

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

August 21, 2024
Wednesday
6:30 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 this Planning Commission meeting to order, August 21, 2024, at 6:30 p.m. We'll start off this evening with a Call to Order, which I already did, next we'll move on to our Pledge of Allegiance so if we can all please stand for those that are able to. 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
CHIAR FRYMARK Dear Heavenly Father, we come before you tonight with nothing but gratitude in our hearts and love for you. Lord, we ask that you please take care of us as we move throughout the evening. Help us to make clear decisions that are sound for our community and for our businesses at large. We ask that you continue to bless this city and bless the residents within it. We thank you Lord for our police officers and for all of the Staff that are here with us tonight, and those that could not be here with us as well. We ask that you continue to keep them safe and to bless them, and their families. We also, Lord, ask that you take care of us and our families, and you keep us safe and healthy. All this in Jesus' name we pray, Amen.

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; Eddie Chan, Director of Engineering; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; Baltazar Barrios, Associate Planner; Martin Romero, Assistant Planner; Jesus Hernandez, Administrative Secretary; Jarrod Palmer, Community Development Intern

**AB 2449
DISCLOSURES**

CHAIR FRYMARK Next item is AB 2449 Disclosures, seeing that we're all here, I'm assuming we have none?

ADMINISTRATIVE
SECRETARY
HERNANDEZ Correct.

CHAIR FRYMARK Perfect. Moving on to Item F, any Announcements?

ANNOUNCEMENTS

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No announcements from Staff.

CHAIR FRYMARK

Do any announcements from our fellow Commissioners? Everyone had a nice summer? Good. It's nice & cool in here, better than outside.

COMMISSIONER
MIRANDA

School's back!

CHAIR FRYMARK

Right? School's back, woo-hoo!

CONSENT CALENDAR

CHAIR FRYMARK

Alright, moving on to our Consent Calendar, we do not have any items under Consent for this evening, so we are going to go ahead and move on to Item Number 2, which is Spontaneous Communications.

**SPONTANEOUS
COMMUNICATIONS**

COMMUNITY
DEVELOPMENT
INTERN PALMER

Hi there, so for 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 this 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, and Tier 3: in-person and teleconference attendees who have not previously provide comments on the matters being discussed by the legislative body.

CHAIR FRYMARK

Thank you. At this time, we will take anyone that is wishing to address the Commission, in person, under Spontaneous Communications.

ROBERT HARTMAN

My name is Robert Hartman, 4617 Nora Avenue. A few years ago, this Commission denied an upgrade of the Signet Building, at 5462 North Irwindale Avenue because it did not meet our Design Guidelines. Today, that building is still progressing with who knows what kind of Design Guidelines they're using now, but it's not to our Design Guidelines. That I would just like to bring up, see what happens. The other issue I have to say is the lane marking, street markings, on Gladstone Avenue between Ayon and Irwindale Avenue, are almost non-existent. This has been brought up many times, and nothing has ever been done about it. Thank you.

CHAIR FRYMARK

Thank you, Mr. Hartman, we appreciate it. Is there anyone else that would like to come forward and speak? Okay, so we will now move on to teleconference attendees.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We don't have no one for Tier 2.

CHAIR FRYMARK

Do we have anybody else for Tier 3, that would be anybody in-person and teleconference attendees who have not previously provided comments.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Looks like we have no one for Tier 3.

CHAIR FRYMARK

Okay, thank you. With that we are going to go ahead and move on to Item 3, New Business.

NEW BUSINESS

CHAIR FRYMARK

Seeing no item under New Business, we're going to go ahead and open the Public Hearing.

PUBLIC HEARINGS

CHAIR FRYMARK

In Public Hearing, we have two matters that looks like we're going to be discussing tonight. The first one is A, Continued Public Hearing of the Zoning Ordinance Amendment Number 03-2023, and Zone Change Number 04-2023, Citywide Title 17 Zoning Code Update. Do we have a report from Staff?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair, and Commissioners, and members of the public. This project is the Comprehensive Zoning Code Update, that was continued from the July 17th Planning Commission Meeting. So, at that time, the Planning Commission heard the Staff's presentation and received public comments and had made the following recommendations: that the maximum building height to be 35 feet in the C-1, C-2 and C-3 Zones, C-3 to remain Heavy Commercial Residential zone, no mixed-use. Maximum building height in the M-1 zone of 40 feet, maximum building height 50 feet in the M-2 zone if abutting or adjacent to residential zones, and maximum building height 60 feet in the M-2 zone. Maximum building height 50 feet in the in the M-2 zone within a 500 foot buffer measured from the Town Center area that's been identified in the General Plan. And at that time the Planning Commission directed Staff to provide visual graphics of M-2 Zones to show the proposed setbacks and the 500-foot buffer, for further discussion. One of the things I do want to point out, so the minutes were not ready for approval at this meeting, but we felt that it was important as background information to attach it. So that was attached to the Staff Report for your reference. And then, I want to point out that we did receive an e-mail regarding this project and a copy of that has been placed on the dais in front of you. We do have the person who had presented that to us, who's here, and who can speak to that if there is questions with that. So, with that, I'm going to turn it over to our consultant Nick Pergakes from Interwest.

NICK PERGAKES

Good evening, Planning Commission Chair and Commissioners. I'm going to be going over some slides here, showing some of the changes we made based on the July Planning Commission Meeting. First, I'll go ahead and give an overview of the agenda. So, we'll give you an overview of the topics discussed at that July Planning Commission Meeting. Give a summary of the code changes that resulted from that meeting, and then would like to talk about the building setbacks and the industrial zones and get your direction and feedback on the setbacks moving forward and then Staff recommendation. So, for attendees tonight, and people who haven't been kind of been up to date with the code, we have had several Planning Commission Meetings. We had a meeting on February 21 of this year recommending the Zoning Code for approval. And then it was brought to City Council on April 10th of this year and reviewed, and then was requested to have the code go back to Planning Commission for further discussion on some of the Development Standards, and

some other aspects of the code. So, we brought it back to Planning Commission in July, for Staff to seek direction on some of the changes, and information that was provided at that meeting, the City Council meeting, and input from stakeholders and community residents. Which then, we came back in that July meeting, got some feedback, and that was incorporated into a new August 2024 draft, which you have in your packets and in front of you tonight. And then for tonight, we're looking to review the changes that have been made, some of the remaining setbacks that need discussion and reconciliation. And then the next step is to finalize that draft and to have it go for recommendation for approval to City Council, later this year. So, Marilyn gave a bit of an overview of some of those changes we discussed in the July Planning Commission Meeting. Here, we just visually show in the C-1 Zone, Commercial Zones. We show C-1, C-2 and C-3. In the light kind of text there in the C-1 Zone, you can see the existing max height is 35 feet. There was a proposed max height at one time 40 feet, the direction received at the last Planning Commission meeting was to make it 35 feet maximum, and then that has been updated in Chapter 17.05, page 12 of the document. C-2 Zone - here we're showing the existing maximum height, in the existing Zoning Code it is 45 feet. At one time we were looking at a proposed maximum height going up to 50 feet. The direction received by Planning Commission in last month's meeting is to have it at 35 feet maximum, and that has been change in Chapter 17.05 as well, page 12. And then finally, C-3 district, the existing Commercial Residential Zoning district, the existing maximum height is 45 feet in the code today. And then we were looking to bring that up to 60 feet at one time, and then now the direction received has been to bring it back down to 35 feet maximum for the C-3 zone, and then that change has been incorporated in the Chapter 17.05 and the table and on page 12. For the Industrial Zones, we are looking at Development Standards and building heights in the M-1 Zone and the M-2 Zone. The direction received at the Planning Commission meeting last month was to update the maximum height to 40 feet, which is lower than the proposed height in the draft from April. So, we brought it down about 10 feet. So, the 40 feet maximum has been incorporated into the code in Chapter 17.06, on page 23. And then in the M-2 Zone, there is no existing maximum height today in the Zoning Code. Through discussion at the last meeting, we looked at the different height options and it was settled that it should be 60 feet maximum. Again, when you're in the M-2 Zone, but if you're within 500 feet of the Town Center or adjacent to a residential zone property, the maximum height should be no higher than 50 feet. And that change has been incorporated in Chapter 17.05, on page 23. We also had a discussion about mixing uses. We looked at having residential be either above commercial, like being a vertical format or be horizontal. The direction from the Planning Commission is that you did not want to see residential be incorporated into buildings vertically or in a horizontal fashion. So, we remove Mixed-Use as an allowable use in the C-3 Zone, and we're keeping the designation, we're not calling it a

Commercial/Mixed-Use. It's going to be actually Commercial/Residential. Sorry, it's saying heavy there, but heavy kind of has a weird connotation and doesn't really kind of express what that district is, so we are showing it as Commercial/Residential in the document, and that allows for commercial and residential uses, but not on the same parcel. So that change has been incorporated in Chapter 17.05, Commercial Zone Districts. So, this list here is kind of shows what some of the development standards in the commercial industrial zones that were topics from that City Council Meeting in April. We've gone through the building heights, direction was received at the July Planning Commission Meeting. Changes have been incorporated, as we discussed. And so, we've moved forward with those changes. We started talking about building setbacks at the meeting in July, for just a little bit, there was some discussion in the various zones, particularly M-1. And we were looking at, you know, just trying to separate industrial residential uses. Concerns about limiting potential development with increased setbacks on properties and not creating kind of issues with existing buildings or potentially future buildings. And then we were also looking at some examples around Irwindale. So, it was also asked that we kind of mapped the 500 feet buffer. We were kind of going through a discussion of how the impacts of, you know, building heights within the vicinity of the Town Center could be minimized, and also looking at potential changes there. So, this graphic is showing Arrow Highway and Irwindale, kind of the intersection, and showing the Town Center area and the buffer of 500 feet from the Town Center boundary. It's kind of hard to see here up on the screen, might be a little bit easier for you Planning Commission members on your screens, but there's just a handful of M-1 and M-2 zone properties that are like fully within that 500 feet buffer area. Several of the properties there, probably about a dozen are kind of partially within that buffer, but if anything, moving forward in the Zoning Code we are addressing any, you know, any new buildings that come into respect being near the Town Center and have a 50 feet height maximum. So that has been analyzed and just wanted you to take a look at that and we can have it more of a discussion in a moment if you'd like. We're going to run through a couple of more maps. I might need some help from Martin here because he graciously prepared these examples. But this is showing, on the right, the setback today the existing setback standards when M-2 is adjacent to residential here in this case, sorry, excuse me, abutting, which means it's property line of the industrial is right next to a residential property, so the property lines are shared. Today it's a 20 feet setback that's in place on the M-2 property next to residential. Then we discussed having an M-2 50-foot kind of setback when it's adjoining an R-1 Zone. So that kind of gives you an idea, in this situation, what that looks like. We also did a snapshot of the M-2 setbacks on Allen Drive, on a property. The existing setback standard today, when an industrial use is across the street from residential, it's a 50-foot setback. And then this is continuing on here... 50 feet as well. That kind of shows you, kind of

the impacts to a property that's kind of narrow and long here. And then also in Alice Rodriguez Circle, showing on the right the existing setback standards when it's... There kind of at the top you see a 50 foot kind of blue band. That's when a building it's fronting onto a street with the setback requirement is, and then also the 20 foot setbacks you're seeing in blue, kind of in the bottom middle of the of the screen there on the right, is the 20 foot setback when adjoining a residential property. And then on the left is an exhibit showing what it's like with the 50 feet, when it's fronting a street and then 50 feet when it's adjoining a property that's residential next to an M-2. So wanted to provide these examples for you to see kind of some of the impacts, and how that kind of played into like looking at the building setbacks for the industrial and office zones. I don't know if Marilyn, if you wanted to take a little more time to talk about this or? Okay, so here we're showing the changes to the building heights and in the zones, as we had discussed at the top of the table. We are also showing the setbacks, front setbacks of 20 feet for the Industrial Zone. Zones; M-1, M-2 and B-P that's existing as today. The M-2 Zone, we were going through a discussion last time of different dimensional standards. We're showing here a minimum of 30 feet for a property adjacent to or across the street from residential zone. Today for the M-1, it's 30 feet. For the M-2, it's 50 feet. So, there is a bit of a range there. So would like your input on what number to settle on for the front setback in an M-2 Zone, when an industrial property is adjacent from a residential zone, or across the street from a residential zone. The street side setback, there is none today. Just like a no setback there. Today we're proposing 15 feet on the street side for an industrial building. And then, 25 feet for a property adjacent or cross street from a residential zone. And then for the interior side, showing 0 feet on each side, except that a minimum of 15 feet is required along each property line abutting a commercial zone. And then we're showing M-1 and B-P Zones, a minimum of 30 feet for property abutting a residential zone. And then M-2 minimum of 50 feet for property abutting a residential zone. And none of these standards exist today for an interior side setback in the code. The rear setbacks here, 0 feet by 15 feet of abutting a commercial zone. So, 0 feet when you're in industrial area next to an industrial zone property. 15 feet when it's abutting a commercial zone, and then a minimum of 30 feet for property abutting a residential zone. There is no standard like that in the existing code today, so this is having some extra buffers put into place or setbacks. And then how we are showing 10 feet for building from an alleyway. And I believe it's 0 today, correct? Okay, you don't have that in place. Okay. So, that's showing some of the changes. And then for we had to make some changes to the Transitional Height Zones standards because some of the building heights have been brought down. So, we made a change there showing when industrial use is within 50 feet from a property line of a residential zone lot, a maximum height can only be up to 40 feet but after that 50 feet of a setback, and it as it continues onward the maximum height of an industrial zoning district applies. So, if it's a 50-

foot height limit then after that 50 feet, it can be up to 50 feet tall. So we made that change in the document. So those are the items we're bringing forward for you for discussion and would like your input and feedback.

CHAIR FRYMARK

Thank you. Before we open up the Public Hearing to those that are in attendance, do the fellow commissioners have any questions? So, seeing that there are no questions at this time, we'll go ahead and continue the Public Hearing for anyone that is here that would like to speak on this item.

OPEN PUBLIC
HEARING

At 6:55 p.m., Chair Frymark opened the Public Hearing.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

I'll start with reading the e-mail communications.

CHAIR FRYMARK

Sounds good.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

I'm sorry. You did open up the hearing, correct?

CHAIR FRYMARK

I did.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Yes. Thank you. The first e-mail was actually emailed to us during last Planning Commission but since we were here, we weren't able to address it, but I'll read it now. It's from Mayra Ramirez, she says, "Hello, the remarkable upswing in e-commerce activity post COVID-19 era has significantly boosted demand for warehouse and distribution space. Companies seek larger and more efficient logistic facilities to meet the fast delivery expectations of online consumers, driving up demand for industrial real estate. The great news is that many companies in the industry commercial real estate industry have made public commitments to reduce their carbon footprint throughout various initiatives, including green building practices, eco-friendly transportation, and remarkable energy investments. More industrial buildings are being constructed with sustainable and recycled materials. The industry is also prioritizing local sourcing to minimize transportation emission and support local economies. In addition, this expansion and commitment to sustainability is a boom for local communities, as it generating superior job opportunities with responsible operators and funneling additional resources into local economies, demonstrating a positive social impact alongside environmental progress. The industrial commercial real estate industry is a positive partner in our Irwindale community." And then we have another e-mail communication from Steven Masura, he did attach an

attachment that is placed on your dais, and I'll just read the last section of the e-mail: "We respectfully recommend that the Planning Commission make the maximum building height in the M-1 Zone to be 50 foot, as originally recommended. This would be the same as what you are recommending for the M-2 Zone, if adjacent to residential property. As shown in the exhibit, 50 feet could allow for a larger range of building widths which would allow for more diversity of development in the city to better accommodate quality businesses, allow for modern and more efficient industrial buildings, and reduce potential vacancies." Thank you.

CHAIR FRYMARK

Thank you. Do we have anyone that would like to come forward and speak on this item?

ROBERT DIAZ

Robert Diaz, 2408 South Mountain Avenue, here in Irwindale. I brought along with me some copies of three different Specific Plans, two in Irwindale, one in Arcadia. I didn't have time to distribute it to you before the meeting. But I'll do that after the meeting if I can. But I will describe that there is a difference in interpretation, how the City is interpreting the height limitations and how the developers/the Specific Plans are interpreting. In each of those plans, they actually spell out from the floor to the top of the parapet wall, or the top of the structures above the parapet wall. And in our code, for M-1 it says: "35-foot height limit". And I believe our Staff currently, our Planning Staff, is interpreting that to mean, 30 feet from floor to ceiling and the parapets and ornamental features above that can be allowed and are. That's in contrast to how it was before. And so I think, I would like you to look at that to make sure that we have it in our code, how we interpret it. They provided pictures, some developers have, and that might be something we could do too. The other thing is, I don't believe you should allow residents to live on public storage sites. We never have and if I read it incorrectly, I apologize for that, but as I read it, sounds to me like it allows residency in public storage sites if you approve the updated Zoning Code. And about the C-3, if I read that correctly, if you're allowing 20-foot set back in the front and 30-foot from the back where residences are allowed, that's taking 50 feet from a hundred-foot lot. Meaning, a bit of a burden. If on the other hand its left as before, 20-foot set back by residences, that's more accommodating. Basically, keeping the old code for C-3 setbacks from residents. And also, I'd like to ask that you update the Zoning Map in one way: the Initiative approved in November of 2016 or 2017 indicates that the Reliance II is to be defined as Specific Map M-1. And that's not in the designation that you have before you as proposed. And this is straight out of the language from the Initiative that was approved by the City Council. Maybe they plan to do that update? Don't know when.

CHAIR FRYMARK

Thank you, Mr. Diaz.

- FRED BARBOSA Good evening Commissioners, residents, Staff, my name is Fred Barbosa, 16164 Calle de Paseo. You don't have no problem with that 70-foot height max. I don't care how high it is as long as it's not in downtown. Keep it on the other side of the 605 and next to the 210 and there shouldn't be a problem. That's why the zoning should be kicked into that. And you max it, 500 feet within downtown is not far enough. Okay. But as far as maxing it out close to downtown, we don't want anything over 35 feet, downtown. So we appreciate it. Let him go nuts on the outside of town. If they want to pay a premium because that's what they told us at the next meeting.
- CHAIR FRYMARK Can we get audio fix? What is that? This is just feedback?
- FRED BARBOSA They told us at the last meeting that that's where the money's at, at the 70 foot height limit. Well, if they want to go the limit, let them pay a premium and stay out of downtown. Thank you and we appreciate the money and make a contribution to the scholarship fund if you can.
- CHAIR FRYMARK Thank you. Do we have any other members of the audience that would like to come forward? Hello.
- NAYIRI BAGDASARIAN Hi there. Good evening, Chair and Commissioners. My name is Nayiri Bagdasarian and I'm the Director of Public Policy for the San Gabriel Valley Economic Partnership. The Partnership is a regional nonprofit working towards the economic and workforce development of the regions 31 cities, and advocates on behalf of the 100 businesses, nonprofits, and other employers including the City of Irwindale. I want to first thank this body for their commitment to the community and continuing community and working with stakeholders to ensure the betterment of the city in a holistic way. I'm here to voice the Partnership's concern over the proposed Development Standards for Industrial and Office zones. Specifically, we believe that the proposed maximum height of 40 feet on new industrial development is too low. We believe that the baseline for maximum height in the M-1, Light Industrial Zone, should be no less than the maximum height that the City is proposing for the M-2 Heavy Industrial zone, 50 feet, if adjacent to residential zone property. We respectfully urge this body to go back to the originally 50-foot maximum height, as previously mentioned. A 40-foot maximum has the very real potential to inhibit future development of the City, and negatively impact the economic development of this community. It would limit innovation, modernization, and diversification of businesses and opportunity for the City. We worry that the 40-foot maximum height for the M-1, Light Industrial Zone, would discourage new businesses from wanting to operate in Irwindale. Thank you.
- CHAIR FRYMARK Thank you for your comment.

SUZANNE GOMEZ

Good evening, Commission, Council or the Council is not here, residents and Staff. I think that we're finally seeing the reflection of the height limitations that the community and the Council have aspired to do, and I appreciate the hard work of the Planning Department and the Commission. And the thing that I need clarification on real quick is, I'm not sure about the setbacks, maybe when we discussed that in this discussion. I'm not sure what it meant. Also, the 50 feet Town Center height limitation, I wasn't clear on that either. However, what we're here today is since we're encompassing all of the zoning issues in this policy update... What Mr. Diaz was speaking about is the Specific Plan zoning, which is 17.08.020. And our recommendation or what we'd like the Commission to do is really look at it. We have a couple of really good Specific Plans that have been set up from the City of Hope, the Park at Live Oak, and Reliance. But, when it was passed in 2016, the resolution speaks to a lot of things that haven't come up in future development. So, when we look at A, B and C, we want it to be that no... Any kind of changes that are made come from the City Council, they're not left to the Planning Department or the Planning Commission in that it should be the Planning Commission, but it also should be stemmed from the Council, because in that Specific Plan and the Resolution of 2.16, there's a lot of ramifications that can cause the Planning Department and our City to lose control and/or guide development. So even though we're moving forward on the zoning, and we've come to some good headway, finally, on the height limitations. Which is... We enjoy a good partnership with the businesses in our community, this is our future and our vision. And then also we need to speak more and more of this clarification. I'm not certainly following, excuse me, some of the setback issues versus Town Center and other parts of the community that were shown on the map. And I think that even as we move outward in the community, we should have height limitations. And then also we applaud the business community for sustaining the green trend in our community, for congestion and pollution. And I want to thank the Commission for being active and aware of the zoning, that's you know this is going to impact us from 25 to 50 years. And I hope that the next phase that we are proposing in the community is that the General Plan become move forward as well, and we'll take that issue up with the City Council. Thank you very much.

CHAIR FRYMARK

Thank you for your comment. Do we have anyone else wishing to make a comment?

STEVE MASURA

Good evening, Commissioners, Steve Masura, Rexford Industrial. You did hear a little bit of our e-mail that we sent, we also sent an exhibit. So, I just wanted to reiterate that we're requesting the 50 feet for M-1, which we think is reasonable because, it's lower than the M-2. M-2 you're allowing 60 to 65 feet, and then you have a 50-foot limit if it's adjacent to residential. So, the 50 feet in M-1 would be the same thing basically as what you're allowing in the M-2, if it's adjacent to

residential. And then the code does allow for bigger setbacks if it is abutting residential and the M-1, so I think the 50 feet would be fair. We noted in the e-mail, in the exhibit, that the 40 feet basically would not allow a 36-foot clear interior height which is the new modern standard for industrial buildings. The 40 feet would not allow that. We show that a range of buildings from 200 to 600 feet roughly that you would need a building height of 46 feet to 50 feet, to accommodate for the roof structure that needs the slope over the sides of the building - needs a slope for drainage and for structural reasons. So, if I think Staff has that exhibit if you guys should have it because it was emailed. Do you guys, have you seen that exhibit? If you have it.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

In your dais.

STEVE MASURA

So it does show that, and we also have members of our design expert staff, architectural design staff, here if you have technical questions on that we could talk about that or answer that if you need it, but they are here. But basically, this exhibit shows a typical building of a 300-foot building. Anything less than that is not as feasible of a building to build, so we're showing more of a minimum size. 200 feet is not as common, but the 300-foot-wide building would allow... To get a 36-foot clear you need a 46-foot building height basically, to allow for the maximum slope of the roof. So, at the maximum height of the roof, it's 46 feet of the roof. So that's why we were asking for the 50 feet, to accommodate that.

FRED BARBOSA

How many square feet is that sir?

STEVE MASURA

The 300-foot-wide building would be typically around 100,000 square foot building. In an M-1 you're not going to get... Obviously if you don't have the higher heights like the 60 feet for them too, you're not going to get as big a building as you are in there as you are in the M-2. So, thank you for your time and your consideration. And by the way, Rexford does is a member of the Chamber of Commerce, and we do support a lot of the local events that that raise money for education fund and so forth. So, we so we're happy to do that and support the City. Thanks.

CHAIR FRYMARK

Thank you for your comment, and your contributions. At this time, are there any other members of the public that would like to come forward to make any comments, that have not yet spoken? Okay. So with that, we will, do we close the Public Hearing?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We can go on to Tier 2. We do not have no one for Tier 2, so no one for Tier 3 as well.

- CHAIR FRYMARK So then we can close it. Okay. So at this time, we'll go ahead and close the public comment and open up the floor for discussion. Do any members of the Commission have any comments, questions for Staff, thoughts, anything they would like to move forward?
- CLOSE PUBLIC HEARING There being no speakers, Chair Frymark closed the Public Hearing at 7:11 p.m.
- COMMISSIONER MIRANDA Still pondering.
- CHAIR FRYMARK I think last month we made a lot of headway in making some pretty significant recommendations to be included in the Zoning Plan. We touched mostly on heights, but we didn't really address setbacks. So, the hope is or our thought is, is that we can address those so that we can continue kind of workshopping this out, and figure out some clear direction so that we can move forward. But before we move on to setbacks, I heard a lot of comment about heights specifically in M-1. I'm not sure if anyone wants to entertain a further discussion on the height restrictions on M-1 or M-2, or even C-1 through C-3.
- COMMISSIONER MIRANDA Regarding M-1, Chair, I know I've got a lot of comments from residents regarding them. They're pretty firm, they wanted to stick with that height where we're at currently. And that was even a little higher than they wanted to go. But I do hear and see the need for going higher, but is there some way we can do a different direction? M-1, M-2, and M-3, can we do different destinations? M-1A and have this section be a certain height in their place and then go farther out. Push it out. This is a section is designed near our city area, where we can't go a certain height and then move forward. We need to make sure that we adhere, listen to our residents and provide for justice and just quality of life, not having their obstruction, the view obstruction rather. But I see the need for this. So, we may have to change maybe some of these designations and not being so narrow as M-1, M-2, and M-3 possibly. I mean, I don't know if we're there or already past that, but I don't know if we're open to that.
- CHAIR FRYMARK I mean, at this point, we haven't made an official recommendation. We've kind of gone back and forth, and so I think that there's still room for conversation similarly to that of setbacks is my understanding. But are you referring to a specific zone?
- VICE-CHAIR CHICO M-1.
- COMMISSIONER MIRANDA M-1, specifically. We saw the diagram they presented us, specifically this area here and it shows... It's narrow because there's areas where we could build. It's not so close to residential areas in certain sections. But there's areas where it's very close to residential areas, and if it's just M-1 and we're very narrow on that on that designation.

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ASSISTANT PLANNER ROMERO	Commissioner Miranda, I'd like clarification. Are you referring to shorter height near the Town Center.
COMMISSIONER MIRANDA	Correct, Town Center and residential. Yeah, correct.
ASSISTANT PLANNER ROMERO	Okay, so with the 500 buffer that we displayed?
COMMISSIONER MIRANDA	Yeah, I see that there. But what the problem is, is that there's businesses that we could explore and we're kind of hindering some business opportunities. But we need to keep in mind what our residents need and what their requirements are. There are certain sections, I see in the gray area, where we can expand actually and do something more. And there's some areas we cannot, we shouldn't. So, it's too narrow as far as that one designation.
ASSISTANT PLANNER ROMERO	So when you were talking about M-1A, would that be a new zoning?
COMMISSIONER MIRANDA	A new designation, correct.
ASSISTANT PLANNER ROMERO	Okay, thank you.
COMMISSIONER MIRANDA	Is that possible?
VICE-CHAIR CHICO CHAIR FRYMARK	Good idea. Yeah, we can invent our own. So I'm just trying to process. So, M-1 the proposal is to reclassify that as M-1A?
COMMISSIONER MIRANDA	Correct.
CHAIR FRYMARK	And for the purpose of?
COMMISSIONER MIRANDA	You know, infringing on residents. Certain sections where we can keep a certain designation, where their height requirement is lower. And then when there's business opportunities and it's away from residential, still in the same M-1 that would be M-1. M-1A would be like residential or we can't exceed that height.

COMMISSIONER ACOSTA	Were you suggesting that the M-1A, that suggestion, are you suggesting that be around residential areas and that's where we have a different height limit?
COMMISSIONER MIRANDA	Correct.
COMMISSIONER ACOSTA	Just around the residential near the Town Center?
COMMISSIONER MIRANDA	Very close. Correct.
COMMISSIONER ACOSTA	Right, because that makes sense to have a different designation in that area around the residence, because outside of that we can look at different heights. But definitely around the residential we want to be careful.
COMMISSIONER MIRANDA	Correct.
CHAIR FRYMARK	So our last recommendation was to bring it from 35 height, and then to 50, and then we brought that back down to 40, which is where it currently lives. We're currently landing at 40 feet in the M-1 designation. But I do want to just take into account a comment that was made during the Public Hearing portion, where a business owner came forward and talked about the height restrictions. If we're setting it to 40 feet, then it impacts their... What was it design?
COMMISSIONER MIRANDA	Well, the design structure at 50 feet is actually where it's kind of standard, as they're saying. Is that correct?
ASSISTANT PLANNER ROMERO	I believe so.
CHAIR FRYMARK	Isn't most of the areas in M-1 already mostly built out and occupied?
ASSISTANT PLANNER ROMERO	We have some active applications at this time.
CHAIR FRYMARK	But the buildings are already there. Is there any room for development in the M-1 Zone?
ASSISTANT PLANNER ROMERO	Some active applications are proposing demo.

COMMISSIONER MIRANDA	Are they're proposing higher heights?
ASSISTANT PLANNER ROMERO	I can't... It's an active application. It's still in the works.
COMMISSIONER MIRANDA	Okay.
ASSISTANT PLANNER ROMERO	To follow up to what you were saying. Are you proposing a buffer around every residential pocket in the city?
COMMISSIONER MIRANDA	Yes.
ASSISTANT PLANNER ROMERO	So not a new designation, just a buffer stating that if you are within 500 feet of residential, you are restricted to a certain height that is less than the rest of the city?
COMMISSIONER MIRANDA	Correct.
ASSISTANT PLANNER ROMERO	Okay.
COMMISSIONER RODRIGUEZ	Looking at the map, would that be from possibly Azusa Canyon Road heading east, any M-1, buildings?
COMMISSIONER MIRANDA	We do have some stuff there as well, yeah. Anywhere really that it applies.
COMMISSIONER RODRIGUEZ	And maybe from Gladstone south.
COMMISSIONER MIRANDA	There's more area for there for development.
CHAIR FRYMARK	Would it be possible to put up the proposed Zoning Map on our screens, that outlines the different zones being proposed? Just to get a visual. Thank you. It went away. So, M-1 is this light gray area, right? And then the M-2 is this darker shaded gray area. So, I believe a thought is to make an M-1A and that would be the area closest to the residential area and make that a smaller height or reducing that to a smaller height. And then any area outside of that would be allowable up to 40 feet?

COMMISSIONER MIRANDA	At least, I mean depending how we feel about.
ASSISTANT PLANNER ROMERO	Sorry if I may interject. So I believe, as Commissioner Miranda stated, I don't believe we need a new designation. If we have a buffer for all residential in the city that would limit the height for the M-1. I feel like that would work.
CHAIR FRYMARK	But didn't we designate at the last meeting... We asked for an analysis of a 500 feet buffer?
COMMISSIONER MIRANDA	We did.
ASSISTANT PLANNER ROMERO	I believe that's for the Town Center area.
CHAIR FRYMARK	Just the Town Center area?
ASSISTANT PLANNER ROMERO	Yes.
CHAIR FRYMARK	But that covers most of the residential.
COMMISSIONER MIRANDA	It does.
ASSISTANT PLANNER ROMERO	We do have some residential pockets...
CHAIR FRYMARK	On the other side over there by Alice Rodriguez.
ASSISTANT PLANNER ROMERO	Yes, around Alice Rodriguez, Meridian and also some on Park. Also Nora and Fraijo. And I believe the Town Center area, as defined by the General Plan, does not include the Hidalgo residences.
CHAIR FRYMARK	Oh, I see.
COMMISSIONER RODRIGUEZ	Looking at the 500 feet buffer now, I feel that that needs to be expanded to a larger buffer.
ASSISTANT PLANNER ROMERO	Larger than 500 feet?

COMMISSIONER RODRIGUEZ	Yes.
ASSISTANT PLANNER ROMERO	Okay, because if you are proposing a buffer for all residential, that would also have a larger area of effect. So, I'm not sure we should increase the 500.
CHAIR FRYMARK	If we were to put the buffer... So, the buffers is kind of already living right now in the Town Center, but the ask is to add it...
ASSISTANT PLANNER ROMERO	Yeah, so if we were to
CHAIR FRYMARK	to the other areas.
ASSISTANT PLANNER ROMERO	Yeah. So that would be Hidalgo, Nora, Fraijo, as well as Park right here. And then we have Alice Rodriguez, Meridian, and all the other residences on this side. And Galen as well, we have Galen up here.
COMMISSIONER MIRANDA	As we see it, Alice Rodriguez, you know that needs to be having a big buffer because there is a lot of industrial there already. We need to have a buffer for sure there. There is some areas just that we don't require, like that one area is closer out, there is no residence. So those areas we can really just expand in there, but the areas are close to residential we should really...
ASSISTANT PLANNER ROMERO	At this time, this area is built out and right here you have the Auto Dismantling Overlay. So, any development in this area would need heavy remediation.
CHAIR FRYMARK	Just out of curiosity, what's the zoning under that overlay?
ASSISTANT PLANNER ROMERO	M-2.
CHAIR FRYMARK	M-2?
ASSISTANT PLANNER ROMERO	Yes.
CHAIR FRYMARK	So are we making a recommendation? Does the Commission want to entertain the idea of adding that 500 feet buffer to all of the areas surrounding residential?

COMMISSIONER MIRANDA	Not just the Town Center, just all residential?
CHAIR FRYMARK	Now the recommendation was to do it for the Town Center. Yeah, based on our last conversation.
COMMISSIONER MIRANDA	500 feet could be, you know, detrimental to the businesses. We need, you know, to keep it close and far enough where it doesn't impede on their quality of life, but also we need to increase business. We can't impede in the business either. So, do we have specific ideas where there's more growth happening now or applications for instance? Not right now?
ASSISTANT PLANNER ROMERO	No, there's no one area where we're having more.
COMMISSIONER MIRANDA	So going forward, if we do approve this, we can possibly go back or we're just set in stone where we are at now.
ASSISTANT PLANNER ROMERO	We can make changes in the future, I believe, right?
ASSISTANT CITY ATTORNEY TRAXLER	We can always make... Sorry, I don't know if this thing is on. We can always make changes to the Zoning Code and provide recommendations to the City Council. Also, any proposed development would be subject to Site Plan and Design Review, at which time the Planning Commission could ask of the applicant to lower the height of any proposed building in the future.
CHAIR FRYMARK	All site plans go through the Commission and then to Council?
ASSISTANT CITY ATTORNEY TRAXLER	Most of them, yes.
COMMISSIONER MIRANDA	With situation would it not go through us?
ASSISTANT PLANNER ROMERO	We have Administrative Applications, as well, that fall under a certain square footage. Currently it's less than 1,000 square feet.
CHAIR FRYMARK	So any application or any development that's less than 1,000 square feet could then be approved by administrative approval?

ASSISTANT PLANNER ROMERO	Yes.
COMMISSIONER MIRANDA	At what height?
ASSISTANT PLANNER ROMERO	I am sorry?
COMMISSIONER MIRANDA	At what height? Sorry.
ASSISTANT PLANNER ROMERO	It would depend where it's zoned.
COMMISSIONER MIRANDA	Okay, so it would just fall on the applications where it's zoned at?
ASSISTANT PLANNER ROMERO	Yes, if it were to fall within the proposed buffer, then we would have to follow the buffer.
COMMISSIONER MIRANDA	Okay.
CHAIR FRYMARK	Is their room for conversation to amend that so that it goes through the Commission, instead of just going through administrative review?
ASSISTANT CITY ATTORNEY TRAXLER	That could be another recommendation of the Planning Commission.
CHAIR FRYMARK	That way this body of people have the opportunity to talk through whatever it is being proposed, and it's not just bypassing...
COMMISSIONER MIRANDA	I think the residents would feel comfortable with that, feel more comfort with that.
ASSISTANT PLANNER ROMERO	Just so we're clear, that would mean any form of development, any expansion of a building would go through Planning Commission, regardless of square footage? Okay.
COMMISSIONER MIRANDA	Give us an idea on how many applications are at this... How many do you get to come through, in the general idea, in a month for instance.

ASSISTANT PLANNER ROMERO	Well, it's more like maybe around 10 a year.
COMMISSIONER MIRANDA	Okay.
ASSISTANT PLANNER ROMERO	Yes.
COMMISSIONER MIRANDA	That is not too bad.
CHAIR FRYMARK	So I would like to propose a motion so that any project go through the Planning Commission and remove the authority to designate administrative action.
ASSISTANT PLANNER ROMERO	Just so we're clear, Site Plan Design Reviews not...
CHAIR FRYMARK	Site Plans.
ASSISTANT PLANNER ROMERO	Okay.
CHAIR FRYMARK	So I propose the motion, do we have a second?
COMMISSIONER MIRANDA	I second it.
ASSISTANT CITY ATTORNEY TRAXLER	Chair, I apologize before we vote. I want to make sure that we are including any other recommendations of the Planning Commission. If that's the only one, then I would recommend go ahead and vote, and it would be a motion to approve the proposed resolutions with the additional recommendation. But if there are further changes, I would recommend that the Commission discuss those first.
CHAIR FRYMARK	So you'd rather us do them all together? Okay, that's fair. Do we have further conversation on... So we talked about... We haven't talked about the buffer. I don't think we've settled on that, nor have we made any recommendations for setbacks. Do we want to start engaging in that conversation or finishing at least the buffer one? If we were to include the buffer for all residential, then it does speak to what we are hearing, or at least what I am hearing and what I believe, Commissioner Miranda, you're hearing from residents, is that they want to make sure that we are taking into account health, right? And not building too high

in those areas that are adjacent to their homes. So that is understandable and respectable.

COMMISSIONER
MIRANDA
CHAIR FRYMARK

Correct.

And think that it's definitely something that we should consider.

COMMISSIONER
RODRIGUEZ

And that would be a 500-foot buffer for both M-1 and M-2?

CHAIR FRYMARK

Well, it would be any area that is near or next to a residential area. So yeah, it would cover some M-1. It would cover some M-2. It looks like it might even cover some C-3. Basically, any area that's next to residential would be that 500-foot buffer. Even that area next to the query.

COMMISSIONER
MIRANDA

Chair Frymark, as I understand it, as we were talking about having this new designation, that these new applications, these things are coming through us. So, we can make the recommendation I believe and then we'll still see it coming through something new or different we can make an approval based on that merit of that application at the time.

CHAIR FRYMARK

I believe, Jamie, if they're like, if they wanted to, let's say there was someone who wanted to develop a space and they wanted to go a little bit higher than what that area is currently zoned, could they get a specific permit for that?

ASSISTANT
CITY ATTORNEY
TRAXLER

They would have the option to apply for a Variance of the Development Standards, but they would have to essentially prove that they would be suffering and undue hardship, which is very hard to prove and not common. If we receive a lot of those applications, then it would signal to the City and to Staff that there is an issue with the Zoning Code that needs to be addressed because you want your Zoning Code to not have to account for Variances essentially.

CHAIR FRYMARK

So it's a possibility, but it sounds like it's difficult.

ASSISTANT
CITY ATTORNEY
TRAXLER

It is a possibility. It's a difficult process.

CHAIR FRYMARK

Okay.

FRED BARBOSA

Fred Barbosa, just a quick question. So, can't you do that on an individual basis or we're trying to do it in mass? Because like I said, you want to take control back. Do every site, bring it up to you and you decide whether what needs to be done as opposed to trying to decide right now, because we got apples and oranges and we could be here all

night long trying to decide how to break it up. But if we bring it before you, you take care of it. Thank you.

CHAIR FRYMARK

I believe that was one of the recommendations that we were trying to land on, where if there is a Specific Plan being proposed that it would come back to this governing body to make a recommendation. We haven't taken action, but that was the topic of conversation.

COMMISSIONER
MIRANDA

I think we're close, but the M-1, in particular the mention of the 50 feet area, as long as it's not close to residential. As far as not, you know, impeding the business if that's, you know, something more modern that we need to look at, and it's going to come to us anyways, and we say it's not where we want it to be we could always, you know, basically veto that if we don't like what it's developing.

CHAIR FRYMARK

What is also interesting about M-1, and I'm trying to remember our conversation from a month ago. But it is interesting that we recommended M-2 to be 50 feet within a 500-foot buffer to the Town Center, but we didn't do the same for M-1. M-1, we recommended a max height of 40 feet, but that's also within that 500-foot buffer.

COMMISSIONER
MIRANDA

Yeah, I think it's interesting. I think there's M-1. Some areas touched close to residential and that's why that happened. We were trying to like help businesses, but we knew we don't want to go too high. But if we're keeping this buffer as it is, we are okay. We can go a little higher and when they come into us, we can make the decision and the discretion then.

CHAIR FRYMARK

And that seems like a fair thing to speak to residents, but also to the businesses that are in that area, and that's going to develop in that.

COMMISSIONER
MIRANDA

We want to invite businesses and let the residents know we are looking after them.

CHAIR FRYMARK

Yeah, we don't want businesses to leave our community.

COMMISSIONER
MIRANDA

Correct.

CHAIR FRYMARK

We want to keep them coming.

ASSISTANT
PLANNER
ROMERO

What if we have a maximum height outside that buffer, and anything inside that buffer could be decreased? Can we agree on a max height for the M-1, M-2, and then the Commercials?

CHAIR FRYMARK

I believe that's what we were trying to land on.

COMMISSIONER
MIRANDA

And it can't be decreased, you're saying?

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CHAIR FRYMARK	M-2 is currently zoned...
ASSISTANT PLANNER ROMERO	That's higher than what's currently being recommended by the Commission.
COMMISSIONER MIRANDA	And it can be decreased, you're saying?
ASSISTANT PLANNER ROMERO	Inside the buffer.
COMMISSIONER MIRANDA	Gotcha.
CHAIR FRYMARK	Restate that please.
ASSISTANT PLANNER ROMERO	Yeah, so anywhere outside that buffer, if we could have a height that's greater than what's being recommended by the Planning Commission and within that buffer, we could have a decreased height.
CHAIR FRYMARK	Within the buffer next to the residential.
COMMISSIONER MIRANDA	Basically, what I am saying M-1A.
CHAIR FRYMARK	The intention is to keep the area next to the residence... The buildings as reasonable as possible. Outside of that I think that the Commission is comfortable with making a higher recommendation outside of that buffer, yes.
ASSISTANT PLANNER ROMERO	Okay. Yeah. So for example, let's say in the M-1, 50 square feet.
VICE-CHAIR CHICO	Back to the 50.
COMMISSIONER MIRANDA	Yeah.
ASSISTANT PLANNER ROMERO	And then M-2 would be 60 I believe.
COMMISSIONER MIRANDA	Correct.
CHAIR FRYMARK	Outside of the buffer.

ASSISTANT PLANNER ROMERO	Yes, outside of the buffer.
CHAIR FRYMARK	Yes, outside of the buffer.
ASSISTANT PLANNER ROMERO	Okay. And just so we're aware, is this buffer only for the M-1 or also the the Commercial?
CHAIR FRYMARK	I would say any area, regardless of the zone that's next to residents.
ASSISTANT PLANNER ROMERO	Okay, understood.
COMMISSIONER RODRIGUEZ	And the height would be recommended to be 35 feet?
CHAIR FRYMARK	So for which zone?
COMMISSIONER RODRIGUEZ	For all zones within the buffer.
ASSISTANT PLANNER ROMERO	Across the board just within the buffer a max height of 35.
CHAIR FRYMARK	I think we have the buffer...
COMMISSIONER MIRANDA	For M it is 40, but I think it was 35 for C.
CHAIR FRYMARK	Oh, you're right. It was at 35 for C-1.
COMMISSIONER MIRANDA	The only issue really had; we had a setback problem with close to residential close to, I think it's the Peppertree area. That area possibly. Where there was a height, and the setback was an issue. Is that correct?
CHAIR FRYMARK	Sorry, which area?
COMMISSIONER MIRANDA	I believe in the area where Peppertree is and then down in Allen Drive. There are some areas in that area and housing also, I think Martinez as well. There's area there, that's zoned, very close to the residential and we weren't sure of the setback versus height there. That was one of the issues. It's been a month, but...
CHAIR FRYMARK	Peppertree? Are you referring to these businesses up here by Arrow?

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COMMISSIONER MIRANDA	Correct. That's the pit there?
CHAIR FRYMARK	A huh.
COMMISSIONER MIRANDA	Yeah, so that could be developed potentially. And we currently have a buffer there, as a buffer in M-2.
ASSISTANT PLANNER ROMERO	Sorry, are you referring to where my cursor is?
COMMISSIONER MIRANDA	Is that right?
VICE-CHAIR CHICO	The end of the street.
COMMISSIONER MIRANDA	That is the end of it?
VICE-CHAIR CHICO	Yeah, Peppertree and Allen?
ASSISTANT PLANNER ROMERO	Peppertree and Allen, I believe that...
VICE-CHAIR CHICO	Where Peppertree ends.
COMMISSIONER MIRANDA	Yeah, that is M-2
ASSISTANT PLANNER ROMERO	That's a County pit. We don't have jurisdiction for the pit.
COMMISSIONER MIRANDA	Oh, yeah. That helps a lot right there. So, we just have the M-2 by Allen, and Central, and that section there.
CHAIR FRYMARK	That hasn't been developed yet, yeah.
ASSISTANT PLANNER ROMERO	Yes, that is our jurisdiction.
COMMISSIONER MIRANDA	So both areas here by Martinez, that also county? Yeah, it is county.
VICE-CHAIR CHICO	Yes.

COMMISSIONER MIRANDA	Yeah, that's county as well. So, we're okay there.
CHAIR FRYMARK	Any other area?
COMMISSIONER MIRANDA	Commissioner Rodriguez, do you know of any other area? No, okay.
ASSISTANT PLANNER ROMERO	One more question. So as you can see, in some areas the buffer barely touches the parcel. Can we have language stating that it would have to be fifty percent within that buffer, in order for it to have that buffer restriction. Yeah, because...
CHAIR FRYMARK	We're also going to have that in the other side. If we look at that M-1 building, it's kind of split in half.
ASSISTANT PLANNER ROMERO	Yes.
CHAIR FRYMARK	So the language, if this recommendation were to move forward, the recommendation would be to allow for those businesses to be excluded from the height limit, is that what we are saying?
ASSISTANT PLANNER ROMERO	Yes, that is what I am asking.
COMMISSIONER MIRANDA	Yeah, they are grandfathered in basically. They are already there existing.
CHAIR FRYMARK	They're already up. Yeah, I mean that would make sense to include language for that, those buildings are already there.
ASSISTANT PLANNER ROMERO	That will also take into account... So right now we're only seeing the Town Center, but let's say if we draw buffers for all residential pockets we can find ourselves having parcels that are barely touched by that buffer.
CHAIR FRYMARK	One thing to consider too is, if we're making this recommendation, there's currently that residential area by the quarry. Right?
ASSISTANT PLANNER ROMERO	Let me bring out the Zoning. Are you talking about the park or are you talking about Galen? They're both next to quarries.
CHAIR FRYMARK	What did you refer to this one? The park?

ASSISTANT
PLANNER
ROMERO Yes, Park Rose.

CHAIR FRYMARK Are you referring to the brown one right here?

ASSISTANT
PLANNER
ROMERO Sorry, my curser is acting up. Let me see.

CHAIR FRYMARK Right there.

ASSISTANT
PLANNER
ROMERO Right here, okay.

CHAIR FRYMARK Yeah.

ASSISTANT
PLANNER
ROMERO Park Avenue.

CHAIR FRYMARK So that area hasn't been developed yet. It has?

ASSISTANT
PLANNER
ROMERO Are you talking about the residential or the quarry.

CHAIR FRYMARK No, the quarry that is right there.

ASSISTANT
PLANNER
ROMERO It is an active quarry.

CHAIR FRYMARK Oh, okay. Other thoughts or questions? Do we want to move on to setbacks? So, I think that we kind of... We haven't made a recommendation, but we I think it sounds like we're at a good place regarding the buffer and the residential areas with that language to grandfather and those buildings with that have fifty percent or more within that buffer range. In terms of setbacks, is there a specific zone that you guys want to start at? So, we have setbacks for C-1, C-2, and C-3 maybe if we just want to start there for the Commercial Zones. So currently we have 20 feet in the front as the minimum for Commercial. Side is 10, but 20 if it's abutting a street adjacent to a Residential Zone. Same thing for C-2. But for C-3, we have 15 feet on the side, the street side rather, and then 50. Thank you. 50 on the side if it is abutting a street that is adjacent to a residential area. Could we go to the C-1 and C2? I think we are on the M-1 and M-2.

ASSISTANT
PLANNER
ROMERO

I don't think it is on the slides.

COMMISSIONER
MIRANDA

It is not there?

ASSISTANT
PLANNER
ROMERO

It's not for Commercial. I think we only have it for the Industrial Zones.

CHAIR FRYMARK

We have it in our packets if everyone has it. Do you guys have it?
Okay.

COMMISSIONER
MIRANDA

I have it.

CHAIR FRYMARK

On page 4 of the packet. On this one. A way to possibly move forward is just kind of go side by side if you will, we can start off with the front. C-1 through C-3 is all the same 20 feet. Are we comfortable with that setback? So this is for Commercial area one, two, and three. The side is 10 feet or 20 feet if it's adjacent to a residential area. Sorry not adjacent, abutting. And that's for C-1 Zones. Any recommendations or changes on that? Okay, C-2 is the same. C-2 though is kind of close to the Town Center. Just want to call attention to that. It looks like it's a zone on Arrow Highway. Looking at the proposed Zoning Map. So, the street side would be 10 feet and then 20 feet if it's abutting a residential. Any thoughts? Are we comfortable with that? Okay. And then the C-3 is 15. We do have some C-3 kind of close to residential over there by the Alice Rodriguez area. That's 15 feet on the street side and then 50 feet, so it's a pretty generous set back when it's next to or adjacent a residential zone. Okay. So we'll move on to the interior. Thank you guys for finding that. Interior C-1 and C-2 are the same, so 10 feet on the interior side. 20 feet if it's abutting residential for both C-1 and C-2. The only difference is in C-3, which is kind of close to some residents. It's 15 feet or 50 feet if it's abutting or adjacent to Residential Zone and that's on the interior side. Are we comfortable with that? The rear. C-1 and C-2 same. And then C-3, 15 feet or 50 if it's abutting a street adjacent to residential. And then C-3, there is some close to residence, but it's not too close. But there is a C-3. 15 but it's 50 feet, never mind. Alley, 10 feet. No recommendations there? Okay. So, if we can move on to M-1, 2 and Business Park. Specifically, the Setbacks. Do we have any recommendations for changes on the Setbacks in the M-1 Zone, which is across the street from residence? On the front side, we have 20 feet set back or 20-foot Setback for the M-1. But for M-2 on the front side it is a minimum of 30 feet for a property that is adjacent or across the street from a Residential Zone. So it is wider, it's more of a Setback when it's next to residential areas in M-1. I'm sorry, I meant M-2. We do have quite a bit of M-2. Any

recommendations for M-2 Setbacks? Okay. So that's the front side. Let's talk through the street side, M-2 Zone specifically, we are looking at a minimum of 25 feet for a property that is adjacent or across the street from a Residential Zone. So, it's 25 feet for M-2. And there is some M-2 that is currently zoned across the street from residential and kind of the main hub, if you will, of where residents are. M-2.

ASSISTANT
PLANNER
ROMERO

I'd like to make a correction. So the street side, so it should read, M-2 Zone minimum of 25 feet for a property adjacent or abutting it should not be across.

COMMISSIONER
MIRANDA

Abutting.

ASSISTANT
PLANNER
ROMERO

Yeah, abutting from a Residential Zone.

COMMISSIONER
MIRANDA

Do you have a proposed Zoning Map a little larger I can get?

ASSISTANT
PLANNER
ROMERO

I'll see what I can do.

COMMISSIONER
MIRANDA

Thank you.

CHAIR FRYMARK

It would be nice if it was like a split screen.

COMMISSIONER
MIRANDA

Ah, God bless you.

ASSISTANT
PLANNER
ROMERO

Does this work?

COMMISSIONER
MIRANDA

Yeah, it's much better.

ASSISTANT
PLANNER
ROMERO

Okay.

CHAIR FRYMARK

I still carry this one with me everywhere I go.

COMMISSIONER
MIRANDA

I should because this one is too small.

CHAIR FRYMARK	Okay, thank you for making that clarification. So that was on the street side for M-1, sorry for M-2 I keep saying M-1, and it's not across the street it's abutting. Any changes there? 25 feet for a property.
COMMISSIONER MIRANDA	You feel it is sufficient enough? Yeah?
CHAIR FRYMARK	I almost wonder if it should be a little more.
VICE-CHAIR CHICO	Yeah, because of the language, adjacent. Across the street would be 25 feet plus the width of the street, whereas if it is adjacent to it, it's only 25 feet.
COMMISSIONER MIRANDA	For abutting, yeah.
CHAIR FRYMARK	So for the....
ASSISTANT PLANNER ROMERO	I'd like to clarify abutting and adjacent.
CHAIR FRYMARK	Sure.
ASSISTANT PLANNER ROMERO	So we define abutting as directly touching a parcel and then adjacent would be across the street.
VICE-CHAIR CHICO	So it is a redundancy?
ASSISTANT PLANNER ROMERO	Yes.
VICE-CHAIR CHICO	Okay. Well, we need a clarification. We need the word of abutting in there.
COMMISSIONER MIRANDA	Well, he did. He just corrected it.
CHAIR FRYMARK	I mean, if it's touching, then maybe it should even be more than 25 feet.
COMMISSIONER MIRANDA	Yeah, because there's no space back, push back. Correct. That's what I was thinking.
CHAIR FRYMARK	Is there a number that anybody on the Commission would like to propose?

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COMMISSIONER MIRANDA	And we need to be....
VICE-CHAIR CHICO	This is residential, I say 50.
COMMISSIONER MIRANDA	It is a lot but....
VICE-CHAIR CHICO	It is a lot but it is residential.
COMMISSIONER MIRANDA	It is residential.
VICE-CHAIR CHICO	Picture yourself living in that house.
COMMISSIONER MIRANDA	Exactly. Exactly. So, in those particular areas...
CHAIR FRYMARK	I mean, we could also look at, let's maybe look at this visual that Staff prepared for us in the Staff Report. It gives us an example of the M-2 setback at 50 feet.
COMMISSIONER MIRANDA	I saw that.
CHAIR FRYMARK	Just as a visual. I think it's page 5.
COMMISSIONER MIRANDA	Yeah. Honestly, it's not that far. That's good. Ample room for the business and for space.
CHAIR FRYMARK	At a 50 foot?
COMMISSIONER MIRANDA	Yeah. Only in the areas that infringe on a residential area.
CHAIR FRYMARK	I'm looking at the image and it's currently at 20 feet, it says existing setback standard and that's pretty close.
COMMISSIONER MIRANDA	It's pretty close.
COMMISSIONER RODRIGUEZ	Are we looking at a... Is that a street? Is that a street side or is that interior? To me that looks like interior side?
CHAIR FRYMARK	No, it looks like it's just the backside of residential housing.
COMMISSIONER MIRANDA	Yeah.

COMMISSIONER
ACOSTA Adjacent.

CHAIR FRYMARK So it would be a, it would be adjacent to.

COMMISSIONER
ACOSTA or abutting.

CHAIR FRYMARK Touching.

COMMISSIONER
MIRANDA That's very close.

CHAIR FRYMARK So 50 feet is what I'm hearing, or do we have any other thoughts?

COMMISSIONER
MIRANDA Correct.

CHAIR FRYMARK Okay. So noted for M-2, the recommendation would be 50 feet. We are not proposing a motion, but we're just writing everything down so we can propose it all together. Interior side. So, it's 0 feet on each side, except at a minimum of 15 feet is required along each property line abutting a Commercial Zone. But that's just commercial to commercial. M-1 and BP Zones, which has a minimum of 30 feet for a property of abutting a Residential Zone. So, it's still a little bit more than that 20 feet, but here it's 30 feet, and that's on the interior side. Are we comfortable with that?

COMMISSIONER
MIRANDA The building will be smaller as well.

CHAIR FRYMARK There's not a lot of.... There is this area here M-1, that is right next to this residential area.

COMMISSIONER
MIRANDA Not a lot.

CHAIR FRYMARK So, leave it as is? No recommendation there? And then the M-2 Zone, minimum of 50 feet for a property abutting a Residential Zone, which we're kind of already making that recommendation anyhow in the street side. Okay, alley is 10 feet in M-1, M-2, and Business Park. Oh, I think I skipped the rear. I apologize. The rear is 0 feet, 15 feet abutting a Commercial Zone. A minimum of 30 feet for our property abutting a Residential Zone, so back to that 30 feet. So Commercial abutting Residential.

COMMISSIONER
MIRANDA Is it the rear of the residential or of the building?

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CHAIR FRYMARK	I believe it's the rear of the building that is abutting a Residential Zone, but I would direct that question to Staff.
COMMISSIONER MIRANDA	So I'm looking at the example they gave us, and I think it's the same example whether it's street side or the back side basically.
CHAIR FRYMARK	The one on page 11?
COMMISSIONER MIRANDA	Correct. Page 5 actually. Sorry.
CHAIR FRYMARK	Page 5.
COMMISSIONER MIRANDA	It looks similar.
CHAIR FRYMARK	The one on the Fraijo Avenue image.
COMMISSIONER MIRANDA	Correct.
CHAIR FRYMARK	Okay. So right now, it's a minimum of 30 feet for a property abutting a Residential Zone. So that's.... Yeah, that's exactly the example I believe, but in this case, in the image it's 20 feet but the proposal is 30 feet, so it's a little bit more.
COMMISSIONER MIRANDA	Good enough?
CHAIR FRYMARK	I think we just stay....
COMMISSIONER MIRANDA	We happen to have a few outspoken residents here. We could ask them.
CHAIR FRYMARK	I think we stayed for consistency purposes, maybe even keep it at 50.
VICE-CHAIR CHICO	I think so. My concern is, again this is Heavy Manufacturing. Trucks being driven in that area.
COMMISSIONER MIRANDA	Correct.
VICE-CHAIR CHICO	Period.
COMMISSIONER MIRANDA	Yeah.

VICE-CHAIR CHICO	And that sound bounces off the walls, and the smoke right there, and so forth and so forth.
COMMISSIONER MIRANDA	I just feel it's not far enough back. I think we should be at 50 for that as well. I mean...
PHONE	I did not understand that.
COMMISSIONER MIRANDA	Lordy.
CHAIR FRYMARK	Someone is talking over there.
COMMISSIONER MIRANDA	Siri, I don't know. Not Siri but whatever you call Google.
VICE-CHAIR CHICO	I say 50.
CHAIR FRYMARK	Okay. So, I believe the recommendation on the table is 50 feet on the rear side for the Commercial Zone area where it is abutting a Residential Zone. 50 feet. Okay. So, I believe that walked us through all of the different setbacks. We did M-1 through M-2. We did C -1, 2 and 3. Was that it? Did we miss any? Okay.
ASSISTANT PLANNER ROMERO	I'd like to get clarification on that last comment.
CHAIR FRYMARK	Sure.
ASSISTANT PLANNER ROMERO	So are we keeping the 15 and changing the 30 to 50? Five zero.
COMMISSIONER MIRANDA	Correct.
VICE-CHAIR CHICO	That is correct.
ASSISTANT PLANNER ROMERO	Okay, thank you.
COMMISSIONER MIRANDA	I have a quick question for Staff. Do you anticipate any problems with that kind of distance?
ASSISTANT PLANNER ROMERO	That would be a case-by-case basis depending on the size of the lot.

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COMMISSIONER
MIRANDA Great. Thank you.

ASSISTANT
PLANNER
ROMERO Yeah.

CHAIR FRYMARK Any further discussion from our Commission, before we make a recommendation? Okay. So Jesus, if you can walk me through, I think that so we would like to make some recommendations for changes on the plan. I don't believe that we as a body are wishing to take action at this time other than making the recommendation for the changes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ So what would you like to do with the recommendations?

CHAIR FRYMARK So I'd like to state the recommendations, Jamie, and if you could...

ADMINISTRATIVE
SECRETARY
HERNANDEZ And then from that what are we doing?

CHAIR FRYMARK Then we would table it for the next meeting so that we can see those changes being put forth in that plan.

ASSISTANT
PLANNER
ROMERO So these would not be recommendations to the City Council, these would be recommendations to Staff?

CHAIR FRYMARK To make modifications to the plan.

ASSISTANT
PLANNER
ROMERO Okay.

CHAIR FRYMARK Unless the Commission has other thoughts.

COMMISSIONER
MIRANDA Well...

VICE-CHAIR CHICO What I'm hoping is we rewrite the ordinance with our recommendations, or at least give us a list of the recommendations that have come out today and how they will look in the ordinance so we can vote on the whole thing.

ASSISTANT
PLANNER
ROMERO So like the... One second. So something like this, where we show you the changes that have been made.

VICE-CHAIR CHICO	Yes, give us a summary of all the changes that we made, embed them in the new resolution, and hopefully we can take a vote.
ASSISTANT PLANNER ROMERO	Okay.
COMMISSIONER MIRANDA	Just thought here, is it possible we can have recommendations and vote on it today, with us, and then they can be ratified, and they'll make those changes, and we can move forward in that sense. Is it possible?
CHAIR FRYMARK	I mean, I believe that's another option.
COMMISSIONER MIRANDA	Or do you want to see them like done already, and then we can vote then?
VICE-CHAIR CHICO	I'd like it done already. There will still be minor changes, but at least we'll be, you know, real close. Really close. And then we can make the recommendation to approve the ordinance and recommend it to the City Council. So, the same procedure that we used for this one.
ASSISTANT PLANNER ROMERO	Understood. So, you are suggesting continuing the item to the next scheduled Planning Commission meeting?
CHAIR FRYMARK	Does anyone have any other thoughts or recommendations on that item? Do we want to just continue it, ask the staff to make the comments that we propose tonight, ask them to continue this item for further action at the next meeting, which would be in September, before we make our final recommendation to the City Council?
COMMISSIONER MIRANDA	I am okay either way, actually. I wouldn't mind going forward because we made a decision, but if you want to see it, let's see it.
ASSISTANT PLANNER ROMERO	Would you like to list those recommendations so that we could have them prepared for next meeting?
CHAIR FRYMARK	Yeah, yeah, we can go through them.
ASSISTANT PLANNER ROMERO	Okay.
CHAIR FRYMARK	So I believe the first recommendation was that the Commission wanted to see any site-specific plans being proposed, to come to this body of government to review and make a recommendation. That is the first one. The next...Do you guys agree with that?

COMMISSIONER MIRANDA	Yes.
CHAIR FRYMARK	Okay. The next item that we discussed was related to...
ASSISTANT PLANNER ROMERO	Sorry, a clarification on that last one. So you said any site plan to be reviewed by the Planning Commission?
CHAIR FRYMARK	Correct.
ASSISTANT PLANNER ROMERO	Would that just be Planning Commission or City Council as well?
CHAIR FRYMARK	And City Council.
ASSISTANT PLANNER ROMERO	Okay.
CHAIR FRYMARK	I'm assuming our Council would want to see it as well.
COMMISSIONER MIRANDA	Oh yeah, imagine.
CHAIR FRYMARK	The next recommendation or the next change that we had discussed, I believe was related to the setbacks on C-1, 2, and 3 Zones, specifically we were looking to... On the street side and Commission please correct me if I'm wrong, I wrote down 30 feet abutting residential on the street side. Did you guys capture that? It's currently 20 feet If abutting a street adjacent to a Residential Zone.
COMMISSIONER MIRANDA	Did we go 30? Yeah.
CHAIR FRYMARK	I have that written down, but I don't remember if we did or didn't.
COMMISSIONER ACOSTA	Did we go 30? I don't remember going 30.
COMMISSIONER RODRIGUEZ	I don't believe we did.
COMMISSIONER MIRANDA	I think we let alone actually.
CHAIR FRYMARK	Okay, so we left C-1, C-2, and C-3 alone.

COMMISSIONER
MIRANDA Yeah.

CHAIR FRYMARK Maybe I was just...

ADMINISTRATIVE
SECRETARY
HERNANDEZ I thought the only change for setbacks was M-2.

COMMISSIONER
MIRANDA Yeah.

CHAIR FRYMARK Okay, thank you for clarifying. So, M-2. Okay, I believe we were okay on the front side, but on the street side we had wanted to see a recommendation on the M-2 Zone, that a minimum of 50 feet for a property adjacent or abutting a street from a Residential Zone.

COMMISSIONER
MIRANDA Correct.

CHAIR FRYMARK And similarly on the same zone but on the rear side, we were looking to see a minimum of 50 feet for a property abutting a Residential Zone, on the rear side. So that was three recommendations.

COMMISSIONER
MIRANDA Also, the height. We had a height.

COMMISSIONER
ACOSTA Yeah, wasn't there one on the height?

ASSISTANT
PLANNER
ROMERO Yeah, the buffer.

CHAIR FRYMARK We talked about height, and we talked about buffers. So, I believe that the buffer recommendation, if I can recap here. Did you have a question or did you want to...

ASSISTANT
PLANNER
ROMERO No, I wanted to remind you about the buffer.

CHAIR FRYMARK Thank you. So, we had discussed, thank you for the reminder, the buffer to make the recommendation to add that 500-foot buffer to all residential areas, while grandfathering in and taking into account any parcel that is split over 50 percent. Right? To be grandfathered at its existing height. Was there any other recommendation that we had?

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ASSISTANT PLANNER ROMERO	To clarify that, when you say Grandfathered in, do you mean the existing building but if they were to get demoed, can it reach the height it currently is or are you proposing that it abide by the buffer?
CHAIR FRYMARK	Good question.
COMMISSIONER MIRANDA	Abide by the buffer.
VICE-CHAIR CHICO	Abide by the buffer.
CHAIR FRYMARK	Abide by the buffer.
COMMISSIONER MIRANDA	We had the height adjustment also.
VICE-CHAIR CHICO	Right.
CHAIR FRYMARK	On M-1?
COMMISSIONER MIRANDA	Correct.
VICE-CHAIR CHICO	Yeah, on M-1 we went to what?
COMMISSIONER RODRIGUEZ	50.
COMMISSIONER ACOSTA	50 is what I have noted.
COMMISSIONER MIRANDA	Within that buffer, it's going to stay where it's at, but outside of it, we are going higher to 50, correct?
COMMISSIONER ACOSTA	That's what I have noted, yes.
VICE-CHAIR CHICO	Correct.
COMMISSIONER MIRANDA	Yes.
ASSISTANT PLANNER ROMERO	Can you repeat that last comment?
COMMISSIONER MIRANDA	Sure, within that buffer it's staying at the height at 40, but outside of it is going to go to 50.

ASSISTANT PLANNER ROMERO	And for the M-2, what that be 60?
COMMISSIONER MIRANDA	Yeah, we were at 60 still. It remains the same.
VICE-CHAIR CHICO	Yes.
ASSISTANT PLANNER ROMERO	Okay.
CHAIR FRYMARK	Yeah, 60 feet.
ASSISTANT PLANNER ROMERO	And within the buffer, what was the height? I'm sorry.
COMMISSIONER MIRANDA	40.
CHAIR FRYMARK	Within the buffer, no, it was 50 feet. Wasn't it?
COMMISSIONER ACOSTA	I think it stayed the same as the other buffer.
CHAIR FRYMARK	We didn't change the height, we kept it at 50 within the buffer. At least that was my understanding.
ASSISTANT PLANNER ROMERO	For what zone, I'm sorry?
COMMISSIONER MIRANDA	No, no.
VICE-CHAIR CHICO	No, no. You are confusing me now.
COMMISSIONER MIRANDA	Sorry.
VICE-CHAIR CHICO	What zone designation are you talking about?
COMMISSIONER RODRIGUEZ	For M-2.

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ASSISTANT PLANNER ROMERO	I thought the...
CHAIR FRYMARK	The buffer applies to all zones.
ASSISTANT PLANNER ROMERO	All zones. And you had stated 35 feet.
CHAIR FRYMARK	35 feet.
VICE-CHAIR CHICO	35 feet correct.
COMMISSIONER MIRANDA	In that buffer correct.
VICE-CHAIR CHICO	You said 50.
CHAIR FRYMARK	I said 50?
VICE-CHAIR CHICO	Yeah, you said 50.
CHAIR FRYMARK	I am confusing myself.
ASSISTANT PLANNER ROMERO	For commercial, industrial, all parcels?
VICE-CHAIR CHICO	All parcels.
CHAIR FRYMARK	All zones, all parcels are 35 feet within the 500. Thank you for catching that.
COMMISSIONER MIRANDA	We are increasing M-1, Light, to 50, correct?
COMMISSIONER RODRIGUEZ	Outside of the buffer.
CHAIR FRYMARK	Outside.
COMMISSIONER MIRANDA	Okay. Yeah, you're correct.
VICE-CHAIR CHICO	Outside, that's the tradeoff. It went up a little bit.
COMMISSIONER MIRANDA	Yeah.

CHAIR FRYMARK	It went up by 10 feet of it is outside, so...
COMMISSIONER MIRANDA	Yeah.
VICE-CHAIR CHICO	I think that's it, I'm not sure.
ASSISTANT PLANNER ROMERO	Is that all the recommendations from the Planning Commission?
COMMISSIONER MIRANDA	Yes, Sir. Chair?
CHAIR FRYMARK	Are those all? Those are all the recommendations. Thank you.
ASSISTANT PLANNER ROMERO	Thank you.
ADMINISTRATIVE SECRETARY HERNANDEZ	With all those recommendations, who would like to make a motion?
VICE-CHAIR CHICO	(inaudible)
CHAIR FRYMARK	What was that?
VICE-CHAIR CHICO	Are we just going to keep the Public Hearing open?
CHAIR FRYMARK	No, we have to... Jamie, do we close the Public Hearing on this particular item and then make a motion?
ASSISTANT CITY ATTORNEY TRAXLER	So the Public Hearing portion is already closed, but we can continue this item to a date certain which is September... Marilyn? 18 th , 2024. And direct Staff to make the recommended changes and bring that forth for the Planning Commission's consideration.
CHAIR FRYMARK	Do we... So, we need to... We don't have a motion, though, yet. Right?
VICE-CHAIR CHICO	Not yet.
CHAIR FRYMARK COMMISSIONER MIRANDA	Okay. So, do we have a motion? Yes.
VICE-CHAIR CHICO	Second.

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CHAIR FRYMARK	I believe we had a first by Commissioner Miranda.
COMMISSIONER MIRANDA	I proposed yes.
CHAIR FRYMARK	I thought I heard that.
ASSISTANT PLANNER ROMERO	One second, for commercial, so within the buffer we have it at 35. How about outside the buffer?
VICE-CHAIR CHICO	50, well whatever the Zoning Code says.
CHAIR FRYMARK	I believe outside the...
COMMISSIONER MIRANDA	C-1, you are talking about?
ASSISTANT PLANNER ROMERO	Yeah, C-1, C-2, and C-3.
COMMISSIONER MIRANDA	I think we left it at 35, right?
COMMISSIONER RODRIGUEZ	35.
ASSISTANT PLANNER ROMERO	So the same as inside the buffer.
COMMISSIONER MIRANDA	The same as all.
ASSISTANT PLANNER ROMERO	Okay. Thank you.
CHAIR FRYMARK	So we had a motion by Commissioner Miranda, and then we had a second, as well, by Vice-Chair. Roll Call.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Acosta.
COMMISSIONER ACOSTA	Yes

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Chico.

VICE-CHAIR CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark.

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR FRYMARK We do have a second item on our agenda for Public Hearing that is Item B, the removal of the prioritization of fill schedule from the Development Agreement between the City of Irwindale and Hanson Aggregates West Inc. regarding Hanson Quarry, and the Development Agreements between the City of Irwindale and Calmat Co. DBA Vulcan Materials Company, Western Division regarding Durbin Quarry and Reliance I Quarry. Do we have a staff report?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, Chair and Commissioners, for this... So this item is regarding dissolution of the priority fill that has been established. We've had the priority fill since 2004 and since that time several of the pits have been filled with that. So now it's the request, and with the cooperation of the mining companies that are on the priority fill, they would like to dissolve that. And with that I'm turning it over to the City Engineer for the bulk of the report.

DIRECTOR OF
ENGINEER/BUILDING
OFFICIAL CHAN

Thank you, Marilyn. Good evening, Commissioners. I have before you tonight to seek your approval to dissolve the priority fill schedule with Vulcan Material and Martin Marietta and adopt resolution recommending that the City Council adopt an ordinance approving amendments to the development agreements, in relations to the Hansen, Durbin, and Reliance I Quarries. So, in 2000 a total of 17 pits were identified within the City. The priority fill schedules were established to facilitate and organize a systematic approach to fill the various pits throughout the City of Irwindale, to ensure that sufficient fill material would be dedicated to each fill. Each mining sites for the timely completion of the pits, rather than piecemealing approach without a cohesive strategy such that the pits would not consistently receive sufficient fuel materials, and therefore it would take much longer to complete. The City of Irwindale enter into agreements with United Rock Products, Vulcan Material, and Martin Marietta, previously Hanson Aggregate, which contains language establishing the priority fill schedule and then identifying the priority quarry, with the ability to operate a commercial inert landfill, for a certain period of time to the exclusion of the other operators. Since the implementation of the priority fill schedule, various pits in the City of Irwindale have successfully been filled and are now in the process of development. What I have here is the United Rock Pit I, which is now called the Park at Live Oak, has completed reclamation and now in the process of development. Here is the Vulcan Reliance II Quarry, which also has completed reclamation and now in the process of development as well. Here is the Gateway Pit, same thing has completed a reclamation and now in the process of development. In this map, I would like to point out that United Rock, Manning, Reliance II, Gateway has completed reclamation. Olive Pit, Durbin, Reliance I, Hansen, Bubalo Pit are now still in mining phase. So here is another map showing previously and comparing to now, 2024. So, the successful completion of filling these pits has resulted in an ample supply of fuel material in Irwindale, sufficient to support more than one priority quarry simultaneously. Consequently, it has been determined that the priority fill schedule is no longer necessary. So, on March 11, 2020, the City Council, Board of the Reclamation Authority, authorized and directed Staff to initiate discussion with the mining operators to terminate the priority fill schedule. And so, the Staff negotiated with the mining operators, and the City Attorney prepared the proposed amendments to their Development Agreements. Each mining operators has agreed to their terms and signed the proposed agreements. And on July 24, 2024, the City Council approved the dissolution of the priority fill schedule with the United Rock Product corporation, and now we are seeking your approval to dissolve the priority fill schedules with the remaining mining operators. Pursuant to Section 65867 of the California Government Code, the removal of the priority fill schedule will facilitate the ultimate development of the Hansen, Durbin, and Reliance I quarries, though the proposed amendment are consistent with the City's General Plan. And also pursuing to CEQA Guidelines, Section 15162, the proposed

amendment consistent with the previous certified EIRs, therefore, no subsequent EIR, Negative Declaration, or amendment is required for the approval of these amendments. Staff is recommending to the Planning Commission to adopt Resolution 830(24), 831(24), and 832(24) with that I concluded my presentation. I would be happy to answer any question you might have.

VICE-CHAIR CHICO Yes, I have a question.

CHAIR FRYMARK Thank you, Mr. Chan.

VICE-CHAIR CHICO So what happens now with the remaining pits? First of all, are any of the pits taking in landfill or deposits right now? Are there any pits taking in deposits?

DIRECTOR OF
ENGINEER/BUILDING
OFFICIAL CHAN Yeah. So, what this priority fill schedule clause in the agreement sets the miners, the mining operators to limit them on advertising commercial inner fill for their for their mining pits. What that means is that, so they cannot advertise their pits. In advertising their pits, they will receive compensations for fuel material going into their pit. So other operators can take fill, but they could not take compensation for it. So other pits might be able to receive pits as well, coming from their own other sites. So that's in essence, that's what the priority fill clause is to the operators.

VICE-CHAIR CHICO How many pits are taken in landfill right now?

DIRECTOR OF
ENGINEER/BUILDING
OFFICIAL CHAN Right now, the priority quarry is with Hanson. So it's with Hanson, but other pits are receiving pits. You know, receiving fills as well, you know?

VICE-CHAIR CHICO How many others?

DIRECTOR OF
ENGINEER/BUILDING
OFFICIAL CHAN But they're not compensating the people that point the material.

VICE-CHAIR CHICO Yeah, but how many other locations? Just roughly.

DIRECTOR OF
ENGINEER/BUILDING
OFFICIAL CHAN Roughly, I would refer back to this map right here. So, these are the current active pits? So, Reliance I is only mining right now. There are some mining within the City of Irwindale's jurisdiction. Durbin is mining and then also taking in some fills, as well. But Hanson is also, right now, is receiving... Let me see, I just want to double check with my notes here. Hanson is not receiving fills right now, but they have the priority fill. And then going up, United Rock Pit II, is receiving fills. Pit III, United Rock Pit III is not. It's currently suspended, is not mining, no mining activities or backfill activities. The URP Pit plant is a plant. Bubalo is just receiving very minor backfill, fill material.

VICE-CHAIR CHICO	Of those locations that are receiving any kind of fill, are we monitoring that kind, the quality of the fill?
DIRECTOR OF ENGINEER/BUILDING OFFICIAL CHAN	Yes, we are. Yeah.
VICE-CHAIR CHICO	Okay.
COMMISSIONER MIRANDA	In the Hanson Pit, that's Martin Marietta, correct?
DIRECTOR OF ENGINEER/BUILDING OFFICIAL CHAN	Hanson, yes that is correct Commissioner.
CHAIR FRYMARK	Does Staff have any other questions?
COMMISSIONER ACOSTA	Yes. Is the City losing anything financially by removing their priority fill?
DIRECTOR OF ENGINEER/BUILDING OFFICIAL CHAN	No, the City is not losing anything financially. It just stated in the staff report that we are just trying to prioritize the fill schedule so that we don't. So, we can systematically back fill all the pits, instead of spreading all the fill material into different pits. And now because of the fill priority fill schedule, we have completed backfill of the like 3 or 4. Actually 4 pits. And currently just one pit that... One or two or three pits that are receiving pits, fills, sorry.
CHAIR FRYMARK	In the staff report, it was indicated that the City retained the authority to suspend the commencement of the activities at United Quarry II. And it's looking to reauthorize that to Hanson. Can you speak a little bit more about that?
DIRECTOR OF ENGINEER/BUILDING OFFICIAL CHAN	Yeah. So, what I have explained earlier, so they are receiving fills from their own means. So, they are not advertising their pit as a receiving pit where people can deliver whole fill material to the site. So right now, Hanson is the only one that can advertise their pit as a receiving pit site to receive fills, commercial fills.
COMMISSIONER MIRANDA	What kind of fills are we getting in these pits? Material... What kind of material?
DIRECTOR OF ENGINEER/BUILDING OFFICIAL CHAN	What kind of material? They are clean material, so they have to meet certain guidelines in terms of size and environmental. Yeah, environmental compliance and all of that, yeah.
COMMISSIONER MIRANDA	Is there any impact on our water table as I see?

DIRECTOR OF
ENGINEER/BUILDING
OFFICIAL CHAN

Right, so there should not be any impact to the water table, because they are being monitored regularly to make sure that the fill is not contaminated so it meets the environmental requirements.

CHAIR FRYMARK

Any other questions from the Commission? Do we have anyone in person that has any comments or questions? Do I need to open up the Public Hearing? Sorry. At this time, we'll open up the Public Hearing and take any comments from anyone in Tier 1.

OPEN PUBLIC
HEARING

At 8:22 p.m., Chair Frymark opened the Public Hearing.

CHAIR FRYMARK

Is there anyone in Tier 1 that would wish to make a comment on this item? Seeing none, we'll move on to Tier 2. Do we have any teleconference attendees wishing to speak?

COMMUNITY
DEVELOPMENT
INTERN PALMER

There are no teleconference attendees.

CHAIR FRYMARK

Tier 3 anyone in person that hasn't spoken that would like to, or in our virtual environment. No?

COMMUNITY
DEVELOPMENT
INTERN PALMER

No one in Tier 3.

CHAIR FRYMARK

Thank you very much. So, then we'll go ahead and close the Public Hearing on this item. Oh... We were about to close it.

ROBERT DIAZ

Robert Diaz, 2408 South Mountain Avenue, here in Irwindale. The question I have is about the amendments that you requested to approve. And if in any way they make it difficult for Irwindale to develop any of that available land where the plant sites are in particular. If it's difficult to develop commercially because of this amendment as proposed, I recommend you go against it. But if it has nothing to do with it and we can still have potential to develop those land sites commercially, then well, rejected it unless... Maybe it'll help us. We'll see.

CHAIR FRYMARK

I believe you had mentioned that, is there any developmental impact as a result of possibly approving this resolution?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commission. No, the dissolution of the priority fill does not change what the end uses for each of the pit. It's not changing any of that. So, if it was designated for Commercial, it will remain Commercial. If it was Recreation remains Recreation.

CHAIR FRYMARK

Okay, based on what it's zoned.

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COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes

CHAIR FRYMARK

Thanks for clarifying that. Any other discussions or questions before we potentially entertain a motion? I did close the public hearing well, I can close it again, I'll close the public hearing again. Thank you.

CLOSE PUBLIC
HEARING

There being no speakers, Chair Frymark closed the Public Hearing at 8:24 p.m.

CHAIR FRYMARK

Thank you. And so, no questions, no thoughts. Do we have a motion?

ASSISTANT
CITY ATTORNEY
TRAXLER

Chair, if I may.

CHAIR FRYMARK

Yes.

ASSISTANT
CITY ATTORNEY
TRAXLER

My only recommendation would be to make a motion on each resolution separately, because these resolutions affect the property rights of the individual operators at each pit, and so I would just recommend that each resolution be subject to its separate motion.

CHAIR FRYMARK

And a separate vote?

ASSISTANT
CITY ATTORNEY
TRAXLER

Yes.

CHAIR FRYMARK

Okay, thank you. So, the first resolution is adopt Resolution Number 830(34), entitled "a Resolution of the Planning Commission of the City of Irwindale, recommending that the City Council adopt an ordinance approving Amendment No. 1 to Development Agreement No. 04-05 by and between the City of Irwindale and Martin Marietta, Southern California Aggregates, LLC, a Delaware limited liability company, formerly Hanson Aggregates West, inc., a Delaware corporation, and a wholly owned subsidiary of Martin Marietta Materials, inc.; located at 13550 Live Oak Avenue, Irwindale, California.

VICE-CHAIR CHICO

Motion to approve Resolution Number 830(34) as presented.

COMMISSIONER
RODRIGUEZ

Second.

CHAIR FRYMARK

Thank you, so we have a first and we have a second. Roll Call please.

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COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Acosta.
COMMISSIONER ACOSTA	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Vice Chair Chico.
VICE-CHAIR CHICO	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Chair Frymark.
CHAIR FRYMARK	Yes. Thank you. The next item is a Resolution Number 831(24). Entitled A Resolution of the Planning Commission of the City of Irwindale, recommending that the City Council adopt an ordinance approving Amendment Number 1 to Development Agreement Number 1-06 for Durbin Quarry by and between the City of Irwindale and Calmat, Co, a Delaware Corporation DBA, Vulcan Materials Company, Western Division; Located at 1300 Los Angeles Street, Irwindale, California, do we have a motion?
COMMISSIONER ACOSTA	Motion.
CHAIR FRYMARK	We have a motion to...
COMMISSIONER ACOSTA	Motion to approve the resolution.
CHAIR FRYMARK	Thank you. Do we have a second?

COMMISSIONER MIRANDA	Second.
CHAIR FRYMARK	Do we need to state the number?
ASSISTANT CITY ATTORNEY TRAXLER	I apologize Chair, there is a typo in the staff report. The previous resolution, for the record, should be 830(24), instead of 830(34) And the I believe the third resolution which we haven't gotten to yet, should be 832(24) instead of 832(34). So, I just wanted to clarify that for the record, and you can...
CHAIR FRYMARK	Jaime, you should on the third resolution the number should be 832(24)?
ASSISTANT CITY ATTORNEY TRAXLER	24, yes.
CHAIR FRYMARK	That's what I have shown on the staff report.
ADMINISTRATIVE SECRETARY HERNANDEZ	It's on the agenda.
CHAIR FRYMARK	Ah, okay. Thank you. Do we need to make a new resolution for the first?
ASSISTANT CITY ATTORNEY TRAXLER	Yeah, I would just do a motion to reconsider really quickly and approve the motion with the correct number. I'm sorry the resolution, not the motion approve the resolution with the correct number.
CHAIR FRYMARK	But I don't have to read the whole thing?
ASSISTANT CITY ATTORNEY TRAXLER	No.
CHAIR FRYMARK	Can I have a motion to reconsider approving of Resolution Number 830(24). Entitled the resolution of the Planning Commission of the City of Irwindale, recommending that the City Council adopt an ordinance approving Amendment No. 1 to the Development Agreement No. 4-05 by and between the City of Irwindale and Martin Marietta, Southern California Aggregates.
VICE-CHAIR CHICO	Motion to approve.

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COMMISSIONER
RODRIGUEZ Second.

CHAIR FRYMARK Great, so we have a first and a second, do we do a Roll Call?

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Acosta.

COMMISSIONER
ACOSTA Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Vice Chair Chico.

VICE-CHAIR CHICO Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Chair Frymark.

CHAIR FRYMARK Yes. We'll move on to the second...

ASSISTANT
CITY ATTORNEY
TRAXLER Sorry, Chair.

CHAIR FRYMARK Yes

ASSISTANT
CITY ATTORNEY
TRAXLER A motion to reconsider also needs to be followed up with the actual motion to approve. And this is just totally procedural. So, we need a actual motion to approve the resolution.

CHAIR FRYMARK That's what we did.

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ASSISTANT CITY ATTORNEY TRAXLER	It's essentially a motion to reconsider, to put it back on the floor. So now...
CHAIR FRYMARK	We reconsidered it. Now we have to approve it?
ASSISTANT CITY ATTORNEY TRAXLER	Correct.
CHAIR FRYMARK	I see.
VICE-CHAIR CHICO	That's a lot of work
ASSISTANT CITY ATTORNEY TRAXLER	I know.
CHAIR FRYMARK	Do we have a motion to approve Resolution Number 830(24), entitled the resolution of the Planning Commission of the City of Irwindale, recommending that the City Council adopt an ordinance approving Amendment Number 1 to the Development Agreement No. 04-05 by and between the City of Irwindale and Martin Marietta, Southern California Aggregates.
VICE-CHAIR CHICO	Approved
CHAIR FRYMARK	Thank you, second?
COMMISSIONER RODRIGUEZ	Second.
CHAIR FRYMARK	Roll Call.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Acosta.
COMMISSIONER ACOSTA	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.

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COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Vice Chair Chico.
VICE-CHAIR CHICO	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Chair Frymark.
CHAIR FRYMARK	Yes.
CHAIR FRYMARK	We're good?
ASSISTANT CITY ATTORNEY TRAXLER	We're good.
CHAIR FRYMARK	Okay. Thank you. Next, we will move on to Item Number 2, Resolution Number 831(24), entitled "Resolution of the Planning Commission of the City of Irwindale, recommending that City Council adopts an ordinance approving Amendment Number 1 to Development Agreement No. 01-06 for Durbin Quarry by and between the City of Irwindale and Calmat Company, a Delaware Corporation DBA Vulcan Materials Company, Western Division; located at 1300 Los Angeles Street, Irwindale, California." Do we have a motion to approve?
COMMISSIONER MIRANDA	Motion to approve.
CHAIR FRYMARK	Thank you, do we have a second?
COMMISSIONER ACOSTA	I'll second.
CHAIR FRYMARK	Great we have a first and a second, Roll Call please.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Acosta.

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COMMISSIONER ACOSTA	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Vice Chair Chico.
VICE-CHAIR CHICO	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Chair Frymark.
CHAIR FRYMARK	Yes. The last item is adopt Resolution Number 832(24), entitled "a resolution of the Planning Commission of the City of Irwindale recommending that the City Council adopt an ordinance approving Amendment No. 2 to the Development Agreement No. 02-06 for Reliance I Quarry and Reliance II Landfill by and between the City of Irwindale and Calmat, Co., a Delaware Corporation DBA, Vulcan Company, Western Division; located at 15990 Foothill Boulevard" in beautiful Irwindale, California. Do we have a motion to approve?
COMMISSIONER ACOSTA	Motion.
VICE-CHAIR CHICO	Second.
COMMISSIONER ACOSTA	Motion to approve or adopt Resolution 832(24)
CHAIR FRYMARK	You do, we have a second?
VICE-CHAIR CHICO	Second.
CHAIR FRYMARK	Okay, Roll Call please.

COMMUNITY DEVELOPMENT
INTERN PALMER Commissioner Acosta.

COMMISSIONER ACOSTA Yes.

COMMUNITY DEVELOPMENT
INTERN PALMER Commissioner Miranda.

COMMISSIONER MIRANDA Yes.

COMMUNITY DEVELOPMENT
INTERN PALMER Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ Yes.

COMMUNITY DEVELOPMENT
INTERN PALMER Vice Chair Chico.

VICE-CHAIR CHICO Yes.

COMMUNITY DEVELOPMENT
INTERN PALMER Chair Frymark.

CHAIR FRYMARK Yes. Moving on. Do we have any items for discussion or presentation?

**DISCUSSION ITEMS/
PRESENTATIONS**

COMMUNITY DEVELOPMENT
INTERN PALMER No, there are no items.

CHAIR FRYMARK Item 6, Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you, Chair and Commission. The only thing is that I just want to remind you in the packet that you received, there should have been a memo that had a link to the draft EIR for the Irwindale Gateway project. Okay. And tentatively, we have that scheduled for next month at the Planning Commission meeting, and again I say tentative in here. And that's it.
CHAIR FRYMARK	Would it be possible, just out of curiosity I see the link here, would it be possible to get paper copies?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes. Yeah, not sure how many pages that is... Hundreds? With that how many copies?
CHAIR FRYMARK	I know I prefer paper so I can write notes.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Okay.
CHAIR FRYMARK	But I don't know if anyone else on the Commission is inclined to have a paper copy. Not to waste trees at all, like that is not our intention but... Okay so I see three. Commissioner Miranda?
COMMISSIONER ACOSTA	Let's make it four.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Four, I hear five. Okay.
CHAIR FRYMARK	We will recycle. We'll shred them.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Okay.
CHAIR FRYMARK	Sorry but thank you.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON I'm glad the City Manager is here because he can increase our budget for copies.

CHAIR FRYMARK I don't even want to look over there.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you.

ASSISTANT CITY MANAGER OLIVARES You can take notes with your iPad.

CHAIR FRYMARK It's not the same. It's just not the same, I'm still old school, I still read a book like... Thank you very much, and moving on to 7, Legal Counsel Comments.

**LEGAL COUNSEL
COMMENTS**

CHAIR FRYMARK Jamie, do you have anything?

ASSISTANT CITY ATTORNEY TRAXLER Nothing from me tonight.

CHAIR FRYMARK Okay. And Commissioners, do you have any comments that you would like to share tonight?

**COMMISSIONER
COMMENTS**

CHAIR FRYMARK No?

COMMISSIONER Well thanks Staff for the diligence and your patience with us, we'll get it done.

CHAIR FRYMARK Definitely, I echo that. I feel like every meeting that we have, we get a little bit closer. So, thank you Staff for your patience, and for your phone calls. We really appreciate it. And for the members of the public that came forward and spoke, we really appreciate the feedback as well. Okay, if there are no further Commissioner comments, then we will go ahead and adjourn this meeting at 8:33pm. Good night and thank you everybody.

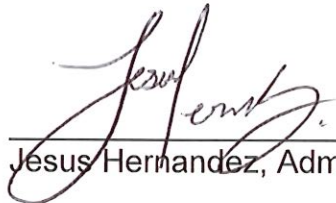
ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:33 p.m.



Maricela Frymark, Planning Commission Chair

Attest:



Jesus Hernandez, Administrative Secretary

Approved as presented at the meeting held December 18, 2024