M-2. So the zoning isn't changing, but we're changing the General Plan designation to Industrial Business Park because that is consistent in the General Plan with M-2. In the last General Plan update, we were supposed to create a zoning designation that would be consistent when it came to Regional Commercial, but that was never completed. This area is heavily developed with industrial uses, so we want it to be consistent because number one if you are on Live Oak Lane here and you want to expand you couldn't because of the inconsistency between the General Plan and the Zoning. In the past what we've done for some of the uses as they've come in, and we've brought it to the Planning Commission they've made a determination. In order to allow them to expand, we would do a CUP with a sunset like maybe one year and they would have to keep coming back, because we need it to get this changed. So, with this change if somebody comes in and says, "Oh, I want to do a Conditional Use Permit" then that whole sunset, we won't need to do that anymore because it would actually be consistent. We've had multiple requests for development along that portion of Arrow and Live Oak Lane, but we had to turn people away also because we're like, well it's inconsistent so we wouldn't be able to make the findings for certain things. I just want to reiterate the zoning isn't changing, it's staying M-2 so that, again, all the uses that are there legally can continue to, they will be able to continue to operate. It's just that now, if they wanted to expand they would actually have...we would be able to more than likely to be able to make the findings to support it because the General Plan and Zoning are consistent.

ACTING CHAIR
FRYMARK

Brandi, I have a quick question. If we can go back to that previous slide, in the proposed gray area it was mentioned just moments ago that there was some businesses that we've had to turn away, because of the existing way in which the zoning lays. Could you give me an example of the type of businesses that we're looking to develop there?

- SENIOR PLANNER JONES It could be, for example, some of the existing businesses there like there's, for example, like a batch plant. If they wanted to expand because they are inconsistent that might be an issue. There's a proposed development for Arrow Highway, but they came in and we said well they're inconsistent but we are working toward making the change. And then we need to be City-initiated because it is our responsibility to do it. So, that project is really in hiatus until this is done.
- ACTING CHAIR FRYMARK So are there any negative effects with not moving forward with any proposed changes at this time?
- SENIOR PLANNER JONES The negative effects would be that, for example, for this one if any of the business owners wanted to intensify their business, they couldn't. If, with the residential, if you wanted to come in and take advantage of SB9 to like subdivide your property to put another unit on, you couldn't.
- ACTING CHAIR FRYMARK So, the existing residential areas over there by like Alice Rodriguez and those areas they wouldn't be able to make those types of enhancements to their properties, essentially?
- SENIOR PLANNER JONES Right, and specifically the ones on Ambriz and Mountain, and some of the ones on Meridian. They are zoned Residential so they can expand, but they couldn't take advantage of the State, the SB9 if they wanted to do the subdivision to add additional lots. The ones that are on Park Rose, Ruelas, and Citrusview they can't do anything because they are zoned Industrial. So, if they wanted to come in to do an addition, we couldn't allow the addition. They wanted to do an ADU, we couldn't. If they are R-1, then we could.
- ACTING CHAIR FRYMARK Do you have any cases where residents have asked to do some of those types of projects, and we haven't been able to move forward on that?
- SENIOR PLANNER JONES Yes.
- ACTING CHAIR FRYMARK There has been?
- SENIOR PLANNER JONES Yeah cause sometimes, you know, what most people do is they'll call first, "Hey, I live on Park Rose I want to do an addition?" and we're like oh, well we already know that's M-1 so we let them know "Hey, it's a legal non-conforming situation meaning you can continue to enjoy your house the way it is. Do internal improvements, external but no additional square footage. So, and that would include no ADU."
- ACTING CHAIR FRYMARK Thank you for that clarification.

COMMISSIONER CHICO	I have a question, going back to Live Oak Lane. The picture, if you will, shows all that area, what do you call it, fuchsia.
SENIOR PLANNER JONES	Uh-huh.
COMMISSIONER CHICO	Whatever that color is. Now, what we're proposing now, does that affect that colored area at all?
SENIOR PLANNER JONES	This area that's remaining pink?
COMMISSIONER CHICO	Yes.
SENIOR PLANNER JONES	So, that area is a separate project, so we are not proposing anything.
COMMISSIONER CHICO	Nothing?
SENIOR PLANNER JONES	Yeah.
COMMISSIONER CHICO	It won't affect it at this time at all?
SENIOR PLANNER JONES	Right. So, a project for that area will be coming separately.
COMMISSIONER CHICO	And again to reiterate you said all the properties in gray are currently zoned M-2, and they are all ready to go. They don't need any action whatsoever.
SENIOR PLANNER JONES	Right, everything over there is zoned M-2.
COMMISSIONER CHICO	Yeah.
SENIOR PLANNER JONES	So, we'll bring them...
COMMISSIONER CHICO	It won't affect.
SENIOR PLANNER JONES	Yeah.

COMMISSIONER CHICO	That's the only questions I had.
SENIOR PLANNER JONES	Okay. Let's see for environmental, so this project has been determined to qualify for a general rule exemption pursuant to CEQA. It can be seen with certainty that no possibility about the General Plan Amendment or Zone Change by themselves will have a significant effect on the environment. Now, if a project in those areas comes in, we would review that project individually for CEQA requirements to see if it would be exempt or require something like a MND or an EIR. In the future, if they came in for a development project. Okay, so we have a recommendation. Staff recommends that the Planning Commission take the following action, so one adopt Resolution No. 822(24) recommending that the City Council approve zone change No.01-2024 and two, adopt Resolution No. 823(24) recommending that the City Council approve General Plan Amendment No.01-2024, or alternatively request that Staff prepare a resolution of denial based on the recommended findings and facts to be brought back at their next regularly scheduled Planning Commission meeting for adoption or request that Staff revise the project and continue the hearing to a date certain and that concludes Staff's report.
ACTING CHAIR FRYMARK	Thank you Brandi, do we have any members of the audience wishing to speak or do we have public comment right now?
ADMINISTRATIVE SECRETARY HERNANDEZ	If you like we can open up the Public Hearing?
ACTING CHAIR FRYMARK	Let's go ahead and open up the Public Hearing.
OPEN PUBLIC HEARING	At 6:58 p.m., Acting Chair Frymark opened the Public Hearing.
CARMEN ROMAN	Umm, I'd like to request on behalf of other residents that this entire thing be held over. No Zoning Changes or General Plan update changes. No action taken tonight. At the Council Meeting this past Wednesday the Mayor, the Council, and residents requested that all these Zone Changes be held over and there's a lot of things that we're not answered through Planning Department. We want all the questions answered before we move forward, also we want this to be clear so that a layman can understand what is going on here. We want everything done at the same time, there is no, it was made very clear at the direction of Council that all these Zone Changes and the General Plan should come together as one project and to be provided clarity so that we can understand it. Community also includes our businesses, and everyone should have a time to speak on this. Residential changes, that C-3, we absolutely a hundred times say we

don't want that, but Staff continues to bring it back at this past meeting. We don't want any businesses with houses on top of them, which falls under C-3. To change residential, it looks like a good thing we're changing to R-1, but no its not because you're changing everything. Manufacturing, Commercial, it's all gobbled together, so we would like a clear and concise report as the Council requested. Go back to Staff, have all questions answered, and at that point then go back to the Council so that they can review it before it comes to this Commission. So, that you who are in the position to make the final decision have clarity, and also an understanding what the people want, what are community wants. Not everybody wants all this, so we would like for these reports to be held over and worked on as directed by Staff and then brought back. So, I hope you take no action tonight. Thank you.

ACTING CHAIR
FRYMARK

Thank you Ms. Roman.

JOHN
VANDERMEIDEN

Once again, my name is John Vandermeiden, 13654 Live Oak Lane. I just got this information this week about the renaming of my zoning area from Regional Commercial to Industrial Business Park. Now, I build parking structures and I know when it goes to business park there is a lot of limitations put on these areas. I have not, and I don't fully understand why the name change because I just got it. I haven't had my lawyers tell me exactly what's going on, I would prefer you guys postponed it until I can get a hold of my people and they can tell me what's going on. But I do know that the people that are moving in right next to me are starting to cause chaos to the people that are around, that have been there for years. All this hasn't even happened in the last 30 years, and I've been at that property. I've owned it for ten years, and now that business park is coming in and I'm getting a bunch of things I have to deal with. So, not understanding this and just having it available to me within, I guess it was mailed out and from where it got mailed to by the time I got it on Monday, to the time I put in the request to find out what's going on. I got a call last night that returned from Planning Commission, and they finally gave me paperwork at 5:30 last night. So that I can read some of it. I haven't even looked over the ordinances and stuff, I haven't had time to look at what's going on and what this actually changes. So, I would ask that you guys hold off on that until I can have some time to find out exactly what's going on. We are all concerned on that Live Oak Lane, if that company that is moving in with those warehouses are trying to get rid of us because they are harassing us. There are real estate people trying to get us to sell, it's just come back in the last three months that they've been calling consistently asking, "We want to buy your property, we want to buy your property." They're not telling us who wants to buy our property, but it's the same that happened two years ago where they were coming after us pretty heavily. I do ask that you just hold off until we actually have time to read the ordinances that are on here, and have our lawyers tell us or my lawyer tell me exactly what's going on.

ACTING CHAIR
FRYMARK

Thank you.

DENA ZEPEDA

Dena Zepeda, thank you Chair. I have great concerns for these gentlemen and this business owner here. If they weren't notified properly, like we weren't notified properly on a couple of things. I'm on Fraijo and I haven't gotten anything, so I was like wow, I'm up there. I would suggest that we look into all these businesses and see if they were reached out or reach out to them to find out what's going on. Listen to what they have to say too, especially if they've been here for so long. You know, we need to consider these are our neighbors for years. We need to be neighbor friendly, you know, and find out what's going on here. We can't just go by what Staff says, or what they want, or if they're just doing it for another big business with a lot of money and they are trying to move somebody out. You know, that's not cool. We're not bullies, you know, we're neighbor friendly here. And so I'm suggesting that you guys put it off and find out all these things before we move forward, and especially for us too, you know, we have people here that live on that side. You need to hear what they have to say. I don't know when it came to where we were notified. You know, five days isn't a good enough time for me, you know. But I haven't got nothing. So please consider postponing it until later. Thank you.

ACTING CHAIR
FRYMARK

Thank you, Dena.

ROBERT DIAZ

Robert Diaz, 2408 South Mountain Avenue, here in Irwindale. Will I have three minutes to speak on all three items for the Public Hearing? Is that how it works?

ACTING CHAIR
FRYMARK

I believe we have one item on the Agenda for today, it's a Zone Change.

ROBERT DIAZ

So all three items are discussed in 3 minutes that I have. Is that it?

ACTING CHAIR
FRYMARK

We can go ahead and start.

ROBERT DIAZ

Okay. Alright. Speaking first about the Buena Vista project. I would like to say that instead of zoning it M-2, consider leaving it as it is Quarry Zone, or if you must, consider M-1 instead of M-2. The property to the north, the Quarry, at one point the City will decide how it's going to be developed. I think you would need to consider widening Buena Vista, and if done at the same time this property is done then it makes it easier because Buena Vista is already pretty wide. In that narrow section in front of the business that is a part of the hearing as well as the pit to the north, it's narrow. So maybe an opportunity it would require dedication of land to widen that, and then along with the northern pit at some point in the future. Regarding the property, just as

a point of clarification, on Mountain Avenue it was originally commercial to the depth of one hundred fifty feet. The map that you show appears to be longer than one hundred fifty feet. So, I just wanted to make that clarification. Then, as far as the Live Oak Lane property. I, first of all, concur with other speakers like what Carmen says, maybe postpone the whole matter on this until we have some discussion on matters that the Council was discussing at the last meeting. But just wanted to say that even though they say adopt and approve the General Plan Amendment. As I read the General Plan, it allows for Commercial, it states that is one of the goals to establish Commercial, and you have land use in the General Plan that's designating that land for Regional Commercial. So when you are suggesting an industrial project, that seems to go contrary to the General Plan. So, I would think you'd have to consider Commercial on that property instead of industrial use. That's all I have to say. Thank you.

ACTING CHAIR
FRYMARK

Thank you, Mr. Diaz.

FRED BARBOSA

Good evening and my name is Fred Barbosa, 16164 Calle De Paseo. You know, we're always talking about bringing Irwindale up, so instead of doing the zoning and dumbing it down, let's raise it up. Hey, so you raise it from M-1 to M-2 or M-2 to M-1. The idea is you try to sell it at higher best use, and if you can't later on, you change the zoning. Dumb it down. But if you hand it out, dumb down like that, you're not going to improve the situation because we don't know what's going to go next to the Quarry, you know? So if you just make it, the zoning, like that you're not helping yourselves. You can negotiate down if you want, but let's keep it high in the first place. Make the decision down later. Thank you.

ACTING CHAIR
FRYMARK

Thank you, Mr. Barbosa. Are there any others that wish to address the Commission at this time?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Looks like we have no one else for Tier 1 and for Tier 2, we have no hands risen. So, no one for Tier 3 as well.

ACTING CHAIR
FRYMARK

Thank you, Jesus. Brandi?

SENIOR PLANNER
JONES

I just wanted to give some clarification to some of the statements that were made.

ACTING CHAIR
FRYMARK

Absolutely.

SENIOR PLANNER JONES	Okay. So as far as the Comprehensive Zoning Code Amendment, that was taken to the City Council last week and was discussed. This is completely unrelated to that. So, this isn't a change to the Zoning Ordinance. This isn't a change to the General Plan Amendment, a General Plan text. These are just map changes. So, whatever the existing zoning is for our current code versus what will be potentially approved for the, the Comprehensive Zoning Code, these properties will still fall under that. So again, this is not, this is a completely different project that that was brought up. As far as improper notification, so our code for this type of project would require us to post it in the newspaper and send it out to the property owners and everybody within 500 feet, 10 days before the meeting. So that was done properly. The information that we get is... somebody was hired who will verify that these are the particular property owners within that area.
ACTING CHAIR FRYMARK	Do we know how they... I don't mean to interrupt, but just out of curiosity and a point of clarity, do we know where they FedEx? How were they mailed out? I understand they were mailed out ten days before as required, but was it just through Postal Service?
SENIOR PLANNER JONES	It was just regular mail, and we do, so even though we hire somebody to provide us the data of all the property owners, the physical mailing and the posting at the Library, City Hall, our office, and the Post Office.
ACTING CHAIR FRYMARK	Do you have a date, by any chance?
SENIOR PLANNER JONES	So it was...I need a calendar. Today is the 17 th , so we mailed it on April 4 th and it was published in the newspaper on April 5 th .
ACTING CHAIR FRYMARK	These were sent to all of the commercial areas that would be impacted by the possible rezoning?
SENIOR PLANNER JONES	So all of the properties that we mentioned here, all of those owners plus everybody within 500 feet. So, even though I mentioned like Nora and Fraijo, those aren't. They will eventually potentially come here, but those aren't the ones that are being acted on so there was no notice required for those areas.
ACTING CHAIR FRYMARK	I see.

SENIOR PLANNER JONES	Also I would like to say that, you know, we sent out all the notices. I only received two phone calls. One was from this gentleman here, and I was able to send him the report. Another one was from a resident who got the notice, who lives in Duarte, just asking for clarification. So we sent it out to the Irwindale residents, but none of them reached out. As far as Buena Vista as going to Quarry or saying Quarry or M-1 versus M-2. I mean again, like I said, it's currently Quarry. There's no permitted uses. Everything requires a CUP. Everything around it is M-2 and it's still part of the same business park. So again, we've got a business park that has split zoning and we try to avoid that. And as far as street widening, I can't speak to that because there's no actual project. So, we can't speak of street widening it may already be the full right of way. I am not sure. As far as like Mountain Avenue, C-3 only 250 feet, I would have to verify that. So, but...
ACTING CHAIR FRYMARK	Would you be able to come back to the to the Commission and provide that information just as a follow-up item? On the Buena Vista?
SENIOR PLANNER JONES	Buena Vista?
ACTING CHAIR FRYMARK	Yeah.
SENIOR PLANNER JONES	As far as the widening?
ACTING CHAIR FRYMARK	Yes, if it is possible.
SENIOR PLANNER JONES	We can come back with it, I mean we have someone from Engineering here, but there wouldn't be a nexus between widening Buena Vista and doing a map amendment. You have any questions?
COMMISSIONER RODRIGUEZ	There was a property that that's going to be rezoned to Residential that's still on the red. What was the reason for the notification delay?
SENIOR PLANNER JONES	So when we sent the notification out, we had to include all the APN's and everything. So that particular property was listed with the wrong zoning change, the wrong designation. So we couldn't take it forward because it was an error. So when we do the next group, we'll include that one to make the change.
ACTING CHAIR FRYMARK	Is that parcel currently a residential parcel?
SENIOR PLANNER JONES	They're all residential.

ACTING CHAIR FRYMARK	Other questions? No? Let just have Ms. Roman come up first. She was waiting. Then if you could join us.
CARMEN ROMAN	Thank you, just a couple of things. I don't believe this is completely different. That's maybe an opinion cause it's basically, even though it's a map, we're talking about land, and Zone Changes, and the General Plan. So that is similar, not completely different. Also, there was a third recommendation for Staff, for this to be denied and go back to Staff and be brought back at a different date. Thirdly, when I think Fraijo Street and Calle De Burrola, if they're up there now... if they are on this report now, but there's no action now but in the future there may be then they should be included now because if action takes place then they don't have. Why notify them? It will already have taken effect. You're not going to leave those two streets out, I believe. So that is it, I hope you go for three.
FRED BARBOSA	Fred Barbosa, 16164 Calle De Paseo. Since we're talking about zoning, maybe this isn't the right time, but are we ever going to fix the zoning on Arrow Highway? The 1600? We've got the four homes and commercial out there between Morada and the pet company, right? It's out of zone. So I mean if you're going to fix one might as well fix that, or we're going to piece meal it. They've been out of zone for like twenty-five years.
ACTING CHAIR FRYMARK	Thank you for your comment, Mr. Barbosa. Is that something that is being considered at some point? Mr. Barbosa, can you repeat the address for us please.
SENIOR PLANNER JONES	Is this Morada?
FRED BARBOSA	Next door in between 16253 to 16257. It's the one...
SENIOR PLANNER JONES	Okay. We'll take it into consideration.
ACTING CHAIR FRYMARK	Thank you. I'm sorry, is it Raymond? I didn't catch your last name?
RAYMOND OLAGUE	Olague.
ACTING CHAIR FRYMARK	Olague. Would you like to come up, I believe you had a comment?
RAYMOND OLAGUE	If we are depending on our mail...

ACTING CHAIR FRYMARK	Let's just have you, so we can all hear you please. Thank you so much.
RAYMOND OLAGUE	we're depending on our mail to get to us in enough time so we can look into the matter. We don't have it. You know how our mail is. It ain't that efficient. You know, I think we need a little more time. Instead of giving us what, two weeks? We used to get 30 days' notice in advance, so we can look into the matter and do our homework on it. Figure out what is going on with it.
ACTING CHAIR FRYMARK	We definitely hear you. It sounds like...
RAYMOND OLAGUE	Five days is not enough.
ACTING CHAIR FRYMARK	It sounds like the Planning Commission was going in alignment with the ten-day requirement, which is legally required, but I hear it would have been nice to have it beyond those ten days.
RAYMOND OLAGUE	Exactly.
ACTING CHAIR FRYMARK	Thank you.
PLANNING TECHNICIAN ROMERO	Good Evening, Planning Commission. I just wanted to clarify, so that zone that Mr. Barbosa brought up, it will be brought back. It is a zone that we have identified that needs to be rezoned. Just to let you know.
ACTING CHAIR FRYMARK	So it's in progress?
PLANNING TECHNICIAN ROMERO	Yes.
ACTING CHAIR FRYMARK	Wonderful. Thank you. Do we have any other... Others wishing to make comment at this time?
ADMINISTRATIVE SECRETARY HERNANDEZ	Not at the moment.
ACTING CHAIR FRYMARK	So with that, Jamie, is this an appropriate time for the Commission to take some sort of action?

ASSISTANT CITY ATTORNEY TRAXLER	This would be the time to close the Public Hearing.
ACTING CHAIR FRYMARK	Okay.
ASSISTANT CITY ATTORNEY TRAXLER	And then we can have Commission deliberation and discussion. After that, a vote or direction to Staff.
ACTING CHAIR FRYMARK	Wonderful. Thank you. So at this time, we're going to go ahead and close the public comment.
CLOSE PUBLIC HEARING	There being no speakers, Acting Chair Frymark closed the Public Hearing at 7:19 p.m.
ACTING CHAIR FRYMARK	Does the Commissioners have any questions or points of discussion that they would like to make before we take action?
COMMISSIONER ACOSTA	I understand that the Planning Department did notify as according to what they're required to do, but it sounds like we've got concerns where people need additional time to get enough information. So, I'm kind of thinking that maybe we kind of put this on hold at the moment, my suggestion. So I'm just kind of discussing it right now. But that's kind of what I'm leaning towards.
ACTING CHAIR FRYMARK	Commissioner Acosta.
COMMISSIONER CHICO	It's City initiated and there is no time constraints, so I would highly recommend that we postpone it at least until next meeting, to remove the benefit of the doubt regarding notices. And it'll give us a little more time to analyze this. I would make a motion we table it. Is it proper to table it till next meeting?
ASSISTANT CITY ATTORNEY TRAXLER	If you want us to continue the meeting, we can do that or we can just schedule a new Public Hearing?
COMMISSIONER CHICO	Do we have to schedule it? Can we keep the Public Hearing open?
ASSISTANT CITY ATTORNEY TRAXLER	We can keep the Public Hearing open and continue it, but if you do it that way you'd have to continue it to a date certain and it would have to be before the next Planning Commission Meeting. So, it would essentially be an Adjourned Special Meeting, essentially. So if you wanted to just continue the item and direct Staff to bring it back, I would recommend that. That way they can reissue the notice.

ACTING CHAIR FRYMARK	Very good. Thank you, Jamie. I think we should at least at this time continue the discussion and then we can decide on what alternative actions we want to consider. Commissioner Rodriguez, did you have any comments?
COMMISSIONER RODRIGUEZ	I believe that there was...well, I want to thank the residents and the business owners for coming out here today and providing us with your discussion. I do feel like I would like to table it as well and take some more time to make the decision.
ACTING CHAIR FRYMARK	Thank you, Commissioner Rodriguez. Brandi, did you have a comment?
SENIOR PLANNER JONES	I was just going to ask Jamie...
ASSISTANT CITY ATTORNEY TRAXLER	Sure.
SENIOR PLANNER JONES	Are we going to consider recommending to a date certain so we don't have to re-notice because otherwise we'll have to re-notice?
ASSISTANT CITY ATTORNEY TRAXLER	I think that would be at the discretion of the Planning Commission.
SENIOR PLANNER JONES	Okay.
ACTING CHAIR FRYMARK	So should an alternative action be taken such as to continue the hearing to a date certain that would be then say it would be the next Planning Commission meeting.
ASSISTANT CITY ATTORNEY TRAXLER	We can do that, and then we wouldn't have to give notice again because we have the date certain. But if the Planning Commission wants Staff to go through the process of giving notice again, it can be continued to whenever you would like it to be continued.
ACTING CHAIR FRYMARK	It sounds like, just based on hearing our fellow Commissioners and those here, before us, who graciously came forward to speak on behalf of this item that they would like to receive a further notice. Because maybe some did not receive them, and so in light of that I think it is fair to do that.
ASSISTANT CITY ATTORNEY TRAXLER	And that can still happen before the next Planning Commission meeting, Staff would just have to work towards issuing that notice earlier.

FRED BARBOSA	A motion was made.
ACTING CHAIR FRYMARK	We haven't officially made a motion this is just discussion. He made a motion, but we wanted to continue this discussion before we took action.
ASSISTANT CITY ATTORNEY TRAXLER	The motion is still pending on the floor. We can discuss the motion. So we're good.
ACTING CHAIR FRYMARK	Okay. Did you have a follow up comment, Brandi?
SENIOR PLANNER JONES	No.
ACTING CHAIR FRYMARK	Okay. Ms. Roman, did you want to? Okay.
CARMEN ROMAN	No.
ACTING CHAIR FRYMARK	Okay. So, I believe we have a motion here on the floor to table the item for a future date. Is that the motion that you made, Commissioner Chico?
COMMISSIONER CHICO	Well, in order so notice doesn't have to be redone the motion would be to keep the Public Hearing open and hear the...or bring the item in the next regular meeting. Does that sound right? Keep the Public Hearing open?
ASSISTANT CITY ATTORNEY TRAXLER	I would recommend at this point, we keep the Public Hearing closed. We continue the item to the next Planning Commission Meeting and then we can reopen the item at the meeting.
COMMISSIONER CHICO	Okay.
ASSISTANT CITY ATTORNEY TRAXLER	And then the Planning Commission can direct Staff to reissue the notice to all of the property owners based on the continued hearing date which would be May 15 th , I believe.
ADMINISTRATIVE SECRETARY HERNANDEZ	May 15 th .
COMMISSIONER CHICO	So moved.

PLANNING COMMISSION MINUTES
REGULAR MEETING

April 17, 2024
PAGE 23

ACTING CHAIR FRYMARK	Do we have a second?
COMMISSIONER RODRIGUEZ	Second.
ACTING CHAIR FRYMARK	Roll Call, please.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Acosta.
COMMISSIONER ACOSTA	Just to clarify. This is to approve the motion, correct?
ADMINISTRATIVE SECRETARY HERNANDEZ	Yes.
COMMISSIONER ACOSTA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Acting Chair Frymark.
ACTING CHAIR FRYMARK	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you.

ACTING CHAIR
FRYMARK

Thank you. So with that, do we move on to Item 6?

**DISCUSSION ITEMS/
PRESENTATIONS**

ADMINISTRATIVE
SECRETARY
HERNANDEZ

So Discussion Items/Presentations, we don't have any. We can go on to item 6.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commission, so today was the deadline for applications for the vacancy with the Planning Commission seat. Just to let you know, and at the last week City Council Meeting the Comprehensive Zoning Code Update was requested to bring it back to the Planning Commission. So, you will be revisiting that. We do not have a date at this time, but it will be a future date and we will let you know. That's all I have to report today. Thanks.

ACTING CHAIR
FRYMARK

Thank you, Marilyn. Moving on to Item number 7, Legal Counsel Comments.

**LEGAL COUNSEL
COMMENTS**

ACTING CHAIR
FRYMARK

Do we have any comments?

ASSISTANT
CITY ATTORNEY
TRAXLER

Thank you Chair, no comments at this time.

ACTING CHAIR
FRYMARK

Well, thank you. Item number 8, Commissioner Comments.

**COMMISSIONER
COMMENTS**

ACTING CHAIR
FRYMARK

Do we have any members of the Commission wishing to make any comments at this time?

COMMISSIONER
ACOSTA

No comment.

COMMISSIONER CHICO	Question, I have a question. Marilyn, as of late I somehow the idea or concept or use of specific plans has caught my attention. I know that we currently have one being processed for Irwindale Brew Yard, I believe.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	That is correct.
COMMISSIONER CHICO	We have a Live Oak, a business park. That's a business plan or? What do they call it? A Specific Plan.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yeah, I believe that is Irwindale Gateway.
COMMISSIONER CHICO	Is that correct?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes, or we have Park at Live Oak,
COMMISSIONER CHICO	And we have Reliance?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	We have Reliance II Specific Plan, City of Hope...
COMMISSIONER CHICO	My question to you, who or what initiates a Specific Plan?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Well an applicant can request it which is typically what they do. And for a Specific Plan, it typically is a larger geographic area that something is unique about it or unique what they're asking for that deviates from a typical Zoning Code that we have. A lot of it will be very similar and consistent with the Zoning Code, but they might have something different that they're proposing.

COMMISSIONER CHICO	Got you, and I understand that from the developer's point of view he's looking at a large parcel with maybe many (inaudible) and so forth and so forth and they would like Council's approval. My question though is, so he goes to the Planning Department. You along with the applicant start formulating this Specific Plan, and then when it does get to the attention of the City Council or the Planning Commission most of it has already been formulated prior to their knowledge, Correct? Am I correct so far?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	No.
COMMISSIONER CHICO	Like the Irwindale Brew Yard.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	No, when they are in the process it's the developer or the applicant who is preparing the Specific Plan and Staff reviews it but a CEQA determination needs to be made. So typically, you know, as we're looking at the project, you know, we hire a consultant who can prepare the CEQA document. So, what goes out is what's called a notice of... well they do an initial study and then a Notice of Preparation and typically at that time they will have a project description that is the basis for that specific plan.
COMMISSIONER CHICO	For the request, right?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes.
COMMISSIONER CHICO	Okay. Do we have any other requests at the moment other than Irwindale Brew Yard, anything pending?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	We have an application pending...
COMMISSIONER CHICO	There are a couple?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	For the former Nuway Pit. We have that, and we also have an application for the Speedway site.

COMMISSIONER CHICO	Oh, okay. My concern is that, again, it seems and it's only me. I'm not the sharpest marble in the bag, but by the time it gets to the Planning Commission it's already been formulated in most of its detail and up to that point the Commission and/or the City Council has had nothing to say about what was proposed and what is proposed?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Well, we will have Community meetings, so you know, the community can come out and address that at that time.
COMMISSIONER CHICO	Alright, that's the question I had. What I would like to propose, you can take this with a grain of salt, is to inform the Planning Commission and the City Council as to when there has been an application for one of these Specific Plans so they know ahead of time. Not that they are going to do anything. It's an idea of the development of the City, as the City moves forward they know what's pending. If you hadn't said anything about the raceway, I wouldn't know anything about it.
ACTING CHAIR FRYMARK	Commissioner Chico, if I may, just a point of clarity. I believe what you're asking is that Council or the Commission be notified when an applicant is going to the Planning Commission asking for development at one of these areas such as the Speedway or the Nuway before it even goes to the community and we seek feedback.
COMMISSIONER CHICO	Right, yes. Yes.
ACTING CHAIR FRYMARK	So is there a specific time, in which you would like for the Commission and the Council to be notified and what could that look like?
COMMISSIONER CHICO	I don't know. When their application is formalized. I have an application, here you go, start processing. I don't know.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Just clarification, when an application is received because we still review it before. We have to make a determination that an application is complete, and at that time...
COMMISSIONER CHICO	Yeah, at that time. Yeah, because yeah, you're going to be going back and forth, you need to do this. Yes, I understand that. So yes, once the application is complete and it's going to be processed, yeah, let the two legislative bodies. Are we legislative? Anyway, let us both know. I'd appreciate it.
ASSISTANT CITY ATTORNEY TRAXLER	Marilyn, you can take it under advisement.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you. I'll take it under advisement.

ACTING CHAIR
FRYMARK

Thank you. I do have one quick comment to say to I believe, I am so sorry John, I didn't catch your last name. Van..

JOHN
VANDERMEIDEN

Vandermeiden.

ACTING CHAIR
FRYMARK

Vandermeiden, thank you. I apologize for that. My last name is Frymark, and you know I understand. So, there was a point that you made where you were talking about the height of the dirt and it going so high, and that it's impeding communications and abilities to....

JOHN
VANDERMEIDEN

(inaudible)

ADMINISTRATIVE
SECRETARY
HERNANDEZ

The mic.

ACTING CHAIR
FRYMARK

I'm sorry, can I have you go up to the mic, please? Just for everyone to hear. Thank you, Jesus.

JOHN
VANDERMEIDEN

Us on Live Oak Lane, we been there so long that when we have problems, we just go to our neighbors and say, hey, this is our problem and then we figure it out. The people behind us is a large conglomerate or a big company that is building all these warehouses. Now they're digging down. I guess to get good soil, because fourteen years ago they didn't pass soils or whatever. We all knew that it wasn't going to pass. Now they are digging it all out and it got to a point where we were like, oh okay, that's not a bad problem. Then, now lately they've added another 20 feet on top of the mountain, and our cell service has gone from 5 bars to 3 bars. At a point, I'm going when is this going to stop so I can still use my cell phone. All my phones in my office are based off of the cell towers. So, at what point? As of right now it's to the point where we get a little static in the phones, but at what point are they going to stop because I thought we can't build pass X amount of feet.

ACTING CHAIR
FRYMARK

Sure.

JOHN
VANDERMEIDEN

Now they are way past. I know buildings, we build them and we got a height limit. I don't know, I don't want to cause problems with them but you know it is causing a little bit of a problem with my communications.

ACTING CHAIR FRYMARK	We do appreciate you bringing that forward. I have driven by and it is rather high. So we appreciate you bringing that to our attention. Could we find out, Staff, like what that height limit or height is permitted? Yeah, thank you. Thank you, I couldn't get the word out. What that height permitted is so that we can help with that?
CITY MANAGER MIRANDA	Acting Chair, our Staff will look into the height limitation there for the grading operation that's taking place now.
ACTING CHAIR FRYMARK	Thank you so much.
CITY MANAGER MIRANDA	We will get back to you.
ACTING CHAIR FRYMARK	Thank you.
FRED BARBOSA	Fred Barbosa, 16164. Just to throw a little fuel on the fire. Is the number two Reliance Pit Specific Agreement was done about seven, almost eight years ago. Okay, so in between, them asking for this specific site plan, we are going to build four million square feet on the other side of the 605. We're going to add three million at the brewery. So that means if we let them put up their two million, that means we're going to have nine million square feet in a nine-mile city. Now the point I have against the 92 is we have two thousand prime feet of Foothill of freeway frontage, and they want to build a warehouse that is not highest and best use. Now that's where you guys come in because everybody complains that the Planning Commission is doing us wrong. No, it's not. The developer tells them what they want. They present it to you. So, you're the one that's got to stop him. You're the guardrails, you and the Council. So, people have to start bagging on them because they're only doing what they're told presenting what the developer wants. So please, let's fix this before it gets even worse. That ninety-two acres does not belong as warehousing. Thank you.
ACTING CHAIR FRYMARK	Do we have any other Commissioner comments? Okay, then that's going to take us to item number 9, and that's adjournment. So, I call this meeting. I adjourn this meeting. No, I don't call it. I adjourn this meeting at 7:36. Thank you, everybody.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:36 p.m.

Maricela Frymark, Planning Commission Acting Chair

Attest:

Jesus Hernandez, Administrative Secretary

Item 1-A.2

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

May 15, 2024
Wednesday
6:31 P.M.

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

ACTING CHAIR
FRYMARK

Good evening everyone, I would like to call this meeting to order at 6:30p.m. This is the meeting of May 15th. That was loud, I apologize. Okay, let's please stand for the Pledge of Allegiance. Please place your right hand over your heart. Ready, begin.

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
ACTING CHAIR
FRYMARK

Dear Heavenly Father, we would like to thank you this evening, Lord, for blessing us with our health and blessing us all for being here. We ask that you please put good decisions in our hearts and in our minds. We ask that you continue to take care of not only this Commission, but all of our residents, our law enforcement, our public servants, and all the residents and business owners here before you. We ask that you continue to bless us. All this in Jesus' name we pray. Amen.

ROLL CALL:

Present: Commissioners; Albert Acosta; Richard Chico; Joseph Rodriguez; Maricela Frymark

Also present: Julian Miranda, City Manager; Theresa Olivares, Assistant City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering; Shayna Balli, City Librarian; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; Martin Romero, Planning Technician; Jesus Hernandez, Administrative Secretary; Karen Ruiz, Office Specialist

ACTING CHAIR
FRYMARK

Next, we are going to move on to Item E, AB 2449 Disclosures.

AB 2449 DISCLOSURES

OFFICE SPECIALIST
RUIZ

No disclosures.

ACTING CHAIR
FRYMARK

Thank you. Moving on to Item F, Announcements,

ANNOUNCEMENTS

ACTING CHAIR
FRYMARK

Do we have any announcements?

OFFICE SPECIALIST
RUIZ There is no announcements.

ACTING CHAIR
FRYMARK How about from our Commissioners? Are there any announcements from our fellow Commissioners?

COMMISSIONER
ACOSTA No.

ACTING CHAIR
FRYMARK I just have one quick announcement. It's not necessarily an announcement, but rather a congratulations. This is graduation season and we have quite a bit of residents in our community that are going to be graduating from either high school, or advancing from middle school and promoting into high school, or graduating from college. And so, it is a great time to be a resident here in the City of Irwindale, and to celebrate all of those accomplishments. Actually, with one of our fellow Commissioners here.

COMMISSIONER
ACOSTA Thank you.

ACTING CHAIR
FRYMARK So congratulations to Matthew. Broncos?

COMMISSIONER
ACOSTA Broncos, yeah. Cal Poly Pomona.

ACTING CHAIR
FRYMARK Let's go Broncos. Okay, so with that we are going to move on to Item 1 of our Consent Calendar.

CONSENT CALENDAR

ACTING CHAIR
FRYMARK There are no minutes, so we're going to go ahead and move on from Consent to Item number 2, which is Spontaneous Communications.

SPONTANEOUS COMMUNICATIONS

OFFICE SPECIALIST
RUIZ This is the time set aside for members of the audience to speak on items not on this agenda that is within the Planning Commission's subject's matter jurisdiction. The Planning Commission is an advisory board appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the city. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda. All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the

City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies. Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting. 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, and Tier 3: In-person and teleconference attendees who have not previously provided comments on the matter(s) being discussed by the legislative body.

ACTING CHAIR
FRYMARK

Thank you. So, at this time we will go ahead and move on to Item 3. Oh, sorry. Open up the Public Hearing, right? Okay, sorry about that. Do we have anybody on Tier 1?

OFFICE SPECIALIST
RUIZ

No one in Tier 1.

ACTING CHAIR
FRYMARK

Tier 2.

OFFICE SPECIALIST
RUIZ

No one in Tier 2. There is someone in Tier 1.

DENA ZEPEDA

Thank you Chair.

ACTING CHAIR
FRYMARK

Welcome.

DENA ZEPEDA

I just wanted to bring back the past. We have new Commissioners up here. We have been going through the same thing over and over for over five years already. These surveys they're sending out on housing is ridiculous. We've been through them over and over. We're not communicating, I don't think, with our Planning Department because our Planning Department is sending the same stuff, we're sending it back, then it gets sent to the council, they sent it back, and now we're back here again. And I'm just like, when are we going to communicate and get together here? Because the residents are really sick of the same zoning, the same everything, coming back up here over and over and not in touch with our Council. And I blame my Planning Department, I'm sorry, but I blame my Planning Department. We have been trying to reach out with them for a while now and we keep saying, "No, we don't want this. No, we don't want that." The last meeting we found a lot of errors. They had my street up there, but yet my street wasn't in question. Why was my street on that paperwork? And this is what we're questioning. We get told one thing and on paper it's another thing. And so, we need to go over this very well before we pass anything or do anything because we're not going for this anymore. Then when it is in question, "Oh, it was a mistake." That's a big mistake when you're going to change my zoning, when it's not even in question to be changed. So, I brought it to the attention, when it was up there. I don't know if it was this meeting or the Council Meeting, but Fraijo Avenue was up there. It shouldn't have been up there, and it's not on here now but these are the things that we need to get together with. We're not.... I'm not too happy. The residents aren't too happy with the Planning Department coming back with the same stuff over and over. So please consider everything you guys look at, read what they give you because we need a fine-tooth comb to go through this. You know, and it's not cool that we're getting treated like this by our Planning Department. I'm speaking for a lot of residents. So, at five years, we've had enough. Let's get something going. Let's start listening to the residents, and let's do what we're supposed to be doing and move on. Let's not put our Council and our Commissioners through all this crazy stuff and going back and forth with each other. We need to get together. Thank you.

ACTING CHAIR
FRYMARK

Thank you. Are there any other in Tier 1, please?

ROBERT DIAZ

Robert Diaz, 2408 S. Mountain Avenue. It's Public Hearing, right?

ACTING CHAIR
FRYMARK

Spontaneous.

ROBERT DIAZ

Public Hearing?

ACTING CHAIR
FRYMARK

Spontaneous.

ROBERT DIAZ I feel sometimes, like in these recommendations you have before you, the cart is put before the horse. Planning Commission has been asked to consider the Zoning Map, the Zoning Code. Yet, already we're being asked to approve a zoning change or a General Plan change when perhaps the entire overall picture should be looked at. For the property in question on Live Oak Lane, frankly, I'd like to see it considered to be commercial. Though I know that may or may not be possible at this point in time. The existing...

ACTING CHAIR
FRYMARK Mr. Diaz, sorry, I don't mean to interrupt you but I was made aware that this is actually an item, that we're going to be discussing in the Public Hearing. Do you want to continue this comment during Spontaneous Communications...

ROBERT DIAZ It's Spontaneous Communications, right now?

ACTING CHAIR
FRYMARK Or would you like to speak on it during the Public Hearing?

ROBERT DIAZ I will continue then, knowing it is Spontaneous Communication. Just basically that as far as Live Oak Lane is concerned, I think it'd be appropriate for the Commission to consider rezoning the land Commercial. Knowing the need that we have for future revenue, but if that's not possible then at least keep the Regional Planning designation which can allow some Commercial. That's my comment on that.

ACTING CHAIR
FRYMARK Thank you, Mr. Diaz. Do we have anyone else that would like to speak in person for Spontaneous Communications?

ASSISTANT
CITY ATTORNEY
TRAXLER And Chair, if I may, just a reminder that Spontaneous Communications are for items that are not going to be discussed on the Agenda here tonight.

ACTING CHAIR
FRYMARK Thank you, Counsel.

MEMBER OF THE
PUBLIC My question is in reference to Live Oak Lane but not for zoning. The previous hearing identified the improvements that we're going to be made on the street. And one of those, several of those improvements were to create sidewalks, to create sewer systems. And with respect to sidewalks, if sidewalks are going to be created on both sides, I was interested to determine from whose property that land would be taken. Would it be from the street, from the City, or would that be from the owners? Because it's not a very wide street, and if you're going to put them on both sides, I'm curious to know if that has been determined at this point. I sent an e-mail almost a year ago asking that question and at that time, it was September actually of 2023, the answer wasn't

determined. There was no resolution. So, I am curious to find out if we have an answer to something like that.

ACTING CHAIR
FRYMARK

Thank you. Do we have anyone else that would like to speak on Tier 1, Spontaneous Communication on items not on the Agenda? So with that, we will move on to Tier 2, teleconference attendees?

OFFICE SPECIALIST
RUIZ

No one in Tier 2.

ACTING CHAIR
FRYMARK

Thank you and Tier 3?

OFFICE SPECIALIST
RUIZ

No one in Tier 3.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commission, regarding the comment that was under Spontaneous. Engineering will get together for the contact information for this gentleman here and respond to him. Thanks.

ACTING CHAIR
FRYMARK

Thank you. If we have no further comments for Spontaneous Communication then we will move on to Item 3, New Business.

NEW BUSINESS

ACTING CHAIR
FRYMARK

There's nothing under New Business, so we will move on to Item 4 which is Public Hearings.

PUBLIC HEARINGS

ACTING CHAIR
FRYMARK

Under Public Hearings, we have a couple of items, the first being Zone Change No. 01-2024, General Plan Amendment Map No. 01-2024, rezoning of select properties at Meridian Street, Citrusview Avenue, Park Rose Avenue, Ruelas Street, Ambriz Street, and Mountain Avenue from M-1, which is considered Light Manufacturing, and C-3 Heavy Commercial Residential. Changing that zone to R-1, Single Family Residential, and then rezoning of select properties of Buena Vista Street from Quarry to M-2, and revision of the General Plan Map to change the existing General Plan designation of select properties at Live Oak Lane and Arrow Highway from Regional Commercial to Industrial Business Park. So, there's quite a lot in that one item. Okay. So, with that, Brandi?

SENIOR PLANNER
JONES

Thank you, Acting Chair, members of the Planning Commission. So, the next item is Zone Change 01-24 and General Plan Amendment 01-24. So, the request is a City-initiated request to revise the General Plan and Zoning Maps to reconciling inconsistencies and make appropriate changes to support the highest and best use. So, what I plan on doing is, just doing a quick recap because we had the presentation last month. So, I'll just do a quick recap and then we can go to the recommendation and questions. So, after the last meeting we actually, the very next day, we sent out the notice again so that everybody had additional time as requested to review the item. So, these are the sites that are in question. So, we have Citrusview, Meridian, Park Rose, Ruelas, and Shrode, which are currently zoned M-1. We're proposing to change those to R-1. Mountain Avenue and Ambriz are currently C-3, which is Heavy Commercial-Residential. We're proposing to change that to R-1. Buena Vista Street is Industrial/Business Park. Excuse me, the current zoning is Quarry, and we want to change it to M-2, which is Heavy Manufacturing. And for the General Plan Amendment, it's Arrow Highway and Live Oak Lane, so like parcels on Live Oak Lane, that are currently Regional Commercial that we are proposing to change to Industrial/Business Park. So again, this is just the current map, the current General Plan Map, the current zoning. So that each individual... so here on Exhibit C, this shows the area on Citrusview, Meridian, Mountain, Park Rose, Ruelas. As mentioned last time, that one parcel that is remaining red, it was a notification error. So, for the next round, when we do some that will be included. This is the Buena Vista Street area. So, it's current currently Quarry, which allows mining activities. We believe that this area had been zoned Quarry because it's adjacent to one of the pits, but it's zoned with the Business Park, I mean it's occupied with the Business Park. So, this is Live Oak Lane/Arrow. So, this is the General Plan designation. So currently all of Live Oak Lane in that 1200 block of Arrow Highway has a General Plan designation of Industrial, I mean Regional Commercial. The current zoning for that is M-2, so that change will...those areas on Live Oak Lane and Arrow will be going from Regional Commercial to Industrial/Business Park for consistency. The project has been determined to qualify for the General Rule exemption pursuant to CEQA Section 17, I mean 15061(b)(3), and that it can be seen with certainty that there is no possibility that the General Plan Amendment or a Zone Change by themselves, will have significant effect on the environment. Any proposed physical development in the future will have to undergo its own CEQA review. So, Staff recommends that the Planning Commission take the following action. One, adopt Resolution No. 822(24), recommending that the City approve Zone Change No. 01-2024. Number Two, adopt Resolution No. 823(24), recommending that the City Council approved General Plan Amendment No. 01-2024 with alternative actions or to request that Staff prepare a Resolution of denial based on recommending findings of fact to be brought back at the next regularly planned Planning Commission meeting for adoption or request that

	Staff revise the project and continue the hearing to a date certain. That concludes Staff's report. If you have any questions, I can answer them.
ACTING CHAIR FRYMARK	Thank you, Brandi. Do the Commissioners have any questions at this time?
COMMISSIONER RODRIGUEZ	I believe there were some concerns regarding the business owners that have been in the City for, you know, twenty to thirty years owning businesses and I believe we're going to... The proposed is to rezone Live Oak Lane to Industrial/Business Park. How will that affect business owners that are currently there?
SENIOR PLANNER JONES	So, the zoning is staying the same, which is M-2 Heavy Manufacturing. So, we're proposing to change the General Plan designation which is Regional Commercial. In the General Plan, there's not a zoning designation that is compatible with Regional Commercial, and because those areas along Arrow and Live Oak Lane are developed with Heavy Manufacturing uses it would just make the most sense to change it to Industrial/Business Park. So, that those businesses could expand if they want to because the Zoning and General Plan are inconsistent, they are limited on what they can do as far as expansion.
COMMISSIONER RODRIGUEZ	Just to be clear, none of them will be forced to close their business?
SENIOR PLANNER JONES	No, so even when zones change, we don't...like we don't do any eviction or anything like that. We don't have that kind of power.
ACTING CHAIR FRYMARK	I have a question related to the designation proposed on Buena Vista Street. So, currently it's zoned as Quarry, right? And based on the presentation, it was stated that we believe it was zoned that way because it's adjacent to an existing quarry, but in fact what truly and what actually exists currently our businesses. Is that correct?
SENIOR PLANNER JONES	It's a business park, yes.
ACTING CHAIR FRYMARK	Okay. So, the proposed zone is for it to be turned into an M-2, which is Heavy Manufacturing?
SENIOR PLANNER JONES	Correct.

ACTING CHAIR FRYMARK	Why M-2 versus like a Commercial Zone? So that it can limit future businesses. Not that I want to limit businesses because I'm all about, you know, growth for our residents and so that we can continue the awesome services that our community provides. However, I'm also very aware that with an M-2 Zone that will allow for maybe more pollution, more trucks, more congestion in that area. So, I'm just kind of curious. Why the M-2 and not a Commercial Zone?
SENIOR PLANNER JONES	Well, the adjacent zoning is M-2, so right next door. Also, if we were to change that to a Commercial Zone, then more than likely all of those uses there would be considered legal non-conforming.
ACTING CHAIR FRYMARK	Because of the businesses that are already there?
SENIOR PLANNER JONES	Correct. So those businesses...
ACTING CHAIR FRYMARK	So we're not really fixing a problem, we would then be creating another problem.
SENIOR PLANNER JONES	Correct. So, they wouldn't be able to expand or anything.
COMMISSIONER CHICO	However, even though they may be legal non-conforming uses it really wouldn't interrupt their use.
SENIOR PLANNER JONES	As long as they kept the use as is, but if they wanted to expand in the future, they would be limited.
COMMISSIONER CHICO	They would have to apply for a CUP or something of the sort?
SENIOR PLANNER JONES	But we wouldn't be able to make the findings because the General Plan designation and the zoning would be inconsistent.
ACTING CHAIR FRYMARK	Are there any to our knowledge, and of course we can't foresee the future, but do we know if those businesses have any desires for future growth? I mean, is there any conversations about that currently?
SENIOR PLANNER JONES	I would say one of the last businesses that came from over there that had a CUP was Pick Up USA.
ACTING CHAIR FRYMARK	Is that the basketball place?

SENIOR PLANNER JONES	It's the basketball place. So, they had to come here. They had to do a CUP and a Zone Variance. So, if we had changed the zoning to Commercial, for example, and the Commercial and the General Plan are inconsistent, even with the application for a CUP, it would be hard to make the finding.
ACTING CHAIR FRYMARK	In that area in reference, are the majority of the businesses already occupied?
SENIOR PLANNER JONES	I don't know the occupancy rate, but typically when we're over there they do seem to be occupied. I mean because they are, you know, more like warehouses they don't have like a lot of employees. So you don't see... like the parking lot isn't full, but there are definitely businesses that are occupied there.
ACTING CHAIR FRYMARK	The reason I ask is because I know it's close to a residential area. So I'm trying to figure out, is if there's open space. Is the rezoning to an M-2 allow for the possibility for big trucks, big manufacturing to kind of go in there and then by extension impact the residents that are living in like the Alice Rodriguez area over there.
SENIOR PLANNER JONES	Well, for each use that would come in, for example, that is not permitted by right and require CUP, it would come here. But there are a lot of uses currently in the M-2 Zone that are permitted by right, that you may consider heavy. And that was one of also the goals of the new code, would be to eliminate some of those really heavy uses that are currently permitted by right in the M-2 Zone.
COMMISSIONER CHICO	Would it be reasonable, maybe this is to you Brandi and to our attorney, would it be reasonable an idea to withdraw this particular portion from this resolution, at this time, so we could give it further study in the future? You know, we seem to take a long time on something and we move too fast on another, and I agree with Chairperson Frymark, I would like to see this commercial. However, if it is going to cause more problems than it solves, I would like to study this a little longer, this particular item. Would it be reasonable to withdraw? I know it is causing more work, there's no question about it.
SENIOR PLANNER JONES	So, just modify the Resolution to remove that particular....
ASSISTANT CITY ATTORNEY TRAXLER	That would be if the Planning Commission made a motion to approve the Resolution and modify it, to take out the General Plan Amendment then that could be a motion that one of the Planning Commissioner's made.
COMMISSIONER CHICO	That's one possibility.

ASSISTANT CITY ATTORNEY TRAXLER	One possibility, yes.
COMMISSIONER CHICO	Maybe the other Commissioners have others.
COMMISSIONER ACOSTA	I just had another question. I have a question for Brandi. Last meeting we had business owners express concerns about notification and about this recommendation, and have we heard from any additional businesses since that time?
SENIOR PLANNER JONES	Yeah, a few called in just to, like once they got that second notice, just for clarification. I don't know specifically who the business owner was, but they said, my address is such and such on Live Oak Lane. And so, I discussed it, like what it meant and as far as like the ability to expand in the future because of the inconsistency. So, that was received favorably. And then, Marilyn and I also spoke with representation from one of the property owners, legal representation, and was able to convey what we were proposing.
ACTING CHAIR FRYMARK	The area, the residential redesignation on Citrusview, Meridian, Park Rose, Ruelas, Shrode that doesn't give as much heartburn. That's already existing. The residential structures are already there, and I know that they received notice because I was made aware and was shown a picture of it. So that was fun. That one seems pretty straightforward. I hear you, Commissioner, and your request to possibly amend the motion and remove Buena Vista for further analysis. I'm not sure how the other Commissioners feel on that particular issue, but I do hear what you are saying, Commissioner Chico. Then also, in regards to the Arrow Highway/Live Oak, I'm assuming we didn't get any communication from any of the businesses in that particular rezoning area.
SENIOR PLANNER JONES	Yes, from Live Oak Lane.
ACTING CHAIR FRYMARK	We did?
SENIOR PLANNER JONES	Yeah.
ACTING CHAIR FRYMARK	And was there any qualms or concerns with the potential rezoning?

SENIOR PLANNER JONES	Last month's meeting, you know, when some of the property owners got up, you know, and we were able to answer some questions, but if they had additional questions, I mean, we'd be willing to answer them. But we also did, like I said, we spoke to the legal representation and also, I got an additional call regarding the notice.
ACTING CHAIR FRYMARK	So, it would seem that based on last meeting to now, not only did they receive the notice, the next day, they would have been given a significant amount of time, like three weeks or so, give or take, to speak to their counsel because they know that was a concern by some of their residents that they didn't have enough time to speak...excuse me, not residents. I misspoke, some of the business owners. They didn't have enough time to provide the notice to their counsel to identify any potential impacts. It sounds like we did receive some concerns, but those concerns were addressed, and we even met with some of those business owners. Thank you for clarifying. Any other...
COMMISSIONER CHICO	Yes, I do. Also, in Live Oak Lane I am a little concerned with...
OFFICE SPECIALIST RUIZ	Commissioner Chico.
COMMISSIONER CHICO	I am sorry?
OFFICE SPECIALIST RUIZ	Can you please get closer to the mic?
COMMISSIONER CHICO	Oh, I forgot.
OFFICE SPECIALIST RUIZ	Thank you.
COMMISSIONER CHICO	I'm a little concerned with just giving it a general label that whole area there. I would like to take and extract it from this resolution so that we can study that further, because there will be more requests for whatever Zone Changes or other documentation from the owner of the rest of the property. As you mentioned, we asked you last time, it's only part of that whole big piece of property. There will be more development coming up, once the owner of the rest of the property finishes his backfilling and so forth. So, I would like to withdraw that also for further study. I don't know. I'd like to hear from the other Commissioners before I make any kind of a motion.

ASSISTANT
CITY ATTORNEY
TRAXLER

Chair, if I may, before the Commission starts deliberating, now would be the time to open the Public Hearing and take public comment from members of the public. Then after public comment and the Public Hearing is closed, the Commission can deliberate.

ACTING CHAIR
FRYMARK

Thank you. Commissioners, I would just ask to kind of think this over before we make any kind of official statements, and let's go ahead and open up the floor to public comment for this particular item.

OPEN PUBLIC
HEARING

At 7:00 p.m., Acting Chair Frymark opened the Public Hearing.

CARMEN ROMAN

Thank you, Carmen Roman, Irwindale resident. First of all, I think if you went back a couple of slides it showed an alternative to the voting. It showed one and two, and then an alternative too which is I believe what Commissioner Chico was saying. It had one two and one two. So, you're taking up my time. Well, I'm going to go ahead cause my time, and maybe you can go back after but it did show an alternative that you could send it back and have more time with it to study and then come bring it back at a future date. I agree with you, also with Madam Frymark. First of all, I think the manufacturing to change it to that, what I heard is you give them reign to add more pollution, more trucks, more cancer in the future if they'd like to. I think we'd like commercial better than that. Alright, I'm just going to read this. I'd like to say that at the last Council Meeting there were so many residents in attendance because of concerns happening in Planning that affect us all and our futures. The result was our mayor requesting, on behalf of residents, that the Planning Department Staff go back to work, listen to the minutes of the meeting, and come back with answers to the questions posted, posed excuse me. Over the years, residents attend workshops, meetings, and share our concerns but we do not get the answers, or our views posted up. I want to let you know that's what I'm here for. For those answers that were promised to us. The Planning Staff was going to go back, listen to the recording, and listen to each question, and come back with answers. So, I'm hoping that's happening tonight, and again not looked over and ignored. They continue to come back with what they want. We have filled out, emailed, snail mailed, and dropped off those surveys. I received another one today. You can continue to do that and... I'm sorry, my time is running out. We want to be able to build ADUs and converted garage homes. This was presented in 2023 or 2022, that we could do this through the State of California. Now we're bringing up zoning, that we can't do it unless zoning changes. I don't believe that to be so, and we do not want...

DENA ZEPEDA

I will give her my three minutes.

CARMEN ROMAN	Thank you. We do not want housing on top of commercial buildings. I hope that's not going to be presented again. We do not want apartments, condos, or any homes connected by walls. The developer at the Council Meeting showed a beautiful, affordable, acceptable housing. The audience cheered in agreement. That's what we want. So, I'm not sure what's going to be talked about tonight, but I want to make sure that we were heard. We do not want our Planning to have a written Specific Plan on every project that will come up, that's too much power too. We will always want it to come back to the experts and to come back. You are the voice of the people, so I think that it should always come back to you before those decisions are made. Lastly, I thought we were waiting until all this was hashed out. So here we are again. Same old, same old. We want facts given, not to be bamboozled. And this is our lives, that manufacturing, Alice Rodriguez, Park Rose, all of those, there are children playing there. And we do not...they've put up with the trucks, the dismantling places, the trash, the smells, rats. We don't want more of that. I think looking more at commercial, that's a vast area too, commercial. We don't want more manufacturing and all the evils that come with it. We are all for business, of course we live off of business, but it's a connection. We want Irwindale to remain, to be Irwindale. We are different, and we do have the right to bring it to this Commission, and to our Council, and to the people so that we can keep our tight knit, safe, and happy community. Yeah, I will leave the minute and four to Dena. Thank you.
ACTING CHAIR FRYMARK	Thank you, Miss Roman. I'm sorry for the minutes, can you just state your name and your address, please? We didn't do that at the beginning. I apologize.
CARMEN ROMAN	Carmen Roman, Irwindale Resident. I won't give my exact address because of things but I am a resident.
ACTING CHAIR FRYMARK	No problem. Thank you so much.
CARMEN ROMAN	Thank you.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you, Chair and Commission. So, the item before you tonight is regarding zoning and General Plan inconsistencies. The Council meeting that is referred to is regarding the Comprehensive Zoning Code Update and that will be coming to you. Tentatively we have it for the June meeting, and those items will be brought forward to you at that time. So...
ACTING CHAIR FRYMARK	Thank you, Marilyn. I was curious when we were going to see that again. Thank you.

- FSB CONSULTING FSB Consulting, 16164 Calle de Paseo. I want to thank you for listening to our...what we had last time at the last meeting where you said we have to change this quarry right now because when we go to M-2, you're not changing anything. You have already doomed that piece of property to not the highest and best use. So, like you said, let's take that challenge. Let's zone it better. Then if somebody, a developer, comes up and says I can do a higher and best use, you put a caveat in the zoning. And you say if you can do something better than the M-1 or commercial, then we will go back to Heavy Manufacturing. If we can see the documentation of tax increment, or whatever the case is that generates money to the City. I'm just saying, if we don't take that challenge, we've already set the domino because the next piece is going to be Heavy Manufacturing. We've got to change that pattern and right now is the time to do it. Like you said, it's surrounded by housing and there is a warehousing around it, but why aren't we servicing those industries and the residents in that area with something commercial. Let's change it and thank you for taking the time to address it like we asked you to.
- ACTING CHAIR Thank you.
FRYMARK
- DENA ZEPEDA Dena Zepeda, 4658 Fraijo. I agree with Chair Chico on bringing some of this stuff back and coming back to see what you guys come up with. Because this M-2 is just giving them a green light to do whatever they want, you know, and I don't think we need that. I don't think we deserve that. I believe everything should come into your guys' laps. You're here for us. You guys are residents. You know what we breathe. You know what, you know, we have to live with, and you all have family all over. So, I agree with Mr. Chico on bringing it back, those two ones bringing them back from Live Oak and Buena Vista. Thank you.
- ROBERT DIAZ Robert Diaz, 2408 South Mountain Avenue. The reason I was concerned about the zoning on Buena Vista is because the whole entire northwest part of the City is zoned M-2, and yet there's residents there. So that means any impact from M-2 could be felt first by residents. Looking through Irwindale, outside of the northwest section you have mostly M-1 or commercial near residents with one exception on Vincent. So, you now have two exceptions where you have M-2 by residents. So, I think if you allow M-2, you're just continuing what has been going on for years. Recommendations come because that's what the land is around it, but I think you have to be concerned about the residents and consider that if you allow outdoor storage, which is possible on M-2. Then who knows what you're going to get. I think you have to limit the uses, and one way to do it is by down zoning it to M-1 where you don't have any outdoor storage or better yet, if you can get commercial, you do that. But for the Alpha Drive area, that's all part of the same question. The pit north and Meridian, if developed you got a

lot of residents still on there. So, I hope that you understand when I was bringing it up. It's not just the idea that it's Quarry and you can make it M-2. I am looking at the whole picture and the impact of maybe down zoning, just as you have considering over on Vincent the idea of maybe having commercial there.

ACTING CHAIR
FRYMARK

Thank you, Mr. Diaz.

SUZANNE GOMEZ

Suzanne Gomez, Irwindale resident. Commission, Chair, Staff, residents, if we look at this tonight and, in the future, it's a really good time for us to collaborate on the future of Irwindale. If we partner with the Planning Department, the residents, and the Commission, I think that generally and gradually we're going to get to a good zoning and General Plan. I support the motion by the Commission to separate the matter. I think that though we're speaking to inconsistencies in the zoning, in the future, we're going to be speaking also to the General Plan that Council referred back to the Commission. And I think it would be a good opportunity to put those together, to collaborate and see what we're looking at in terms of Commercial, Business Park, and Residential. So, I support a motion. I would support you, and I'm sure my fellow residents would as well to continue that portion to do more investigation. And I'm hoping as the Director of Planning indicated that it may come up in June, when we do that review that we break it down that it be comprehensive, because it's pretty detailed and it's a lot of information. That we are collaborating with Planning, the Commission, the Council, and residents for the future of Irwindale. So, thank you.

ACTING CHAIR
FRYMARK

Thank you, Miss Gomez. Do we have any other comments at this time?

OFFICE SPECIALIST
RUIZ

We do have somebody in Tier 2 wishing to speak under the user J, so I'll go ahead and unmute him.

J

Can you hear me? Hello?

ACTING CHAIR
FRYMARK

Yes, we can hear you.

J

So, I sent a text. I don't know if you saw the... I mean the chat. Did you see the chat?

OFFICE SPECIALIST
RUIZ

Yes.

- J
Okay. So, I'm not very educated in this area of zoning but I'm on the Live Oak Lane business area, and what I was wondering is this zoning change from Commercial to Industrial Business Park. Our concern was if that's changed does that give rise to these complexes like the Park at Live Oak to expand over the freeway, if you will, and I want to use this term very loosely, force the owners of the property to sell so they can expand these huge business parks? Also, there's one on the corner of Live Oak Lane and Arrow Highway that is, I guess, in process. I mean does that threaten all the businesses there? I know an owner can sell the property if they wish, but is there any way that by changing this into Industrial Business Park, can there be any force of any kind to force businesses to sell and leave so they can raise the area and build? Hello?
- COMMISSIONER CHICO
Yeah, who would be best...
- ACTING CHAIR FRYMARK
Yeah, we are here. I believe one of the members from our Planning Department is going to answer that question.
- SENIOR PLANNER JONES
Yeah so...
- J
Thank you.
- SENIOR PLANNER JONES
As far as Live Oak Lane, again, the zoning is remaining the same it'll still be M-2. We're just proposing to change the General Plan designation from Regional Commercial to Industrial Business Park. This does not allow the City to condemn the property, or take the property or anything. What it does, is allow the property owners who are currently there to expand their businesses, if they so choose to, as long as it met the requirements of the code. Currently they are legal non-conforming uses, so they can continue to do what they're doing, but if they wanted to expand due to the inconsistency, it would be hard to make the findings for that.
- ACTING CHAIR FRYMARK
So it sounds like it would maybe potentially be a benefit to them, should they want to expand at a later time?
- SENIOR PLANNER JONES
Yes, I didn't know if they had any more questions.
- ACTING CHAIR FRYMARK
Do you have any other questions, Mr. J? Doesn't seem like it...
- J
No, I am back. Yes, I really don't. So basically, the only thing this zoning change would do, it would allow businesses to expand so that is it? That is the bottom line of this change?

SENIOR PLANNER JONES	Yes, we're working on a consistency between your existing M-2 zoning and your underlying General Plan, which is Commercial. We want to change it to Industrial Business Park, so they're consistent. So in the event that you did want to make an do an expansion and improve your business, you would be allowed to do that as long as it meets the requirements and we can make the findings for that.
ACTING CHAIR FRYMARK	It doesn't sound like it would require a business owner to sell their property so that a developer can come in and do as they wish, which is, which I believe is the root of question.
SENIOR PLANNER JONES	Yeah. The only like it would be up to the property owner to sell.
ACTING CHAIR FRYMARK	To sell or not.
J	Can you still hear me?
ACTING CHAIR FRYMARK	Yes, we can hear you.
J	Okay, then. You've answered my question. Thank you very much.
ACTING CHAIR FRYMARK	Thank you.
ASSISTANT CITY ATTORNEY TRAXLER	Chair?
ACTING CHAIR FRYMARK	Yes?
ASSISTANT CITY ATTORNEY TRAXLER	I think it's important to point out that expand has multiple meanings in the land use context. Expand can just mean a more intense use, like increased hours of operation or things like that. It doesn't always actually mean physical expansion, and any property owner who is operating a business on their property is limited by their own property lines. Like they couldn't just take over another person's property and build on top of that, because that's not property that they legally own. So I just wanted to clarify that point.
ACTING CHAIR FRYMARK	Thank you for making that addition. Do we have anyone else on the line?
OFFICE SPECIALIST RUIZ	Yes, we have another user under the name of Helen Rosenbaum. I'll go ahead and unmute them now.

ACTING CHAIR FRYMARK	Miss Rosenbaum, are you there? You may be on mute.
HELEN ROSENBAUM	You can hear me now. I'm sorry. I have a business on Live Oak Lane and not to repeat what was just said by Mr. J, but just to reiterate, first of all I only got paperwork from a neighbor. I did not get any information at all from the City of Irwindale. So again, this is news to me. Today, I had no idea of what was happening. My basic question is so, if my business remains there, nothing is going to change? I'm not going to be forced to downgrade to an Industrial Park? I can still run my business the way it is? That's the question.
SENIOR PLANNER JONES	That is correct.
HELEN ROSENBAUM	Okay. Thank you very much. Thank you.
ACTING CHAIR FRYMARK	Thank you. Do we have anyone else on Tier 2?
OFFICE SPECIALIST RUIZ	No one else in Tier 2.
ACTING CHAIR FRYMARK	Thank you. How about Tier 3?
FRED BARBOSA	Fred Barbosa, 16164 Calle De Paseo. Just another question to clarify. The City will not use eminent domain to help any developer take somebody's property away, right?
ASSISTANT CITY ATTORNEY TRAXLER	No.
FRED BARBOSA	No, eminent domain. Thank you.
SUZANNE GOMEZ	Suzanne Gomez. At the last meeting, I know we can check the notes, but my recollection is that there were other business owners here as well, with the concern of the change of the zoning that will impact their business. I'm speaking from public record that was...one of the gentlemen indicated also that his business was being potentially harassed by the larger businesses being built. He spoke of a big dirt pile that was impacting his communications, and so, I'm wondering how we're going to resolve those because this is the same issue that was on the calendar last month as this month. I would like the Commission to address that as well. Thank you.

ACTING CHAIR FRYMARK	Thank you, Suzanne. I actually believe that that has been addressed by City Staff. Mr. City Manager, if you would like to speak on that comment.
CITY MANAGER MIRANDA	Yes. Acting Chair, if I might have our Director of Engineering, Eddie Chan, to speak on that matter.
ACTING CHAIR FRYMARK	Thank you. We will be right with you sir; we have a comment by Mr. Chan in response to a question that was posed.
DIRECTOR OF ENGINEER/BUILDING OFFICIAL CHAN	Thank you City Manager and good evening, Chair and Commissioners. Actually I have to owner here, he can...
ACTING CHAIR FRYMARK	Oh wonderful, welcome. Sorry about that, I thought you were just coming to speak to us. Hi.
JOHN VANDERMEIDEN	Yes. Thank you for your concern about it. I have talked to the owners of that hill, and somebody called me from the City. I don't know who was it but somebody did. But I'm okay.
ACTING CHAIR FRYMARK	Wonderful.
JOHN VANDERMEIDEN	It's been adjusted, and we've resolved it. As long as I don't lose communication, I'm happy.
ACTING CHAIR FRYMARK	That's great to hear. Thank you for coming here tonight and sharing that with us. I'm sorry, can you repeat your name for me one more time?
JOHN VANDERMEIDEN	I have a fear of public speaking. So, my name is John Vandermeiden. I am at 13654 Live Oak Lane.
ACTING CHAIR FRYMARK	Thank you for being here.
DIRECTOR OF ENGINEER/BUILDING OFFICIAL CHAN	If I may, I am sorry. Good evening, Chair and Commissioners. So, since the last inquiry, I reached out to the property owner who has concern of the stockpile. And I explained to him that the stockpile height increase was due to the rain that we have encountered, the recent rain. At the time, the grader was trying to dry the soil and that caused the height of the south pile to increase. But since then, they have brought down the stockpile and used that dry stockpile to backfill the pit at the subject site. I have explained it to one of the owners that came in and inquired about the situation out there, and also the grader or the real estate agent have reached out and I explained to them the situation. So, it's already addressed and one of the owners has just commented that he's okay with the with our addressed.

ACTING CHAIR FRYMARK	Understood, thank you very much.
OFFICE SPECIALIST RUIZ	So just a reminder, Tier 3 is for those who have not spoken.
ACTING CHAIR FRYMARK	Okay, thank you. You've already spoken but go ahead and speak again. And we will...
CARMEN ROMAN	I just had one question, because of the gentle lady caller that said she just found out tonight. Sounds like they're playing telephone lines still. If we could know who was notified of the meeting, and what property or business owners if they're all aware of what's going on here. Thank you.
ACTING CHAIR FRYMARK	Thank you. Yeah, I think sometimes when we rely on mail some people get it at different times, and some people may check their mail more frequently than others. So, it's really hard to speak to that, but it did sound like, I believe her name was Miss Rosenbaum on Live Oak, was satisfied with the response that was provided. Brandi?
SENIOR PLANNER JONES	I just wanted to address a few of the comments for clarification.
ACTING CHAIR FRYMARK	Sure.
SENIOR PLANNER JONES	Also, just to clarify, like Marilyn said, this isn't about the Zoning Code Update. It's about the inconsistencies, which are two separate processes and documents. Also, Community Development has not sent out any surveys recently. As far as Specific Plans, when those are proposed they come to the Planning Commission and the City Council for review. Let's see. There was also a comment that the General Plan is what was taken to the City Council and asked to bring back to the Planning Commission, that was actually the Zoning Code. Let's see. And pretty much I already addressed J's comments, so I just wanted to make some clarifications.
ACTING CHAIR FRYMARK	Thank you for clarifying, Brandi. So, at this time, is it appropriate, Council, to close the Public Hearing?
ASSISTANT CITY ATTORNEY TRAXLER	Yes.
ACTING CHAIR FRYMARK	So at this time, we'll go ahead and close the Public Hearing on Item A.

CLOSE PUBLIC HEARING	There being no speakers, Acting Chair Frymark closed the Public Hearing at 7:25 p.m.
ACTING CHAIR FRYMARK	Does the Commission have any comments, deliberations, things to add?
COMMISSIONER ACOSTA	I guess, I'm kind of leaning on towards pulling those couple items.
ACTING CHAIR FRYMARK	Which items specifically, if I may?
COMMISSIONER ACOSTA	Looking at the Buena Vista Street, but I still want to hear from others regarding the Arrow Highway and Live Oak part.
ACTING CHAIR FRYMARK	Any other comments?
COMMISSIONER RODRIGUEZ	I would like to also discuss the Buena Vista Street. I think that, you know, it would be a good idea to maybe continue that item to modify this.
ACTING CHAIR FRYMARK	Commissioner Chico, I believe, and correct me if I'm wrong, you had some energy on wanting to pull Arrow Highway and Live Oak along with Buena Vista Street. is that correct?
COMMISSIONER CHICO	That's correct.
ACTING CHAIR FRYMARK	My thoughts are, the first item making the zoning change designation from M-1 to R-1 seems pretty straightforward. No concern. The second area, the Buena Vista Street. The only question I really have, I'm curious to know how many vacancies we have in that particular area, to identify whether or not there is the potential risk of having more congestion? Just to speak to some of the items that were brought forward here today by some of our residents. But in hearing what our commissioners are saying, it sounds like the consensus is that the motion that we would entertain is pulling the Buena Vista Street and the Arrow Highway provisions from the motion, but moving forward with the residential; Citrus Avenue, Meridian Park, Rose Avenue, Ruelas Street, and Shrode Avenue locations.
COMMISSIONER CHICO	That's correct.
ACTING CHAIR FRYMARK	Okay.

COMMISSIONER CHICO	If there is no objection from my peers, then I so moved. I make that motion.
ACTING CHAIR FRYMARK	Do we have a second?
COMMISSIONER ACOSTA	Second.
ACTING CHAIR FRYMARK	Okay, so we have a first and we have a second, Roll Call.
ASSISTANT CITY ATTORNEY TRAXLER	I apologize. Okay. So, the General Plan Amendment, that one is separate. So that's the business industrial business park for Live Oak Lane and that's only Live Oak Lane, right Brandi?
SENIOR PLANNER JONES	And Arrow Highway.
ASSISTANT CITY ATTORNEY TRAXLER	Okay, Live Oak Lane and Arrow Highway.
FRED BARBOSA	Point of order, there is a motion.
ACTING CHAIR FRYMARK	Can we put the map back up just so that there's clear designation as to what we're talking about? We did have a motion, but we didn't vote on it. There was a first and there was a second, but we didn't actually take a Roll Call.
ASSISTANT CITY ATTORNEY TRAXLER	Yes, I just want to clarify, I think the motion... There needs to be two different motions because there's two different recommended actions. So, I think the first motion will just encapsulate Resolution Number 822(24) and that is the rezoning of the residential properties only. And the Buena Vista Street will be taken out of that Resolution. And then the second motion or the second part of the motion, is just continuing and directing staff to bring back the Live Oak Lane and Arrow Highway. So, I just want to make that distinction clear regarding the two different resolutions, same motion, but it's just in parts because there's two resolutions.
COMMISSIONER CHICO	Tell us what the first one is so I can complete the motion or...
ASSISTANT CITY ATTORNEY TRAXLER	You can just move as Counsel stated.

COMMISSIONER CHICO	Okay, so move.
COMMISSIONER ACOSTA	I will second the motion as stated.
ACTING CHAIR FRYMARK	Roll Call, please.
OFFICE SPECIALIST RUIZ	Commissioner Acosta.
COMMISSIONER ACOSTA	Yes.
OFFICE SPECIALIST RUIZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
OFFICE SPECIALIST RUIZ	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
OFFICE SPECIALIST RUIZ	Acting Chair Frymark.
ACTING CHAIR FRYMARK	Yes. Thank you. So the next item on our Agenda this evening is Item B. That is for a General Plan Amendment, the map, No. 02-2024, 01-2024 Revision of the General Plan Map to change the existing General Plan designation to select properties from Park to Public/Institutional, for properties located at 5050 Irwindale Avenue and 16053 Calle De Paseo. Do we have Staff Report?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes indeed. Thank you Chair and Commission. So this item, General Plan Amendment No. 02-2024, this is a City-initiated proposal that would revise the General Plan Map to reconcile an inconsistency of the existing public uses, and the map, and make appropriate change to support the highest and best use. The location that we're talking about on this vicinity map, we're talking about where City Hall is, the existing library, and the Police Department. So what Staff is proposing is to update the General Plan Map for consistency with the existing public uses. The Zoning Code and Map, and related zoning designations those would be required to be consistent with the General Plan. And those would be brought before you separately. And also, these items, there would be a parcel map that would be processed separately for

this. So, there are inconsistencies throughout the City, and there are multiple nonconforming uses, including the public uses at the Civic Center Campus. In this case, the inconsistency would hinder the construction of the proposed new library at the Civic Center. So this inconsistency, it was discovered when we were doing research for the proposed Irwindale Public Library project. So the maps here, we show the existing General Plan and what the General Plan Amendment would change on there. So currently the General Plan Map shows the entire Civic Center property as being Park. And in the General Plan, Park designation does not allow for public buildings in here. So, in the 2008 General Plan, when that was updated, there was a thought that they would reconcile that inconsistency but for some reason it was not done. So, we're taking it before you, you know, tonight. So, the General Plan, it also called out for a creation of a new Zoning District that would be compatible with what is being proposed of Public and Institutional. And so, when the Comprehensive Zoning Code comes to you, it'll include the Public and Semi-Public zoning to be consistent. So, I just want to point out to be clear, so what we have right now the entire Civic Center campus has a General Plan designation of Parks. What we're looking at, the General Plan amendment, it's just for these specific areas in here. There are other buildings that have been identified as Institutional and Public, but they're not a part of this General Plan Amendment tonight. So this project, the environment review is exempt from CEQA pursuant to CEQA Section 15061(B)(3), the General Rule Exemption. So, with that the recommendation is to approve Resolution Number 825(24), recommending to the City Council that they approved the General Plan Amendment No. 02-2024. And if you have any questions, I'm available.

COMMISSIONER
CHICO

Question, Question. What did you do with the gymnasium?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That actually, we would keep that as Parks because under the General Plan designation of Parks, you can have outdoor and indoor. So, we're going to leave that alone.

COMMISSIONER
RODRIGUEZ

I have a question.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes.

COMMISSIONER
RODRIGUEZ

So this does not affect the fact that the library and the gymnasium are connected?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

No.

ACTING CHAIR
FRYMARK

Other questions?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Is that too short? I am sorry. That sounded rather abrupt. No, no it does not. The library is a public building, so this would reconcile that.

COMMISSIONER
ACOSTA

Marilyn, on the map I noticed it went straight from the library. It goes directly north from there. Does that change any use or anything that we can do?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

No, not at this time. No.

ACTING CHAIR
FRYMARK

Any other questions, before we open up for Public Hearing? Okay. Thank you, Marilyn.

OPEN PUBLIC
HEARING

At 7:35 p.m., Acting Chair Frymark opened the Public Hearing.

CARMEN ROMAN

Carmen Roman, Irwindale Resident. It's kind of confusing to me because I think the...what we're thinking is the park is connected. It's the Civic Center, the park, and the library, the gym is all connected. And when we're rebuilding our new library, it's still going to...there's going to be a swap from the current gym, it's going to be where, I believe, where the library is, all that, all that is going to come together. We're going to have more space for the kids there. So, I'm just not a lay woman. I'm not understanding how a gym cannot be a public entity, but the library can. It seems like all the same building to me, and it's all used for the public, and we're all in both of those buildings reading using the gym. So, I'm...if you could explain further, I'm not happy with no. I mean it doesn't explain to me. Also, I thought we were not exempting things from CEQA and building.

ACTING CHAIR
FRYMARK

Marilyn, if you want to respond to that.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commission. So, the existing library, it actually shares the wall with the Parks and Rec building in there. The intent is, once this existing library is vacated and the new library is built over in this location, it'll become part of the Parks and Rec building which would be consistent with the Park General Plan designation.

ACTING CHAIR
FRYMARK

And both the gym and the library are considered public uses, correct?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

The General Plan defines it differently. You know the gym would be considered an indoor recreation build, but a library is a public facility.

COMMISSIONER
CHICO

Wording, it is all semantics.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That's our General Plan. I'm using that wording.

COMMISSIONER
CHICO

You can't score a three pointer in the library. You cannot read a book in the gym. That is that.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

I would defer to our City Librarian if anybody has tried to do a slam dunk in the library.

ACTING CHAIR
FRYMARK

Thank you. Do we have any other comments for Tier 1?

ROBERT DIAZ

Robert Diaz, 2408 South Mountain. Looking at that map, the library is in line with the recreation building, when you look at the exterior walls. So, is the library going to be turned over to the Rec. Department if that happens then are you going to have the rec. building with two different zones? The other question I have is regarding to the skate park. The skate park isn't consistent with the General Plan. It's proposed to be zoned for Light Manufacturing. Is that planned to be coming before the Commission for review?

PLANNING
TECHNICAN
ROMERO

Commission, I'd like to address that. So, in our existing General Plan Designation for the skate park, it's M-1. We are not proposing the M-1 designation at this time, this is a matter that we will bring back to the Commission to redesignate it as a park. Currently M-1, but at a later time it'll be hopefully redesignated yes to match.

ACTING CHAIR FRYMARK	Currently M-1, but at a later time it'll be hopefully be redesignated to match.
PLANNING TECHNICAN ROMERO	Yes.
ACTING CHAIR FRYMARK	Okay, thank you.
ASSISTANT CITY MANAGER OLIVARES	Good evening Chair, members of the Commission, so to address the question regarding the future use of the existing library. So yes, there is a desire by Staff to utilize the existing library and to use that as an expansion of the Recreation Department. The Recreation Department needs additional space for their Tot program and for the Kids Zone program. Based on an analysis that was conducted on the square footage of the existing library would be able to accommodate those services. So, in the future that would be a future project that the City would look to.
ACTING CHAIR FRYMARK	And an added service to the residents of the community.
ASSISTANT CITY MANAGER OLIVARES	Yes.
ACTING CHAIR FRYMARK	Wonderful. Thank you.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair and Commission. I just want to clarify something that there will be a Parcel Map that will be done in the future, you know with this. So, we do recognize that when the existing library, if and when it does become part of the rec. building then that would be carved out, you know, with that when we have the parcel map.
ACTING CHAIR FRYMARK	And if I...one clarifying question, so the desire to build the new library, is it contingent upon these redesignations?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes, that is, yes.
ACTING CHAIR FRYMARK	I just wanted to make sure I understood what was written in the report.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yeah, we have a time clock, you know, for that because there was a there was a grant that was applied for, you know, and there's a given time for the actual construction to be done for that library.
ACTING CHAIR FRYMARK	And I believe the Staff Report and you probably know this off hand, I think I highlighted it but I believe the grant...2026, March 2026?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes, yes for construction.
ACTING CHAIR FRYMARK	Thank you.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you.
ACTING CHAIR FRYMARK	Okay, any other comments for Tier 1? Okay, let's go ahead and move on to Tier 2?
OFFICE SPECIALIST RUIZ	No one in Tier 2.
ACTING CHAIR FRYMARK	So, Tier 3? Anyone who has not already spoken can come up if they have any additional comments?
OFFICE SPECIALIST RUIZ	No one in Tier 3.
ACTING CHAIR FRYMARK	Commission, Commissioners rather. How are we feeling?
COMMISSIONER CHICO	Motion to approve as presented.
ASSISTANT CITY ATTORNEY TRAXLER	Sorry, one procedural matter just to close the public hearing.
ACTING CHAIR FRYMARK	Oh, I'm sorry. Thank you, keeping me on my toes tonight. So, we'll go ahead and close the Public Hearing on Item B.
CLOSE PUBLIC HEARING	There being no speakers, Acting Chair Frymark closed the Public Hearing at 7:42 p.m.

ACTING CHAIR FRYMARK	And looking at the recommendation, I believe the recommendation is to adopt Resolution No. 825(24), recommending that the City Council approve the General Plan Amendment No. 02-2024. Is that correct Counsel?
ASSISTANT CITY ATTORNEY TRAXLER	Correct. I can read the title of the Resolution. It is a resolution of the Planning Commission of the City of Irwindale recommending that the City Council of Irwindale amend the Community Development Element and Land Use Plan Map for the City's General Plan (GPA No. 02-2024) from Park to Public/Institutional for selected areas of properties located at: 5050 Irwindale Avenue and 16053 Calle de Paseo (APNS 8417-030-90, 8417-030-902 and 8417-031-900), and find the project exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA guidelines Section 15061(b)(3).
ACTING CHAIR FRYMARK	Thank you, so moved?
COMMISSIONER CHICO	So moved.
ACTING CHAIR FRYMARK	Do we have a second?
COMMISSIONER RODRIGUEZ	Second.
ACTING CHAIR FRYMARK	So we have a first, and we have a second. Roll Call please?
OFFICE SPECIALIST RUIZ	Commissioner Acosta?
COMMISSIONER ACOSTA	Yes.
OFFICE SPECIALIST RUIZ	Commissioner Chico?
COMMISSIONER CHICO	Yes.
OFFICE SPECIALIST RUIZ	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	Yes.

OFFICE SPECIALIST
RUIZ Acting Chair Frymark?

ACTING CHAIR
FRYMARK Yes. Okay, and the last item for tonight on our Agenda is Item C. That is ZOA 01-2024, Exemption of Public Projects from the Irwindale Zoning Code. Do we have a staff report on this particular item?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Chair and Commission, this item will be presented by our Assistant City Attorney.

ASSISTANT CITY
ATTORNEY
TRAXLER Thank you Chair, members of the Commission. Okay, so this is an item that's tangentially related to the previous item and it is a proposed ordinance. Let me scroll down a little bit so you can see the actual language. It is a proposed ordinance to add this portion right here to the Irwindale Municipal Code. Um, and I don't know if you guys can see it very well. It doesn't look great when I highlight it here, but there it is. So, the City has the ability to essentially exempt itself from its own Zoning Code, and a lot of cities do that so that way they don't have to go through the permitting and Site Planning and Design Review process for its own City-initiated projects. This cuts down on Staff time, administrative time, as well as speeds up the process to get city projects actually built. So, what we're proposing tonight is a public project exemption that exempts City-initiated projects for public buildings that the City owns, that it's going to be developing for public purposes from the Zoning Code requirements. So, we would if we were in an inconsistent zone, for example, we wouldn't have to get a Conditional Use Permit, or a Variance, or anything like that to operate a City building. We could just build it, and we wouldn't have to go through the site plan and design review process. The projects would be approved and processed administratively, and that would get the projects up and running as quickly as possible. So, this is the language that is being proposed and I'm open for any questions. Yes?

COMMISSIONER
CHICO Is this tool, standard with other cities?

ASSISTANT CITY
ATTORNEY
TRAXLER Yes, since cities are basically in charge of their own zoning, they have the ability to exempt themselves from their own zoning requirement.

COMMISSIONER
CHICO By the way, when you say City-initiated projects, you do mean City Council?

ASSISTANT CITY
ATTORNEY
TRAXLER Correct, yes.

COMMISSIONER CHICO	Just want to make sure.
ASSISTANT CITY ATTORNEY TRAXLER	Yes. So, the City Council would give direction to Staff to initiate a project, for example, the library that is going to be built. Then, we wouldn't have to go through any permit like building permit, grading permit, things like that. Those would just be handled at the staff level.
COMMISSIONER CHICO	Another question? If there were any controversy, or questions, or rebuttal from the public, is there a procedure that takes place where the public can say, hey, you might have authorized it? I want to express my concern, you know, during approval of this project.
ASSISTANT CITY ATTORNEY TRAXLER	Yes, any City Council direction would happen at a public City Council meeting. And so I believe that there are workshops and things where the public is able to provide input to the design or the use of any proposed city building. The City Council would take that into consideration when it is deciding whether or not to give direction to Staff to approve a project.
ACTING CHAIR FRYMARK	Aside from the library project that we just talked about, are there any other City-initiated projects in the pipeline that we know of that would be included in this? Should it be approved?
ASSISTANT CITY ATTORNEY TRAXLER	Concretely speaking, no but I know that the City has thrown around potentially a new Police Department building, a new Public Works building, a maintenance, upgrades to the Maintenance Yard, the Park Improvement Projects are done based on City Council authorization. The Dan Diaz Recreation Center improvements are done on City Council authorization. So this is kind of something that the City has done in practice, but we just recommend having this codification of the city project exemption just so we don't have to do it every time.
COMMISSIONER CHICO	Yeah, because I think currently the City is operating illegally when it comes to those modulars across the street from the recreation building. There is no authority that allows those modulars to be located there.
ASSISTANT CITY ATTORNEY TRAXLER	That I cannot speak to.
COMMISSIONER CHICO	There isn't, trust me because we don't allow modulars to be put into residential areas.
ASSISTANT CITY ATTORNEY TRAXLER	Oh, I see what you're saying. I see what you're saying. Yeah, for City projects it's a little bit different because technically we don't have to comply with our own zoning.

COMMISSIONER CHICO	Yeah, we can't arrest ourselves.
ASSISTANT CITY ATTORNEY TRAXLER	Yeah, right.
ACTING CHAIR FRYMARK	But ultimately, any City-initiated projects would still go through the Public Hearing process at a City Council meeting so the residents would still be able to have the ability to come and speak on a particular project in favor or against...
ASSISTANT CITY ATTORNEY TRAXLER	Yes.
ACTING CHAIR FRYMARK	...it before it actually may be approved by the City Council.
ASSISTANT CITY ATTORNEY TRAXLER	Yes. These projects don't happen too often, but for example, for the library I think that there were several outreach meetings regarding that.
ACTING CHAIR FRYMARK	So in the report that we received and talked about; site plans, so any City-initiated project and of course rounding site plan wouldn't then come to the Commission? It would go straight to the Council?
ASSISTANT CITY ATTORNEY TRAXLER	Correct.
ACTING CHAIR FRYMARK	For approval or for hearing?
ASSISTANT CITY ATTORNEY TRAXLER	Correct because the Site Plan and Design Review process that the Planning Commission goes through is a permitting process. So, once you approve the Site Plan and Design Review, the developer or applicant has a permit essentially a right to develop that site. The City doesn't necessarily need to go through that process for itself, and so that's the difference.
COMMISSIONER ACOSTA	And the exemption only applies to the Land Use regulation and the permitting portion of it?
ASSISTANT CITY ATTORNEY TRAXLER	It applies to the entire Zoning Code. Yes.

ACTING CHAIR FRYMARK	For the projects that are initiated by the City, only?
ASSISTANT CITY ATTORNEY TRAXLER	Yes. And so this will not have any effect on any privately owned properties, I want to make that clear. Those will all still come before the Planning Commission. All privately owned or initiated projects need to go through the Planning Commission and follow the Zoning Code. This is specifically for city projects.
ACTING CHAIR FRYMARK	Thank you for clarifying that because that was definitely something that came to mind as I was reading the Staff Report, but it's been made abundantly clear that it's only for City-initiated projects that have an interest in public health, public morals, or public safety.
ASSISTANT CITY ATTORNEY TRAXLER	Yes, yes. So, its only projects intended to be used for public purposes.
ACTING CHAIR FRYMARK	Do you have any? No. If there are no other questions, then we can go ahead and open up this item for public hearing.
OPEN PUBLIC HEARING	At 7:53 p.m., Acting Chair Frymark opened the Public Hearing.
ACTING CHAIR FRYMARK	Do we have anyone in Tier 1 that would like to come before and speak?
ROBERT DIAZ	Robert Diaz, 2408 South Mountain Avenue in Irwindale. The question I have is whether the bidding process will continue or be followed, or whether in this permitting process, even though they don't get a permit, Is there some kind of a guidelines to know that these procedures are in fact being followed as a checklist for example?
ACTING CHAIR FRYMARK	Staff? Thank you.
ASSISTANT CITY ATTORNEY TRAXLER	Oh, I'll let Teresa answer, but we do still have to comply with our Procurement Policy which is the policy that governs bidding. Also, the Public Contract Code says that the City has to essentially require bidding for public works, and so a development of construction like this would be a public work and the City would be required to take bids on that.
ACTING CHAIR FRYMARK	Like RFP's? They would still be required to submit RFP's?
ASSISTANT CITY ATTORNEY TRAXLER	Yes, yes.

ACTING CHAIR
FRYMARK Alright, got it. Thank you.

ASSISTANT CITY
ATTORNEY
TRAXLER And that would be a public process?

ACTING CHAIR
FRYMARK Thanks.

SUZANNE GOMEZ Suzanne Gomez, resident. I don't really see an issue with this, but my concern is that we're in a time in our City of transparency. So, all the new projects that we've done or are coming forth have been allowed that the residents and the community has impact. What I'd like to see, as Commissioner Chico indicated, is some type of additional guidelines. So, you know when the Planning Department and during the industrial revolution, this is the whole point of government is checks and balances. So, I don't believe that we have to follow the Zoning Guidelines for public projects. However, I do still want to see some type of procedural safeguard that would indicate how a plan is going to go to the City Council. So, let's say that the administration changes or we don't become transparent for whatever reason. Council can change, Commission can change. So, I would like to see some procedures attached to this even if we decide to vote or the Commission decides to vote for it, thank you.

ACTING CHAIR
FRYMARK Are there any existing procedural safeguards in place other than it coming before the City Council? Public Hearing happening? RFP process? Do we have anything like that in place?

ASSISTANT CITY
ATTORNEY
TRAXLER Well I'll let Staff to speak to the specific Administrative Procedures, but we do still have to follow, you know like, Building Code Procedures. All of those things, like getting the permitting requirements so administratively there are still procedures that we follow. We don't have anything or any policy specifically adopted for public projects though.

ASSISTANT
CITY MANAGER
OLIVARES Chair, if I may, just to elaborate on that. Yes, we don't have anything procedurally written, but for all of the projects that have been Council directives, we have had community meetings for the Park Improvement Project several years ago. We engaged in community meetings before we move forward with the first phase. And even with this last phase that we are completing now, we had public comments, public meetings to get input from the community, community workshops. And then prior to releasing the actual bids for that project, we actually received approval from the City Council. So, at that point we also had meetings with the City Council was presented with the plans, the specs, what was going to be included as part of the project to receive community input. We've followed that same procedure for the library project thus far. We've had several community meetings with regards to the size of

the building, whether it be single story, two story, the different amenities that were going to be included as part of the project. We provided updates regularly to the City Council after those community meetings, letting them know the community input that's been received thus far. When the final bid package is ready, the specifications are ready for that project we will bring that before the City Council again, to get their authorization to go out and release off for the bid process. Then once those bids come in, again it will go before the City Council at a public meeting for them to then provide their input. So, the Staff is very aware that the community desires opportunities to provide input on the City-sponsored projects. I'm certain that as we move forward with the recreation project, at some future point in time, there will be community input that will be gathered there as well. So there's no written policy, but we do understand that we need to gather community input by the workshops, and then subsequently following that up with and sharing that information with the City Council.

ACTING CHAIR
FRYMARK

So it sounds like these procedural safeguards are in place already they're just not formalized in writing, but they do happen.

ASSISTANT
CITY MANAGER
OLIVARES

Yes, we even did it with the skate park across the street. We do it for our housing, housing developments. So different types of projects that the City is involved in we've always had community meetings.

ACTING CHAIR
FRYMARK

I wonder if it would behoove us to consider just putting it on paper. Outlining what we do, so that it can...

ASSISTANT
CITY MANAGER
OLIVARES

That is a recommendation that the Commission can document.

ACTING CHAIR
FRYMARK

...document.

COMMISSIONER
CHICO

Some kind of manual or something of the sort.

ACTING CHAIR
FRYMARK

It may, doesn't have to be a full manual because you guys have like, understand Staff has a lot on their plate, clearly. But maybe just capturing all that you just said in a 1-sheet or a 2-sheet depending on how big the procedure is. Just so that it's captured somewhere and that these City-initiated projects continue that same sequence, that same flow.

ASSISTANT
CITY MANAGER
OLIVARES

As part of the Commission's consideration tonight, that is something that you can add as part of the recommendation for the City Council to consider. So, as this item moves forward before the City Council, then that can also be added as a recommendation by the Planning Commission.

ACTING CHAIR FRYMARK	Are there any other comments in Tier 1? Okay, we are going to move on to Tier 2?
OFFICE SPECIALIST RUIZ	No one in Tier 2.
ACTING CHAIR FRYMARK	And is there anyone else wishing to speak that has not already spoken on Tier 3?
OFFICE SPECIALIST RUIZ	No one in Tier 3.
ACTING CHAIR FRYMARK	We'll go ahead and close the Public Hearing for this particular item.
CLOSE PUBLIC HEARING	There being no speakers, Acting Chair Frymark closed the Public Hearing at 8:00 p.m.
ACTING CHAIR FRYMARK	Commissioners, any comments?
COMMISSIONER ACOSTA	I'm just, I agree. I think that the guidelines would be a good idea to go ahead and include in the motion.
ACTING CHAIR FRYMARK	Any other comments? So, we do have a proposed Resolution. Umm, Council would you like me to read that, or would you like to propose it with the addition of the condition of adding a documented procedural outline of what the process looks like when we are moving through or requesting City initiated projects.
ASSISTANT CITY ATTORNEY TRAXLER	Sure, I can add that into a recommended motion. So, it's Resolution No. 826(24), a Resolution of the Planning Commission of the City of Irwindale recommending that the City Council of the City of Irwindale Adopt Ordinance No.778, an Ordinance of the City Council of the City of Irwindale adopting and adding Section 17.04.090 ("Public Project Exemption) to Chapter 17.04 ("General Provisions and Regulations") of Title 17 ("Zoning") of the Irwindale Municipal Code to exempt public projects from the Zoning Code, and find the project exempt from the California Environmental Quality Act pursuant to CEQA guidelines Section 15061(B)(3), with the added recommendation that Staff provide or put together some kind of policy, document or manual setting forth the procedural requirements for public participation, when the City Council considers a public project. Does that accurately reflect?
ACTING CHAIR FRYMARK	Yes, it does.

ASSISTANT
CITY ATTORNEY
TRAXLER

Okay.

COMMISSIONER
RODRIGUEZ

I motion to approve.

COMMISSIONER
CHICO

Second.

ACTING CHAIR
FRYMARK

We have a first and a second. Roll call, please?

OFFICE
SPECIALIST RUIZ

Commissioner Acosta?

COMMISSIONER
ACOSTA

Yes.

OFFICE
SPECIALIST RUIZ

Commissioner Chico?

COMMISSIONER
CHICO

Yes.

OFFICE
SPECIALIST RUIZ

Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ

Yes.

OFFICE
SPECIALIST RUIZ

Acting Chair Frymark?

ACTING CHAIR
FRYMARK

Yes. Thank you, so with that we are going to move on to Item 5.
Discussion Items or Presentations.

**DISCUSSION ITEMS/
PRESENTATIONS**

ACTING CHAIR
FRYMARK

I don't believe we have any tonight. Do we have a...for Item 6
Community Development Director report?

COMMISSIONER
CHICO

Where's that person?

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Anytime I get an opportunity to speak, I'm going to take it now. Thank you, Chair and Commission. So, the only item is just to let you know that as part of our Housing Element update, it requires the Safety Element to be updated. And when you do two or more elements, there's a brand-new Environmental Justice Element that needs to be added. So, we've had workshops in the past, you know for that, but to let you know starting tomorrow the Safety and the Environmental Justice elements will be out for public review and comment. So, the time for that it will be from May 16th to June 17th, and it's on the website and it'll be posted. If anybody wants to see it, we have it at the library, City Hall, and in Community Development.

ACTING CHAIR
FRYMARK

How is...If anybody wants to comment on any of those items, how would they do so?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

They can e-mail me. They can call me. There's going to be notices posted at the library, City Hall, and the Post Office, and it has my contact information as well. There's a dedicated website for the Housing Element and General Plan Update, and they can review the document there and it will have my contact information.

ACTING CHAIR
FRYMARK

Great, and you said that'll be open until June 17th?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

June 17th, yeah. Comments still at 5:30 on June 17th.

ACTING CHAIR
FRYMARK

Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, that's it.

ACTING CHAIR
FRYMARK

Okay, do we have any for item number 7, any comments from legal counsel?

**LEGAL COUNSEL
COMMENTS**

ACTING CHAIR
FRYMARK

Sorry.

ASSISTANT
CITY ATTORNEY
TRAXLER

I apologize. I'm working over here, no comments from me.

ACTING CHAIR
FRYMARK

Thank you. Item number 8, Commissioner Comments. Do we have any?

**COMMISSIONER
COMMENTS**

ACTING CHAIR
FRYMARK

Yes, please?

COMMISSIONER
CHICO

I have three, in fact. The first one I have a question of, Marilyn, when we're processing a Specific Plan, does that automatically exclude an EIR? Or is an EIR something that's optional? How does that affect it?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

It would depend on the project and typically for a Specific Plan, yes. It depends on the complexity of what's being asked for. So yes, I would say in most cases it would require an Environmental Impact Report. The only exception to that, is if something is processed via that initiative procedure. And if it goes through that process, that's something, it's a voter initiative in the community.

COMMISSIONER
CHICO

What do you mean by initiative procedure?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

The example is the Reliance II Specific Plan that was adopted, I think that was in 2017, that went through an Irwindale resident voter initiative, with that. The details of that I think defer to legal for the initiative, but I think there's a certain number of signatures that would have to be brought forward. And it's usually, it's typically handled through legal and through the City Clerk's Office with that. So, in that case that's why you know Planning Commission didn't see it.

COMMISSIONER
CHICO

You had mentioned that Nuway was considering or in process of applying for a Specific Plan.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That's correct.

COMMISSIONER
CHICO

It would seem to me that we would like every Specific Plan to have an EIR because of the elements involved. We heard earlier several times about the environmental congestion and so forth and so forth, and a Specific Plan would outline what those elements will bring. Is that a reasonable request?

COMMUNITY

Yes, and in this case, you know every Specific Plan that has been

DEVELOPMENT DIRECTOR SIMPSON	brought forward has had an Environmental Impact Report, including the former Nuway, which is called now the Irwindale Gateway Project. The draft EIR has been posted on the website and made public for public comment for its 45-day review. So, an EIR is being prepared or was prepared for that.
COMMISSIONER CHICO	My next item is, as we all know, we've still in the process of working on the Zone Change Amendment, and as we know, it's a complex issue. What I wanted to bring to everyone's attention is, you remember, two or three years ago, there was a joint session held between the Planning Commission and the City Council for the purpose of discussing the Zone Change Amendment. Well be that as it may, if you think back, there is only one Commissioner here that attended that meeting. Plus the fact that we're short one Commissioner. So, I bring this up for consideration that maybe in the future we could have another joint session with the City Council, with the new Commissioners, once we have our fifth Commissioner to again go over the issues, and elements, and ideas of the Zone Change Amendment. I would hate to have it brought back and not have the new Commissioners including myself by the way, I wasn't there either. You know, so we need all the information we can get, in order to proceed with this. Food for thought, there's nothing we can do at the moment.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you. Yeah and, you know, definitely food for thought.
COMMISSIONER CHICO	My last item, and I need the help of the City Attorney for procedural advice. There's no reason why we should be calling, Commissioner Frymark, a temporary Chairperson. Can we in fact do a motion to install her as a permanent Chairperson, is that proper?
ASSISTANT CITY ATTORNEY TRAXLER	I would recommend maybe at the next Planning Commission meeting we can put "Planning Commission Reorganization" on the Agenda because at that point we should have a new Planning Commissioner appointed by the City Council.
COMMISSIONER CHICO	Okay, sounds good to me.
ACTING CHAIR FRYMARK	Thank you for the trust, Chico, I mean I appreciate it.
COMMISSIONER CHICO	That's all I have.

ACTING CHAIR Okay, Commissioner Rodriguez?
FRYMARK

COMMISSIONER I have nothing.
RODRIGUEZ

ACTING CHAIR Oh okay, well then, I have no additional comments other than just a
FRYMARK big thank you to everyone here tonight. It was a longer than usual one,
but that is okay. It was a good discussion, appreciated everyone being
here and everyone's thoughts.

ADJOURNMENT There being no further business to conduct, the meeting was
adjourned at 8:10 p.m.

Maricela Frymark, Planning Commission Acting Chair

Attest:

Jesus Hernandez, Administrative Secretary



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



Date: June 19, 2024 **Agenda Item No. 4-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, Community Development Director, AICP

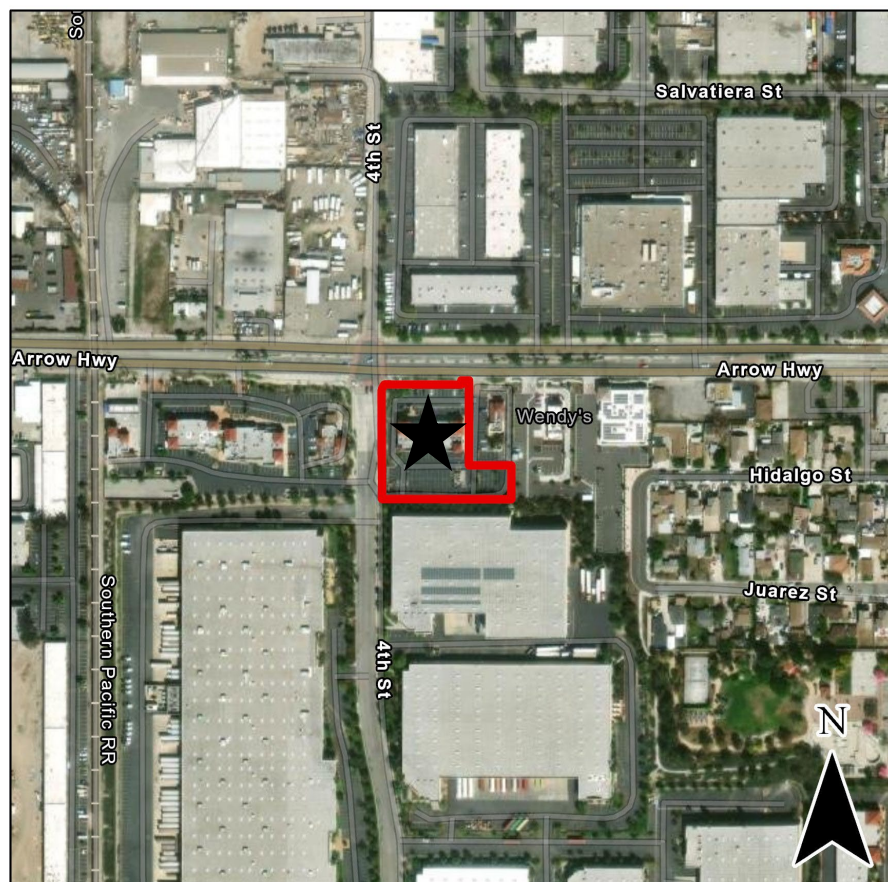
Project Planner: Martin Romero, Planning Technician

Project: Modification No. 02-2024 to Conditional Use Permit No. 5-03

Applicants: Brenda Brunton, Farwest Restaurant Group LLC

Property Owner: Irwindale 4th Street Associates

Project Location: 15710 Arrow Highway (APN: 8417-035-028)



Map Dated: 06/11/24

Staff Recommendation: That the Planning Commission approve Modification No. 02-2024 to Conditional Use Permit No. 5-03 subject to the attached Conditions of Approval.

Request

The Applicant is requesting a modification to the existing Conditional Use Permit to remove the existing restaurant-use maximum and allow for the operation of a new restaurant located at 15710 Arrow Highway.

BACKGROUND/ HISTORY

The property is owned by Irwindale 4th Street Associates LLC, who developed the property as Phase III of the Irwindale Commercial Center Project. The Site was developed as a 5.53-acre shopping center that accommodates retail, service, and restaurant uses. Conditional Use Permit No. 5-03 and SP&DR(DA) No. 6-03 were processed concurrently and approved by the City Council on November 18, 2003 for the construction of the 9,479 square-foot commercial building and the establishment of two (2) restaurants including a drive-thru.

The existing retail building was developed with six (6), individual storefronts. Currently, there are five (5) tenants, including a dentist, cycle shop, coffee shop with a drive-thru, and two (2) restaurants. This particular tenant space was previously occupied by three (3) businesses; two (2) retail uses and one (1) administration/office use. The last Business License expired in 2012. To the best of City staff's knowledge, the tenant space has remained vacant.

Due to the current two (2) restaurant limitation established by CUP No. 5-03 Condition of Approval No. 1 in Resolution No. 406(03), Wingstop would not currently be able to operate within the vacant tenant space, without a modification.

Pursuant to Irwindale Municipal Code section 17.80.050, Applications for conditional use permits may be filed by the owner of any parcel of real property located within the city, or by an authorized agent of such owner. The owner, Irwindale 4th Street Associates LLC, has authorized the Applicant to apply for the modification.

GENERAL PLAN AND ZONING

The Project Site is designated in the General Plan as Commercial and zoned C-2 (Heavy Commercial). The proposed use is consistent with this General Plan designation.

The site is surrounded by the following uses:

Direction	Existing Land Use	Zoning District
North	Industrial	M-2 (Heavy Manufacturing)
South	Industrial	M-1 (Light Manufacturing)
East	Commercial	C-2 (Heavy Commercial)
West	Commercial	C-2 (Heavy Commercial)

ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1; Existing Facilities) of the CEQA Guidelines. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the County Clerk. The NOE is on file in the Planning Department and available for review by the public.

PROJECT DESCRIPTION

The Applicant is proposing to remove the two (2) restaurant limitation established by Condition of Approval No. 1 in Resolution No. 406(03) and to allow for a new restaurant (Wingstop). Wingstop will occupy the vacant, 1,478 square foot tenant space.

There are no plans for any exterior modifications or expansions. Any future signage will be reviewed under a separate, ministerial permit. There are plans for interior tenant improvements to accommodate the proposed use, such as new walk-in cooler, cooking, preparation, seating, and sales areas and upgrading the restroom per A.D.A. standards. The proposed hours of operation are 10:30 AM to 12:00 AM, daily, similar to other chain restaurants in the City.

ANALYSIS

Pursuant to IMC Section 17.80.040, before any Modification/Conditional Use Permit is granted, the applicant must show to the satisfaction of the Planning Commission or the City Council, the existence of the following findings of fact.

Staff has determined that the findings can be made based on the analysis shown:

A. That the site for the proposed use is adequate in size and shape.

The existing site offers sufficient space and provides parking to adequately accommodate both the existing uses and the new proposed restaurant use. Wingstop will occupy a 1,478 square-foot unit within the existing commercial building.

B. That the site has sufficient access to streets and highways, adequate in width and pavement carry the quantity and quality of traffic generated by the proposed use.

Ingress and egress are provided via Arrow Highway, a major arterial, and Fourth Street, a fully improved road, through an existing driveway. No additional roadways will be required for the construction and operation of this project.

C. That the proposed use will not have an adverse effect upon adjacent property.

This modification is to remove the existing restaurant-use maximum and allow for the operation of a new restaurant (Wingstop). The proposed use will occupy a vacant tenant space within the existing commercial development. There are no proposed exterior modifications or expansions. Minimal interior tenant improvements are proposed to accommodate the operation. As conditioned herein, the proposed restaurant will not have an adverse effect upon adjacent properties as the proposed use is compatible with the existing and surrounding uses.

Additionally, under Irwindale Municipal Code section 17.80.160 ("Modification"), in the case of deletion of a condition, the Planning Commission must find that such action is necessary to permit reasonable and compatible operation under the conditional use permit.

There are twenty-one (21) restaurants within a 1,000-foot radius of the subject site. These restaurants range from sit down, take out, to drive thru. Much like the subject site, many of these restaurants front Arrow Highway, one of Irwindale's main arterials where commercial uses are encouraged and supported. This modification to CUP No. 5-03 will eliminate a "restaurant-use maximum" restriction which is not currently imposed by the City on any of the surrounding sites, and will permit the Applicant's use, which is reasonable and compatible with the current uses at the Subject Property and surrounding uses.

RECOMMENDATION

That the Planning Commission adopt Resolution No. 827(24) approving Modification No. 02-2024 to Conditional Use Permit No. 5-03 removing the existing restaurant-use maximum and allowing the operation of a new restaurant located at 15710 arrow highway.

ATTACHMENTS

- Exhibit A: Resolution No. 827(24)
- Exhibit B: Site Plan, Floor Plan, and Elevations
- Exhibit C: Resolution No. 406(03) – Strikethrough

EXHIBIT “A”**RESOLUTION NO. 827(24)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE APPROVING MODIFICATION NO. 02-2024 TO CONDITIONAL USE PERMIT NO. 5-03 TO REMOVE THE EXISTING RESTAURANT-USE MAXIMUM AND ALLOW THE OPERATION OF A NEW RESTAURANT LOCATED AT 15710 ARROW HIGHWAY, IRWINDALE, CA 91706 (APN: 8417-035-028) IN THE C-2 (HEAVY COMMERCIAL) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF; APPLICANT – BRENDA BURTON ON BEHALF OF FARWEST RESTAURANTS GROUP LLC (WINGSTOP)

A. RECITALS.

- (i) Brenda Brunton, 1675 Scenic Ave, Suite 150, Costa Mesa, CA 92626, the Applicant on behalf of Farwest Restaurants Group, LLC, has made a request for a Modification to an existing Conditional Use Permit pursuant to Section 17.80.160 of the Irwindale Municipal Code (IMC), to remove the existing restaurant-use maximum and allow the operation of a new restaurant at 15710 Arrow Highway (APN: 8417-035-028) (“Subject Property”).
- (ii) The Subject Property is owned by Irwindale 4th Street Associates LLC, and it is zoned C-2 (Heavy Commercial). Irwindale 4th Street Associates LLC has authorized the Applicant to apply for the modification. Hereinafter in this Resolution, the subject Modification to the Conditional Use Permit shall be referred to as the “Application.”
- (iii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and has determined that the Project is Categorically Exempt from the provisions of CEQA pursuant to Section 15301 (Class 1; Existing Facilities) and no further review is required. Also, the City has determined that this project will not have, either individually or cumulatively, an adverse impact on fish and wildlife resources. Subject to approval of the project by the Planning Commission, a Notice of Exemption will be filed with the office of the Registrar-Recorder/County Clerk, County of Los Angeles.
- (iv) On November 6, 2003, the Planning Commission conditionally approved Conditional Use Permit No. 5-03 to establish and operate two (2) restaurants at the Subject Property.
- (v) The Subject Property was developed as Phase III of the Irwindale Commercial Center Project. The Site was developed as a 5.53-acre shopping center that accommodates retail, service, and restaurant uses. Conditional Use Permit

("CUP") No. 5-03 and SP&DR(DA) No. 6-03 were processed concurrently and approved by the City Council on November 18, 2003 for the construction of the 9,479 square-foot commercial building and the establishment of two (2) restaurants, including a drive-thru.

- (vi) The Subject Property was developed as a retail building with six (6), individual storefronts. Currently, there are five (5) tenants, including a dentist, cycle shop, coffee shop with a drive-thru, and two (2) restaurants. There is one vacant tenant space, which is the proposed space for the Applicant's operations.
- (vii) Due to the current two (2) restaurant limitation established by CUP No. 5-03 as set forth in Condition of Approval No. 1 in Resolution No. 406(03), the Applicant would not be able to operate within the vacant tenant space, without a modification to the CUP.
- (viii) Under Irwindale Municipal Code section 17.80.160 ("Modification"), in the case of deletion of a condition, the Planning Commission must find that such action is necessary to permit reasonable and compatible operation under the conditional use permit.
- (ix) On June 19, 2024, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and conditionally approved the Application at that same meeting based on findings of fact as set forth below, subject to the approval of this Resolution, which would detail the findings of fact and specific Conditions under which the Application was approved.
- (x) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

- (i) The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
- (ii) The Planning Commission hereby specifically finds and determines that the project, as proposed, is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to 15301 (Class 1; Existing Facilities).
- (iii) Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans and Conditions of Approval

attached hereto as Exhibit “A,” this Planning Commission hereby specifically finds as follows:

- a. That the site for the proposed use is adequate in size and shape.

The existing site offers sufficient space and provides the required parking to adequately accommodate both the existing uses and the new proposed restaurant use. Wingstop will occupy a 1,478 square-foot unit within the existing commercial building.

- b. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

Ingress and egress are provided via Arrow Highway, a major arterial, and Fourth Street, a fully improved road, through an existing driveway. No additional roadways will be required for the construction and operation of this project.

- c. That the proposed use will not have an adverse effect upon adjacent property.

This modification is to remove the existing restaurant-use maximum and allow for the operation of a new restaurant (Wingstop). The proposed use will occupy a vacant tenant space within the existing commercial development. There are no proposed exterior modifications or expansions. Minimal interior tenant improvements are proposed to accommodate the operation. As conditioned herein, the proposed restaurant will not have an adverse effect upon adjacent properties as the proposed use is compatible with the existing and surrounding uses.

- (iv) Additionally, under Irwindale Municipal Code section 17.80.160 (“Modification”), in the case of deletion of a condition, the Planning Commission must find that such action is necessary to permit reasonable and compatible operation under the conditional use permit.

There are twenty-one (21) restaurants within a 1,000-foot radius of the Subject Property. These restaurants range from sit down, take out, to drive thru. Much like the subject site, many of these restaurants front Arrow Highway, one of Irwindale’s main arterials where commercial uses are encouraged and supported. This modification to CUP No. 5-03 will eliminate a “restaurant-use maximum” restriction which is not currently imposed by the City on any of the surrounding sites, and will permit the Applicant’s use, which is reasonable and compatible with the current uses at the Subject Property, and surrounding uses.

- (v) Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby approves the Application subject to the conditions set forth in Exhibit "A" attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 19th day of June 2024.

Acting Chair

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

} ss.

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 19th day of June 2024, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

EXHIBIT "A"**PLANNING COMMISSION RESOLUTION NO. 824(24)**

**Modification No. 02-2024 to Conditional Use Permit No. 5-03
Brenda Bunton, Farwest Restaurant Group LLC**

FINAL CONDITIONS OF APPROVAL**A. GENERAL CONDITIONS**

1. The activities authorized by this Conditional Use Permit are for removal of the existing restaurant-use maximum and allow the operation of a new restaurant, which shall commence within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Conditional Use Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Director at least thirty (30) days prior to such expiration or abandonment. The granting body, upon good cause shown by the Applicant, may extend the time limitations imposed by this section for a period not to exceed one (1) year.
2. The Applicant shall agree and consent, in writing, to each and every Condition of Approval set forth herein within twenty (20) days from the adoption of this Resolution by the Planning Commission approving the Modification to Conditional Use Permit No. 5-03.
3. Plans for any proposed site improvements shall be submitted to the Los Angeles County Fire Department and City Building Department for review and approval prior to the issuance of Building Permits.
4. Prior to the issuance of a Business License and/or Occupancy Permit and/or final inspection by the Community Development Department, all applicable Conditions of Approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.
5. This Modification to Conditional Use Permit No. 5-03 may be revoked for any violation of or noncompliance with any of these conditions or other codes, regulations or standards enforced by or beneficial to the City of Irwindale in accordance with IMC Section 17.80.140.
6. All graffiti shall be adequately and completely removed or painted over within 48 hours of notification to the applicant and/or property owner of such graffiti being affixed on any structure or fence at the site.
7. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding

against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Modification No. 02-2024 to Conditional Use Permit No. 5-03. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense.

8. The use authorized by this Modification shall conform to the plans as finally approved by the City as conditioned herein, and any appreciable modification, as determined by the Community Development Director, shall require the prior approval of the Planning Commission pursuant to the amendments of these entitlements.
9. City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
10. The facility and use thereof shall be maintained in full compliance with all codes, standards, policies and regulations imposed by the City, County, State or Federal agencies with jurisdiction over the facility.
11. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permit for this project.
12. All appropriate practices shall be adopted to control dust, odor and vermin.
13. Upon receipt of a complaint related to any condition of approval imposed by this Modification to Conditional Use Permit No. 5-03, the City shall notify the Applicant of the alleged violation, and the Applicant shall commence to cure within ten (10) days after the receipt of the notice.
14. The Subject Site shall be maintained free and clear of any accumulations of trash, debris, waste, and combustible and/or flammable materials, other than the related materials specifically authorized under this Modification to Conditional Use Permit No. 5-03.
15. Upon termination of the authorized use for any reason, including abandonment of this use by the Applicant, for 180 consecutive days, or revocation by the City, all materials and equipment shall be removed from the site within 30 days after notice from the City, at the expense of the Applicant. If the Applicant does not remove all materials and equipment, the City shall be authorized to do so, and the Applicant shall pay all costs related to the removal process.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. This Resolution shall supersede Condition of Approval No. 1 as approved by Resolution No. 406(03).

2. The project shall substantially conform to submitted plans date-stamped May 14, 2024, except as modified herein. Future modifications that are not in substantial conformance, as determined by the Community Development Director, shall require modification of this approval subject to the provisions of the IMC Section 17.80.160 "Modification."
3. This Modification to Conditional Use Permit No. 5-03 is to remove the existing restaurant-use maximum and allow the operation of a new restaurant.
4. The hours of operation shall be from 10:30 AM to 12:00 AM, daily.
5. Signage (including wall, freestanding and window signage) shall be reviewed and approved under a separate, ministerial review by the Community Development Department.
6. Any change in the proposed business operations may be subject to a modification of this Conditional Use Permit depending on the intensification of proposed changes.
7. Any proposed exterior changes to the property or building shall be subject to Community Development Department review.
8. Construction activity shall take place no earlier than 7:00 AM on each day and no later than 7:00 PM on each day, Monday thru Saturday. No construction activities of any kind shall be performed on Sundays without a permit.
9. All construction related activity shall comply with the noise standards as set forth in IMC Section 9.28.030.

C. PUBLIC WORKS ENGINEERING

STREETS

1. All off-site improvements within the Public Right-of-Way shall be performed in accordance with City Standards to the satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.
2. Common driveways shall not be allowed, unless approved by the Director of Engineering. Proposed driveways shall be located clear of existing fire hydrants, street lights, water meters, etc.

UTILITIES

3. Storm drains, catch basins, connector pipes, and appurtenances for the site specific storm drain system shall be designed and constructed in accordance with

Los Angeles County standards and the Director of Engineering's requirements. The owner/developer shall submit grading and drainage plans to the Director of Engineering for review and approval. The grading and drainage plans shall be prepared by a licensed civil engineer and comply with Los Angeles County grading permit requirements. A hydrology study shall be included with the drainage plan.

4. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the Director of Engineering.

MISCELLANEOUS

5. Adequate "on-site" parking shall be provided per City requirements.
6. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Construction Storm Water Unit, at (866) 563-3107 or by downloading the forms from their website at: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. The project shall also conform to the City's Ordinance regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"), and the requirements of Low Impact Development ("LID"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges.
7. Any changes to the site plan shall be reviewed and approved by the City Planner and City Engineer.

D. PUBLIC SERVICES DEPARTMENT

1. Onsite trash enclosure areas shall have sufficient space for solid waste and organic waste receptacles and shall be covered from the elements with a solid roof structure per Title 14, Division 7, Section 17313 of the California Code of Regulations and Building Code Manual County of Los Angeles Department of Public Works Building and Safety Division 312 Article 2.
2. Tenants must adhere to the SB 1383 regulations set forth by CalRecycle under California Code of Regulations Title 14, Division 7, Chapter 3 and outlined in the

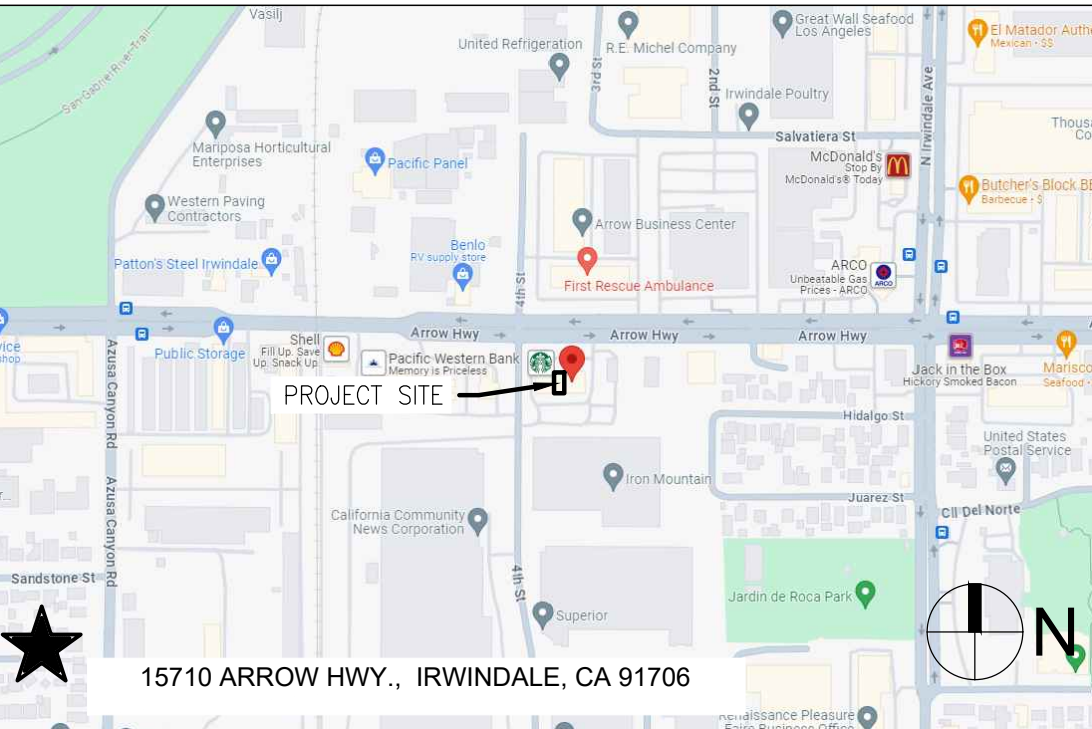
Irwindale Municipal Code Section 08.22 Specific Regulations for Organic Waste Disposal Reduction, Recycling, and Solid Waste, which includes the diversion of edible food to food recovery organizations and services.

3. Vehicles shall not block the pedestrian walkways, driveway approach or be parked on the public right-of-way along Arrow Highway.
4. The City will not be responsible to remove any accidental or illegal dumping of debris on private property / private road as this is the responsibility of the property owner to have it removed.

E. FIRE DEPARTMENT

1. The Applicant shall obtain all applicable approvals and permits from the Los Angeles County Fire Department.

VICINITY MAP



SITE INFORMATION SUMMARY

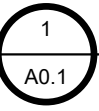
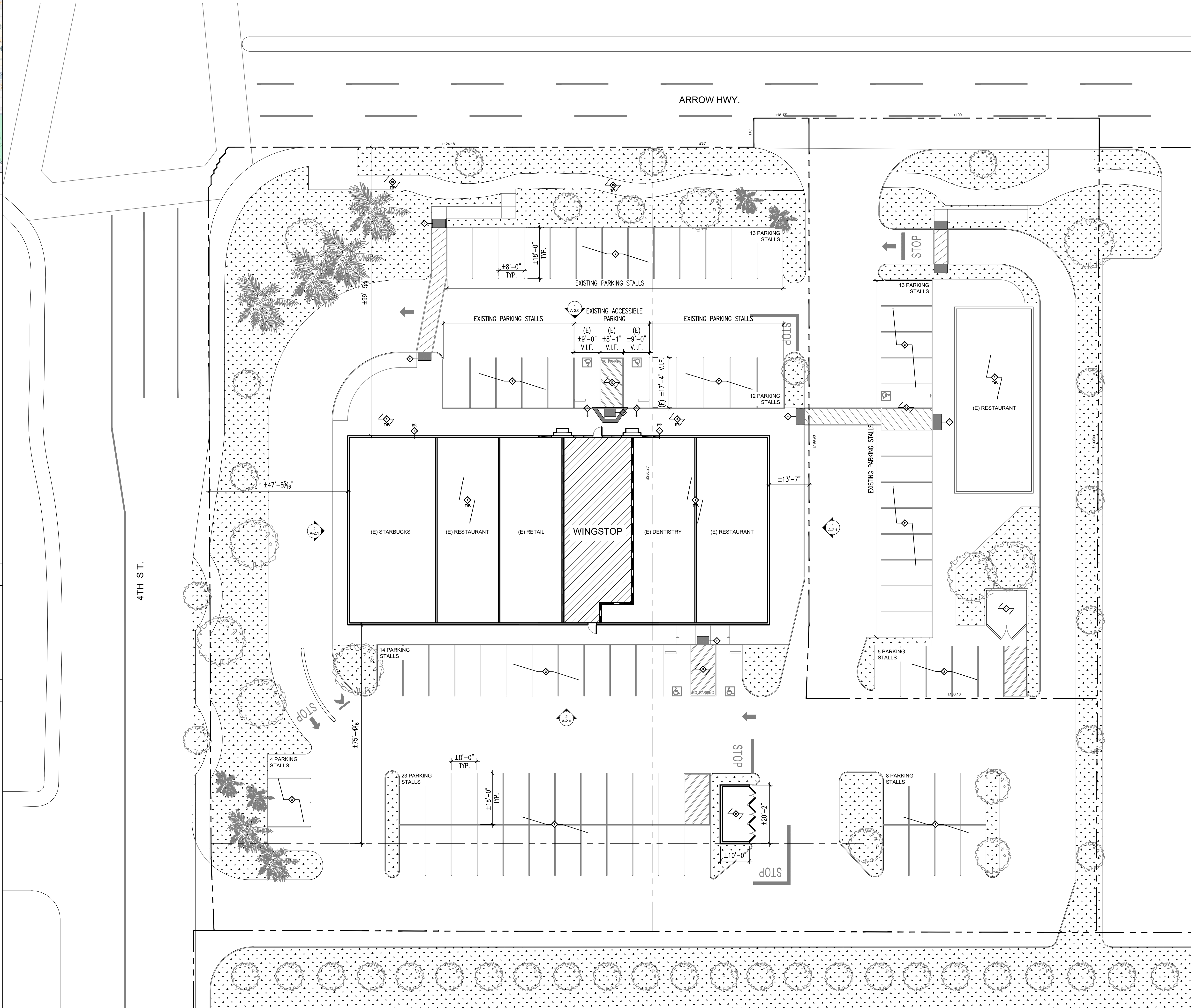
ZONING:	C2 HEAVY COMMERCIAL
APN:	8417-035-028
LEGAL DESCRIPTION:	P M 299-1-12 EX OF STS LOT 4 AND POR OF LOT 5
SITE AREA:	64,068 SQ FT 1.47 ACRES
BUILDING AREA:	9,894 SQ FT
BLDG HEIGHT:	(E) ±22'-1"
NUMBER OF STORIES:	1
LANDSCAPE AREA:	12,560 SQ FT
LOT COVERAGE RATIO:	15%
LANDSCAPE COVERAGE RATIO:	20%
NUMBER OF EXISTING PARKING:	87
NUMBER OF EXISTING ADA PARKING:	5
PROPOSED WINGSTOP T.I. AREA:	1,470 SQ FT

ARCHITECT

GARY WANG, AIA
GWA ARCHITECTURE, INC.
1000 CORPORATE CENTER DRIVE, SUITE 550
MONTEREY PARK, CA 91754
CONTACT: ANTHONY RODRIGUEZ
EMAIL: ANTHONY@GARYWANG.COM
PH: (626) 288-6896
FAX: (626) 768-7101

SITE PLAN KEY NOTES

- 1 EXISTING TENANT, NOT PART OF SCOPE
- 2 EXISTING SITE PARKING STALLS. NOT PART OF SCOPE
- 3 EXISTING ACCESSIBLE PARKING STALLS
- 4 EXISTING BUILDING
- 5 NOT USED
- 6 EXISTING CONCRETE WALKWAY
- 7 NOT USED
- 8 PROPOSED WINGSTOP TENANT IMPROVEMENT. AREA OF SCOPE.
- 9 EXISTING DETECTABLE WARNING SURFACE.
- 10 EXISTING PUBLIC SIDEWALK.
- 11 EXISTING TRASH ENCLOSURE.

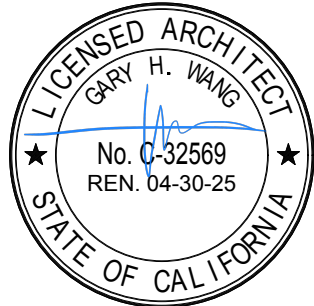


ENLARGED SITE PLAN



DISCLAIMER:
THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GWA ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GWA ARCHITECTURE, INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

SEAL:



PROJECT INFORMATION:

WING·STOP
15710 ARROW HWY.
IRWINDALE, CA 91706

SEMENT:



DISCLAIMER:
THESE DRAWINGS, IDEAS, SPECIFICATIONS AND DESIGNS ARE EXCLUSIVE PROPERTY OF WINGSTOP RESTAURANTS, INC. NO PART OF THESE DRAWINGS MAY BE COPIED, REPRODUCED, OR OTHER STRUCTURES BUILT FROM SUCH WITHOUT THE WRITTEN CONSENT OF WINGSTOP RESTAURANTS, INC.
COPYRIGHT (R) 2013
WINGSTOP RESTAURANTS, INC.
ALL RIGHTS RESERVED

PROJECT NO.: 23-117

DRAWN BY: EM

CHECKED BY: ARJJP

ISSUE: DATE:

1ST COMMUNITY DEV. SUB: 05-07-2024

REVISION:

DATE:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT LOCATION:

IRWINDALE, CA

SHEET NUMBER / TITLE:

G2.0
ENLARGED SITE PLAN

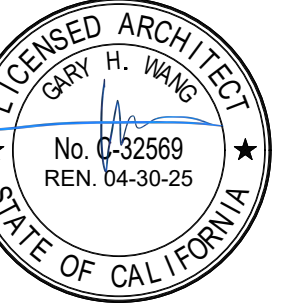
1/16" = 1'-0"



SCALMER:

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS NOT REPRESENTED HEREIN, ARE TO BE COPIED SOLELY FOR THE USE OF GEA ARCHITECTURE, INC. AND NO PART THEREOF IS TO BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OF ANY OTHER ARCHITECT OR FIRM, WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GEA ARCHITECTURE, INC. ANY VIOLATION OF THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. ANY VIOLATION OF THESE RESTRICTIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS: THESE DRAWINGS AND SPECIFICATIONS ARE VALID FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATIONS OF THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE BEING USED FOR FABRICATION.

REAL:



PROJECT INFORMATION:

WING·STOP
15710 ARROW HWY.
IRWINDALE, CA 91706

EVENT:



DISCLAIMER:
THESE DRAWINGS, IDEAS, SPECIFICATIONS AND
DESIGNS ARE EXCLUSIVE PROPERTY OF WINGSTOP
RESTAURANTS, INC. NO PART OF THESE DRAWINGS
MAY BE COPIED, REPRODUCED, OR OTHER
STRUCTURES BUILT FROM SUCH WITHOUT THE
WRITTEN CONSENT OF WINGSTOP RESTAURANTS, INC.

COPYRIGHT © 2013
 KINGSTON RESTAURANTS, INC.
 ALL RIGHTS RESERVED

PROJECT NO.: 23-117

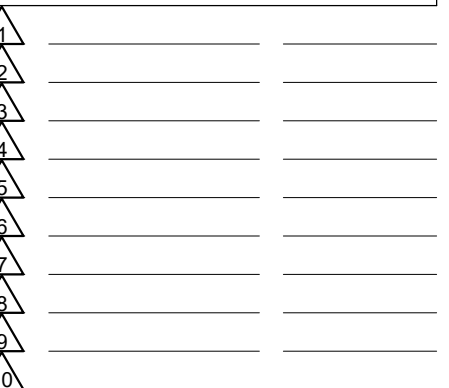
RAWN BY: EM

CHECKED BY: AR/JP _____

ISSUE: _____ DATE: _____

ST COMMUNITY DEV. SUB. 05-07-2024

REVISION:	DATE:
-----------	-------



PROJECT LOCATION:

RWINDALE, CA

SHEET NUMBER / TITLE:

G2.1

SITE PHOTOS



NORTH-EAST CORNER 3



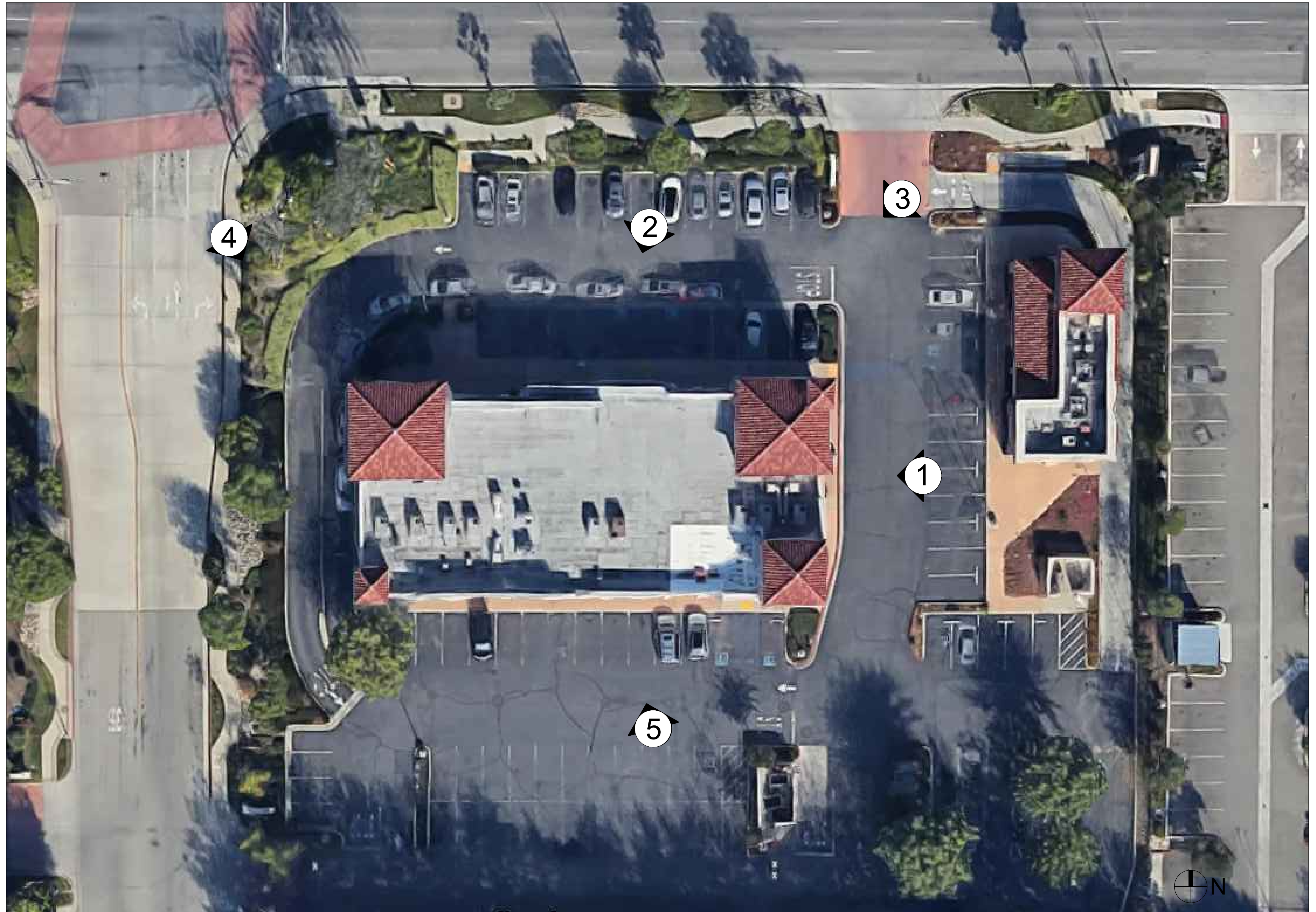
FRONT ENTRANCE 2



(EAST) BUILDING SIDE 1

NORTH-WEST CORNER 1

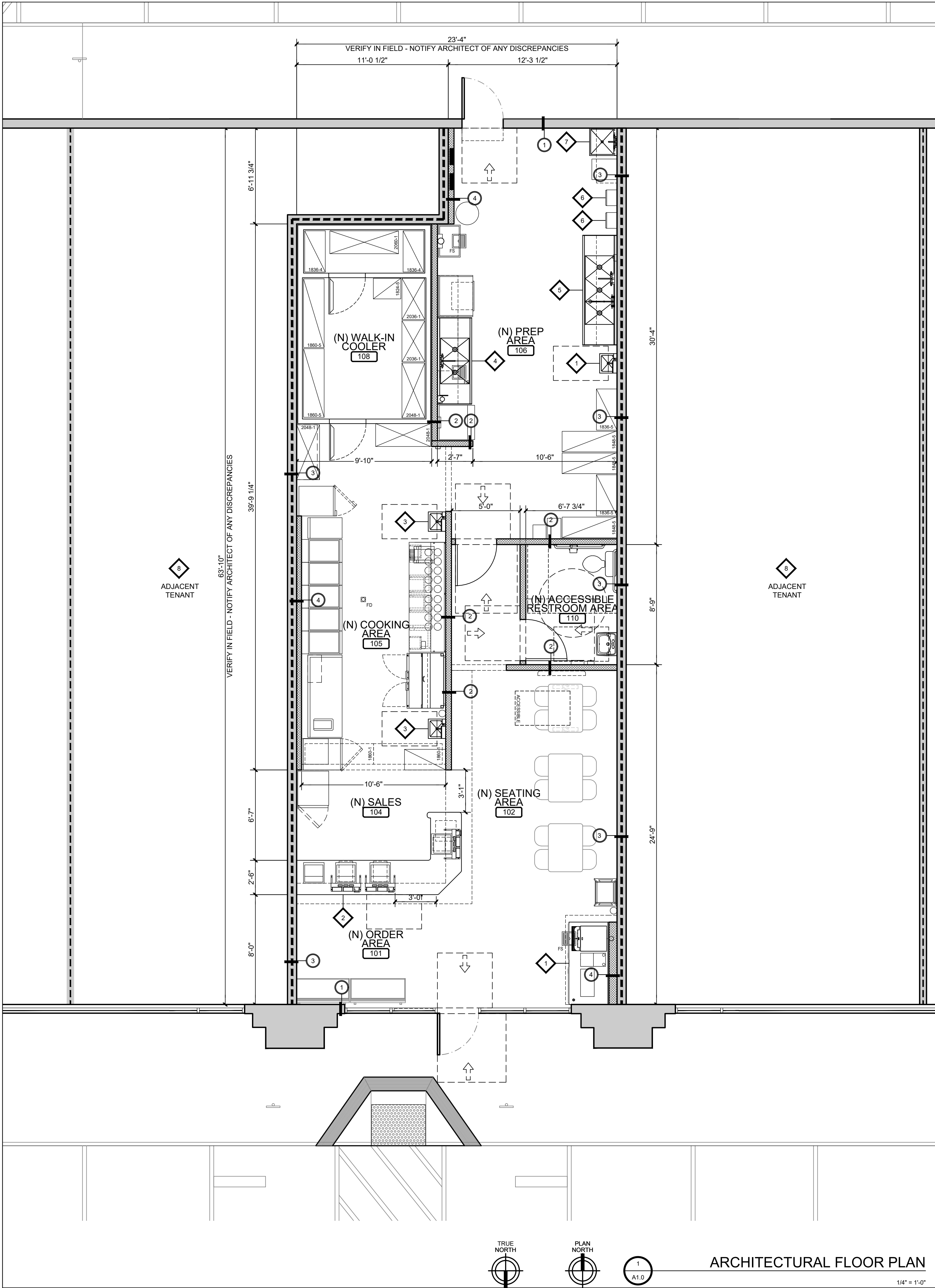
(SOUTH) BUILDING REAR 5



AERIAL VIEW

WALL LEGEND		
	EXIST. WALLS, OR PARTITIONS	
	NEW PARTITIONS	
	NEW KNEE WALLS	
WALL TYPES		
WALL #1		① EXISTING WALL TO REMAIN (WALL CONSTRUCTION VARIES)
WALL #2		② NEW INTERIOR WALL.
WALL #3		③ EXISTING DEMISING WALL TO REMAIN (WALL CONSTRUCTION VARIES)
WALL #4		④ EXISTING DEMISING WALL TO REMAIN (WALL CONSTRUCTION VARIES) NEW INTERIOR FURR-OUT WALL.

FLOOR PLAN KEYNOTES	
①	NEW BEVERAGE STATION.
②	NEW SERVICE COUNTER.
③	NEW HAND WASHING SINKS.
④	NEW PREP-SINK
⑤	NEW 3-COMP SINK
⑥	NEW WALL-MOUNTED WATER HEATER
⑦	NEW MOP SINK



CONSULTANT:

GWA
ARCHITECTURE
1000 Corporate Center Drive
Suite 500
Menlo Park, CA 94025
Tel: (650) 299-6088
Member of The American Institute of Architects

DISCLAIMER:

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GWA ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GWA ARCHITECTURE, INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

SEAL:

PROJECT INFORMATION:

WING-STOP
15710 ARROW HWY.
IRVINDALE, CA 91706

GERINT:

DISCLAIMER:

THESE DRAWINGS, IDEAS, SPECIFICATIONS AND DESIGNS ARE EXCLUSIVE PROPERTY OF WINGSTOP RESTAURANTS, INC. NO PART OF THESE DRAWINGS MAY BE COPIED, REPRODUCED, OR OTHER STRUCTURES BUILT FROM SUCH WITHOUT THE WRITTEN CONSENT OF WINGSTOP RESTAURANTS, INC.

COPYRIGHT (®) 2013
WINGSTOP RESTAURANTS, INC.
ALL RIGHTS RESERVED

PROJECT NO.: 23-117
DRAWN BY: EM
CHECKED BY: ARUP

ISSUE: DATE:
1ST COMMUNITY DEV. SUB. 05-07-2024

REVISION: DATE:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT LOCATION:
IRVINDALE, CA

SHEET NUMBER / TITLE:
A1.0
ARCHITECTURAL FLOOR PLAN



DISCLAIMER:
THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GWA ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GWA ARCHITECTURE, INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

SEAL:



PROJECT INFORMATION:

WING·STOP
15710 ARROW HWY.
IRVINDALE, CA 91706

SERENT:



DISCLAIMER:
THESE DRAWINGS, IDEAS, SPECIFICATIONS AND DESIGNS ARE EXCLUSIVE PROPERTY OF WINGSTOP RESTAURANTS, INC. NO PART OF THESE DRAWINGS MAY BE COPIED, REPRODUCED, OR OTHER STRUCTURES BUILT FROM SUCH WITHOUT THE WRITTEN CONSENT OF WINGSTOP RESTAURANTS, INC.

COPYRIGHT (R) 2013
WINGSTOP RESTAURANTS, INC.
ALL RIGHTS RESERVED

PROJECT NO.: 23-117
DRAWN BY: EM
CHECKED BY: ARJUP

ISSUE: DATE:
1ST COMMUNITY DEV. SUB. 05-07-2024

REVISION:	DATE:
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT LOCATION:
IRVINDALE, CA

SHEET NUMBER / TITLE:
A2.0
EXTERIOR ELEVATIONS



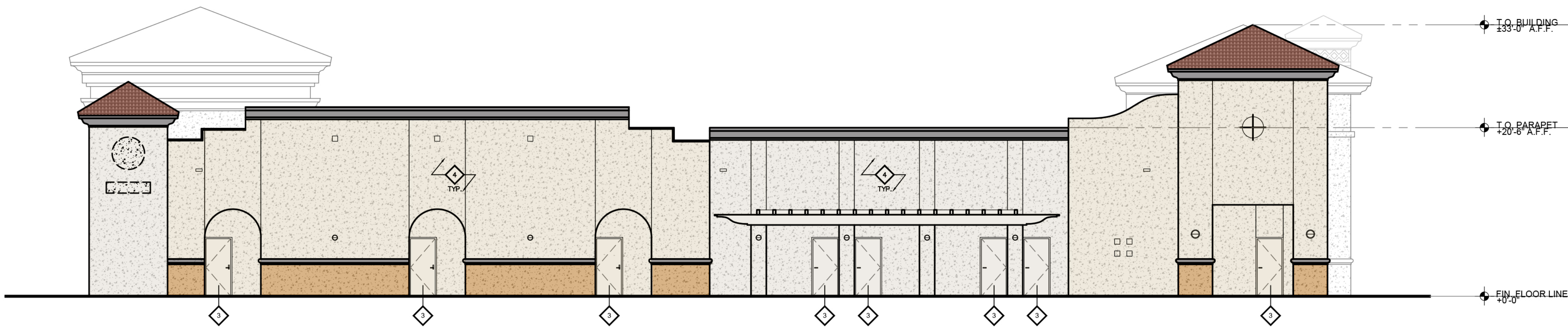
NORTH (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"

1

ELEVATION PLAN KEY NOTES

- EXISTING FIXED STOREFRONT TO REMAIN
- EXISTING STOREFRONT DOOR TO REMAIN
- EXISTING SERVICE/UTILITY DOOR TO REMAIN
- EXISTING EXTERIOR STUCCO FINISH TO REMAIN.
- PROPOSED WINGSTOP LOCATION.



SOUTH (REAR) ELEVATION

SCALE: 1/4" = 1'-0"

2



DISCLAIMER:
THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GWA ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GWA ARCHITECTURE, INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

SEAL:



PROJECT INFORMATION:

WING·STOP
15710 ARROW HWY.
IRVINDALE, CA 91706

SKETCH:



DISCLAIMER:
THESE DRAWINGS, IDEAS, SPECIFICATIONS AND DESIGNS ARE EXCLUSIVE PROPERTY OF WINGSTOP RESTAURANTS, INC. NO PART OF THESE DRAWINGS MAY BE COPIED, REPRODUCED, OR OTHER STRUCTURES BUILT FROM SUCH WITHOUT THE WRITTEN CONSENT OF WINGSTOP RESTAURANTS, INC.
COPYRIGHT (C) 2013
WINGSTOP RESTAURANTS, INC.
ALL RIGHTS RESERVED

PROJECT NO.: 23-117
DRAWN BY: EM
CHECKED BY: ARJUP

ISSUE: DATE:
1ST COMMUNITY DEV. SUB. 05-07-2024

REVISION:	DATE:
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT LOCATION:
IRVINDALE, CA

SHEET NUMBER / TITLE:
A2.1
EXTERIOR ELEVATIONS



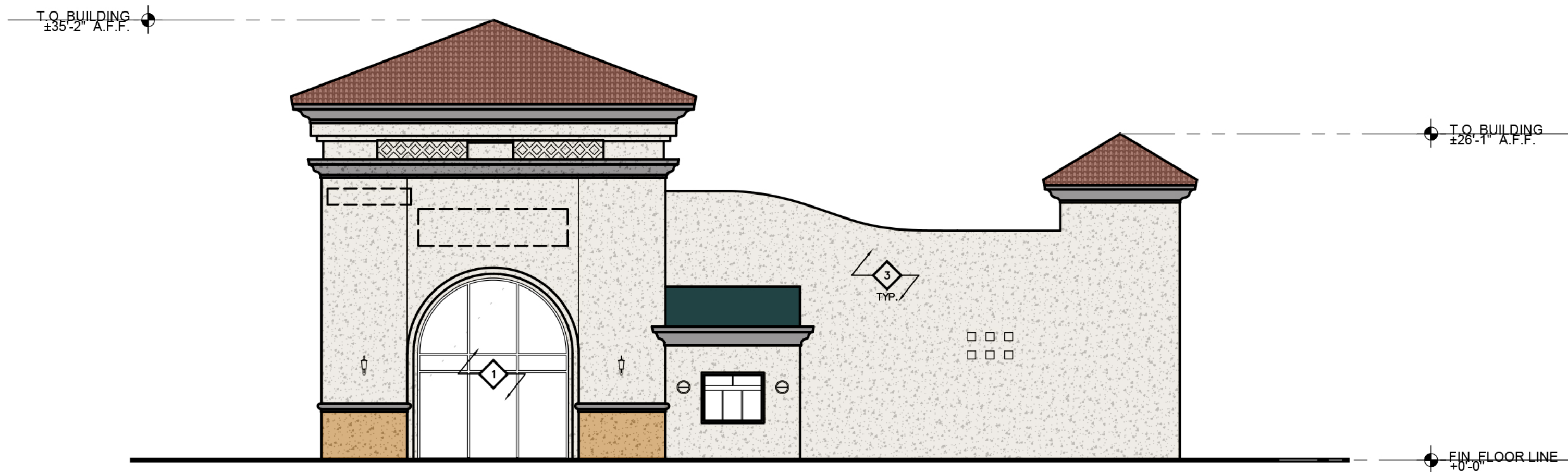
EAST (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"

1

ELEVATION PLAN KEY NOTES

- EXISTING FIXED STOREFRONT TO REMAIN
- EXISTING STOREFRONT DOOR TO REMAIN
- EXISTING EXTERIOR STUCCO FINISH TO REMAIN.



WEST (SIDE) ELEVATION

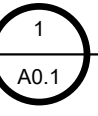
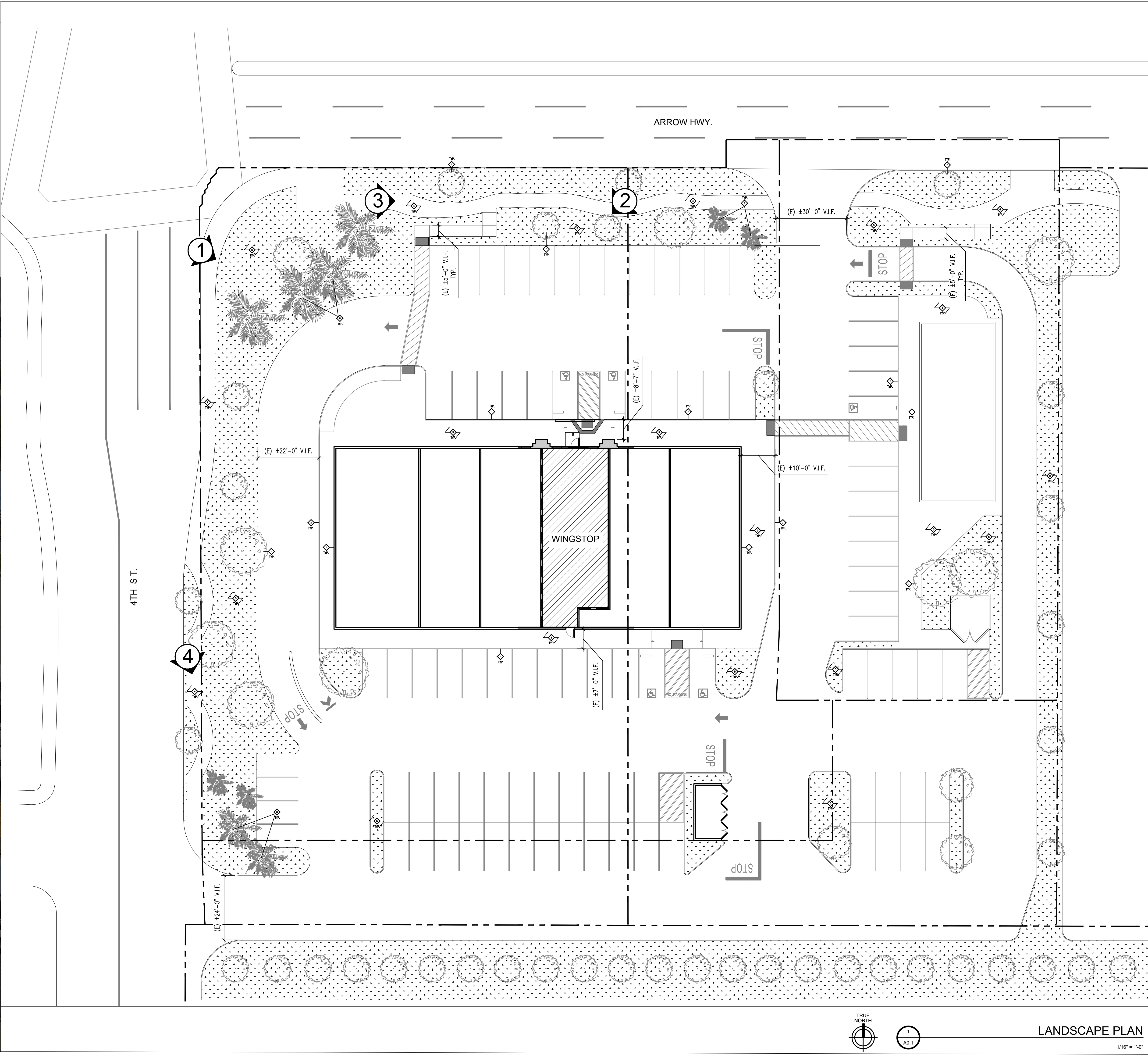
SCALE: 1/4" = 1'-0"

2

LANDSCAPING KEY NOTES

- 1 EXISTING BUILDING STRUCTURE.
- 2 EXISTING CURB. NOT TYPE OF SCOPE.
- 3 EXISTING CONCRETE WALKWAY TO REMAIN.
- 4 EXISTING PUBLIC SIDEWALK. NOT PART OF SCOPE.
- 5 EXISTING LANDSCAPE TO REMAIN. NOT PART OF SCOPE.
- 6 EXISTING PALM TREES TO REMAIN. NOT PART OF SCOPE.
- 7 EXISTING TREES TO REMAIN. NOT PART OF SCOPE.

SITE PHOTOS



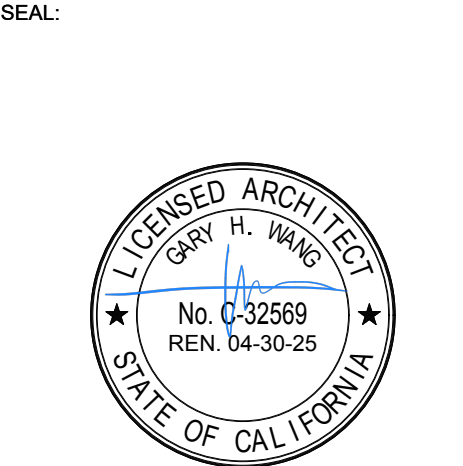
LANDSCAPE PLAN

1/16" = 1'-0"

CONSULTANT: **GWA ARCHITECTURE**
1000 Corporate Center Drive
Suite 500
Monterey Park, CA 91754
Tel: (626) 258-6598
Member of The American Institute of Architects

DISCLAIMER:
THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GWA ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GWA ARCHITECTURE, INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

SEAL:



PROJECT INFORMATION:

WING·STOP
15710 ARROW HWY.
IRVINDALE, CA 91706



DISCLAIMER:
THESE DRAWINGS, IDEAS, SPECIFICATIONS AND DESIGNS ARE EXCLUSIVE PROPERTY OF WINGSTOP RESTAURANTS, INC. NO PART OF THESE DRAWINGS MAY BE COPIED, REPRODUCED, OR OTHER STRUCTURES BUILT FROM SUCH WITHOUT THE WRITTEN CONSENT OF WINGSTOP RESTAURANTS, INC.

COPYRIGHT (R) 2013
WINGSTOP RESTAURANTS, INC.
ALL RIGHTS RESERVED

PROJECT NO.: 23-117
DRAWN BY: EM
CHECKED BY: ARJUP

ISSUE: DATE:
1ST COMMUNITY DEV. SUB: 05-07-2024

REVISION:	DATE:
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT LOCATION:
IRVINDALE, CA

SHEET NUMBER / TITLE:
A3.0
LANDSCAPING PLAN

RESOLUTION NO. 406 (03)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
IRWINDALE APPROVING NEGATIVE DECLARATION NO. 11-03 AND
CONDITIONAL USE PERMIT CASE NO. 5-03 CUP TO DEVELOP A NEW
COMMERCIAL BUILDING, AND ESTABLISH AND OPERATE TWO
RESTAURANTS, ONE WITH DRIVE-THROUGH SERVICE, AT THE
SOUTHEAST CORNER OF ARROW HIGHWAY AND FOURTH STREET,
SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING
FINDINGS IN SUPPORT THEREOFF**

A. RECITALS.

- (i) Irwindale 4th Street Associates, LLC, 600 Lake Avenue, Suite 502, Pasadena, California 91106, the Applicant, has made a request for a Conditional Use Permit, pursuant to Section 17.80.030 W of the Irwindale Municipal Code (IMC), in order to develop a new commercial building, and establish and operate two restaurants, one with drive-through service, at the southeast corner of Arrow Highway and Fourth Street (**The Applicant is also processing Site Plan and Design Review (DA) Permit No. 6-03, concurrently with this CUP, in order to insure compliance with the City's Commercial and Industrial Design Guidelines to construct the proposed commercial building**).
- (ii) The proposed commercial development consists of a 9,479 square-foot, one-story commercial building. The proposed building provides 1,500 square feet and 1,750 square feet, respectively, for restaurant uses and the balance of 6,229 square feet for retail uses. The proposed commercial development also includes a drive-through lane providing a seven-vehicle stack to the pickup window for a proposed coffee house to be located in the westerly end of the building, 61 parking spaces, and its attendant landscaped areas sited in a 56,936 square-foot (1.30-acre) lot (the "Subject Site"), zoned C-2 (Heavy Commercial). The Subject Site consists of Parcel 4 of the proposed Irwindale Commerce Center and the proposed project consists of Phase III of the development of the Center. Hereinafter in this Resolution, the subject Conditional Use Permit shall be referred to as the "Application."
- (iii) The City, as the Lead Agency, based on an Initial Study prepared for the Proposed Project, has prepared a Negative Declaration for

this project pursuant to the California Environmental Quality Act (CEQA) of 1974, as amended, finding that the Proposed Project would not cause any significant environmental impacts.

- (iv) On October 2, 2003, the Planning Commission opened a duly noticed public hearing as required by law on the Application, and as requested by the Applicant with the concurrence of the City Attorney and Planning staff, the Planning Commission continued the hearing to their regular meeting of November 6, 2003.
- (v) On November 6, 2003, the Planning Commission, at the continued public hearing on the Application, conditionally approved the Application at that same meeting subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, development plans, and Conditions of Approval attached hereto as Exhibit "A," this Planning Commission hereby specifically finds as follows:
 - a. That the proposed use and improvements, as conditioned herein, are consistent with the City's General Plan Land Use Designation (General Commercial) and the Zoning Classification and applicable Development Standards of the C-2 (Heavy Commercial) zone, in that the proposed development is permitted in such zone subject to a conditional use permit.
 - b. That the 56,936 square-foot Subject Site, as proposed to be developed, for retail and restaurant uses, is physically suitable for the proposed type of use.

c. That the Subject Site has adequate access to and from the fully improved City streets, Arrow Highway, a major County arterial, and Fourth Street, on both of which the lot fronts.

d. That the proposed use, as conditioned herein, will not have an adverse effect upon adjacent properties of the Subject Site in that the proposed restaurant uses are surrounded by compatible uses.

3. The Planning Commission hereby specifically finds and determines that, in accordance with the Initial Study and Negative Declaration No. 11-03 ND, prepared with regard to the Application and in compliance with the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and guidelines promulgated thereunder, this proposal will not have any significant impact on the environment. This Commission finds that said Negative Declaration reflects the independent judgment of the City of Irwindale and, therefore, adopts Negative Declaration No. 11-03 ND.

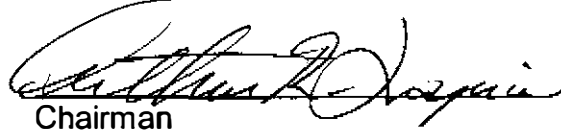
4. The Planning Commission hereby specifically finds and determines that, having considered the record as a whole, including the findings set forth herein, the changes and alterations, which have been incorporated into and conditioned upon the project proposed in the Application, there is no evidence before this Planning Commission that the project proposed herein will have the potential of adverse effect on wildlife resources or the habitat upon which wildlife depends. Based upon substantial evidence, this Planning Commission hereby rebuts the presumption contained in Section 753.5 (d) of Title 14 of the California Code of Regulations. Notwithstanding any other provision of this Resolution, if the Department of Fish and Game requires payment of a fee pursuant to Section 711.4 of the California Fish and Game Code, payment thereof shall be made by the Applicant prior to the issuance of any building permit or other entitlement with regard to this project.

5. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby approves the Application subject to the conditions set forth in Exhibit "A" attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Chapter 17 of the Irwindale Municipal Code.

6. The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 6th day of November 2003.


Chairman

ATTEST:


Secretary

I, Reuben J. Arceo, Director of Planning of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 6th day of November 2003, by the following vote:

AYES: COMMISSIONERS: L. Bernal, D. Fuentes, R. Hartman,
L. Burrola, A. Tapia

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:


Secretary

EXHIBIT "A"**CONDITIONAL USE PERMIT No. 5-03 CUP
Irwindale 4th Street Associates, LLC****FINAL CONDITIONS OF APPROVAL**

The establishment and operation of the proposed restaurants, as authorized by this conditional use permit, shall conform to all applicable provisions of the Irwindale Municipal Code (IMC) and the following conditions, in a manner subject to the approval of the Director of Planning:

1. ~~The use authorized by this Conditional Use Permit shall commence and construction started and be substantially completed within 18 months from permit approval and allows for the operation of two restaurants, one with drive-through service.~~
2. Plans and specifications for the proposed improvements shall be submitted to the Los Angeles County Fire Department and City Building Department for review and approval prior to the issuance of Building Permits.
3. Prior to the issuance of an occupancy permit and final inspection by the Planning Department, all applicable conditions of approval and all mandatory health and safety-related improvements shall be completed to the reasonable satisfaction of the City.
4. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions or other codes, regulations, or standards enforced by or beneficial to the City of Irwindale in accordance with IMC Section 17.80.140.
5. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit 5-03 CUP. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
6. The use and improvements authorized by this Conditional Use permit shall conform to the plans as finally approved by the City as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Director of Planning, shall require the prior approval of the Planning Commission pursuant to the amendment of the Conditional Use permit.
7. The Applicant shall submit a Sign Program for approval by the Director of Planning and obtain sign permits for all signs.

8. The Applicant must apply for a City Business License and occupancy permit prior to establishing tenancy. Under no circumstances shall occupancy or business activities take place unless the City Business License is approved and issued.
9. The Applicant agrees to allow city inspectors access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.
10. The Applicant shall maintain the facility and use thereof in full compliance with all codes, standards, policies and regulations imposed by the City, County, State or Federal agencies with jurisdiction over the facility.
11. The Applicant shall maintain building, including the restaurants and the parking area, in a clean and unsullied manner, including the removal of grease and/or any other sticky substance on the sidewalks through the use of a pressure steam or water process. All litter shall be removed on a daily basis.
12. The Applicant shall maintain the facades of the restaurants, including the glazed areas, free of any advertising signs and or product displays with the exception of the business identification sign as approved by the Director of Planning.
13. No coin operated amusement devices or video games shall be allowed in the restaurants.
14. No public telephone equipment shall be placed outside of the restaurant buildings.
15. The Applicant shall adequately and completely remove or paint over any graffiti within 48 hours of such graffiti being affixed on any structure at the site.
16. Any and all fees required to be paid to any public agency shall be paid prior to the obtaining of any permit for this project.
17. The parking area shall be designed and constructed in accordance with the parking provisions of the Zoning Ordinance, subject to the approval by the Director of Planning.
18. Building signage shall not project above the top of the roofline.
19. The Applicant shall submit all signs for the review and approval by the Director of Planning prior to the issuance of sign and/or building permits. No product signs shall be approved for application to the exterior of the building.
20. The Applicant shall be responsible for the preparation of plans for the construction of meandering sidewalks along the westerly and northerly portion of the property, including handicapped curb ramps, driveway aprons and curb cuts, subject to the approval of the Director of Planning and City Engineer. Both the westerly and northerly apron approach along Arrow Highway shall be constructed of stamped colored concrete to simulate terracotta tiles.

21. Final and complete landscape plans for this project shall be subject to the review and approval of the Director of Planning and City Engineer prior to the issuance of the required building permits. The plans shall include a complete list of all species of plants, including trees, shrubs, and ground cover for this project as well as the size and placement.
22. The twenty-foot (20-ft) landscape area fronting Arrow Highway and Fourth Street shall have a minimum one-foot (1-ft) landscaped berm, including features integrating river rock, ground cover and palm trees.
23. The issuance of building permits is subject to the approval by the City Council of Site Plan and Design Review (DA) Permit No. 6-03.
24. The Applicant shall post a 12" x 14" sign within the parking island that is located at the southerly end of the driveway adjacent to restaurant "B", cautioning patrons entering from the south entrance of potential oncoming vehicles.
25. Applicant shall support the establishment of a Specific Plan that will overlay all phases of the project and contain development standards unique to the Subject Site.
26. The allowable hours of operation shall be from 5:00 a.m. to 12:00 a.m., seven days a week, if the use will be for a coffeehouse; otherwise the Director of Planning shall have the discretion to revise the hours of operation.

The establishment and operation of the proposed restaurants, as authorized by this conditional use permit, shall conform to all applicable provisions of the Irwindale Municipal Code (IMC) and the following conditions, in a manner subject to the approval of the Los Angeles County Fire Department:

1. Applicant shall submit plans and specifications for the proposed restaurants to the L.A. County Fire Department for their approval prior to the issuance of building permits. The plans and specifications shall be submitted to:

LA County Fire Department Plan Check Service
 231 West Mountain View Avenue
 Glendora, CA 91741
 Telephone: (626) 963-5564
 Attention: Inspector Andy Wells
 Counter Hours: Monday, Wednesday, and Thursday, 7:30 to 10:30 am.
2. Applicant shall submit to the Department fire flow availability information on the closest fire hydrant using Fire Department Form 196. The form will be provided by the water purveyor.
3. The required fire flow from Public fire hydrants at this location is 2,500 gallons per minute at a residual pressure of 20 p.s.i. for a duration of two (2) hours.
4. Applicant shall submit to the Department an Occupant Load Analysis based on Chapter 10 of the California Building Code.

5. Hood and duct fire protection systems require a separate submittal to the L.A. County Fire Prevention Office located in the City of Azusa, and are a deferred approval.
6. Maintain the current Fire Lane as shown on the Site Plan.

The establishment and operation of the proposed restaurants, as authorized by this conditional use permit, shall conform to all applicable provisions of the Irwindale Municipal Code (IMC) and the following conditions, in a manner subject to the approval of the Director of Public Works/City Engineer:

1. A ten-foot (10-ft.) dedication and a zero-to-five-foot (0-to-5-ft.) dedication shall be provided along the Arrow Highway and Fourth Street frontages.
2. That an encroachment permit be executed for the improvements located in the future dedicated right-of-way on Arrow Highway and Fourth Street.
3. That all off-grade broken and/or substandard driveway approaches be removed and replaced.
4. That the driveway approaches be constructed to City standards, subject to the approval of the City Engineer.
5. That meandering sidewalks be constructed to City standards on the Arrow Highway and Fourth Street frontages subject to the approval of the City Engineer and the Director of Planning.
6. That storm water be delivered to the street gutter, through the curb face by means of an approved drainage structure, in a manner approved by the City Engineer.
7. That a grading permit be obtained.
8. Comply with the specific traffic requirements for drive-through lane and storage area.
9. Comply with NPDES requirements for restaurant use.
10. That either a covenant and agreement to hold property as one parcel be executed and recorded for Parcels 4 and 5 of the Irwindale Business Center, or a Lot Line Adjustment for Parcels 4 and 5 with the attendant CC & Rs be prepared and recorded, after City approval, to allow for reciprocal circulation and parking easements between Parcels 4 and 5 of the Irwindale Business Center.

ACCEPTANCE

I/We, the undersigned, have read and do hereby accept all of the conditions on this document and all other conditions imposed by Conditional Use Permit No. 5-03 CUP, and do agree that I/We shall conform with and abide by such conditions.

Applicant's Signature

Property Owner's Signature

Applicant's Name

Property Owner's Name

Date

Date