

CITY OF IRWINDALE

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

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COMMISSIONER

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RODRIGUEZ II
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

May 21, 2025

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: Richard Chico, Casey J. Miranda, Joseph V. Rodriguez II; Vice-Chair Albert Acosta; Chair Maricela Frymark****E. AB 2449 DISCLOSURES**

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

F. 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 February 19, 2025
2. Special meeting held April 30, 2025

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. SITE PLAN AND DESIGN REVIEW (DA) NO. 01-2025; FAÇADE & PARKING AT 5257 VINCENT AVENUE (LOUIE FISHER, CELL-CRETE)

The Applicant is requesting a Site Plan and Design Review (DA) for the construction of a new building façade, covered walkway, courtyard, and redesigned parking area for an existing building at the Cell-Crete Corporation, located at 5257 Vincent Avenue.

ENVIRONMENTAL REVIEW: In accordance with 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 exempt from the provisions of CEQA pursuant to Section 15301 of Title 14 of the California Code of Regulations (Class 1; Existing Facilities). Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is NOT subject to CEQA. As such, no further review is required. Further, the City has determined this project will not have, either individually or cumulatively, an adverse impact on fish and wildlife resources in that the billboard is proposed within an existing paved area. Subject to approval of the project by the City Council based on a recommendation by the Planning Commission, a Notice of Exemption will be filed with the office of the Los Angeles County Clerk Recorder.

Adopt Resolution No. 852(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN AND DESIGN REVIEW (DA) NO. 01-2025 FOR THE CONSTRUCTION OF AN EXTERIOR BUILDING RENOVATION AND PARKING LOT REDESIGN AT AN EXISTING OFFICE/WAREHOUSE BUILDING LOCATED AT 5257 VINCENT AVENUE, IRWINDALE, CA 91706 (APN: 8619-012-049) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

5. DISCUSSION ITEMS/PRESENTATIONS

- A. Presentation by CoStar on Status of Business Building Vacancies
- B. General Plan Presentation 2

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 May 21, 2025 to be posted at the City Hall, Library, and Post Office on May 15, 2025.

Jesus Hernandez

Jesus Hernandez,
Administrative Secretary

Item 1-A.1

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

**February 19, 2025
Wednesday
6:34 P.M.**

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

CHAIR FRYMARK Good evening, everyone. I would like to call the Planning Commission Meeting of February the 19th to order at 6:34 P.M. If able, let's please stand for the Pledge of Allegiance. 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. I invite you to stand for invocation.

INVOCATION
CHAIR FRYMARK Dear Heavenly Father, we come before you with gratitude in our heart and appreciation for all of us standing here today. Lord, we ask that you bless this body of Commissioners as we walk into tonight's meeting. Help us to be firm in our convictions and our affirmations to do what's best for the Irwindale community, including residents, business, safety and City Staff. Lord, we ask that you continue to bless this community and that you take care of all of those around us. All this in Jesus' name we pray. Amen.

CHAIR FRYMARK Roll Call, please.

ROLL CALL: Present: Commissioners: Albert Acosta; Casey Miranda; Joseph Rodriguez; Richard Chico; 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; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Administrative Secretary

AB 2449 DISCLOSURES

CHAIR FRYMARK It looks like we are all here. So for Item E, AB 2449 Disclosures, we don't have any. We can move on. Let's move on to letter F.

ANNOUNCEMENTS

CHAIR FRYMARK Do we have any announcements?

ADMINISTRATIVE
SECRETARY
HERNANDEZ No announcements from Staff.

CHAIR FRYMARK
COMMISSIONER Do we have any announcements from any of our Commissioners?
I do. I'm not sure if the City is aware. We had a great loss recently.

MIRANDA A few days ago Lucia Fraijo passed away. She battled blood cancer and she lasted a lot longer, as she would, than they told her she would. And amazingly blessed our family were all there when she passed. But she is the daughter of Mike S. Miranda, one of our founding fathers. She is my cousin. I would call her, Tia Lucia, even though we're first cousins. A wonderful woman who helped me with my daughter and countless others, tutoring and loving the City. She's an amazing woman and... As you know, she has four children that live in the City. John Fraijo is one of them, who is an amazing officer here. Darlene, and Davy, and Barbara, they're amazing. And if you see them, please give them your condolences. But I wanted to dedicate this... today to her because she's an amazing woman and she went home with the Lord. And she's an amazing woman. So, thank you.

CHAIR FRYMARK Thank you for sharing that. It is tragic to hear that, that family is going through that. So of course, our condolences to that entire family and may she rest in peace.

COMMISSIONER
MIRANDA Thank you.

CHAIR FRYMARK With that, we are going to try to move along. The first item on our Agenda, Item Number 1, is the Consent Calendar.

CONSENT CALENDAR

CHAIR FRYMARK We don't have any items or any minutes for approval. So we're going to go ahead and continue to Item Number 2, which is Spontaneous Communications.

SPONTANEOUS COMMUNICATIONS

ADMINISTRATIVE
SECRETARY
HERNANDEZ 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

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CHAIR FRYMARK

Thank you, Jesus. Do we have any members in the audience that would like to come forward to the podium to speak under Spontaneous Communication? If so, I invite you to come forward now.

ROBERT DIAZ

Robert Diaz, 2408 South Mountain Avenue, here in Irwindale. Just a question I had basically, is that a while back, the Planning Commission approved the updated Zoning Code and Zoning Map. Went to the Council. The Council asked for the item to go back to the Planning Commission for further study and review, and some of the things that were brought up haven't been discussed by the Planning Commission to this date. And what I did hear from some Staff members is that it's a matter of policy decision. Nevertheless, I also heard the City Attorney answer a question from a Commissioner about whether the Zoning Map has to be approved at the same time as the code. And if I understand correctly, she advised that it should be done at the same time. So, the question I raise, are you going to be looking at other possible matters that were discussed at the City Council Meeting and bring them up? For example, you're going to consider rezoning land commercially. Now there have been some changes that have been recommended since then, such as the residential property being rezoned Residential instead of Light Industrial in some areas. But other areas right now were used commercially and yet the zoning shows Manufacturing. And even if I recall, the park was known as Skate Park across the street, is projected to be zoned Manufacturing. At least that's, I believe part of the reason that the City Council pushed this matter back to the Planning Commission. So the question is, will any of these proposed changes or even discussion be coming up before considering approving the Zoning Map and the General Plan Updates, as it has been recommended?

CHAIR FRYMARK Thank you, Mr. Diaz. Are there any other members of the public that would like to come forward to speak under Spontaneous Communication. Seeing none, we can move on to Tier 2.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Looks like we have no one for Tier 2.

CHAIR FRYMARK And Tier 3, in person or any hybrid teleconference attendees who have not already spoken on matters under Spontaneous Communication? Last call. All right. Thank you. So, then we're going to go ahead and close Spontaneous Communication and move on to New Business. Item Number 3 on our Agenda.

NEW BUSINESS

CHAIR FRYMARK Seeing that there are no New Business to discuss, we're going to go ahead and move on to Item Number 4, Public Hearing.

PUBLIC HEARINGS

CHAIR FRYMARK Under Public Hearing, we have a couple items that we're going to discuss today. The first one being a Site Plan and Design Review No. 04-2022, a speculative 100,500 square foot concrete tilt up building, at 14005 Live Oak Avenue. And I believe we have a Staff Report.

SENIOR PLANNER
JONES Good evening, Chair, members of the Planning Commission. The next item is Site Plan and Design Review (DA) No. 04-2022 located at 14005 Live Oak Avenue. The applicant is requesting a Site Plan and Design Review for the construction of a 102,500 square foot tilt up building and associated parking. The site is located at the northeast corner of Stewart and Live Oak Avenue in the M-2 (Heavy Manufacturing) Zone, and it has a General Plan designation of Industrial/Business Park, which are both consistent. So, the proposed building met all of the requirements or exceeded all the requirements in the M-2 Zone from all of the setbacks, floor area ratio, building height, landscaping, and parking. So, the proposal is a 102,500 hundred square foot building which includes 6,000 square feet of office, which includes 300 on the ground floor, 3,000 mezzanine, and then the remaining as warehouse. The lot size is 5.13 acres of gross acreage. And there was a dedication required, which brought it down to 4.86 acres. There was no perspective user at this time. So, the proposed project is a single-story building that incorporates many of the desired elements of the Commercial and Industrial Guidelines. The building incorporates parapet heights, breaks up expansive exterior walls with architectural projections and various materials. If you can see. They have again a parapet here. Which incorporates the mission style that conforms with the design guidelines. There's a use of metal, glass,

wood, brick, and stone. There's also, for example, a low wall here, which is made of river rock to represent the City. So, these are just elevations of the proposed building as it would look like from different views. So, at this point I'm going to turn it over to our environmental consultant who can talk about the environmental process. Then it'll come back over to me. I'll conclude. Then the applicant has a power PowerPoint presentation.

CHAIR FRYMARK

Thank you Brandi.

NOEMI WEISS

Alright, good evening. So, my name is Noemi Weiss, with Kimley Horn Associates, and we prepared the environmental document with the City. I have three/four slides on the overview of CEQA and the process we went through for the specific project too. Initially, there's a preliminary review where you define the project, which is very important for CEQA on what the project is. And if there's a discretionary action like tonight, then we go through the CEQA process. The first step is the Initial Study, OPR, the Office of Planning Resources, has CEQA guidelines with twenty resource areas that we look at. And so we do the Initial Study. We prepare technical analysis and see what impacts there may be potentially or not. Depending on that, you then go to a Negative Declaration which means you have no impacts or less than significant impacts. A Mitigated Negative Declaration, where you have some potentially significant impacts that you can mitigate, or an Environmental Impact Report where you have significant and unavoidable impacts. And then you get to the project consideration approval, which is where we are today. So next. This is the process that we went through for this project. So, we prepared the Draft Initial Study back in last summer/fall, and then we went out to public review in end of September through end of October. Then we received, I think three comment letters that we responded to prepare for the Final Initial Study, and then Planning Commission today, and then City Council in the spring, and then an issue or notice of determination. So backing up. Yeah, for this... So for this project, for the Live Oak project, we first prepare the technical studies of air quality health risks, greenhouse gas emissions, noise, traffic, and the applicant had also prepared a handful of studies. We reviewed all of those and then pursuant to the guidelines, Appendix G, we discussed, what the strategy was for the Initial Study. So, we prepared the Initial Study and found some of the... Thank you. The technical studies found that all impacts could be less than significant. The additional analysis, such as biology, cultural, geology and tribal, did have some potentially significant impacts. But then we had Mitigation Measures that were pretty standard for the City, that then resulted in a less than significant with Mitigation. Because everything could be mitigated, an Initial Study was the appropriate document, and an EIR was not necessary. And I think I have one more slide on, kind of the difference with an EIR and an MND. And this also looks like it's cut off a bit. So an EIR is prepared, as I discussed, if there are significant impacts that cannot be

mitigated to the less than significant level. An Initial Study can be mitigated. A Draft EIR is also circulated for between thirty and sixty days. Usually, cities do forty-five days. Initial Studies circulated for thirty days and then part of an EIR, there's also the comments that are then responded to in the final EIR, which is not as necessary in the Initial Study. So that is kind of high level CEQA and the process we went through for this project. So, back to Brandi.

SENIOR PLANNER JONES So that actually concludes my report. We do have a presentation from applicant also, do we need to close the Public Hearing before they present?

ASSISTANT CITY ATTORNEY TRAXLER Uh, not at this time.

SENIOR PLANNER JONES Okay. So, they'll come up and do their presentation.

CHAIR FRYMARK Sounds great. Thank you. And then the Commission will then be able to hear any public comments and then discuss?

ASSISTANT CITY ATTORNEY TRAXLER Correct. But before then I would recommend the Commission ask any questions of Staff, the CEQA consultant, or the applicant?

CHAIR FRYMARK Before we have internal discussions?

ASSISTANT CITY ATTORNEY TRAXLER Before hearing from the public...

CHAIR FRYMARK We open the Public Hearing?

ASSISTANT CITY ATTORNEY TRAXLER Yes.

EMILIO LOZANO Good evening to the Planning Committee. First and foremost, I would like to thank our planner, Brandi, and the rest of the City Staff for the work they did to help bring this project before you. And just briefly, we have a representative from the owner/applicant here to give a brief overview of who they are.

LUIS GOMEZ Thank you, Emilio. Can I move to the next slide? There we go. Good evening. I am Luis Gomez, Vice President of Development at Rexford Industrial. Rexford Industrial is a publicly traded REIT. We are based out of Los Angeles and our sole focus is on industrial real estate in Southern California. We do have a proven track record of responsible development throughout many cities in Southern California, and we're

a long-term holder. What that means is we're not looking to buy, develop, flip and move on. We're here to stay. So, we like to build new buildings at a high-quality standard, in this case it's a LEED gold building, as you'll hear tonight. And hold on to that building for a good amount of time. Throughout our portfolio, we currently own about four hundred and twenty-four properties. That number moves up and down slightly every day, but not every day but pretty regularly. We have a seven hundred and twenty buildings, and we're at about fifty million square feet. Just to give you a little bit of perspective, in the City of Irwindale we do own about two million square feet, so that's about four percent of our portfolio, if you will. That includes twenty buildings in the City of Irwindale, and that equates to fifty-three business partners or tenants and plenty of employees that are hired through those tenants. Currently we have one building under construction. That building is at 4416 Azusa Canyon, we have three under entitlements, including this one here, two that are further behind. And we were expecting to invest about sixty-five million when those projects are done. Very excited to be here. We're glad to be a part of the community and we look forward to working with the City. Thank you.

CHAIR FRYMARK

Thank you Mr. Gomez.

EMILIO LOZANO

So some of this information is going to be a brief repeat of what Brandi presented. So as previously stated, the project is located at 14005 Live Oak Avenue. This is on the northeast corner of the intersection of Live Oak and Stewart Avenue. Again, as previously stated the site is designated in the City's General Plan as Industrial/Business Park and is zoned for Heavy Manufacturing, M-2. The existing building currently on site is approximately 56,000 square feet of office space. Moving on to the proposed project. The building is 102,500 square feet inclusive of 300 or 3,000 square feet of ground level office and 3,000 square feet of mezzanine office. It would include 13 trailer stalls, 12 dock doors, and 1 grade door. We are currently proposing to provide 65 parking stalls over the code required 63. And as previously stated, the project is designed to achieve LEED gold certification. Going into a little bit more detail of what LEED gold certification entails. That is, I have a quick graphic up on the screen kind of showing what some of the typical design features are, but it would essentially include decreasing energy demand through efficient mechanical systems. LED lighting, occupancy sensors and daylight control. Moving on to the proposed landscaping. We are proposing a twenty-foot landscape setback. This would be densely landscaped with drought tolerant shrubs, trees, and ground cover. We are exceeding the required landscape percentage which is 10. And providing 14.2 percent, totaling 30,140 square feet of landscaping, including 85 new trees on site. For screening, the project is taking care to screen the operations by providing a code maximum eight-foot concrete tilt wall and orienting the truck yard away from the public right of way. Local connectivity. The project is enhancing the accessibility and pedestrian safety in the area, with the addition of a five-foot

sidewalk along the frontage on Live Oak. And the proposed truck circulation for the project was reviewed and approved by City engineering staff. And will utilize Live Oak, Arrow Highway and Rivergrade Road. Finally, I just wanted to go over some of the benefits of this project, one of which being what Luis previously mentioned was the construction of a Class A LEED gold certified building. Rexford is committed to being a partner with the City. And providing a top-of-the-line facility. In addition, this facility, once fully operational, is anticipated to generate fifty-seven new jobs in the area. And an additional benefit to the community would be the right-of-way improvements, mentioned above, within the ten foot right of way, that addition of sidewalk along the frontage of Live Oak Avenue. The resurfacing of the half width of Live Oak Avenue along the project frontage. And that concludes our presentation.

CHAIR FRYMARK

Thank you very much. Before we open the floor. And take any comments from the public. Does the Commissioners have any questions for staff or anyone here today?

COMMISSIONER
MIRANDA

Questions. Yes, please. Well, I'm curious for going with this route, the MRP that's going to be on there, MMRP rather, versus an EIR. Obviously, it streamlines things, but what were the effects that they want to avoid to get it streamlined in the sense. We want to safeguard our residents and surrounding neighbors. Is it just because... what Staff felt like it was just in line with what we were trying to get done? Do you feel like this is the best way to course to go as far as CEQA? And that's... I mean this is like the governor this many years ago to streamline businesses, but these safeguards are in place, the EIR rather, for our residents in surrounding areas. So, you feel like this is the best course of action to go forward this way?

NOEMI WEISS

So to start out, the level of documentation that you're doing for both, what is essentially the same. So what we went through for this project with the air quality and the noise, we first submitted the, like, technical reports to the City and then together we looked at it. And decided that everything was, especially in those text studies and air quality noise traffic, all of the impacts were less than significant. And part of that is because it's an existing use, and so the net increase in trips or a noise or an air quality is much less. If it was a greenfield site, then maybe it'd be different. If the sensitive receptors were closer to the site or something. There was a thorough EIR level analysis for a lot of those text studies and that resulted in the determination that an Initial Study was sufficient.

COMMISSIONER
MIRANDA

It already existed already, so I got it. Okay, thank you.

CHAIR FRYMARK

Any other questions? I have a couple of questions. My first question is for staff, and I don't know if we have the answer to this, but I am curious

to know how many feet away from the proposed site is a residential community. And then something to ponder while we're looking at that answer, I have a question for Mr. Gomez. I understand that Rexford is known for industrial real estate, I was curious to know if there's any consideration for developing something more along the lines of commercial.

LUIS GOMEZ At this particular site?

CHAIR FRYMARK Yes.

LUIS GOMEZ No, this is our plan at the moment. Again, we are a specialist in industrial. That is our primary focus. That is what we do best and we think we're really good at it. So that is the product of choice. It is an M-2 Zone, so we're really, you know, that was the intent to purchase it and develop it as an industrial project.

CHAIR FRYMARK I'm sorry I didn't catch your name the first time. You said...

NOEMI WEISS Noemi.

CHAIR FRYMARK Amy?

NOEMI WEISS Noemi.

CHAIR FRYMARK Noemi. Thank you very much.

NOEMI WEISS So in the initial study on page 108 in the noise section for sensitive receptors, so, we evaluated the near single-family residences were 445 feet to the southeast and then, you know, 530, 580 and then there's an elementary school we analyzed and a university too. Those are analyzed for noise, air quality, and health risk. We did a full health risk model as well for all the trucks and dispersion modeling for that.

CHAIR FRYMARK It was mentioned during the presentation that, excuse me... That was not mentioned, excuse me. It was mentioned during the presentation that there would be potentially 57 new jobs in the area that were added as an added feature or benefit. Should this development be approved. I am curious, hypothetically speaking, could there be any contingencies put in place, should this project be approved, to give priority or to give some kind of a preference if you will, to Irwindale residents. I mean, I know we don't have a buyer yet, but like, is there something that could be put in place that would give some sort of priority to Irwindale residents, should they... once a tenant be sought be hired.

ASSISTANT
CITY ATTORNEY
TRAXLER Oh. That is something that we typically ask of any applicants when they're doing construction or development in the City. Umm, but it's not typically something that the City requires just because sometimes it's... To be quite honest, kind of difficult to hire Irwindale residents. So, we

ask, and we ask that they work with the City and notify the City on those kinds of things, but we don't typically make it a requirement.

CHAIR FRYMARK I was just curious that I would ask for any of our Irwindale residents that, you know, may be looking for a job at some point. Another question is for... I don't know if it's for Staff or if it's for Mr. Garcia here, but... Umm, where is it? It looks like the height on this building is like 49... 43, building height is 43 feet. There was... The design is beautiful, by the way. I read about all the additional lighting. I love the additional curb that's going to be added. The trees obviously is a plus, good for the environment. But my question specifically is related to the parapets. What? What? So, I know the height building is proposed at 43 feet. What is any proposed parapets in the design plan? How high would that go? Is it an additional 10?

LUIS GOMEZ Does that include parapets? I think it does right?

SENIOR PLANNER JONES Yeah. If you look on page 4 for building height, it's...

CHAIR FRYMARK Page four of the...

SENIOR PLANNER JONES Of the Staff Report. And it says that the proposed building height is 49.

CHAIR FRYMARK Okay, page 4, I see 49. And that includes the parapet.
SENIOR PLANNER JONES Yes.

CHAIR FRYMARK Okay. So then does that leave us to assume that the actual height of the building is less than 49, but because the parapet is being included in that figure, it's going up to...

SENIOR PLANNER JONES Correct.

CHAIR FRYMARK I see your head shaking, thank you. And this is a question for Staff. I'm curious just to learn more about, I know that this is potentially being Zoned, well, it's an M-2. We're looking at the possibility of doubling its size and making it into a warehouse. I am curious to know how much available non-occupied warehouse space currently exists in the City. Like, do we have any warehouses that are just unoccupied currently in the City?

SENIOR PLANNER JONES We typically don't keep track of that because that's private property, so maybe Economic Development might have that that information, but in Planning we don't. But I mean, we can see what we can find out.

CITY MANAGER Chair, if you do not mind,

MIRANDA

CHAIR FRYMARK Yes, please.

CITY MANAGER
MIRANDA Yeah, we do have... We do have Co-Star, which is a... We have an agreement with them to provide that kind of information and definitely can bring that back to yourself and the rest of the Planning Commission. And maybe even give an overview of, you know, the vacancies within the City, the jurisdiction, and not only just those that are vacant, but also properties that are for sale, things of that nature. So.

CHAIR FRYMARK Yeah. Thank you. I personally would like to have that information. I am looking at our fellow Commissioners here and it sounds like that's something that they're interested in as well. If we can get that information, perhaps at the next meeting, if possible, that would be great.

CITY MANAGER
MIRANDA Absolutely.

CHAIR FRYMARK Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, Chair and Commission. So, I think it was a couple of years ago, Co-Star did give a presentation and at that time, I think that what they emphasized the vacancy was like 4 percent in the City of Irwindale. You know, so most of them were filled and ago that was a couple of years ago when that was presented, but we can get that updated data to you. Thank you.

CHAIR FRYMARK Thank you. Does the Commission have any other questions for Staff or Rexford, for Noemi or?

COMMISSIONER
MIRANDA I'm curious about Mr. Gomez, possibly regarding tenancy. When I'm watching the possible... The office of the bays that are there, do you anticipate a certain kind of tenant to be there, your negotiators, anyone in in the future?

LUIS GOMEZ We don't have a tenant selected at this point in time. It is a spec building. I would point back to our slide. If I can, I don't know if I can bring this up. Is it possible to share the screen? If you look here, this pie shaped description there outlines the different types of tenants that we bring in or our portfolio holds. While most people just assume we're going to bring in a warehouse use, that's not always the case. In fact, if you if you look at this exhibit that's only about twenty percent of our Portfolio, right? So, it's quite possible that we could have a manufacturing facility, a retail trade, construction, Parks and Rec. I mean, there's a whole host of different tenants that can come in. So, you know, we're open. We're looking the fact of the matter is, it's hard

to lease before you get these projects going. You just can't get anyone's attention because we're still at a minimum, a year out, right? A year and a half. So, we just want to get this project started, get the energy going and I can assure you we would bring a first in class tenant to the community.

CHAIR FRYMARK

Mr. Gomez, I have... Do you have any other questions? I have no doubt that you would bring, you know, a very respected company to occupy your building, it's a beautiful building. The concern at this point isn't even the height which has been a topic of conversation because it does exceed at least 400 feet from residential. For me personally, the hesitancy lies in not knowing how much unoccupied space currently exists in the City to be able to move this project forward. So, at this time, I would like to make a motion.

ASSISTANT
CITY ATTORNEY
TRAXLER

Chair, Chair, sorry, I apologize for the interruption.

CHAIR FRYMARK

Should I not? Oh my gosh, I forgot. I am so sorry. I'm just trying to move this along you guys. My apologies to everyone here if there are no further questions from the Commission, we can go ahead and open up the Public Hearing on this item. Okay. Would anyone like to come forward to speak on this item? We can go ahead and open the Public Hearing now.

OPEN PUBLIC
HEARING

At 7:15 p.m., Chair Frymark opened the Public Hearing.

ROBERT DIAZ

Robert Diaz, and I'm concerned about the traffic impact that the development would have in the area. There's supposed to be a third lane on Live Oak. That's part of the Mitigation measure for the Park at Live Oak Project, but it's not been completed. I believe in part because they need permission from Baldwin Park to be able to put that third striped lane. And as I drive by there, I don't see it completely striped in a third lane. In short, Arrow and Live Oak lanes are already impacted. Concerned that this also will have an impact. On Stewart Avenue, I already see vehicles queuing to avoid the intersection or find a shortcut around by using Stewart Avenue. I'm one of them that's done that so, I know. But it's narrow. So perhaps you need to study widening it. So, in this case, the EIR is inadequate, I feel in the circulation area. Also, on Live Oak, maybe you can consider acquiring land along that right of way, they only got a twenty-foot set back, so you can't get much. But it would require a smaller building, if you're going to get enough land to have a good impact. But not just that property, the rest of the properties along Live Oak and Arrow in that intersection. So, I'd like to see if you can recommend to the City Council or the Planning Commission itself to tackle that citywide, to see what the impact... Because some projects may not have been included in this in the study of traffic. Those include

the Park at Live Oak isn't fully developed yet, and you've got the City considering a warehouse on Live Oak Lane. Potentially a lot more trucks. So that's one of the things, I'd like to see economic analysis, to determine what is actual cost of the development, since it's not likely to bring any revenue of significance to the City. If we continue to improve industrial buildings, and it costs the City money to maintain the roadways and infrastructure. And then it's like a business you can't keep doing it, you'll run out of money, and at what cost to the residents? Less services? So, it may be recommended that the Council have an Assessment District in the area to pay for all the costs, actual costs, rather than estimates. A question about why you would want meandering sidewalks. It takes up some of the space to, you want to go from point A to point B on a sidewalk. It's easier just to go in a straight line, but I understand they want to make it... give it depth. But that's one thing I would question. As far as health impacts, you look at AQMD studies when they do these EIRS, yet you don't look at the Air Resources Board recommendations. When you have a number diesel trucks in an area that there is a diesel particulates a NO_x impacts that can affect residents within a thousand feet. And in that case, they don't recommend that many diesel vehicles in an area near a residence. And you have in Baldwin Park, those residents close enough by that there could be an impact there. So, I'm not sure that that has been studied. Sure, the AQMD has their analysis, but as far as the Air Resources Board, they're telling you so many trucks it's unsafe. That's umm...

FRED BARBOSA

Good Evening Chairperson, Commissioners, residents, people in the audience here. What I like to know is a lot of times the project they say they're Mitigated Negative Declaration. I get tired of hearing that. When are they going to do a cumulative study on that area? Has one ever been done or is everything... How much of that area is mitigated? Let's clean that up a little and like he said why should the City get stuck with infrastructure costs? Yeah, do Mello-Roos. And I guess most of your buildings are around a hundred thousand. So, I just wanted to get that size in there. Okay, thank you.

CHAIR FRYMARK

Thank you Mr. Barbosa. Is there anyone else from the public that would like to come forward and speak?

LUIS GOMEZ

Just like the add, one final statement here that I do understand your concern with the vacancy. I'm sure that is readily available, but the fact of the matter is we're committed to investing in the City of Irwindale. Regardless of the fact of, you know, where vacancy may be. I will point out that vacancy is cyclical, right? It goes up, it goes down, demand goes up, demand goes down. We believe in the project. We're building it for a reason, and we have the long-term hold in mind, so I just don't feel that that would be relevant whether vacancy has gone up or not. And with that, I want to conclude with the fact that you're making a recommendation to City Council. Ultimately, it's going to go to City Council, and they would make the final decision on whether or not they

agree to proceed with the project. So, we'd like to see you guys push this forward, I understand the concern, but I really don't believe that there's a whole lot to be concerned about. Thank you.

CHAIR FRYMARK Mr. Gomez, we appreciate your comments.

SENIOR PLANNER JONES Yeah. I just want to respond. So, we were able to find a Co-Star report from 2023 which has the City at a 5 percent vacancy rate.

CHAIR FRYMARK 5 percent. 2023?

SENIOR PLANNER JONES 5 percent.

CHAIR FRYMARK If there are no other members from the public wishing to speak on this item, we can close the Public Hearing. Do we have anybody on zoom before we do that?

ADMINISTRATIVE SECRETARY HERNANDEZ Yes, we'll move on to Tier 2. I'll go ahead and unmute Ms. Gomez.

CHAIR FRYMARK Okay, Ms. Gomez, are you there?

SUZANNE GOMEZ Can you hear me?

CHAIR FRYMARK Yes, we can hear you.

SUZANNE GOMEZ Good evening, Madam Chair. Commissioners, Staff. It is exciting to know that we partnership with this developer that has many buildings in the community, so they should understand that our concern in that particular corridor. I would encourage the Commissioners to further study. When you're bringing in a new business you're bringing in a new building for new businesses, which will incur additional traffic, and that whole area needs to be addressed. I think that when we do a study, though, it was already a pre-existing building and the traffic is already, you know, we already know what's coming in, there's gonna be more. And there's a couple solutions to that. To do what Mr. Diaz said is to collaborate with the developer, other developers in the area, The City of Baldwin Park, the City of Irwindale, and the Planning Department to do that third lane. The congestion from the freeway to the 605 from our residents on the Duarte side, as we already discussed is horrendous. So, I think that we should take...Because this developer is such a partner, they should take the opportunity to continue to figure out solutions before we get started on this project to help with the congestion and the traffic. Even though the report says it's minimal, we all know that that's not always actually the factual case when it comes down to it. So, I encourage the Commission and the developer to continue to look at traffic issues, and even the perspective that there's a different schedule that some of the trucks come in not during busy

hours, evening businesses and such. I know that it's a year ahead, we're just developing it and I think that even if you approve it tonight that there would be a caveat that we discussed the traffic and how to mitigate that further. because it's continually an issue, a big issue, and since they're a great partner with Irwindale, they should understand and consider that point of view from the residents' perspective. Thank you.

CHAIR FRYMARK

Thank you, Ms. Gomez. Is there anyone else in Tier 2, Jesus, that would like to speak?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Looks like we have no one else for Tier 2.

CHAIR FRYMARK

Do we have anyone for Tier 3?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one for Tier 3.

ABBY PAUL

Planning Commissioners, I'm Abby Paul, the traffic engineer on this project. I just like to go ahead and clarify that we actually did not have any traffic impacts. One of the reasons for this is because the existing building on site was an office use and in general those are more traffic intensive. So, a warehouse of this size that the applicant is proposing is not as traffic intensive as the earlier use. And with that, we did analyze all intersections, and you know, they are all acceptable LOS. And they're actually, at very good LOS even. They're like Los A and B, which are on the good range of LOS. I know queuing was also mentioned so we did do a queuing analysis on all the intersections and driveways. We have worked diligently with the City to ensure that that's enough space for the trucks to turn, because we knew that queuing was going to be an issue and all of those things have been insured and there are no impacts, in, as per the traffic.

CHAIR FRYMARK

Thank you. Sorry, Commissioner Miranda.

COMMISSIONER
MIRANDA

Yes, I can have a question for you, Abby. I'm sorry. I'm curious. It was an office space before, and I'm imagining people get there early for work, and then they 'd leave work, and there's a lot of traffic when they get there and leave. Probably in between, not so much. Perhaps there's a last mile tenant there. There's like the deliveries and gets things there like that. That's a lot more traffic trucks coming in and out. Couldn't imagine that be more traffic impacted than an office in the morning than late. It may be impacted in the morning at one time, or two times versus constant traffic and bigger trucks and pollution.

ABBY PAUL

I'll just answer that in the P.M. peak. So, the warehouse... When we do the analysis, we consider daily trips A.M. peak hours. That would be the

rush hour that you're talking about. And P.M. peak hour. So, warehouse operations in general, the traffic doesn't come together they are spread out more during the non-business hours. So usually, the trucks and car impact is not going to be during the peak hours, and during the peak hours per our analysis it is just a total of 17 trucks that... Sorry, it's not even 17 trucks, it's actually just 13 trucks and this is with passenger car equivalent applied. Means you're equating them to number of cars, but the trucks are even lower. So, it's like four trucks. So, the experience of traffic during those commuter peak hours are much less.

- LUIS GOMEZ Can I just add, Commissioner Miranda you mentioned last mile deliveries. If you look through our Conditions of Approval, Planning Department did a great job, they actually state that if we were to bring in a last mile user, additional analysis would be required. So you'd be safeguarded there.
- CHAIR FRYMARK Okay, we're going to go ahead if there are no other comments from the public, we will go ahead and close the Public Hearing.
- CLOSE PUBLIC HEARING There being no speakers, Chair Frymark closed the Public Hearing at 7:25 p.m.
- CHAIR FRYMARK Are there any discussions from the Commission? Okay, hearing no further discussion, do we have any motions?
- COMMISSIONER MIRANDA Yeah, I feel as strongly... You feel like you... You feel like you would like to have more information on this or analysis, or you think we're in the right place? It's a beautiful site. Like I, I spent hours and hours on your plan. Very good information. But...
- CHAIR FRYMARK I appreciate your question, Commissioner Miranda. There is, there's no question about the design. It's a beautiful design. The question on occupancy was addressed. The question on residential impact in terms of height and setbacks was addressed. I read the... Me and my Post-It's. I read the, the MND and I was satisfied with all of the Mitigation strategies outlined. I thought they were pretty interesting, including finding fossils and getting the tribes involved and reading all the comments, so I appreciate Kimley Horn and Associates for putting this together. I found it really interesting. I read it through. I did have a degree of hesitancy, but that hesitancy and those questions have been addressed. I do want to get more information about the third lane on the Live Oak project, but I don't know that this is the time to get that information because that is outside of the scope of this particular project. But I would like to get additional information on that because I am concerned with traffic, as some of our fellow residents have addressed. And the air quality, although I'm hearing that air quality is not necessarily a concern because that was studied and that only a total of possibly 13 trucks. I believe it was peak hours was mentioned would be coming in and out of this facility.

- ABBY PAUL Sorry, I get too geeky sometimes, but yes, its passenger car equivalent trucks is 13, but actually the number of trucks in the P.M. peak hour... The A.M. and P.M. peak hour, 7 to 9 window and then 4 to 6. It's about 4 trucks and when you convert them to their equivalent cars then it's like 13 cars. That is what it means.
- COMMISSIONER
MIRANDA Abby, can I ask a quick? I also read the plan about right turn in, right turn out as well. Do you know exactly, well you don't know who the tenant is going to be exactly, but how are they gonna be entering Rivergrade Road or Live Oak in the right turn?
- ABBY PAUL So Live Oak is just right in and right out, and that is just for passenger vehicles. And trucks, 25 percent of the trucks, so most of the trucks are going to come from like Arrow Highway on to Rivergrade Road. And 75 percent of the trucks, when you say that it's 3 trucks, 3 trucks in the P.M. peak hour or A.M. peak hour, they're going to access the northern driveway on Rivergrade. And maybe just 1 truck is going to come from a Live Oak and turn up from the driveway. Passenger vehicles are restricted to Live Oak and trucks are mostly going to enter from Rivergrade. And it's... The Rivergrade driveway is all access, because it allows for a two way left turn lane for that movement.
- COMMISSIONER
MIRANDA Thank you. Just wanted to clarify, I'm sorry Chair about that, because I'm feeling the same way you're feeling I had.... I read it and had some questions. I think the question has been answered for me and some residents have some concerns. I think the concerns have been answered for me personally.
- CHAIR FRYMARK Do you like to comment?
- ASSOCIATE
ENGINEER
PIMENTEL Evening Chair. I had just a little clarification in regards to the third lane. Luis Pimentel, Associate Engineer. Yeah. So, there was, if I'm, if I'm not correct... If I am not mistaken, there was a condition for the Park at Live Oak to add a third lane but in their frontage along for the project that actually was done when the project was done, back in, a couple years ago, so it went from 2 lanes on Live Oak Avenue to 3 lanes on Live Oak Avenue. So that was addressed for that project. Now for other projects I can't really speak about, but for that project I know it was in regard to the one for Park at Live Oak.
- CHAIR FRYMARK So that was for the record, completed.
- ASSOCIATE
ENGINEER
PIMENTEL Correct.
- CHAIR FRYMARK Thank you. Do we have any motions on the floor?

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COMMISSIONER RODRIGUEZ	I would like to make a motion, but just quick question for Jamie. Do we do these separately?
ASSISTANT CITY ATTORNEY TRAXLER	Yes, that would be my recommendation, yes.
VICE-CHAIR ACOSTA	Okay, Okay. I'd like to make a motion for the first one, Adopt Resolution No 844(25) for approval.
COMMISSIONER CHICO	I'll second it.
CHAIR FRYMARK	Roll Call.
ADMINISTRATIVE SECRETARY HERNANDEZ	Second by Commissioner Chico, correct?
CHAIR FRYMARK	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you. Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Vice Chair Acosta.
VICE-CHAIR ACOSTA	Yes.
ADMINISTRATIVE	Chair Frymark.

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SECRETARY
HERNANDEZ

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you. Do we have another motion? Are looking to possibly consider the Resolution Number 845.

VICE-CHAIR ACOSTA I'll make a motion to approve.

COMMISSIONER
MIRANDA I'll second it.

CHAIR FRYMARK Roll Call.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico.

COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice Chair Acosta.

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE
SECRETARY Chair Frymark.

HERNANDEZ

CHAIR FRYMARK Yes.

ADMINISTRATIVE Thank you.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Thank you. Moving on to Item B, the Zoning Ordinance, Amendment No. 03-2023 and Zone Change No. 04-2023 citywide the Title 17 Zoning Code Update. Do have a Staff Report?

COMMUNITY Thank you, Chair, and Commission, and members of the public. Yes, DEVELOPMENT you do have a Staff Report Presentation. So just a little bit of a brief DIRECTOR recap. You've heard this before, but this project is a Comprehensive SIMPSON Zoning Code Update and it was continued from the December 18th, Planning Commission meeting. On January 31st, a Notice of Public Hearing was published in the San Gabriel Tribune, a newspaper of general circulation, in accordance with the California Government Code. A Notice of Public Hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was posted at Irwindale City Hall, the library, Community Development Department, and the local post office. The notice was also mailed or delivered at least twenty days prior to the Public Hearing to all owners of the subject, real property proposed to undergo Zone Changes or Amendments. So, with this presentation Nick Pergakes, from Interwest, he will be with us tonight via zoom. And he will give a brief review of previous changes and go through in more detail on the latest direction from the Planning Commission. And like previous presentations, this is a joint one with Staff and Nick discussing the slides. But he'll be chiming in later with that. So, as I mentioned, this item was continued for the Planning Commission to have further discussion on building heights within a proposed residential buffer. The non-conforming chapter was discussed and the administrative review process. So, these items were included in the Staff Report and we'll go into further detail. So, I want to point out, no changes are actually being made to the Zoning Code document until the Planning Commission is finished with all the recommendations. So, one thing, we are keeping the SMARA chapter as is, that's not changing. But again, you know, the direction will be that we'll bring it back to you. To bring back the amended chapter, excuse me, at a later date for consistency with state law. Frog in my throat. Anyway, I also want to point out the red line document, that was included in your packet, it will be correctly renumbered and put in order when all recommended changes are final. So, we did receive a written... Oh, thank you. We did receive written public comments after this December 18th meeting. We received an e-mail from Craig Furniss from the Alderson Business Park that was dated on 12-20-24. And we received a letter from NAIOP that was dated 12-18-24. Those are discussed in the Staff Report.

There was also a letter that we got on December 18th from a law firm, I believe it was Buchalter. And we had placed that on the dais, but in this this thing, I included in the packet just for your reference. And I do want to point out that one of the exhibits, it's the Exhibit A to Resolution Number 828(24) has a complete list of the Planning Commission's recommendations to date. So, the Environmental Review for this project is pursuant to the authority and criteria contained in the California Environmental Quality Act or CEQA and the City of Irwindale Environmental Guidelines. The City is the lead agency, has analyzed the project and determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review Report for the City 's General Plan and pursuant to CEQA guidelines is consistent with the previously certified EIR for the City's General Plan. So therefore, no subsequent EIR, Negative Declaration, or Addendum is required for approval of the Zoning Code Update. So, one thing I do want to say that it was a year ago that this Zoning Code Update was recommended for approval to the City Council. It was last February. So, the Planning Commission has worked long and hard over this past year, so I really want to commend you for that. There's been a lot of hard work that's been put into this, but I also want to remind you that, and remind everyone who's listening, that this project was financed primarily through grants that were provided to the City by the state, and it covered most of the cost for preparing it. So, the City has until June 30th to adopt the Zoning Code Update, or the total amount of the grants would need to be returned to the state. So, I just want to point that out. The deadline for the grant was a few months ago, but we have talked to them. We've explained, you know, over this past year how much work has been done and there have been some changes, you know, in the Planning Commission set up. But they've understood that. They see the goal. And the whole purpose of those grants was to be able to create a planning policy guideline and to bring, you know, hopefully bring cities not just for Irwindale, but throughout the state, you know, to get this done. So, I do want to commend you for that, but I have to remind you I have to be the negative Nancy, to point that out. So at this point, what I'm going to do is I'm going to turn it over to Nick.

NICK PERGAKES

Hi, good evening everybody. Good evening, Chair, Members of the Planning Commission. This is Nick Pergakes, Principal Planner for Interwest Consulting Group and Project Manager for the Zoning Code Update. I am going to give a brief overview of the agenda tonight for the presentation. We would like to discuss direction received at the December Planning Commission meeting. Also, some of the items that were discussed in some of the individual meetings with the Planning Commission and City Staff, as well as the consultant team. We discussed potentially looking at 35 feet of building height maximums within the 500 feet buffer to be increased to 40 feet. We looked at analyzing 250 feet residential buffer from M-1 and M-2 properties from Residential zones properties or zones. We also looked at and talked about parapet wall heights, as well as reviews for non-residential

developments at the director level review. We also... Tonight will look at these items and discuss the recommendations to then take forward to City Council. Next slide. So, Marilyn gave a bit of a recap on the meetings that have been happening over the last year, so I won't go into too much detail about this. But we have been working with City Staff and the Planning Commission on addressing several comments and ideas and revisions that came from property owners, business owners, City Staff of course, as well citizens in the community to look at various development standards. You know, including setbacks, building heights, and other things, as well as the non-conforming use regulations. And there's been several meetings with Planning Commission members to work on these edits to satisfy the community's residents and business owners' concerns. And we have made revisions since the last meeting, and they've been reflected in the document that's been provided in your packet to review. So next steps would be to take it to City Council for adoption later this year. Next slide. So back in August of 2024 at the Planning Commission meeting, City Staff presented analysis of M-1 and M-2 properties that were within 500 feet of residential zone properties. Staff received direction at the December Planning Commission meeting to then look at a 250-foot buffer from residential zone properties, due to input from property owners and businesses, noting that the height limits of 35 feet within that area would cause several existing industrial buildings to be non-conforming in height, and could potentially cause issues with existing or future bank lenders. So, this table here shows the M-1 and M-2 zones. The parcels affected with that 500-foot buffer around residential properties, so this is parcel line to parcel line. And here you can see 37 parcels are affected from the M-1 Zone to the Residential Zone properties. And then in our new analysis, and I'll show some slides here in a few moments, the 250-foot buffer around the residential uses, it reduces the number of parcels affected by about 30 percent or so. And then for M-2 zone properties that are within the 500-foot buffer, we analyzed 60 back in August, and then looking at the 250-foot buffer from residential zone properties it does reduce it down to 46 parcels. Next line. So, we're going to show a series of maps. We shared similar maps back in August of different areas where Residential Zones are near, Industrial M-1 and M-2 buildings. So, this is showing that 250-foot buffer, in blue, from residential zone properties today. And this is about a half dozen or so buildings that are impacted. You know, property line to property line within that that area. Next slide. This is showing a building at 500, excuse me, 15601 Cypress. This is an existing industrial building that's about 38 and a half feet in height. So, it would be non-conforming with the new Development Standard in the new Zoning Code Update. Next slide. In the Town Center area, Arrow/Pepper Tree, again we were showing a similar slide or similar example of a buffer this time it is a 250-foot buffer from properties that allow residential. So those are the properties shown in yellow. And then the buffer of 250-feet from those properties is shown in blue. And then next slide. We're showing here an example building

which is across street from the Planning Department 's building at 5200 North Irwindale Avenue an M-2 Zone property. And these sets of buildings is about 32 feet in height. Next slide. This is now down south in the southern part of the Town Center designate in the General Plan, showing residential properties in yellow with a 250-foot buffer in blue, and the impacts to some of the industrial buildings that would be to the west of those properties here shown yellow across from Irwindale Avenue. The next slide. This photograph is showing a building at 16035 Arrow Highway and it's in the M-2 Zone, and it's roughly sitting at 34 feet in height. Next slide. Here is the Park Neighborhood with a buffer around... about 6 or 7 residential zone properties today, and with a buffer the impacts to a few M-1 properties in the area. Next slide. Here is some buildings here at 1488 Los Angeles Street and this is the Alderson Business Park, that has an average building height for a lot of these buildings at 35 feet. And as you can see, some of the buildings at the entries, you know, kind of the ends are a little bit taller in height for an architectural feature. So those architectural features bring it up to about 41 and a half feet. So having a parapet wall or architectural feature counted outside of the building height measurement, you know, would make several buildings now be nonconforming in status. Next slide. Here's the Mountain Neighborhood showing 250-foot buffer in blue and showing some of the impacts to M-2 properties and M-1 properties. And next slide. Here are a couple of buildings along Bateman Avenue in the M-2 Zone, which have an average height roughly around 36 to 38 feet. Next slide. So wanted to show this slide in terms of what was being discussed at some of the individual Planning Commission meetings with Staff, there was some talk about bringing the 35-maximum height, if you're within the residential buffer zone and, you know, considering it to be up to 40-feet. And then also with the maximum parapet height considerations, now in the in the Zoning Code draft, we've been showing 10 feet proposed but considering to bring that down to 8 feet. So, as you can see here with the building heights to the right, if you take a 35 feet building height, you know, within the residential buffer and you add the parapet, you know, that could bring the top of a structure with architectural feature or parapet up to 43 feet, if it stays at that ten feet proposed and it could get you to 45 feet. And then if we do consider raising it to 40 feet you would have an extra 8 feet for parapets. So that would be 48 feet tall in height, or 50 feet if you keep it at the 10-foot proposed parapet height maximum. Next slide. So, some of the revisions, as well, since the December meeting to the non-conforming uses and structures chapter of the document, we added, "structures may be continued to maintain." Explicitly including routine repairs in Section 17.18.040. We've also included the term structures to 17.18.060 to include non-conforming structures in addition to uses. And then we also modify the language in 17.18.060 for modifications to explicitly state that, "non-conforming uses shall not result in an expansion or intensity of a physical footprint of a building." Next slide. We also have modified language in 17.18.070, Elimination of Non-

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

conforming Uses and Structures, to include substandard buildings as defined by the Health and Safety Code Section 17920.3. And then in Article 5 in table 17.24050-1, Review Authorities for Decision and Appeals, the site design excuse me, the Site Plan and Design Review Table for Administrative Approvals for Industrial Zones was then revised. As you can see in the document. So with that, I'm going to turn it back over to Marilyn to discuss the Site and Design Plan Review process. Next slide.

Thank you, Nick. So. At the last meeting, one of the things that had been brought up by some of the developers and the business owners, was the Site Plan and Design Review and having what is the current process and what's being proposed in the Zoning Code, and then as it was revised. So, let me see, let me go to the next slide. This has the same information, but a new column. So, we'd have some discussions, and we had a few conversations and some direction and comments from the Planning Commission. So, in the current code right now, maximum that can be approved administratively is 1,000 square feet. And that goes through a Site Plan and Design Review that we keep a file for that. We keep records. We go through the same analysis with it, but it's just we look at the square footage. So that processing time, 2 to 4 weeks depending on what the expansion is for or the project. And then the cost of the applicant averages around sixteen hundred. So, in the proposed code, this was a recommended, you know, because of the size of the buildings that we have, up to 25,000 square feet. And again, it would go through the same kind of Site Plan and Design Review that we do at the staff level. Would take 4 to 6 weeks. Cost would be just over two thousand. So, what was proposed, this was in the September meeting, that there would be no Director or Administrative Review it would have to go through Site Plan and Design Review, that would go to Planning Commission City Council. The processing time on that 3 to 5 months. That's a very ambitious schedule with that. I would say it would take a little bit longer than that, but the cost significantly increases to just over twenty-four thousand. So, after the discussion with some of the Commissioners looking at putting a cap of either 10 to 15 percent of the existing area not to exceed 2,500 square feet. It would still go through a Site Plan and Design Review process for director approval, with the option to take it to the Planning Commission. We always have that option to take things to the Planning Commission, by the way, so. In that the processing time, again, you know 2 weeks to 2 months for that. And the cost would be just over 2,000. So wanted to bring that up because there was still some concerns that had been raised to Staff, you know, on not being able to have an Administrative Review and having that discouraged somebody from doing some improvement to their project or to their site. So, without that, that concludes the Staff Report. Recommendation is to adopt Resolutions Number 828(24) and 829(24). If there's any additional revised or alternative recommendations to bring that to the City Council, and direct Staff to

report back to the City Council. And the second recommendation is that... to the Planning Commission is to have the City Council adopt findings of consistency with the cities previously certified, General Plan Environmental Impact Report. Thank you.

CHAIR FRYMARK

Do we have any members of the Planning Commission that have any clarifying questions or need additional information from Staff before we open up the Public Hearing? Yeah?

COMMISSIONER
MIRANDA

Question. Marilyn, by the way, thank you so much for the workshop it was amazing and got us to where we're at right now. I had a question regarding what would prompt you, particularly, to take it to the Planning Commission versus just making a decision that way, or what would concern you or that come across your table that you would think, "hey, I need to take this?"

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Well, we'd have to have clarification on what was the expansion for, with that. That would be one of the things. If there was anything that was questionable or that our code really didn't define. You know, I'd want to get some kind of clarification on that. And it would be something if they weren't necessarily wanting to agree with the Commercial and Industrial Design Guidelines with that. That if they thought that Staff was overreaching. That, you know, I'd say that's fine. We understand the criteria. We've heard you loud and clear about the Commercial and Industrial Design Guidelines and we'd want to bring it, you know, back. And you know, depending on it's, it's not like we're using you as a hammer I just want you to know. And I don't want any developers or anybody in the public to think that we use that, but it's just no, sometimes there are some things, you know. Or if there's something that, you know, this is something... It might be, you know... If we're looking at the size. If it's like kind of stretching it, you know for that. But again, I want to go back to if they were coming in and they're proposing this expansion, the analysis that we do, you know, we have to look at parking. We'd look at the use. We'd look at the height. We'd look at the design. We'd look at the colors. All of that goes into it. So yeah, and we actually write up a report with it. So, we have the file for that, so we leave it for generations to come.

COMMISSIONER
MIRANDA

Great, thank you.

COMMISSIONER
RODRIGUEZ

I do have a question. Yes, it's for Staff. So, regarding the parapets, right now it's at 10 feet currently in the zone.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

In the proposed Zoning Code, yes.

COMMISSIONER RODRIGUEZ It's my understanding that those cover any like air condition units or something on the roof.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON In the proposed Zoning Code, yes.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON That's correct.

COMMISSIONER RODRIGUEZ Okay. So, if we were to decrease that down to 8 feet, would it cover most of the air-conditioned units or anything that's up there on the roof? Or are they at certain standard size that's placed on the buildings?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you, Chair and Commissioners for that question. So, there's a lot of variables with that. So, it would depend on the building and the size of the building and the building code itself, which is not the Zoning Code. Not my purview, but the building code require were some of that mechanical equipment needs to be placed on the roof. And the code does require... All codes require this, that there be screening from public view of that. So, depending on where they are putting it, and it's very handy that we have our Building Official here and he can correct me at any time. But there are, depending on the use that is on the floor, that would depend on what kind of equipment needs to be up on the roof with that. So 8 feet, that could cover it. But again, you know, if there was a question about it, we would have them do a line of sight drawing for that that we'd have to see it. That's a typical drawing that you have somebody who is, or they have a figure, that is at least 6 feet tall from the public right of way doing the line of sight that can they see it, you know, or not. So we want to be careful with that, but I think that most of the equipment is about 6 feet. Things end up getting compact, but sometimes it depends on the use that someone has, it may need to be higher. If it was something that if it had to be higher without it, it might need a Variance for that, and that's something definitely that we would come back to the Planning Commission for. But I do want to talk about the difference between a parapet and architectural features. So the parapet is one thing to screen that, but something that has been, and it's even part of the Design Guidelines, is to have kind of an entry statement to the building and those are the architectural features. Those should be higher than the parapet, because otherwise you just get a very flat building. You want something tells visitors this is the entrance. And so you really don't want to limit that. I know that the preferred thing is to have some kind of arched design with that. So you

want something a little taller so that it's not just a small eyebrow that goes over that entryway. So an architectural feature really should be allowed to go a little higher than the parapet.

COMMISSIONER RODRIGUEZ I do have another question.

CHAIR FRYMARK Yes, go ahead Commissioner. Please.

COMMISSIONER RODRIGUEZ Okay, so regarding the graph that was put together, the analysis of the buffer.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes.

COMMISSIONER RODRIGUEZ Oh, I'm sorry, yes, the buffer. It was my understanding that those buildings were non-conforming not based on height. It was based on their application process.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON There are some of them that they were considered legal non-conforming because they were constructed prior to having to get a Site Plan and Design Review entitlement with that. Thank you. We consider it legal non-conforming with that.

COMMISSIONER RODRIGUEZ With these numbers, is it accurate that these numbers are based on height alone?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes. If I can have Nick, who did the analysis, speak to clarify that.

NICK PERGAKES Yes. So, the numbers that are shown in that table, in the PowerPoint presentation, the distance of the buffer is from property line to property line. It is not necessarily property line to the structure or like a multi-family or like, excuse me, or like an industrial building structure to a residential structure because it's it's too difficult to do it that way. We had to look at it just property line to property line because you know like a building could be set back quite a ways. There could be parking and then at some point a building could be expanded or a new building can go in there at some point. So, we had to kind of measure it from property line to property line for the residential buffer. So those are the parcels that are affected. Now, the number that are non-conforming in terms of height, we don't have that exact number, so it's probably less than that.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you. And if I may add to that, that would be one of the things that if we had a building that was legal non-conforming because it was constructed prior to the requirement for Site Plan and Design Review, and they came in and they wanted to expand even if it was that 1,000 square feet or something smaller, that is something... Because we want them to be legal. So that when we want them to conform... So that would be something that we would bring back to the Planning Commission.
CHAIR FRYMARK	Thank you Marilyn. Are there any other clarifying questions that any Commissioner would like to ask? While we're reviewing or considering additional questions, I do want to just thank the Planning Department for your time inworking with us and workshopping this. I know you met with us for multiple hours, at different times, and we were able to, you know, just have meaningful conversations and get this analysis information that we requested. I do want to thank you for that. It does show that if we were to consider reducing the buffer from 500-feet to 250-feet, we are making a difference in the number of businesses in our business sector that would be impacted and considered non-conforming. I mean the delta would be in M-1 Zone, 13 businesses and M-2, 14. I hope... Not that we need to show anybody anything, but I hope that it is recognized the work that the City Staff and the Planning Commission is doing to just kind of thread that needle delicately and address the needs of the residents as well.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you, Chair and Commissioners. You know, I do want to say that was time well spent with that. And there's been sometimes extraordinary effort to address everybody's questions with that, and I really appreciate that from the Commission.
CHAIR FRYMARK	Vice-Chair Acosta?
VICE-CHAIR ACOSTA	Yeah, I got a clarifying comment, Marilyn, on the part we're just talking about now about the parcels that would be affected, going from the 250 buffer. Those numbers just mean they'd be effective, it doesn't mean that they would be non-conforming. Is that correct?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	That is correct.
VICE-CHAIR ACOSTA	Okay.
CHAIR FRYMARK	Another quick question not related to buffers, parapets, any of those things, but it does apply in the in the sense of the Zoning Map. I do see where we have currently the proposed Zoning Map, where the skate park is as an M-1 Zone. I don't remember and please refresh my

	memory if we ever talked about changing that area to align with what it currently exists there, which is a park. Which would be zoned as a public/semipublic space I believe.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	I don't believe we've had that conversation, but that's something that that we can bring. We did that for the library project, that we had to change the zoning and get the General Plan into conformance with that, but we can do that because it's it doesn't look likely that the skate park's going to change.
CHAIR FRYMARK	No, we hope not. So. If we can get it properly zoned as we're working through this, I think that would be a good opportunity for us to do that. And address facts. I couldn't remember whether or not it's been discussed or not. Maybe not.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	And I'll work with the City Manager on that.
CHAIR FRYMARK	Do I need to present that, like as a motion in any kind of way, or is that just something that's going to be worked on?
ASSISTANT CITY ATTORNEY TRAXLER	Yeah, we can have... direct staff to work on analyzing rezoning of the skate park. And that can be included as a motion, yeah.
CHAIR FRYMARK	Do we have any other comments or questions before we open up the Public Hearing?
COMMISSIONER MIRANDA	Commissioner Acosta had a great comment regarding the properties that are affected by the 250. I was curious, you said non-conforming, they're not going to be affected, those properties? The 46 properties? I mean they're in the zone, but they will be non-conforming. We're trying to address the people who came into our Council Chambers.
CHAIR FRYMARK	We're talking about this table?
COMMISSIONER MIRANDA	Correct.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yeah, I'm gonna have Nick address that. because they're the ones who did the study on that.
COMMISSIONER	Thank you.

MIRANDA

NICK PERGAKES

Well, excuse me, can you state that again? I'm not sure I understood your question.

COMMISSIONER
MIRANDA

Well, regarding the graph we have the M-1/M-2, Light Industrial Heavy Industrial. The buffer from 500 to 250 and how it lessened the impact from 37 to 24 to 62 to 46. That's a good impact, but those left behind in 46, for instance, or 24, are they gonna be affected as far as their status as non-conforming? Or are they conforming because of the difference in the buffer now?

NICK PERGAKES

Well, so there's now less properties that would be... Yes, potentially non-conforming so we don't have an exact count. You know based on the building heights of all those properties. But certainly, there will be less. And you know, as we, the City Staff, and the City received a letter from NAIOP in December. They did propose, within 250 feet, having a, you know, a height limit of 40 feet. And you know, not going any lower than that. So, that would help also probably decrease the number of non-conforming buildings. Because that would then you know bring up the height to 40 feet as a maximum and then that would probably solve most of the issues with the non-conforming structures, if not all of them.

COMMISSIONER
MIRANDA

I thought so. Thank you. And by the way, Nick was amazing with helping, with all this too. Thank you, Sir.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

If I may add too, so the M-1 Zone, that's had a maximum height of 35 feet for years with that. So, the buildings that are in there, I can't attest to all of them in there, but since we've had... At least for the past 20 years, that we know of that it's been 35 feet high. Most of those then would be in the M-1. Those would be conforming to that maximum 35 feet.

CHAIR FRYMARK

Sorry I have one more question. The question is specific to, the Administrative Site Plan and Design Review process. We... I recognize that in January when we made the change, to request that, any you know Site Plans and Design Reviews come to the Commission, would extend not only processing but also significantly increase administrative costs, which is not the goal of the Planning Commission, of course. So, we talked about the possibility of exploring instead of completely removing the director review permissions, but rather, consider doing some kind of amount, dollar amount. Like, for example, some language to state like not to exceed X amount of dollars, for director approval, when there is a Site Plan or Design Review being considered. That is something that we discussed at our meeting. I think we got a couple of examples from other cities, so I wanted to just put that on the table as a

comment for us to consider. Because I don't think that an intended consequence was to delay processing time, or to increase any administrative costs associated with Design Reviews. So, I just wanted to make that comment. Do we have any other clarifying questions before we open the floor to Public Hearing? Okay. Thank you, Marilyn.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you.

CHAIR FRYMARK Do we have any members from the audience that would like to come forward.

OPEN PUBLIC HEARING At 8:11 p.m., Chair Frymark opened the Public Hearing.

SCOTT FURNISS Good evening, Chair Frymark, members of the Planning Commission, City Staff, thank you for all your time spent on this Zoning Code Update and listening to stakeholders like us. For reference, I'm Scott Furniss. I'm with Seventh Street Development and I'm also here representing the Alderson Business Park, on Los Angeles Street and Alderson Avenue. One thing, I think Chair Acosta already kind of clarified, but I believe, the buildings presented were within the 250-foot buffer zone, but they are not necessarily non-conforming. I guess it's my understanding that, that was what those buildings presented were in the buffer zone but are not necessarily non-conforming. So, if we could maybe clarify that that would help me, but other than that I'm just want to say I appreciate all the work that you guys have done. That you've sought out all the various stakeholders. And thank you so much.

CHAIR FRYMARK Thank you.

MIHRAN TOUMAJAN Good evening, Chair Frymark, fellow commissioners, Mihran Toumajan with NAIOP SoCal. We've come a long way from our discussions last summer, and I applaud the Planning Commission, City Staff, Interwest, Nick at Interwest working with residents and with business owners to find a good balance. And I think that which Nick presented today, our members can live with and specifically, we welcome the proposed 10-foot maximum height for parapet walls. As well as a 40-foot height limit for any building, Commercial or Industrial in the M-1 and M-2 Zones within 250 feet of a residential buffer. We believe that the 40-foot building height would better reflect existing structural demands by industrial tenants engaged in cube stacking for their distribution, logistics, and warehouse businesses. The 40-foot building height limit would ideally require a clear height around 36-38 feet, depending on the design and intended use of the structure. So again, that which Nick proposed today with the 40-foot building height limit I think, would also negate a lot of potential nonconformity. And even the examples that

Nick showed there was, I think, one building that was above 35, within the 35- and 40-foot range. And with a 40-foot limit that specific building would likely not be legal non-conforming. So again, we've come a long way and on behalf of our Members and NAIOP SoCal, we appreciate the time well spent by you in studying this, working with Nick and with the Staff in trying to find a sensible solution for all stakeholders. Thank you very much.

ROBERT DIAZ

Robert Diaz. On that chart that's shown above you, I like where it says proposed at September, Planning Commission meeting, where the maximum to be approved by director, says no director review permitted, I like that idea. Residents of Irwindale, including myself, feel much better knowing that it's the Planning Commission and Council to making decisions regarding land use rather than a staff member that may not be familiar with the City as well as we are. So, where they have considered other proposals, I like that one, but if you must, then go back to the current Zoning Code that allows director approval for only 1,000 square feet. I do feel that approvals, the kind you're talking about, should be postponed until the City and the Plan Commission review possible additional Commercial Zoning, or changing the definition of Regional Commercial. It bothers me when I see the Planning Commission Staff recommending changes to our General Plan, when that's supposed to be our blueprint for our future. And then we're having... I believe they should be following what's written in the code, and if someone says we want to propose a certain use, Staff should be able to tell them, "sorry, no you can't because the zoning or the General Plan doesn't permit it." And then if they wish to make an appeal, then they can make an appeal to the Planning Commission or Council for... But at least they know that what the code is. Any case. Anyway, I wish you'd consider other, some Commercial Zoning because... Also reviewing the General Plan. The General Plan was amended. It used to say that the pits along the 605 freeway are to be developed, filled and developed commercially. And I'm paraphrasing, but that's what it basically says. But it was amended and changed to say, commercial or industrial use along the 605 freeway are to be filled and developed commercially. And I am paraphrasing but that is what it basically says. It was amended and changed to say Commercial or Industrial use along the 605. And the developers are proposing nothing but industrial. Instead of just commercial, which has changed because of what the General Plan says. So maybe you can recommend the Council change that language to make it possible for commercial development.

CHAIR FRYMARK

Thank you, Mr. Diaz.

FRED BARBOSA

Good evening, Fred Barbosa. 16164 Calle de Paseo. We mentioned that the 500-foot buffer zone was not in the best interest of the City, it will cause more problems down the road. Another thing on the Site Plan and Design service, I like the proposed draft code from the Planning Commission in January for two reasons. One, it's not as expensive and

it doesn't waste a lot of time, and it's a developer friendly. You know, and there's nothing wrong in sharing power. That's what everybody 's afraid of, you know, they don't want to give people too much power. Hey, we're not going to let them abuse it, that's why we're here. So at least give them some. And if they hang themselves, hey, whatever happens but the idea, share the power. Let's move together. Thank you.

CHAIR FRYMARK

Thank you, Mr. Barbosa.

LUIS GOMEZ

Good evening, Chair, Planning Commissioners. Once again, Luis Gomez with Rexford Industrial. Just here to support the 40-foot height, the 10-foot parapet and the 250-foot buffer. I do believe that the extra 5 feet in height, going from 35 to 40, would make a big difference and it strikes a good balance between the industrial development groups and obviously the wants and needs of the residents. I think at 250 feet away it would be very difficult to see the difference between 35 and 40 feet of height. So, but on the other hand, from our standpoint, it makes all the difference in being able to drive.... Sorry. Design a building to today's industrial standards. So again, we're in support. We thank you for your time, your consideration. I know it's been a long process and I'm glad we're finally here. Thank you very much.

CHAIR FRYMARK

Do we have any other Members in Tier 1 that would like to come forward to speak? Seeing none, we're going to move on to Tier 2. Do we have anyone on teleconference?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do. I'm gonna go ahead and unmute Ms. Gomez.

CHAIR FRYMARK

Thank you. Welcome, Ms. Gomez.

SUZZANE GOMEZ

Good evening, Madam Chair, Commissioners, Staff. It's interesting that Seven Street Developers came on tonight because they were the model. They collaborated with the City, and they have a beautiful setting. They created the setback and allowed us to envision what it would look like to plan and engage and create a vision for the City. And I just like to remind the Commission that's what they're doing. We have done hard work, and Staff has done hard work, but this is our vision, our future. When we we're looking at the PowerPoint, which was also wonderful, we got to see and review some of the buildings. 35 feet is ample. And also, you know, with the architectural eyebrows and speaking also then the additional for the air conditioning unit up to 40-feet in terms of that. It's a beautifully sized building and I think that it speaks adequately. Then when we're speaking to conforming and non-conforming, the terminology used means that, they do business as usual. If they want to expand or create something else, then they have

to come to the Planning Department. But conforming and non-conforming is a terminology. I believe, you can clarify that for me if I'm wrong, meaning that their partnership with the City and business and they continue as usual. And as far as the site plan, I encourage the Commission to stay steadfast with a decision in January and if not, as Mr. Diaz proposed that we go back to, I think it was a thousand feet. We are creating our vision for our future. You are the new Commission that are adequately representing us, doing hard work and setting the pace for the future. Of what we want in our City, as our land is being used productively for our legacy. And that the decisions that you make are going to be well held to way long when you're gone, I'm gone, or any of us are gone. So, I encourage you, I know that you've worked hard on this. I talked to you, and I see it and I see even the evolution of staff has done. It's been a great job and Nick has done a wonderful job as a consultant and bring it all together. I encourage you to keep the five hundred feet set back. I encourage you to keep the thirty-five feet height limitations and I trust you though even whatever your decision is this should be the best for our City or the residency for Legacy and even in partnership with our developers and our family. Mr. Gomez indicated numerous properties that they own, and you know, that's a wonderful collaboration. However, we have a legacy and a vision that goes back, way before 1960's when we were incorporated as a city, as our families have lived here long before that. I thank you for your time. Thank you for your hard work and good luck.

CHAIR FRYMARK Thank you, Ms. Gomez. Do we have anyone else, Jesus, in Tier 2?

ADMINISTRATIVE SECRETARY HERNANDEZ Looks like we have no one else.

CHAIR FRYMARK We'll move on to Tier 3. Is there anyone in the audience that has not spoken on this item that would like to come forward, invite you now? Anyone on Zoom?

ADMINISTRATIVE SECRETARY HERNANDEZ No one on Zoom.

CHAIR FRYMARK Thank you, then we will go ahead and close the Public Hearing. Excuse me.

CLOSE PUBLIC HEARING There being no speakers, Chair Frymark closed the Public Hearing at 8:23 p.m.

CHAIR FRYMARK Yes, Commissioner Miranda?

COMMISSIONER Would it be appropriate to have Marilyn speak about this, regarding

- MIRANDA what her role would, how much that would mean 2,500 square feet, like projects like kitchens and adding bathrooms. It wasn't that new project per se all the time. Add-ons for instance. So they understand what they're asking... How much allowance does she have the ability to do? Would that be appropriate, Jamie?
- CHAIR FRYMARK Yeah, I believe so. But... Marilyn, would you be able to speak to that? Thank you, Commissioner Miranda.
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you, Chair and Commission. So just as an example, if we were to take the previously discussed project so and I'm going to round out for math purposes, but 100,000 square feet. So, if. That if it was 15 percent, we'd be looking at, you know... What is it? 1,500 square feet? 15,000 square feet?
- COMMISSIONER MIRANDA Don't look at me.
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Good grief, I'm looking at you. 15,000 square feet. So again, what's being proposed is that that's the 15 percent, and it would be not to exceed the 25,000 square feet. So, if another thing the typical, you know, larger buildings that we've had 400,000 or 500,000 square foot, that's huge and that would exceed the 25,000. The 15 percent would exceed that, and so that would definitely have to go back to the Planning Commission. And if they were adding, that wouldn't be just a bathroom, and, you know, maybe a utility room. But sometimes that for a larger building, even a 100,000 square foot building. That if they had to add, you know, restrooms just because of Building Code requirements, you know, for the space that they have to have the numbers that they have to have or a utility room, if they added that that, you know, that could be... It could be what is considered maybe a larger, it is definitely larger than 1,000 feet. And we've had that before that someone had come in that wanted to... It was a building that they wanted to stay in, a use that wanted to stay, but they were being required by, actually by the federal government, to enclose an outdoor loading area that they had. And it was going to exceed the 1,000 square feet and they really had to make a business decision and they were honest, they went through the... They were going through the Administrative Site Plan and Design Review, trying to reduce it to 1,000 square feet or less. But it wasn't penciling out for them, so they're no longer here with it. So that was one case that it was very, very small, but it was something that was a use that had been in the City for quite some time.
- COMMISSIONER MIRANDA Appreciate that. Thank you for clarifying.
- CHAIR FRYMARK Any other questions or?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Chair?

CHAIR FRYMARK

Yes, Oh sorry Jesus...

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Yes, I have someone on Zoom. Would you allow them to speak?

CHAIR FRYMARK

We've already closed the Public Hearing.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Okay, thank you.

CHAIR FRYMARK

Thank you. Is there any other, sorry, discussion/comments from the Commission? I do have a question. There's been talks about the expansion of commercial use in the City, that's you know, we hear it. We definitely hear it. Is there, and this is a question for our staff, is there any unoccupied space that currently could be rezoned as more commercial to address some of the needs and the asks from some of our residents? I know in looking at the proposed Zoning Map. The area that is zoned commercial is pretty. We have quite a bit of M-1 and M-2. But I am curious if there's opportunity there.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Oh, since it would... Thank you Chair and Commission. It would be privately owned. So, it would be something that, you know, as a private property owner that they would have to request that. I don't know what, you know, if there's other kind of efforts, you know, via economic development, to try to incentivize, you know, that and look. But it's something we can look into, but that's, you know, no guarantee, you know, when it's private property.

CHAIR FRYMARK

We can't control what the developers or the people that own that land want to use it as such, right?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yeah. Well, yeah, yeah.

CHAIR FRYMARK

I get that. I just... I wonder if its like that premise, if you build it, it will come. You know? Like if it is zoned for commercial is there a possibility that we would get more commercial.

COMMISSIONER CHICO	That's the question. You could in fact end up with more vacancies.
CHAIR FRYMARK	True. So, I think that that can be either or.
COMMISSIONER CHICO	Roll of the dice.
CHAIR FRYMARK	So, I think that that can be either or right. That can happen with if it's zoned as M-1 or M-1 too, so I mean, we can't predict the future of that I know, but I'm just, I wanted to explore and just have that conversation because it's been mentioned multiple times, and it's not going in one ear and out the other. We hear that, and we know that there's opportunity here, but we're not currently zoned for that.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	If I may, any of the projects that come in, that, we do ask them to do, the larger ones, to do an analysis, you know, of uses with that. And what has come back is that... it's... the commercial is... There is not the thrust for that at this time. I'm thinking when you said that I'm thinking Field of Dreams, if you build it, they will come, for that, but yeah. And but then you know the bigger risk is to have it empty. And that's not something that the City would want to do, you know this. But again, you know, just when people come in, we can ask them all the time, if they're interested in commercial. If they could do a commercial component for that.
CHAIR FRYMARK	You mentioned incentives, is that a common thing within other cities to kind of incentivize commercial? I've heard that there's been studies that there's no need for commercial anymore. People are shopping online. I think that that could be true to some degree, but I know I go shopping. Assuming others do too.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Well, when they do an analysis, it's pretty sophisticated. You know, they look out... And again, I am not the person that does that, our Economic Development Coordinator, you know, has done that before. She has multiple hats. She is the Public Information Officer and the Assistant to the City Manager. So yeah, but she has reached out and again, it wasn't just Co-Star, but they looked at some other analysis, you know of it. But they have to look at a range and they look at rooftops, you know, basically because I know in the past when we looked at a grocery store... Because I know, that's been the desire. And when we've gone to different conferences, you know, promoting the City and because there's land for that they always ask about the rooftops in there, and they're familiar with this area. But, you know, we tried to tell them is how the daytime population is as well and that market. And you know that has changed a little bit of interest, but we've not seen them come to the table with that.
CHAIR FRYMARK	Thank you.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Again with commercial, there's certain commercial, but there's also restaurants. Those would be considered commercial operations, so there and there's always an opportunity for that, so whoever 's listening to me out there.
CHAIR FRYMARK	There's gonna be a new potential warehouse coming in. You know, we need people.... They need to eat somewhere.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes, we have to feed them.
CHAIR FRYMARK	Come on over. Just throwing it out there.
CITY MANAGER MIRANDA	And Chair, I just would like to add that I know in the past Council has asked for there to be a study done, on the Arrow Highway corridor going from Azusa Canyon Road all the way to Vincent. And so that's something that as a staff, we're going to be engaging in during the course of this year and no doubt the Planning Commission will be a part of that as well.
CHAIR FRYMARK	Sounds good thank you.
CITY MANAGER MIRANDA	And you'll be receiving updates.
CHAIR FRYMARK	Thank you. I appreciate that update. That's good to hear. Okay. Well, do we... I think that there's a lot to think about. Nick has done a great job. We've talked about staff participating in those workshops, we appreciate that. I think there's a couple things that are up in the air right now. One is the M-1 and M-2 heights, making a decision on that and making a decision, or making a recommendation rather not a decision, on the parapet height. And then also discussing the Site Plan and Design Review. We have some language that's currently proposed based on our conversation in September, but then there was more discussion in January. There's also the possibility and the idea of going back to the current Zoning Code, which would; one limit the or reduce the processing time, but also the application costs. I feel like that could be a happy medium between, no director review permitted, and some permitted. But do we have any, any motions to explore? Any discussion that we want to continue to have?
CHAIR FRYMARK	Commissioner Rodriguez, please
COMMISSIONER RODRIGUEZ	Yes. So, I would just like to say that I do appreciate all the work that Staff has put into it, and Nick for everything that you've done as well. I do like what I'm seeing with this 250-foot buffer. I also appreciated the

difference between the M-1 and M-2. So, I'd like to see a consideration of possibly recommending M-1 remaining at 35 feet and M-2 going up to 40 feet within that buffer.

CHAIR FRYMARK I would... I'm in alignment with that; the only concern would be the parapet. I think that the parapet should be 8 feet, not 10 feet.

COMMISSIONER MIRANDA I'm along with that too.

CHAIR FRYMARK And keeping M-1 at 35 and M-2, 40. Jaime, would that need to be presented as a motion or a direction to Staff? I'm assuming we need to take a vote.

ASSISTANT CITY ATTORNEY TRAXLER Correct. You would need to take a vote, but I would recommend discussing any other changes that you have at this time as well.

COMMISSIONER MIRANDA Chair, you know, I see the recommendations here. One of the recommendations that I feel strongly about, we discussed it, and I think was regarding Staff approving the square footage. And I think it's very strong. I think we made some good points in that that it'll help streamline some things and it's well within the scope of things and anything larger they come to us anyways. I think it's that's one of the things we can maybe get off our plate, possibly.

CHAIR FRYMARK Commissioner Miranda, are you suggesting....

COMMISSIONER MIRANDA Site Plan and Design Review process.

CHAIR FRYMARK Would that be the discussion that we had in January where we're saying 15 percent of existing area not to exceed 2,500 square feet?

COMMISSIONER MIRANDA Correct.

CHAIR FRYMARK Okay. The other option on the table was to go back to the existing current Zoning Code, which is basically a maximum approval of 1,000 square feet.

COMMISSIONER MIRANDA I don't think that's, you know, a good business position.

COMMISSIONER RODRIGUEZ Yes, I definitely don't feel like that 1,000 square foot is enough. I like the proposal of the January, where it's 15 percent or not to exceed 25,000 square feet as well.

- VICE-CHAIR ACOSTA How about if we consider the 15 percent of existing area, but not to exceed a lower amount, say 15,000 square feet?
- COMMISSIONER
MIRANDA How big is that, per say? Do we know how big that would be? Like, for instance, they added a bathroom or a kitchen, parking lot for instance.
- VICE-CHAIR ACOSTA I guess it's gonna depends on the size of the square foot of the project. If it's 100,000 hundred thousand square foot building, 15 percent of that is going to be the 15,000.
- COMMISSIONER
MIRANDA Yeah.
- CHAIR FRYMARK I could support that.
- COMMISSIONER
MIRANDA I think Marilyn, if you control that are you okay with that?
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, Chair and Commission, I just want to clarify something. So, if they were coming in for, if it was the 15 percent, let's just say, so they would still have to meet all the Development Standards. And parking is one of the things, that if you have a lot of... You have 15,000 square feet; they would still have to park it depending on the use. The other thing is they would have to meet the floor area ratio for that area. That can also determine that even if they may, the 15 percent they could do it, but it might exceed one or the other. One of the Development Standards or the FAR. That's all something that we look at so.
- COMMISSIONER
CHICO Listen, and all of the elements of approval would be documented, Correct?
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Absolutely. We document it all the time, yes.
- COMMISSIONER
MIRANDA I mean, I just think we should be business friendly and I know that there are residents... They are leery about maybe too much power to Staff for instance, and not going through us who are residents, but I think this is very comfortable where we're at. Myself... To help the businesses is not exceeding anything outrageously, I think this is something to go forward and help them. We lost businesses as she mentioned before, people couldn't give us the process and wait, and this will help us, you know, help us proceed going forward, businesses rather.
- COMMISSIONER Question, what would it take to, suppose we adopted this condition as

CHICO	is, what would it take to change it if we wanted to in the future? What would it be? What would...
ASSISTANT CITY ATTORNEY TRAXLER	Umm, oh you want to go ahead Marilyn? Assuming it was something that was City initiated, it would be the Planning Commissions direction, to direct Staff to ask the City Council if they were interested in making that change. We could then take that request to the City Council and receive direction on whether to move forward or whether they were not interested in making that change.
COMMISSIONER CHICO	Would it require a Public Hearing? Eventually?
ASSISTANT CITY ATTORNEY TRAXLER	Eventually to adopt the ordinance, yes, but when we're discussing any potential changes like in the very beginning at the City Council level, no.
COMMISSIONER RODRIGUEZ	I do have a question.
CHAIR FRYMARK	I mean we're still going to just make the recommendation now or the motion...
COMMISSIONER CHICO	Well, even in the future, if we find that it's not satisfactory, nothing is set in concrete. We can undo it.
COMMISSIONER RODRIGUEZ	I do have a question for staff.
CHAIR FRYMARK	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes please, if Marilyn can just explain how you came, how the Planning Department came up with the 25,000 square foot number.
COMMUNITY DEVELOPMENT DIRECTOR SIMSON	That was with the consultant's assistance looking at similar size buildings, similar situation, and that. And that's why the 25,000. And we looked at, you know, the request that we would get for that. But I want to respond to Commissioner Chico, if I may chair.
CHAIR FRYMARK	Yes, please, Marilyn.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	That the process is exactly what the Assistant City Attorney had mentioned with that so, but the entitlement would be it'd be a Zone Ordinance Amendment. So, Zone Ordinance Amendments, they would have to go to the Planning Commission for a recommendation to City Council. And given that we would have gone through that process, let's just say that the City Council wants to... they accept the Planning Commissions request with that then it would just be the Zone Ordinance Amendment. And there would be opportunity for Public

Hearing for that because they are Public Hearings. Thanks.

CHAIR FRYMARK Any other discussions?

COMMISSIONER MIRANDA Commissioner Acosta, would you be comfortable, with something a little in between, like 20,000 or 15,000, is where you're at perhaps?

VICE-CHAIR ACOSTA I could move from 15,000 to 20. I'm comfortable with that, but, if 25...

COMMISSIONER MIRANDA It's large.

VICE-CHAIR ACOSTA It is, especially jumping from 1,000. Yeah. And we just want to make sure that we get oversight that we get to see it.

COMMISSIONER MIRANDA No, I'm with you.

VICE-CHAIR ACOSTA Yeah, I'm comfortable moving to 20.

CHAIR FRYMARK I was feeling really good about 15.

VICE-CHAIR ACOSTA I have no problem at 15. That's why I proposed it.

CHAIR FRYMARK Darn.

COMMISSIONER MIRANDA You know, I think I think, Marilyn, be happy with 15 actually too.

CHAIR FRYMARK I mean, from where we... From what we proposed and... What we considered and what we proposed in September to what we're discussing now, I mean that's a vast difference, so.

COMMISSIONER MIRANDA Yeah, I think I'm good with that.

CHAIR FRYMARK Do we have... I know that we made a couple of suggestions, Jamie. I do not want to not forget the ask from Staff to review the rezoning of the area at the skate park. And it was mentioned that that would have to be presented, I believe, like when we make these recommendations in form of a motion. Right?

ASSISTANT CITY ATTORNEY TRAXLER Correct, yes.

CHAIR FRYMARK So. I would like to make a motion. Let me see if I can do this and Jamie, please. Wait, I'm getting, like, some hesitancy.

ASSISTANT
CITY ATTORNEY
TRAXLER

One moment, Chair, I apologize. So Chair, if I may,

CHAIR FRYMARK

Yes, please.

ASSISTANT
CITY ATTORNEY
TRAXLER

It would be administratively better for Staff to do the rezoning of the skate park as a separate motion. And then include all of the recommendations for the Zoning Code update in one motion, but a separate motion with the adoption of the resolution. Well, I guess we're we're looking at three motions here.

CHAIR FRYMARK

So one would be the skate park.

ASSISTANT
CITY ATTORNEY
TRAXLER

So one is the skate park, which is separate.

CHAIR FRYMARK

Okay. The second one would be the motion to accept or approve the rezoning with the conditions that we were discussing about the site specific design plan, and then also the heights M-1, M-2 and the parapets?

ASSISTANT
CITY ATTORNEY
TRAXLER

Correct, yes. And then the third is for the City Council to adopt the second resolution, which is the Zoning Map.

CHAIR FRYMARK

Would you be able to present that motion us for us? I just want to make sure that they're captured in the Minutes correctly.

ASSISTANT
CITY ATTORNEY
TRAXLER

Yes, I can definitely do that. I actually have one clerical correction that I would like to make in Resolution 828. The list of recommended changes is attached as Exhibit A to that resolution and it's just basically a summary of the Planning Commission's recommendation. That should actually be labeled as Exhibit B. Exhibit A will be the final Zoning Code Ordinance that you all are approving today. So, I just want to make that clerical update before I read the motion.

CHAIR FRYMARK

Thank you, Jamie. Okay, I think we're ready.

ASSISTANT
CITY ATTORNEY
TRAXLER

Okay, I will do the resolutions first and then we can address the skate park at the end. Okay, so the first motion would be adopt Resolution No. 828(24), which is a Resolution of the Planning Commission of the City of Irwindale, recommending that the City Council (1) adopt findings of consistency with the City's previously certified General Plan Environmental Impact Report, and finding the project exempt from further environmental review pursuant to CEQA guidelines, Sections 15183, and 15162, and (2) adopt Ordinance No. 772, a city-initiated

application for a Zone Ordinance Amendment (ZOA No. 03-2023) repealing and replacing Title 17 (Zoning) of the Irwindale Municipal Code in its entirety with a Comprehensive Zoning Code Update. With the added recommendations of including a 250-foot buffer. For M-1, zoned property is at 35 feet for M-2 zoned property is at 40 feet maximum height. And then maximum parapet heights of 8 feet in both zones. For the Site Plan and Design Review Administrative Approval, the recommendation is a 15 percent Administrative Approval by the Planning Director and not to exceed 15,000 square feet. And I believe that's all of the recommendations of the Planning Commission.

CHAIR FRYMARK Those were the two, so I move.

ASSISTANT
CITY ATTORNEY
TRAXLER As stated by the Assistant City Attorney.

CHAIR FRYMARK I move as stated by Jamie. Do we have a second?

VICE-CHAIR ACOSTA I second.

COMMISSIONER
RODRIGUEZ I second.

COMMISSIONER
MIRANDA I second. We all second.

CHAIR FRYMARK Thank you, I believe it was probably Commissioner Acosta. Roll Call, please.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico.

COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER Yes.

RODRIGUEZ

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice Chair Acosta.

VICE CHAIR
ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ CHAIR FRYMARK.

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you, Commissioners. May I ask for a quick five-minute recess?

ASSISTANT
CITY ATTORNEY
TRAXLER Do you want to finish the motions first?

CHAIR FRYMARK Oh my gosh. I am so sorry guys. We still have the skate park. Thank you...

ASSISTANT
CITY ATTORNEY
TRAXLER We have two more motions actually.

CHAIR FRYMARK Thank you, Jamie.

ASSISTANT
CITY ATTORNEY
TRAXLER So I'll be quick, I promise I'll read this one fast.

CHAIR FRYMARK No, It is my...You're good.

ASSISTANT
CITY ATTORNEY
TRAXLER The second one is adopt Resolution No. 829(24) a Resolution of the Planning Commission of the City of Irwindale recommending that the City Council of the City of Irwindale adopt a resolution approving the city-initiated application for Zone Change No. 04-2023 and amending the official Zoning Map of the City of Irwindale to reflect updates to Title 17 (Zoning) consistent with Ordinance No. 772.

CHAIR FRYMARK Moved, as stated by Jamie.

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COMMISSIONER
CHICO Second.

CHAIR FRYMARK Thank you Commissioner. Roll call please.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico.

COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice Chair Acosta.

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark.

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you, and we have one more.

ASSISTANT
CITY ATTORNEY
TRAXLER One more. And this is to direct Staff to review and bring back an item on rezoning of the skate park. I don't know the official title of...
Jardin de Roca Skate Park.

CHAIR FRYMARK	So moved, as stated. Thank you, Commissioner Chico. Roll Call, please.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Vice Chair Acosta.
VICE-CHAIR ACOSTA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Chair Frymark.
CHAIR FRYMARK	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you.
CHAIR FRYMARK	Thank you. So, is anyone now opposed to a five-minute recess?
COMMISSIONER CHICO	No.
COMMISSIONER MIRANDA	No.
CHAIR FRYMARK	Are we okay? Okay, let's take a quick five-minute recess. Thank you.

COMMISSIONER CHICO	I'll take another martini.
RECESS	Chair Frymark recessed the meeting at 8:50 p.m.
RECONVENED	Chair Frymark reconvened the meeting at 8:56 p.m.
CHAIR FRYMARK	Okay, thank you. thank you everyone you're your patience as we took that quick five-minute recess. We're going to go ahead and pick up where we left off. Which is item C on the Agenda, a Zone Change No. 02-2025, General Plan Amendment Map No. 01-2025, rezoning of a select property located at 715 Shrode Avenue from C-3, which is Heavy Commercial/Residential Zone, to R-1, which is Single Family Residential. So, revision of the General Plan to change the existing General Plan designation of select properties on Live Oak Lane and Arrow Highway from Regional Commercial to Industrial/Business Park. Thank you. Do you have a Staff Report?
SENIOR PLANNER JONES	Good evening, Chair, members of the Commission. The next item is, Zone Change No. 01-2025 and General Plan Amendment 01-2025. So, this is a city-initiated proposal which will revise the General Plan and Zoning Map to reconcile inconsistencies and make the appropriate changes to support the highest and best uses. So, I'll give some background. I mean this is a lot of text, so I'll try to make it quick. So again, so the General Plan is the blueprint for the future planning and development in the City. The Zoning Code and the related zoning designations are required to be consistent with the General Plan. So back in 2018, a lot of inconsistencies were discovered during the clean up. So, we went through like pretty much all the Ordinances and General Plan Amendments that we had on file to make sure that they were consistent with the maps. So, because of the inconsistencies, there are multiple non-conforming uses. So that could mean, because of height or something like that, but mostly it was because the General Plan Map and the Zoning Map didn't match. So, consistency between the General Plan and Zoning is a commonsense approach to planning and transparency. It's not commonplace for cities to spot zone or change a General Plan designation for a single parcel. It is usually for a large group of parcels. And pending direction from PC, we initiated the rezone process for these parcels. So again, there's all the text timelines, so I'll try to go through that quickly. So, in July, we held two separate Zone Change workshops at the Community Center. So, one was for the properties that are residentially zoned and the other one was for commercially and industrial zone properties. Let's see. On August 31, 2022, we received direction from the Planning Commission, on the above reference properties as well as Meridian. Ramona, specifically a portion of the Durban Pit, Park Avenue, Calle Burrola, Fraijo, Nora, and Las Lomas Road. On May 23, 2023, we sent out a general information letter to the property owners who were currently

impacted by the inconsistencies. The letter explained the city-initiated process and what our next steps would be. On April 4, 2024, property owners within 500 feet were notified by mail. The notice was also published in the newspaper on April 15th, Planning Commission heard the Zone Change and General Plan Amendment item, continued it to the May 15th meeting, where the Planning Commission recommended adopting Resolution 822(24) to the City Council, and also for the rezone. For the Zone Changes to rezone and to rescind Ordinances 195 and 200. On June 12, 2024, the Council had a Public Hearing and continued the item to June 26th, and on June 26th the City Council held a Public Hearing and approved the Zone Change. So there's one parcel on Shrode Avenue, that's being changed and that was because when we had it last time, there was a public notification error. So that's the only reason we're bringing this one single parcel. So, in the previous public notice, it had mentioned that this parcel was M-1 when it was actually C-3. So, in order for the decision to be valid, we had to make sure that the public notice was done correctly, so that's why we redid it. And then for the second, so that's just for a Zone Change, the second batch of parcels is for a General Plan amendment. So, their zoning is currently M-2 (Heavy Manufacturing). What we're proposing is to take the current General Plan designation of Regional Commercial and change it to Industrial Business Park. So, this is just the current General Plan Map. So, it's just this whole area here, well, this is, this is the Irwindale Gateway in the middle and along the perimeter of Arrow and on Live Oak Lane is pretty much the properties in question. This one, I mean, it's too tiny to see, but it's it'll be changed once everything is done. So, this is just a close up, so again, this was all changed to R-1 and we accidentally, there was an error with the notification, so, with that this property will be changed to R-1 to be consistent with everything else in the neighborhood. So, for Live Oak Lane, again, all of this is currently Regional Commercial. This area here, which is purple, is the Irwindale Gateway which is not a part of this. These parcels here along Live Oak Lane and Arrow Highway are the ones that are in question. So, the majority of those properties are outdoor industrial uses, which they've always been, there are a couple of just like small industrial buildings over there and currently they're inconsistent. So, if somebody wanted to come in and add on additional square footage, potentially intensify their business, they couldn't because the zoning and the General Plan are inconsistent. And if you... In the General Plan itself, there's a chart that shows the General Plan designation and the appropriate Zoning Designation. So currently in the General Plan, it lists Regional Commercial, but there is no corresponding Zoning Designation. So, and one has never been created. So, I thought I had more to say, but I think that's it actually. So that concludes my report. So, if you have any questions, I'm available.

COMMISSIONER
CHICO

Properties that are being affected at Live Oak, that's the gray area?

SENIOR PLANNER JONES	Correct.
COMMISSIONER MIRANDA	Brandi, sorry, it's just all by the Gateway, the whole, the driveway there.
SENIOR PLANNER JONES	Correct. Yes, and Live Oak Lane itself is a private street, which is part of that, the Gateway project. With the Gateway project they're proposing to convert the majority of that to a public street. So.
CHAIR FRYMARK	Does the Commission have any other questions?
COMMISSIONER MIRANDA	Yeah, I have one quick actually. I was doing some research on the APN numbers and it was kind of odd. I was getting pictures of Badillo, Ramona for some reason, some of the APN. It's very odd, I don't know if it's just anomaly. Sorry, there's an anomaly. But, but we're just talking about Live Oak only, right?
SENIOR PLANNER JONES	Yeah, we're talking about, yeah Shrode, Live Oak Lane, and Arrow Highway.
COMMISSIONER MIRANDA	Oh okay.
CHAIR FRYMARK	Shockingly, I don't have any questions. Seems pretty straightforward.
SENIOR PLANNER JONES	Okay.
COMMISSIONER RODRIGUEZ	I have no questions.
CHAIR FRYMARK	Thank you. Then we will go ahead and open up the floor for any public comments.
OPEN PUBLIC HEARING	At 9:06 p.m., Chair Frymark opened the Public Hearing.
CHAIR FRYMARK	Do we have anyone in Tier 1 that would like to come forward to speak on this item?
ROBERT DIAZ	Robert Diaz speaking. I'm opposed to the idea of approving these recommended resolutions because the land for the Live Oak site a portion is Regional Commercial. So, I'm a bit appalled that the City would initiate a proposal to have it all Industrial. That's not the way the General Plan is, but here's an example of how our Staff is recommending doing something different than our General Plan has. And Regional Commercial, the way it's defined is not very much Commercial. It's a balance of commercial and as well as the industrial

business. But a half a loaf is better than none. And by saying it's all industrial, you lose that potential to have any commercial development by the freeway. Particularly because the applicant is asking for a Specific Plan and that means it's their own zoning. So, the City loses regulatory authority over that. So, if you want to do anything different in the future, how? It may not be possible unless you make a recommendation to say no Specific Plan is recommended. In the General Plan, it says a Specific Plan may be considered, it doesn't mean it has to be approved. Okay, you've considered it, recommended it, be denied, they go through the regulatory process. Planning Commission Council for consideration of these buildings and matters. Another thought is if you can't do that, then maybe you can recommend limiting the use for certain period of years where they get to amortize their investment, at which point in the future it changes to all commercial, but you'd have to establish a zoning for commercial for something like that too. Any case, instead of winding up with more commercial, something we need to supplant lost revenue from the mining industry, we're winding up with a less and here's an example of it. So I'm sorry to see that its city-initiated. And I ask Planning that you recommended have Specific Plans not be automatically processed by the Commission... by our Staff, since it's not required. But the way it's been done, they're going to the City Council with their proposal to spend for an Environmental Study once they approve, then it starts these wheels where we have a Specific Plan under consideration when it should first be decided, do we even want to have a Specific Plan. Answer the question first. That's my comment on this. I'd ask you to deny it as proposed.

FRED BARBOSA

Good evening, Fred Barbosa. My question to you is all the zoning changes in the top Resolution 84-25, does the changing of the Zoning Code, affective revenue stream generated by these properties.

CHAIR FRYMARK

Staff, do we have any comments?

SENIOR PLANNER
JONES

Yeah, I just wanted to address a few comments regarding the discussion about the Specific Plan. So, in this case there is no proposed change to a Specific Plan, and again it's not automatic. The Planning Commission would make recommendation to the City Council to adopt a Specific Plan. And in the Specific Plan, it would have regulations on who does what, as far as who has the decision-making power. So, it's not an administrative process. So anytime there's something in the Specific Plan, if it needs to come to Planning Commission, then we bring it forward. But also, regarding I was looking in the General Plan, so, the definition for Regional Commercial, it does talk about a land use that is designed to encourage a balance of a mix of commercial, office, and light manufacturing uses along a high visibility corridors. So, it does also discuss, you know, potential for manufacturing and what would be... Like if there were an appropriate zone for Regional Commercial. Yeah. And as far as, like a fiscal impact

on Zone Changes, typically that's not something that is associated with it, especially because in this case it wouldn't be... It would be to make something conforming, so this would be more beneficial. So, in the past, like when we came back the first time... when we came to you with the first time, there was a lot of discussion with the property owners on Live Oak Lane because they did have a lot of questions. I don't know if you remember last time there were a lot more here. So, we were able to alleviate a lot of their fears because they realized that they'd actually have more flexibility with their property than they currently do.

CHAIR FRYMARK Excuse me. Okay. Do we have any other Members in Tier 1 that would like to speak? Tier 2?

ADMINISTRATIVE I will go ahead and unmute iPhone.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Caller, are you there?

ADMINISTRATIVE Hand was up last time, so maybe they just kept it up.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Yeah. Are there any other Members that are on Zoom that want to speak?

ADMINISTRATIVE Yes, give me one second. I will go ahead and unmute Crystal Howard.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Welcome.

CRYSTAL HOWARD Thank you for having me. I would say like I represent... My client is on Live Oak Lane and this General Plan Amendment is beneficial to them, so we support this change. Thank you very much.

CHAIR FRYMARK For your comment, Ms. Howard. Any other members on Zoom?

ADMINISTRATIVE We have no more members on Zoom.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Is there anyone on Tier 3 that has not spoken that would like to come forward? Okay, seeing none, then we'll go ahead and close the Public Hearing on this item.

CLOSE PUBLIC There being no speakers, Chair Frymark closed the Public Hearing at
HEARING 9:15 p.m.

CHAIR FRYMARK	Thank you very much. Excuse me. Any comments or discussion from the Commission?
COMMISSIONER RODRIGUEZ	I do have a question for Staff. With these businesses that are on Live Oak Lane, has it always been zoned Regional Commercial?
SENIOR PLANNER JONES	I believe since the since the 2008 General Plan this was Regional Commercial. So, it's been it's had that General Plan designation since at least 2008.
COMMISSIONER RODRIGUEZ	The majority of the businesses have been there prior to that time.
SENIOR PLANNER JONES	Yes
COMMISSIONER RODRIGUEZ	So does that mean that they're legal nonconforming?
SENIOR PLANNER JONES	They're currently legal nonconforming, yes. So again, if they wanted to come in and expand, they'd be very limited on what they could do. And I'll give you an example, we have a proposal for a new building on Arrow Highway and they haven't been able to go any further because we've had to get this finished. So, and again because it's a City inconsistency like we couldn't have like an applicant do it because it's actually the City 's responsibility to fix this.
COMMISSIONER RODRIGUEZ	When it was changed in 2008, do you know who initiated that change to to Regional Commercial?
SENIOR PLANNER JONES	I'm assuming it would have been the Council.
CHAIR FRYMARK	A vision for it back then, and the businesses that occupy that space just never materialized. And so now we're in a situation where most of the businesses that are currently there are now technically non-conforming.
SENIOR PLANNER JONES	Yes.
CHAIR FRYMARK	It is interesting that we do want to move it to Industrial/Business Park from Regional Commercial because I think that there is this energy surrounding adding more commercial space into the community. So, it is an interesting ask, but I do recognize that the majority of the businesses that are already there are not commercial for the most part.
SENIOR PLANNER JONES	Right.

CHAIR FRYMARK	So we're really just trying to remedy an issue that already exists, right?
SENIOR PLANNER JONES	They're most like, especially along Live Oak Lane mostly outdoor. You know you have like batch plants or something like that along there and then along Arrow Highway you do have business parks which again can't expand if they wanted to or do any improvements.
CHAIR FRYMARK	And there wouldn't be any financial impact by making this change because those businesses are already there. They're not going to leave if anything, it might just improve processing and relations because we're allowing them more flexibility. It sounds like.
SENIOR PLANNER JONES	Yes.
CHAIR FRYMARK	Any other questions? Thank you, Brandi. I would like to propose a motion to adopt Resolution Number 84625 recommending that the City Council approve Zone Change No. 01-2025.
COMMISSIONER MIRANDA	Second.
CHAIR FRYMARK	Thank you Commissioner Miranda. Roll Call.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
ADMINISTRATIVE SECRETARY	Vice Chair Acosta.

HERNANDEZ

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE Chair Frymark.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Yes.

ADMINISTRATIVE Thank you.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Thank you. I'd like to propose a second motion, and that's a motion to
adopt Resolution No. 847(25), recommending that the City Council
approve General Plan Amendment No. 01-2025.

COMMISSIONER Second.
RODRIGUEZ

CHAIR FRYMARK Thank you, Commissioner Rodriguez. Roll call, please.

ADMINISTRATIVE Commissioner Chico.
SECRETARY
HERNANDEZ

COMMISSIONER Yes.
CHICO

ADMINISTRATIVE Commissioner Miranda.
SECRETARY
HERNANDEZ

COMMISSIONER Yes.
MIRANDA

ADMINISTRATIVE Commissioner Rodriguez.
SECRETARY
HERNANDEZ

COMMISSIONER Yes.
RODRIGUEZ

ADMINISTRATIVE Vice Chair Acosta.
SECRETARY
HERNANDEZ

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE Chair Frymark.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Yes.

ADMINISTRATIVE Thank you.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Thank you. Okay, I believe that takes us through all the way to Item
Number 5, Discussion Items or Presentations.

**DISCUSSION ITEMS/
PRESENTATIONS**

ADMINISTRATIVE We do not have any.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Thank you. Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY Thank you, Chair and Commission. I just want to remind you the
DEVELOPMENT Planning Commissioners Academy is March 5th through 7th, which a
DIRECTOR few of you are signed up for that. It's a great opportunity for networking
SIMPSON and learning, you know, and then you come back and you tell us about
 things. So that's good. And then just to mention, there's a blood drive
 tomorrow, so parking is going to be limited in front of the City Hall. And
 then I just want to mention yesterday City of Hope had a ribbon cutting
 ceremony for their central utility plant. And they did a tour of it, and it
 was very interesting. And it's something that it was the Planning
 Commission that had approved it and I got to tell you, it's very
 impressive with that. So anyway, I just wanted to say that. Good Work
 Planning Commission for approving it because they were, they were
 very appreciative of that because it.. I ran into just to tell you, ran into a
 group, Luis was with me, and there were a lot of City of Hope people
 around and I just saw this group talking, I said they look like they might
 be interesting so I dragged Luis over there. Turns out that they were the
 facility and maintenance engineers you know, for it. So they were so
 proud of it you could tell. And you know, because, without that... And
 they made this point City of Hope doesn't run unless you have that
 building with that. And they've developed it so that it's going to go way
 into the future, you know, that they can expand and treat the patients.
 And they kind of went into detail of some of the things, I mean you don't

think about the temperature in a room, but it's regulated. But let me tell you, I think you need a PhD to run it. So anyway, but that's all I have.

CHAIR FRYMARK

Thank you. Do we have any comments from Legal Counsel?

**LEGAL COUNSEL
COMMENTS**

ASSISTANT
CITY ATTORNEY
TRAXLER

None from me, thank you.

CHAIR FRYMARK

Thank you Jaime. Any additional Commissioner comments?

**COMMISSIONER
COMMENTS**

CHAIR FRYMARK

Just a quick comment, I just want to thank you guys for everything. All your hard work we've been digging in with the zoning plan. These meetings have been good. I appreciate everybody's input and collaboration, and you still have a lot of work ahead, you guys. So, if there are no further comments, we will go ahead and adjourn this meeting at 9:20 PM. Thank you everybody.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:20 p.m.

Maricela Frymark, Planning Commission Chair

Attest:

Jesus Hernandez, Administrative Secretary

Item 1-A.2

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

**April 30, 2025
Wednesday
6:34 P.M.**

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

VICE CHAIR
ACOSTA

I'm going to call to order the meeting of the Special Meeting of the Planning Commission for April 30, 2025, at 6:34 pm. I'll start with Roll Call orders. Now we'll do the Pledge of Allegiance. If you can stand. 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.

INVOCATION
COMMISSIONER
MIRANDA

Yes, bow your heads please if you like. Holy Father, we praise you father, for your glory and your mercy and your son. Ask you father for some mercy for always on with my mother because she's got a new growth today and all people who love her in the City of Irwindale give her some prayers as she keeps fighting cancer again. I give you, give us wisdom, Father, today in this room that we make the right decisions, hear things clearly and share ideas, Father. And bless all the City of Irwindale, father, a blanket of love and coverage, father and your son 's name Jesus. Amen.

VICE CHAIR
ACOSTA

All right. We'll move on to Roll Call.

ROLL CALL:

Present: Commissioners: Albert Acosta; Casey Miranda; Richard Chico; Commissioner Rodriguez

Absent: Chair Maricela Frymark

Also present: Julian Miranda, City Manager; Theresa Olivares, Assistant City Manager; Jamie Traxler, Assistant City Attorney; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; Mario Arrellano, Associate Planner; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Administrative Secretary

AB 2449 DISCLOSURES

VICE CHAIR
ACOSTA

Moving onto E, do we have any AB 2449 Disclosures?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do not have any AB 2449 Disclosures.

VICE CHAIR
ACOSTA

Moving on to F, Announcements.

ANNOUNCEMENTS

VICE CHAIR ACOSTA I don't see anything under there. We will go on to 1, Consent Calendar.

CONSENT CALENDAR

VICE CHAIR ACOSTA 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 the specific item. At this time, members of the audience may ask to be heard regarding any item on the Consent Calendar. Do we have anybody? Nope. Okay, we ask for a motion.

ADMINISTRATIVE SECRETARY HERNANDEZ Yes. So, we do have minutes for approval, which were the Special Meeting held November 14, 2024.

COMMISSIONER CHICO Motion to approve as presented?

COMMISSIONER MIRANDA Second.

VICE CHAIR ACOSTA Roll Call.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Chico.

COMMISSIONER CHICO Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Miranda.

COMMISSIONER MIRANDA Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ Yes.

ADMINISTRATIVE SECRETARY HERNANDEZ Vice Chair Acosta.

VICE CHAIR
ACOSTA

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

And Chair Frymark is absent. Thank you.

VICE CHAIR
ACOSTA

And we'll move on to Spontaneous Communication. Jesus.

**SPONTANEOUS
COMMUNICATIONS**

ADMINISTRATIVE
SECRETARY
HERNANDEZ

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. We are in a hybrid format so we do have both in person and hybrid audience members and they will participate in the following order: Tier one, in person attendees; Tier 2, teleconference attendees; and Tier 3, in person and teleconference attendees who have not previously provided comments on the matters being discussed by the legislative body.

VICE CHAIR ACOSTA Do we have anybody in Tier 1, in person? Okay, move onto Tier 2.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Looks like we have no one for Tier 2.

VICE CHAIR ACOSTA And then we'll move on to Tier 3, in person or teleconference.

ADMINISTRATIVE
SECRETARY
HERNANDEZ No one for Tier 3.

VICE CHAIR
ACOSTA Then we will move on to Number 3, New Business.

NEW BUSINESS

VICE CHAIR
ACOSTA I don't see anything under New Business. We'll move on to Number 4, Public Hearings.

PUBLIC HEARINGS

VICE CHAIR No Public Hearing. And let's move on to Number 5, Discussion Item/ Presentations.

DISCUSSION ITEMS/ PRESENTATIONS

VICE CHAIR General Plan Presentation 1.

SENIOR PLANNER
JONES Good evening, Chair members of the Planning Commission. Jarrod Palmer, our Assistant Planner, will give Presentation 1 on our General Plan informational.

ASSISTANT
PLANNER PALMER All right, good evening, commissioners. So tonight, I'm going to give you a presentation on the General Plan. Tonight's agenda is going to be going over the General Plan and overview, the Housing, Safety and Infrastructure Elements. So, what is the General Plan? According to the Governor's Office of Land Use and Climate Innovation, or LCI Division, about how the community can grow, reflecting the community's benefit, priorities and values while shaping the future. It's for the physical development of the City, and it expresses the development goals that embody public policy relative to the distribution of future land uses. Mandatory elements of a General Plan include Land Use Circulation, Housing, and Conservation. As well as Open Space, Noise, Safety, and Environmental Justice. The General Plan is organized, kind of in any way you'd like, it's very flexible as long as it has all of the mandatory elements that are required by law. It can reflect the unique character of a community. Irwindale is unique in having its mining pits, so that's definitely something that is unique to our General Plan. The criteria needs to be comprehensive, have consistency and a long term

perspective, and can be organized by way of values, themes, policies or goals. Whichever order or whichever you'd like to do, the General Plan can have it, as long as all the required elements are addressed. So, I did mention the Office of Land Use and Climate Innovation. This was previously known as OPR or the Office of Planning and Research. This office was created in 1970, and it is part of the Office of the Governor. It serves for long range planning and climate research, and is a comprehensive State planning agency. Recommendations from this body, there are four (4) themes that they like to have climate change, economics, healthy communities, and equitable opportunities. The State itself has its own priorities, which are reflected by LCI. These include the promotion of infill development and rehabilitation of existing infrastructure. As well as to protect the states natural and working lands, and to develop in a manner that limits urban sprawl and limits the cost to the taxpayers. Before I move on to our next section, the Housing Element, do we have any questions so far? So, the Housing Element is required per the State laws for General Plans, and the purpose of it is to ensure that local governments adequately plan to conserve, rehabilitate, and promote the development of housing that meets existing and projected needs. The Housing Element establishes programs, policies and land use strategies that help to meet RHNA or Regional Housing Needs Allocations. Comes from the regional housing needs assessment from the HCD, which is the Housing and Community Development Department for the State. It's a quantification of the existing and projected housing needs for all people, regardless of income. HCD assigns this goal to SCAG, which is the Southern California Association of Governments, and SCAG allocates that housing goal to the cities and counties of its region. The housing needs are allocated by determining household growth, job availability, and transit availability. For the 2021 to 2029 sixth cycle, Irwindale's RHNA allocation is 119 residential units. Housing Elements must show what the location and extent of future housing, how the City's share of housing will be provided, quantified objectives for new housing, and how government constraints can be limited for development. Here we have a map of the residential neighborhoods here in Irwindale, for your viewing pleasure. Summary, the housing element shouldn't only meet the State and regional requirements but should reflect that of the community. In the meantime, Staff will continue efforts that identify housing opportunities pursuant to these elements policies and will maintain consistency with the other General Plan Elements, to ensure that they always interrelate. Any questions for the Housing Element?

VICE CHAIR
ACOSTA

I have a quick question on the allocation for the residential units, is that determined just by the, like it says here... I guess is that the number that SCAG comes up with that they determine for the City?

ASSISTANT
PLANNER PALMER

Yeah. So that's based off the determination of the... I can go back to that slide. The household growth, job availability, and transit availability. So, SCAG just allocates depending on how many cities and counties are in its region. And then depending on the household growth and then job and transit availability, that's how they allocate how much housing each city needs. Up next is our Safety Element. This is typically called the Safety Element and Noise Element in the State's mandatory elements. However, the City of Irwindale uses the term Public Safety Element to describe this, and it combines the two. It focuses on a reduction in mitigation of both natural and man-made hazards, as well as noise issues to people and property. Key issues in this element include flooding, seismic hazards and exposure to high level of noise. Public safety in this element addresses policies and programs that are designed to alleviate risk in the City, as well as to discuss what agencies provide emergency services. The presence of large industrial activities and open pit mining requires special consideration, while we evaluate hazards in this City. We try to maintain the highest level of readiness to respond to disasters and/or emergencies, as well as to reduce high levels of noise exposure associated with the existing development and transportation facilities throughout the City. This element includes public safety resources, geologic and seismic setting, flood risk, hazardous materials, characteristics of sound, and air quality. The City does have some major active faults that run through or near it, specifically the Duarte and Sierra Madre faults, however, there have not been any major activity on these faults since the late twentieth century. Here from our element, you can see the flood and inundation risk, the risk is mostly associated with areas nearby the San Gabriel River and Live Oak Creek, as well as the Santa Fe Dam and spreading grounds. In the event of an emergency, the evacuation routes in the City are the major thoroughfares: Foothill Boulevard, Irwindale Avenue, Arrow Highway and Live Oak Avenue. There are numerous programs in this element for public safety. These include the likes of code enforcement, fire prevention, environmental reviews, hazard mitigation plans, and health and safety management, to name a few. The City has emergency operations through its Emergency Operations Plan, known as our EOP. And this provides a strategic guidance for response and recovery to a full range of emergencies, both man-made and natural. It conforms with the California Standardized Emergency Management system and the National Incident Management system. We also have the Continuity Of Operations Plan known as the COOP. This provides a framework that effectively responds to any event that threatens business operations in the City, and focuses on a restoration of mission critical functions, minimization of disruptions, and identification of workarounds. So, the noise portion of this element revolves around the existing noise concerns, in order to protect residents from excessive noises. Sources of noise in the City fall into five categories, the Foothill and San Gabriel River freeways, aircraft, major and minor arterial roads, rail lines and stationary sources. The traffic noise in the City can be measured through noise levels in decibels, L10, L50, and L90. L10 is the maximum noise level, L50 is typical noise, and L90 is background noise. On the right we have a chart showing this decibel range. The

City usually experiences decibels in the range between normal conversations and portable fans or roadway traffic. This map comes from that element and shows what future noise exposures in the City. The orange and bluish-purple zones represent noise sensitive areas and the yellow represents areas that may see increased noises or noise levels.

COMMISSIONER MIRANDA Jarrod, how often and is it already metered all the time? Or when do they measure it, these levels?

ASSISTANT PLANNER PALMER The noise, how's it measured? I'm not sure how often it's measured. I don't know if we have any noise monitoring stations in the City.

COMMISSIONER MIRANDA Who is it measured by?

ASSISTANT PLANNER PALMER I'm not sure if engineering might know. Brandi has an answer.

COMMISSIONER MIRANDA She's got an answer all the time. She's got it.

SENIOR PLANNER JONES I'll try to answer, but when that latest version of the General Plan was done, which I believe was the 2008. So, during the analysis, for example with the environmental, there would have been some measurements done. Also, when if we get a complaint about noise currently Code Enforcement will go out with their equipment to measure the noise levels.

COMMISSIONER MIRANDA What kind of device do they use?

SENIOR PLANNER JONES I don't know, it's a it's a noise measuring device, so it does measure in decibels. So that comes in handy.

COMMISSIONER MIRANA Thank you.

SENIOR PLANNER JONES You're welcome.

ASSISTANT PLANNER PALMER Thank you, Brandi. Well, that was the last part of that element. So were there any other questions, about the Safety Element? Okay, our last element for tonight is the Circulation Element. The City of Irwindale refers to this as the Infrastructure Element. It includes both infrastructure, utilities and facilities, as well as circulation, and it's a guide to the ongoing development of the City's roads. Identifying the general location and extent of existing and proposed thoroughfares, transit routes and other utilities, as well as correlating with the land use and public safety elements. So, it's divided into three sections. This element has an introduction for an overview of scope, a profile for an

overview of the existing infrastructure, circulation, and traffic conditions, and a plan to identify policies and programs that can help implement and establish standards and programs that are designed to improve the traffic and circulation in the City. So, for the introduction, this element describes the road system that's needed to serve traffic generated by the permitted land uses. Traffic forecasts that are used to determine future traffic noise levels and airborne emissions for our Public Safety Element, and responds to regional transportation plans, focusing on the development of regional transportation systems with future demand in mind. The profile of this element describes the existing system of roadways and facilities in the City, considering regional access, existing traffic volumes and characteristics of the City streets. It's measured through Levels of Service or LOS. You may be familiar with VMT or Vehicle Miles Traveled in the environmental documents you read. That is the more modern use. The City, though, in this element at the time, was rated a D for Irwindale's standard for intersections. This is fair, so that's a good rating. We're rated E for our threshold standard, which is for the general area, not just the City of Irwindale, but surrounding cities as well. And rated C for the standard for individual road segments. So, we're rated good for road segments in the City. This element also talks about the bridges in the City. We have twenty-one. It also addresses public transit, such as Foothill Transit, LA Metro, and Access LA van service. Lastly, it addresses the utilities of infrastructure such as electricity, gas, communications, water, sewage, and storm drainage.

COMMISSIONER
MIRANDA

Regarding the last slide, please. Perhaps you have an answer, I'm not sure. You mentioned D that was fair, I wish that was true in high school, but I wanted to know what are we doing to mitigate that or improve those these things that were lower on thresholds standards for instance and making it better situations for the roadways. Is there a plan enforced to make that happen?

ASSISTANT
PLANNER PALMER

I'm not sure. I mean this element was last updated in 2008, I believe, with the rest of the General Plan...

COMMISSIONER
MIRANDA

Okay, so we're this is the this we're... I gotcha. Okay, so.

ASSISTANT
PLANNER PALMER

So, Engineering may have a statement on that.

ASSISTANT
ENGINEER
PIMENTEL

Hello Commission, I could probably talk a little bit about that. So whenever a new development comes in or anything that comes in when we do the CEQA analysis, VMT is studied but also, we do still do a Level of Service analysis. That way we can see what the level of service will be with those new developments that come in, and then we can propose Mitigation Measures to improve our infrastructure, whether it be at an intersection level or a corridor level. So, we can implement some sort of improvements that will help decrease those added capacities and kind of keep it at that fair level or close to it as possible.

COMMISSIONER
MIRANDA New developments come in; we help change that.

ASSISTANT
ENGINEER
PIMENTEL Correct, correct.

COMMISSIONER
MIRANDA Got it. That great.

ASSISTANT
ENGINEER
PIMENTEL So it maintains until we get something that comes into the City. Once something affects it, then we have to look at it more and then Mitigation Measures are put in place to make sure that we can take care of that.

COMMISSIONER
MIRANDA That's great, thank you.

ASSISTANT
PLANNER PALMER And a thank you to Luis. So, the last section of the infrastructure is the plan. This has policies in place to maintain the highest standards of service with respect to circulation and infrastructure, as well as to improve the safe and efficient circulation in the City. There are numerous programs in the element, including Caltrans coordination, enforcement of truck parking, public transit review programs, signalization, and truck route planning. Roadways are classified as four (4) types. We have major arterials, secondary highways, collector roads, and local streets. This table shows more specifics on how these are designated. The main function of the circulation system is to provide access to property, as well as to accommodate the transport of both people and goods in and through the City. And here we have a map from that element that shows at the time the roads and their classifications. So that's the end of Presentation 1. I'll ask for questions in a second. But I just wanted to let you guys know, the Commission, that we will have another meeting in May 21st that will be General Plan Presentation 2 going over the Land Use, Resource Management, and Environmental Justice Elements as well as some further information if necessary.

COMMISSIONER
MIRANDA Would that be a better question to wait for that, regarding some of the mining we're doing here. Would that be a better time for that?

ASSISTANT
PLANNER PALMER Yeah, we can address that in the next meeting. If you would like.

VICE CHAIR
ACOSTA Thank you very much Jarrod.

ASSISTANT
PLANNER PALMER You're welcome. Oh, Brandi just reminded me. There is a flyer on your dais, just has some helpful resources and links, so if you want to research some more about what we talked about tonight you can go look that up. And there will be another one for next presentation with links on those topics.

VICE CHAIR
ACOSTA

Thank you, Jarrod. Okay, we're going to move on to Number 6, the Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

SENIOR PLANNER
BRANDI JONES

Good evening. I have three (3) quick updates. So, there's a flyer that Jarrod prepared for emergency preparedness. So that's for either at home or at work, so that should be pretty helpful, especially since we just had an earthquake recently. And on May 8th, we have two (2) events. We have the Budget Workshop, which will be here at 4:30pm, and we also have the Mayor's Prayer Breakfast at 7:30am at Southern California Edison.

COMMISSIONER
MIRANDA

When is this again?

SENIOR PLANNER
BRANDI JONES

May 8th.

COMMISSIONER
MIRANDA

May 8th. Thank you.

SENIOR PLANNER
BRANDI JONES

And that's it.

VICE CHAIR
ACOSTA

I'm sorry. Brandi, the workshop was May 8th, at what time?

SENIOR PLANNER
BRANDI JONES

4:30pm in the Council Chamber.

VICE CHAIR
ACOSTA

Thank you. Anything else?

SENIOR PLANNER
BRANDI JONES

That's it.

VICE CHAIR
ACOSTA

Alright. Go on to Number 7, Legal Counsel Comments.

**LEGAL COUNSEL
COMMENTS**

ASSISTANT
ATTORNEY
TRAXLER

Yes, thank you, Vice Chair. This is just a reminder and save the date to you all if you're planning on attending the Contract Cities Conference out in Palm Desert, May 15th in the evening, the City Attorney's Office will be hosting a dinner and you are all invited. So, we will be finalizing the details and sending you a formal invite probably by the end of the week.

VICE CHAIR
ACOSTA

Great. Thank you. Alright. Number 8, Commissioner Comments.

**COMMISSIONER
COMMENTS**

VICE CHAIR
ACOSTA

Do we have any comments? No. Okay, I just want to thank the staff for their time and for their work on that presentation. And if we don't have anything further, I guess that'll I'll be adjourning in the meeting at 7:01pm.

ADJOURNMENT
7:01 p.m

There being no further business to conduct, the meeting was adjourned at

Attest:

Maricela Frymark, Planning Commission Chair

Jesus Hernandez, Administrative Secretary



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



Date: May 21, 2025 **Agenda Item No. 4-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, Community Development Director

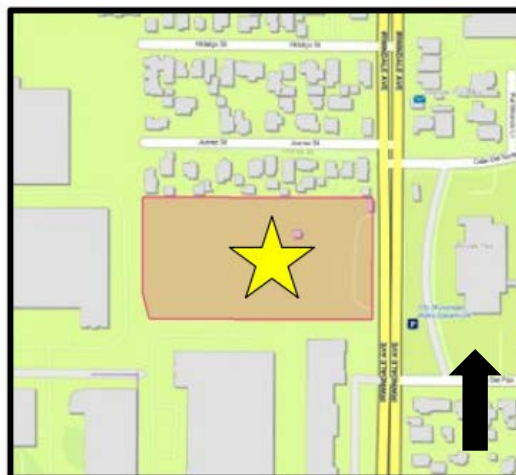
Project Planner: Jarrod Palmer, Assistant Planner

Project: Site Plan & Design Review (DA) No. 01-2025; Façade & Parking

Applicant: Sawsan Jassoume for Cell-Crete

Property Owner: Louie Fisher – Cell Crete, 135 E. Railroad Ave, Monrovia, CA 91016

Project Location: 5257 Vincent Avenue (APN: 8619-012-049)



Staff Recommendation: That the Planning Commission adopt Resolution No. 852(25) recommending that the City Council approve Site Plan & Design Review (DA) No. 01-2025 for the construction of exterior building renovations and parking lot redesign for an existing office/warehouse building located at 5257 Vincent Avenue, Irwindale, CA 91706 (APN: 8619-012-049) in the M-2 (Heavy Manufacturing) zone and, subject to the attached Conditions of Approval, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301.

REQUEST

The Applicant is requesting approval of SP&DR (DA) No. 01-2025 for the construction of a new building façade, covered walkway, courtyard, and redesigned parking area for an existing building at the Cell-Crete Corporation, located at 5257 Vincent Avenue.

BACKGROUND

The site is part of the Cell-Crete Corporation, located at 5257 Vincent Avenue, and is developed with two (2) buildings on approximately 2.83 acres. The building façade improvements are proposed on the easternmost building, along with a redesign of the adjacent parking lot.

The existing buildings were constructed in the late 1950's to early 1960's. In 1998 American Medical Response (AMR) began occupying the site. In 2008, the site was purchased by the Irwindale Community Redevelopment Agency. AMR occupied the site until 2024, when the site was purchased by Cell-Crete Corporation. This site will act as offices for Cell-Crete Corporation.

This is the second building owned and operated by Cell-Crete in the City. Their existing building is located at 16331 Arrow Highway and was purchased from the Irwindale Community Redevelopment Agency. In 2016, some interior tenant improvements and exterior renovations were approved.

The applicant submitted its application on March 11, 2025, which was deemed complete by Staff on May 7, 2025. Subsequently, the City Council adopted Ordinance No. 772, a comprehensive zoning code update, repealing and replacing the entirety of Title 17 of the Irwindale Municipal Code, effective May 12, 2025. In accordance with Irwindale Municipal Code section 17.01.050 of the Zoning Code Update, applications processed by City Staff under all prior ordinances codified in Title 17, but which come before the legislative body after the most recent Zoning Code has been approved, will be deemed to be in compliance with the latest version of Zoning Code. This project was submitted under the previous Zoning Code prior to May 12, 2025, when the City began using the new Zoning Code. Therefore, the Planning Commission recommends that the City Council find that the application is deemed in compliance with the provisions of the updated Zoning Code.

SITE PLAN AND DESIGN REVIEW

Pursuant to the provisions of Chapter 17.27.020 (Site Plan and Design Review) of the Irwindale Municipal Code (IMC), "Site Plan and Design Review is required in specific areas of the City covered by design guidelines adopted by the City Council and is required for all new construction and other activities as identified in the applicable design guidelines".

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.

GENERAL PLAN AND ZONING

The project site is designated in the General Plan as Industrial/Business Park and is zoned M-2 (Heavy Manufacturing). The site is surrounded by the following uses and zoning:

Direction	Existing Land Use	Zoning District
North	Offices, Auto Repair	M-2, Heavy Manufacturing
South	Auto Repair, Parking Lot	M-2, Heavy Manufacturing
East	Residential	City of Azusa, CAH, Arrow Highway Corridor
West	Utilities Facility, Residential	A-1, Agricultural & M-1, Light Manufacturing

PROJECT DESCRIPTION

The proposed building façade improvements include the renovation of an existing walkway, and construction of new walkways, in addition to a courtyard. The improvements also include the redesign of the adjacent parking lot, which includes a new landscape palate.

DESIGN

The covered walkways serve a dual purpose; as protection from the elements and as a design element used to add character to the building. The existing covered walkway will be removed and replaced with a colonnade of arches supporting a shed roof. The arches and existing brick finishes will be stuccoed/plastered and painted a muted green color to match the existing buildings located at 16331 Arrow Highway. Adding authenticity, the roof will have mission tiles. A new arched entry with wrought iron gates will secure the new courtyard and fountain.

Overall, the proposed improvements will upgrade the property while highlighting and incorporating the recommended elements of the Commercial and Industrial Guidelines, such as authentic period styles, facades with depth, simple parapets, awning-covered windows, appropriate materials, arcades/columns for scale, custom ornamentation, and layering details.

ANALYSIS

Site Plan & Design Review Analysis

Before Site Plan and Design Review are approved, the applicant must show, to the satisfaction of the Planning Commission and the City Council, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis below.

1. Promotes excellence in site planning and design and the harmonious appearance of buildings and sites;

The proposed renovations and redesign shall harmonize the appearance of the building in relation to nearby buildings. The proposed project incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: varied parapet heights; arched walkways, ornately carved designs, metal awnings, and a multi-color palette. In addition, the site design includes layered landscaping.

2. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and

The subject site is zoned M-2 (Heavy Manufacturing) and has a General Plan land designation of Industrial/Business Park. The existing General Plan and Zoning designations are consistent. The use of the existing building will remain the same, which is relative to the neighboring businesses and existing uses.

3. Supplement other City regulations and standards to ensure control of aspects of site planning and design that are not otherwise addressed.

This project's Conditions of Approval ensure that there is compliance with City regulations and standards, including conditions that are not explicitly stated already.

CONCLUSION/RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 852(25) recommending that the City Council approve Site Plan & Design Review (DA) No. 01-2025 and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, section 15301

Alternative Actions:

2. Request that Staff prepare a resolution of denial based on recommended findings of fact to be brought back at the next regularly Planning Commission meeting for adoption; OR

3. Request that Staff revise the project and continue the hearing to a date certain.

ATTACHMENTS

- Exhibit A: Resolution No. 852(25) with Conditions of Approval
- Exhibit B: Project Plans (Site Plan, Floor Plan, Elevations)
- Exhibit C: Landscape Plans

EXHIBIT “A”

RESOLUTION NO. 852(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN AND DESIGN REVIEW (DA) NO. 01-2025 FOR THE CONSTRUCTION OF AN EXTERIOR BUILDING RENOVATION AND PARKING LOT REDESIGN AT AN EXISTING OFFICE/WAREHOUSE BUILDING LOCATED AT 5257 VINCENT AVENUE, IRWINDALE, CA 91706 (APN: 8619-012-049) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

A. RECITALS.

- (i) Sawsan Jassoume, 835 Mission Street, South Pasadena, CA 91030, on behalf of Cell-Crete Corporation, the Applicant, has made a request for approval of a Site Plan and Design Review [SP&DR(DA)] pursuant to Section 17.27 of the IMC, to allow for the construction of a building façade improvements and a parking lot redesign, located at 5257 Vincent Avenue.
- (ii) The Subject Property is located at 5257 Vincent Avenue, within the City of Irwindale (APN: 8619-012-049) and is zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject application shall be referred to as the “Application.”
- (iii) On May 21, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, closed the public hearing and recommended that the City Council approve Site Plan and Design Review (DA) No. 01-2025, subject to the approval of a Resolution, which would detail the specific Conditions under which the Application was approved.
- (iv) 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. The applicant submitted its application on March 11, 2025, which was deemed complete by Staff on May 7, 2025. Subsequently, the City Council adopted

Ordinance No. 772, a comprehensive zoning code update, repealing and replacing the entirety of Title 17 of the Irwindale Municipal Code, effective May 12, 2025. In accordance with Irwindale Municipal Code section 17.01.050 of the Zoning Code Update, applications processed by City Staff under all prior ordinances codified in Title 17, but which come before the legislative body after the most recent Zoning Code has been approved, will be deemed to be in compliance with the latest version of Zoning Code. This project was submitted under the previous Zoning Code prior to May 12, 2025, when the City began using the new Zoning Code. Therefore, the Planning Commission recommends that the City Council find that the application is deemed in compliance with the provisions of the updated Zoning Code.

3. 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. Promotes excellence in site planning and design and the harmonious appearance of buildings and sites;

The proposed renovations and redesign shall harmonize the appearance of the building in relation to nearby buildings. The proposed project incorporates many of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: varied parapet heights; arched walkways, ornately carved designs, metal awnings, and a multi-color palette. In addition, the site design includes layered landscaping.

- B. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and

The subject site is zoned M-2 (Heavy Manufacturing) and has a General Plan land designation of Industrial/Business Park. The existing General Plan and Zoning designations are consistent. The use of the existing building will remain the same, which is relative to the neighboring businesses and existing uses.

- C. Supplement other City regulations and standards to ensure control of aspects of site planning and design that are not otherwise addressed.

This project's Conditions of Approval ensure that there is compliance with City regulations and standards, including conditions that are not explicitly stated already.

4. The City, as the Lead Agency, determined that the project as proposed is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1; Existing Facilities), which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private

structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination of the CEQA Guidelines.

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 Title 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 21st day of May 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at the meeting of the Planning Commission of the City of Irwindale held on the 21st day of May 2025, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 852(25)

Site Plan and Design Review (DA) No. 01-2025
Sawsan Jassoume for Cell-Crete
5257 Vincent Avenue

A. GENERAL

1. The uses authorized by this Site Plan and Design Review Permit allow for the construction of building façade improvements including a covered walkway and courtyard, in addition to a parking lot redesign as described on the plans dated May 7, 2025.
2. A building permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review 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. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.
3. If applicable, a grading permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review 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. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.
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. 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, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning Site Plan and Design Review Permit No. 01-2025. 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 Site Plan and Design Review Permit shall conform to the plans as finally approved by the City (dated May 7, 2025) as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Community Development Director, shall require the prior approval of the City Council pursuant to the amendment of the Site Plan and Design Review Permit.
7. 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. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permits for this project.
8. The Applicant shall maintain and use the project location thereon in full compliance with all codes, standards, policies and regulations imposed by the City, County, State, or Federal agencies with jurisdiction over the facility.
9. It shall be required that the subject location and its contents, including but not limited to, structures, fences or garden/block walls, and vehicles are maintained free and clear of any graffiti. The Applicant shall be held responsible for the immediate removal of any and all graffiti found on-site within 48 hours of its application.
10. The premises will be secured with appropriate security lighting, to obtain a minimum of 1-foot candles over the entire site. A photometric lighting plan shall be submitted, subject to the review and approval of the Community Development Department and the Police Department.
11. Security lighting fixtures are to be shielded and shall not project above the fascia or roof line of the buildings. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.
12. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the applicant at the time of approval or conditional approval of the project, or within 90 days after the date of imposition of the fees, dedications, reservations, or exactions imposed on the project.
13. Prior to occupancy of the project, all users of the facility shall comply with the City of Irwindale M-2 zoning standards and regulations through the business license and zoning compliance process.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. The proposed façade improvements shall match the color and materials of the existing buildings located at 16331 Arrow Highway.

2. All perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.
3. This project shall be subject to the City of Irwindale's utility tax.
4. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the plans submitted to the Building Division for plan check.
5. A final planning inspection shall be required.
6. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines."
7. Landscaping shall be drought resistant low water with drip irrigation, low flow bubblers and water efficient rotor heads where applicable. Native plants shall be used where feasible. Landscaping shall be provided as shown on the approved Conceptual Landscape and as modified pursuant to City Building Plan Check review of Precise Landscape and Irrigation plans.
8. Landscape and irrigation plans shall be prepared by a licensed landscape architect, and are subject to the approval of the Community Development Director and the Director of Engineering. Vision clearance shall be maintained at all vehicle entrances and exits.
9. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.
10. A six (6) inch horizontal concrete curb shall surround all landscaped planters.
11. The following invasive plants shall not be used in landscaping:
 - *Carpobrotus edulis* (ice plant)
 - *Hedera helix*, *H. Hibernica*, *H. canariensis* (English ivy, Irish ivy, Algerian ivy)
 - *Vinca Major* (periwinkle)
 - *Pennisetum setaceum* and all cultivars and varieties (fountain grass)
 - *Cortaderia selloana*, *C. jubata* and all cultivars and varieties (pampas grass)
 - *Retama monosperma*, *Genista monspessulana*, *Cytisus striatus*, *Cytisus scoparius*, and *Spartium junceum* (broom – bridal, French, Portuguese, Scotch, Spanish)
 - *Acacia Cyclops* (acacia or western coastal wattle)
 - *Myoporum laetum* (myoporum)
 - *Washingtonia robusta* and *Phoenix canariensis* (Mexican fan palm and Canary Island date palm)
 - *Schinus terevinthifolius* (Brazilian pepper)
 - *Eucalyptus globules*, *E. camaldulensis* (eucalyptus, blue gum, and red gum)

12. A minimum of 3.4% ($\pm 3,482$ square feet) the total lot area shall be landscaped.
13. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.
14. Any event not held during typical hours of operation shall be subject to Community Development Department review for a Special Event Permit.
15. Drive aisles shall remain open and unobstructed for vehicular circulation.
16. All building design and construction, including the type, texture, color, and durability of the exterior building materials shall comply with the City's Commercial and Industrial Design Guidelines.
17. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs or similar planting materials as allowed.
18. All rooftop mechanical equipment, including heating and air conditioning units, antennas, and other electronic devices, shall be completely and decoratively screened from view from all public rights of way and adjacent properties and shall be integrated into the design and construction of the buildings¹. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and construction materials in texture and color. Such rooftop equipment screening shall be subject to the review and approval of the Community Development Department.
19. All rooftop wireless telecommunications antennas operated by third parties are subject to the provisions of Chapter 17.12.260 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.
20. A lighting plan shall be submitted for approval by the Community Development Director describing lighting fixtures for building exterior lighting. Lighting fixtures shall be designed to shield light and/or directs light in a downward direction to minimize light spillover to adjacent residential areas. A minimum of 1-foot candle shall be provided.
21. Applicant shall obtain approval and permits from the Community Development Department and Building Division for all project signage prior to construction of any signs on the project site.
22. A temporary chain link fence with green screening, or acoustical fencing assembly shall be installed and maintained around the perimeter of the site during construction.
23. Any masonry walls, tube steel fences, and driveway gates shall be decorative and consistent with the building design and the Commercial and Industrial Design

¹ Photovoltaic equipment is exempt from this requirement.

Guidelines. The design of the walls and gates shall be subject to review and approval of the Community Development Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.

24. Applicant shall at all times comply with the Irwindale Municipal Code Noise Standards (as may be amended) as measured at the Site boundary. Additionally, if noise impacts exceed the applicable noise standard contained in the Irwindale Municipal Code, Applicant shall take necessary actions and implement procedures to bring the operations into compliance with this Code.
25. Applicant/developer shall post "No Overnight/Unauthorized Parking" signs on the property prior to construction to prevent unauthorized parking on the site.
26. 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 or holidays without a permit per IMC Subsection 9.28.110(A).
27. All construction related activity shall comply with the noise standards as set forth in IMC Section 9.28.030.
28. All truck loading and unloading shall occur on the site. No loading, unloading or truck idling shall be permitted to take place on the street for any business located on the site.

C. PUBLIC WORKS/ENGINEERING DEPARTMENT

BUILDING AND SAFETY

1. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the latest Building Code and all applicable regulations.
2. The Applicant shall submit Site, Floor, and Elevation Plans that include all Life & Safety and Accessibility requirements as required by the latest Building Code.
3. The Applicant shall submit all required Mechanical, Electrical & Plumbing (MEP) Plans in compliance with the latest Building Code.

D. FIRE DEPARTMENT

1. The project shall comply with all applicable requirements of the County of Los Angeles Fire Department.

2. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at 626.963.5564 for information on EPICLA submittals.

E. PUBLIC SERVICES DEPARTMENT

1. All walls that face the public right-of-way shall implement anti-graffiti management practices (such as planting vines on the walls). Applicant shall be responsible for graffiti removal to all walls that face the public right-of-way in a timely manner.
2. Onsite trash enclosure areas shall have sufficient space for solid waste, recycling, 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.
3. Tenants shall 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.
4. The owner and/or applicant shall remove and reconstruct all damaged, deficient, or substandard sidewalk, driveways, curb, and gutter as directed by the Director of Engineering and the Public Services Director.
5. The owner and/or applicant shall be responsible for obtaining encroachment permit(s) from the City prior to commencing any type of work in the public right-of-way.
6. Any work within easements on the project site shall require proper approval and permits from the easement holder (City of Irwindale, County of Los Angeles, Southern California Edison, etc.).
7. Vehicles shall not block the sidewalk or be parked on the public right-of-way along property frontage.
8. The tenant and owner of the property shall be responsible for the removal of any accidental or illegal dumping of debris on private property. It is not the responsibility of the City of Irwindale to remove any accidental or illegal dumping of items from private property.
9. All utilities and signs within the public right-of-way shall meet horizontal and vertical ADA clearance requirements.

10. Any landscaping, including an irrigation system, in the public right-of-way or any property that is dedicated to the City of Irwindale for maintenance purposes must be approved by the Public Services Director, or designee, as part of the permitting process. Property owner is required to maintain at its sole expense all landscaping in the public right-of-way, including the parkway.