

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

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

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

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

PLEDGE OF
ALLEGIANCE I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all. I invite you to stand for invocation.

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

CHAIR FRYMARK Roll Call, please.

ROLL CALL: Present: Commissioners: Albert Acosta; Casey Miranda; Joseph Rodriguez; Richard Chico; Maricela Frymark

Also present: Julian Miranda, City Manager; Theresa Olivares, Assistant City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Administrative Secretary

AB 2449
DISCLOSURES

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

ANNOUNCEMENTS

CHAIR FRYMARK Do we have any announcements?

ADMINISTRATIVE
SECRETARY
HERNANDEZ No announcements from Staff.

CHAIR FRYMARK Do we have any announcements from any of our Commissioners?

COMMISSIONER
MIRANDA

I do. I'm not sure if the City is aware. We had a great loss recently. A few days ago Lucia Fraijo passed away. She battled blood cancer and she lasted a lot longer, as she would, than they told her she would. And amazingly blessed our family were all there when she passed. But she is the daughter of Mike S. Miranda, one of our founding fathers. She is my cousin. I would call her, Tia Lucia, even though we're first cousins. A wonderful woman who helped me with my daughter and countless others, tutoring and loving the City. She's an amazing woman and... As you know, she has four children that live in the City. John Fraijo is one of them, who is an amazing officer here. Darlene, and Davy, and Barbara, they're amazing. And if you see them, please give them your condolences. But I wanted to dedicate this... today to her because she's an amazing woman and she went home with the Lord. And she's an amazing woman. So, thank you.

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

Thank you.

CHAIR FRYMARK

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

CONSENT CALENDAR

CHAIR FRYMARK

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

SPONTANEOUS COMMUNICATIONS

ADMINISTRATIVE
SECRETARY
HERNANDEZ

This is the time set aside for members of the audience to speak on any item not on this agenda that is within the Planning Commission's subject matter jurisdiction. The Planning Commission is an advisory body appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the City. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda. All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies. Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker,

both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting. We are in a hybrid format so we do have both in person and hybrid audience members and they will participate in the following order: Tier one, in person attendees; Tier 2, teleconference attendees; and Tier 3, in person and teleconference attendees who have not previously provided comments on the matters being discussed by the legislative body.

CHAIR FRYMARK

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

ROBERT DIAZ

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

Commission. So the question is, will any of these proposed changes or even discussion be coming up before considering approving the Zoning Map and the General Plan Updates, as it has been recommended?

CHAIR FRYMARK

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Looks like we have no one for Tier 2.

CHAIR FRYMARK

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

NEW BUSINESS

CHAIR FRYMARK

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

PUBLIC HEARINGS

CHAIR FRYMARK

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

SENIOR PLANNER
JONES

Good evening, Chair, members of the Planning Commission. The next item is Site Plan and Design Review (DA) No. 04-2022 located at 14005 Live Oak Avenue. The applicant is requesting a Site Plan and Design Review for the construction of a 102,500 square foot tilt up building and associated parking. The site is located at the northeast corner of Stewart and Live Oak Avenue in the M-2 (Heavy Manufacturing) Zone, and it has a General Plan designation of Industrial/Business Park, which are both consistent. So, the proposed building met all of the requirements or exceeded all the requirements in the M-2 Zone from all of the setbacks, floor area ratio, building height, landscaping, and parking. So, the proposal is a 102,500 hundred square foot building which includes 6,000 square feet of office, which includes 300 on the ground floor, 3,000 mezzanine, and then the remaining as warehouse. The lot size is 5.13 acres of gross acreage. And there was a dedication required, which brought it down to 4.86 acres. There was no perspective user at this time. So, the proposed project is a single-story building that incorporates many of the desired elements of the Commercial and Industrial Guidelines. The building

incorporates parapet heights, breaks up expansive exterior walls with architectural projections and various materials. If you can see. They have again a parapet here. Which incorporates the mission style that conforms with the design guidelines. There's a use of metal, glass, wood, brick, and stone. There's also, for example, a low wall here, which is made of river rock to represent the City. So, these are just elevations of the proposed building as it would look like from different views. So, at this point I'm going to turn it over to our environmental consultant who can talk about the environmental process. Then it'll come back over to me. I'll conclude. Then the applicant has a power PowerPoint presentation.

CHAIR FRYMARK

Thank you Brandi.

NOEMI WEISS

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

with Mitigation. Because everything could be mitigated, an Initial Study was the appropriate document, and an EIR was not necessary. And I think I have one more slide on, kind of the difference with an EIR and an MND. And this also looks like it's cut off a bit. So an EIR is prepared, as I discussed, if there are significant impacts that cannot be mitigated to the less than significant level. An Initial Study can be mitigated. A Draft EIR is also circulated for between thirty and sixty days. Usually, cities do forty-five days. Initial Studies circulated for thirty days and then part of an EIR, there's also the comments that are then responded to in the final EIR, which is not as necessary in the Initial Study. So that is kind of high level CEQA and the process we went through for this project. So, back to Brandi.

SENIOR PLANNER
JONES

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

ASSISTANT
CITY ATTORNEY
TRAXLER

Uh, not at this time.

SENIOR PLANNER
JONES

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

CHAIR FRYMARK

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

ASSISTANT
CITY ATTORNEY
TRAXLER

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

CHAIR FRYMARK

Before we have internal discussions?

ASSISTANT
CITY ATTORNEY
TRAXLER

Before hearing from the public...

CHAIR FRYMARK

We open the Public Hearing?

ASSISTANT
CITY ATTORNEY
TRAXLER

Yes.

EMILIO LOZANO

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

LUIS GOMEZ

Thank you, Emilio. Can I move to the next slide? There we go. Good evening. I am Luis Gomez, Vice President of Development at Rexford Industrial. Rexford Industrial is a publicly traded REIT. We are based out of Los Angeles and our sole focus is on industrial real estate in Southern California. We do have a proven track record of responsible development throughout many cities in Southern California, and we're a long-term holder. What that means is we're not looking to buy, develop, flip and move on. We're here to stay. So, we like to build new buildings at a high-quality standard, in this case it's a LEED gold building, as you'll hear tonight. And hold on to that building for a good amount of time. Throughout our portfolio, we currently own about four hundred and twenty-four properties. That number moves up and down slightly every day, but not every day but pretty regularly. We have a seven hundred and twenty buildings, and we're at about fifty million square feet. Just to give you a little bit of perspective, in the City of Irwindale we do own about two million square feet, so that's about four percent of our portfolio, if you will. That includes twenty buildings in the City of Irwindale, and that equates to fifty-three business partners or tenants and plenty of employees that are hired through those tenants. Currently we have one building under construction. That building is at 4416 Azusa Canyon, we have three under entitlements, including this one here, two that are further behind. And we were expecting to invest about sixty-five million when those projects are done. Very excited to be here. We're glad to be a part of the community and we look forward to working with the City. Thank you.

CHAIR FRYMARK

Thank you Mr. Gomez.

EMILIO LOZANO

So some of this information is going to be a brief repeat of what Brandi presented. So as previously stated, the project is located at 14005 Live Oak Avenue. This is on the northeast corner of the intersection of Live Oak and Stewart Avenue. Again, as previously stated the site is designated in the City's General Plan as Industrial/Business Park and is zoned for Heavy Manufacturing, M-2. The existing building currently on site is approximately 56,000 square feet of office space. Moving on to the proposed project. The building is 102,500 square feet inclusive of 300 or 3,000 square feet of ground level office and 3,000 square feet of mezzanine office. It would include 13 trailer stalls, 12 dock doors, and 1 grade door. We are currently proposing to provide 65 parking stalls over the code required 63. And as previously stated, the project is designed to achieve LEED gold certification. Going into a little bit more detail of what LEED gold certification entails. That is, I have a quick graphic up on the screen kind of showing what some of the typical design features are, but it would essentially include decreasing energy demand through efficient mechanical systems. LED lighting, occupancy sensors and daylight control. Moving on to the proposed landscaping. We are proposing a twenty-foot landscape setback. This would be densely landscaped with drought tolerant shrubs, trees, and ground cover. We

are exceeding the required landscape percentage which is 10. And providing 14.2 percent, totaling 30,140 square feet of landscaping, including 85 new trees on site. For screening, the project is taking care to screen the operations by providing a code maximum eight-foot concrete tilt wall and orienting the truck yard away from the public right of way. Local connectivity. The project is enhancing the accessibility and pedestrian safety in the area, with the addition of a five-foot sidewalk along the frontage on Live Oak. And the proposed truck circulation for the project was reviewed and approved by City engineering staff. And will utilize Live Oak, Arrow Highway and Rivergrade Road. Finally, I just wanted to go over some of the benefits of this project, one of which being what Luis previously mentioned was the construction of a Class A LEED gold certified building. Rexford is committed to being a partner with the City. And providing a top-of-the-line facility. In addition, this facility, once fully operational, is anticipated to generate fifty-seven new jobs in the area. And an additional benefit to the community would be the right-of-way improvements, mentioned above, within the ten foot right of way, that addition of sidewalk along the frontage of Live Oak Avenue. The resurfacing of the half width of Live Oak Avenue along the project frontage. And that concludes our presentation.

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

NOEMI WEISS

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

text studies and that resulted in the determination that an Initial Study was sufficient.

COMMISSIONER
MIRANDA

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

CHAIR FRYMARK

Any other questions? I have a couple of questions. My first question is for staff, and I don't know if we have the answer to this, but I am curious to know how many feet away from the proposed site is a residential community. And then something to ponder while we're looking at that answer, I have a question for Mr. Gomez. I understand that Rexford is known for industrial real estate, I was curious to know if there's any consideration for developing something more along the lines of commercial.

LUIS GOMEZ

At this particular site?

CHAIR FRYMARK

Yes.

LUIS GOMEZ

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

CHAIR FRYMARK

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

NOEMI WEISS

Noemi.

CHAIR FRYMARK

Amy?

NOEMI WEISS

Noemi.

CHAIR FRYMARK

Noemi. Thank you very much.

NOEMI WEISS

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

CHAIR FRYMARK

It was mentioned during the presentation that, excuse me... That was not mentioned, excuse me. It was mentioned during the presentation that there would be potentially 57 new jobs in the area that were added as an added feature or benefit. Should this development be approved. I am curious, hypothetically speaking, could there be any contingencies put in place, should this project be approved, to give priority or to give

some kind of a preference if you will, to Irwindale residents. I mean, I know we don't have a buyer yet, but like, is there something that could be put in place that would give some sort of priority to Irwindale residents, should they... once a tenant be sought be hired.

ASSISTANT
CITY ATTORNEY
TRAXLER

Oh. That is something that we typically ask of any applicants when they're doing construction or development in the City. Umm, but it's not typically something that the City requires just because sometimes it's... To be quite honest, kind of difficult to hire Irwindale residents. So, we ask, and we ask that they work with the City and notify the City on those kinds of things, but we don't typically make it a requirement.

CHAIR FRYMARK

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

LUIS GOMEZ

Does that include parapets? I think it does right?

SENIOR PLANNER
JONES

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

CHAIR FRYMARK

Page four of the...

SENIOR PLANNER
JONES

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

CHAIR FRYMARK
SENIOR PLANNER
JONES

Okay, page 4, I see 49. And that includes the parapet.
Yes.

CHAIR FRYMARK

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

SENIOR PLANNER
JONES

Correct.

CHAIR FRYMARK

I see your head shaking, thank you. And this is a question for Staff. I'm curious just to learn more about, I know that this is potentially being Zoned, well, it's an M-2. We're looking at the possibility of doubling its

size and making it into a warehouse. I am curious to know how much available non-occupied warehouse space currently exists in the City. Like, do we have any warehouses that are just unoccupied currently in the City?

SENIOR PLANNER
JONES

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

CITY MANAGER
MIRANDA

Chair, if you do not mind,

CHAIR FRYMARK

Yes, please.

CITY MANAGER
MIRANDA

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

CHAIR FRYMARK

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

CITY MANAGER
MIRANDA

Absolutely.

CHAIR FRYMARK

Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

- LUIS GOMEZ We don't have a tenant selected at this point in time. It is a spec building. I would point back to our slide. If I can, I don't know if I can bring this up. Is it possible to share the screen? If you look here, this pie shaped description there outlines the different types of tenants that we bring in or our portfolio holds. While most people just assume we're going to bring in a warehouse use, that's not always the case. In fact, if you if you look at this exhibit that's only about twenty percent of our Portfolio, right? So, it's quite possible that we could have a manufacturing facility, a retail trade, construction, Parks and Rec. I mean, there's a whole host of different tenants that can come in. So, you know, we're open. We're looking the fact of the matter is, it's hard to lease before you get these projects going. You just can't get anyone's attention because we're still at a minimum, a year out, right? A year and a half. So, we just want to get this project started, get the energy going and I can assure you we would bring a first in class tenant to the community.
- CHAIR FRYMARK Mr. Gomez, I have... Do you have any other questions? I have no doubt that you would bring, you know, a very respected company to occupy your building, it's a beautiful building. The concern at this point isn't even the height which has been a topic of conversation because it does exceed at least 400 feet from residential. For me personally, the hesitancy lies in not knowing how much unoccupied space currently exists in the City to be able to move this project forward. So, at this time, I would like to make a motion.
- ASSISTANT
CITY ATTORNEY
TRAXLER Chair, Chair, sorry, I apologize for the interruption.
- CHAIR FRYMARK Should I not? Oh my gosh, I forgot. I am so sorry. I'm just trying to move this along you guys. My apologies to everyone here if there are no further questions from the Commission, we can go ahead and open up the Public Hearing on this item. Okay. Would anyone like to come forward to speak on this item? We can go ahead and open the Public Hearing now.
- OPEN PUBLIC
HEARING At 7:15 p.m., Chair Frymark opened the Public Hearing.
- ROBERT DIAZ Robert Diaz, and I'm concerned about the traffic impact that the development would have in the area. There's supposed to be a third lane on Live Oak. That's part of the Mitigation measure for the Park at Live Oak Project, but it's not been completed. I believe in part because they need permission from Baldwin Park to be able to put that third striped lane. And as I drive by there, I don't see it completely striped in a third lane. In short, Arrow and Live Oak lanes are already impacted. Concerned that this also will have an impact. On Stewart Avenue, I

already see vehicles queuing to avoid the intersection or find a shortcut around by using Stewart Avenue. I'm one of them that's done that so, I know. But it's narrow. So perhaps you need to study widening it. So, in this case, the EIR is inadequate, I feel in the circulation area. Also, on Live Oak, maybe you can consider acquiring land along that right of way, they only got a twenty-foot set back, so you can't get much. But it would require a smaller building, if you're going to get enough land to have a good impact. But not just that property, the rest of the properties along Live Oak and Arrow in that intersection. So, I'd like to see if you can recommend to the City Council or the Planning Commission itself to tackle that citywide, to see what the impact... Because some projects may not have been included in this in the study of traffic. Those include the Park at Live Oak isn't fully developed yet, and you've got the City considering a warehouse on Live Oak Lane. Potentially a lot more trucks. So that's one of the things, I'd like to see economic analysis, to determine what is actual cost of the development, since it's not likely to bring any revenue of significance to the City. If we continue to improve industrial buildings, and it costs the City money to maintain the roadways and infrastructure. And then it's like a business you can't keep doing it, you'll run out of money, and at what cost to the residents? Less services? So, it may be recommended that the Council have an Assessment District in the area to pay for all the costs, actual costs, rather than estimates. A question about why you would want meandering sidewalks. It takes up some of the space to, you want to go from point A to point B on a sidewalk. It's easier just to go in a straight line, but I understand they want to make it... give it depth. But that's one thing I would question. As far as health impacts, you look at AQMD studies when they do these EIRS, yet you don't look at the Air Resources Board recommendations. When you have a number diesel trucks in an area that there is a diesel particulates a NO_x impacts that can affect residents within a thousand feet. And in that case, they don't recommend that many diesel vehicles in an area near a residence. And you have in Baldwin Park, those residents close enough by that there could be an impact there. So, I'm not sure that that has been studied. Sure, the AQMD has their analysis, but as far as the Air Resources Board, they're telling you so many trucks it's unsafe. That's umm...

FRED BARBOSA

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

- CHAIR FRYMARK Thank you Mr. Barbosa. Is there anyone else from the public that would like to come forward and speak?
- LUIS GOMEZ Just like the add, one final statement here that I do understand your concern with the vacancy. I'm sure that is readily available, but the fact of the matter is we're committed to investing in the City of Irwindale. Regardless of the fact of, you know, where vacancy may be. I will point out that vacancy is cyclical, right? It goes up, it goes down, demand goes up, demand goes down. We believe in the project. We're building it for a reason, and we have the long-term hold in mind, so I just don't feel that that would be relevant whether vacancy has gone up or not. And with that, I want to conclude with the fact that you're making a recommendation to City Council. Ultimately, it's going to go to City Council, and they would make the final decision on whether or not they agree to proceed with the project. So, we'd like to see you guys push this forward, I understand the concern, but I really don't believe that there's a whole lot to be concerned about. Thank you.
- CHAIR FRYMARK Mr. Gomez, we appreciate your comments.
- SENIOR PLANNER JONES Yeah. I just want to respond. So, we were able to find a Co-Star report from 2023 which has the City at a 5 percent vacancy rate.
- CHAIR FRYMARK 5 percent. 2023?
- SENIOR PLANNER JONES 5 percent.
- CHAIR FRYMARK If there are no other members from the public wishing to speak on this item, we can close the Public Hearing. Do we have anybody on zoom before we do that?
- ADMINISTRATIVE SECRETARY HERNANDEZ Yes, we'll move on to Tier 2. I'll go ahead and unmute Ms. Gomez.
- CHAIR FRYMARK Okay, Ms. Gomez, are you there?
- SUZANNE GOMEZ Can you hear me?
- CHAIR FRYMARK Yes, we can hear you.
- SUZANNE GOMEZ Good evening, Madam Chair. Commissioners, Staff. It is exciting to know that we partnership with this developer that has many buildings in the community, so they should understand that our concern in that particular corridor. I would encourage the Commissioners to further study. When you're bringing in a new business you're bringing in a new building for new businesses, which will incur additional traffic, and that whole area needs to be addressed. I think that when we do a study,

though, it was already a pre-existing building and the traffic is already, you know, we already know what's coming in, there's gonna be more. And there's a couple solutions to that. To do what Mr. Diaz said is to collaborate with the developer, other developers in the area, The City of Baldwin Park, the City of Irwindale, and the Planning Department to do that third lane. The congestion from the freeway to the 605 from our residents on the Duarte side, as we already discussed is horrendous. So, I think that we should take... Because this developer is such a partner, they should take the opportunity to continue to figure out solutions before we get started on this project to help with the congestion and the traffic. Even though the report says it's minimal, we all know that that's not always actually the factual case when it comes down to it. So, I encourage the Commission and the developer to continue to look at traffic issues, and even the perspective that there's a different schedule that some of the trucks come in not during busy hours, evening businesses and such. I know that it's a year ahead, we're just developing it and I think that even if you approve it tonight that there would be a caveat that we discussed the traffic and how to mitigate that further. because it's continually an issue, a big issue, and since they're a great partner with Irwindale, they should understand and consider that point of view from the residents' perspective. Thank you.

CHAIR FRYMARK

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Looks like we have no one else for Tier 2.

CHAIR FRYMARK

Do we have anyone for Tier 3?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one for Tier 3.

ABBY PAUL

Planning Commissioners, I'm Abby Paul, the traffic engineer on this project. I just like to go ahead and clarify that we actually did not have any traffic impacts. One of the reasons for this is because the existing building on site was an office use and in general those are more traffic intensive. So, a warehouse of this size that the applicant is proposing is not as traffic intensive as the earlier use. And with that, we did analyze all intersections, and you know, they are all acceptable LOS. And they're actually, at very good LOS even. They're like Los A and B, which are on the good range of LOS. I know queuing was also mentioned so we did do a queuing analysis on all the intersections and driveways. We have worked diligently with the City to ensure that that's enough space for the trucks to turn, because we knew that queuing was

going to be an issue and all of those things have been insured and there are no impacts, in, as per the traffic.

CHAIR FRYMARK

Thank you. Sorry, Commissioner Miranda.

COMMISSIONER
MIRANDA

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

ABBY PAUL

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

LUIS GOMEZ

Can I just add, Commissioner Miranda you mentioned last mile deliveries. If you look through our Conditions of Approval, Planning Department did a great job, they actually state that if we were to bring in a last mile user, additional analysis would be required. So you'd be safeguarded there.

CHAIR FRYMARK

Okay, we're going to go ahead if there are no other comments from the public, we will go ahead and close the Public Hearing.

CLOSE PUBLIC
HEARING

There being no speakers, Chair Frymark closed the Public Hearing at 7:25 p.m.

CHAIR FRYMARK

Are there any discussions from the Commission? Okay, hearing no further discussion, do we have any motions?

COMMISSIONER
MIRANDA

Yeah, I feel as strongly... You feel like you... You feel like you would like to have more information on this or analysis, or you think we're in the right place? It's a beautiful site. Like I, I spent hours and hours on your plan. Very good information. But...

- CHAIR FRYMARK I appreciate your question, Commissioner Miranda. There is, there's no question about the design. It's a beautiful design. The question on occupancy was addressed. The question on residential impact in terms of height and setbacks was addressed. I read the... Me and my Post-It's. I read the, the MND and I was satisfied with all of the Mitigation strategies outlined. I thought they were pretty interesting, including finding fossils and getting the tribes involved and reading all the comments, so I appreciate Kimley Horn and Associates for putting this together. I found it really interesting. I read it through. I did have a degree of hesitancy, but that hesitancy and those questions have been addressed. I do want to get more information about the third lane on the Live Oak project, but I don't know that this is the time to get that information because that is outside of the scope of this particular project. But I would like to get additional information on that because I am concerned with traffic, as some of our fellow residents have addressed. And the air quality, although I'm hearing that air quality is not necessarily a concern because that was studied and that only a total of possibly 13 trucks. I believe it was peak hours was mentioned would be coming in and out of this facility.
- ABBY PAUL Sorry, I get too geeky sometimes, but yes, its passenger car equivalent trucks is 13, but actually the number of trucks in the P.M. peak hour... The A.M. and P.M. peak hour, 7 to 9 window and then 4 to 6. It's about 4 trucks and when you convert them to their equivalent cars then it's like 13 cars. That is what it means.
- COMMISSIONER MIRANDA Abby, can I ask a quick? I also read the plan about right turn in, right turn out as well. Do you know exactly, well you don't know who the tenant is going to be exactly, but how are they gonna be entering Rivergrade Road or Live Oak in the right turn?
- ABBY PAUL So Live Oak is just right in and right out, and that is just for passenger vehicles. And trucks, 25 percent of the trucks, so most of the trucks are going to come from like Arrow Highway on to Rivergrade Road. And 75 percent of the trucks, when you say that it's 3 trucks, 3 trucks in the P.M. peak hour or A.M. peak hour, they're going to access the northern driveway on Rivergrade. And maybe just 1 truck is going to come from a Live Oak and turn up from the driveway. Passenger vehicles are restricted to Live Oak and trucks are mostly going to enter from Rivergrade. And it's... The Rivergrade driveway is all access, because it allows for a two way left turn lane for that movement.
- COMMISSIONER MIRANDA Thank you. Just wanted to clarify, I'm sorry Chair about that, because I'm feeling the same way you're feeling I had.... I read it and had some questions. I think the question has been answered for me and some residents have some concerns. I think the concerns have been answered for me personally.

CHAIR FRYMARK	Do you like to comment?
ASSOCIATE ENGINEER PIMENTEL	Evening Chair. I had just a little clarification in regards to the third lane. Luis Pimentel, Associate Engineer. Yeah. So, there was, if I'm, if I'm not correct... If I am not mistaken, there was a condition for the Park at Live Oak to add a third lane but in their frontage along for the project that actually was done when the project was done, back in, a couple years ago, so it went from 2 lanes on Live Oak Avenue to 3 lanes on Live Oak Avenue. So that was addressed for that project. Now for other projects I can't really speak about, but for that project I know it was in regard to the one for Park at Live Oak.
CHAIR FRYMARK	So that was for the record, completed.
ASSOCIATE ENGINEER PIMENTEL	Correct.
CHAIR FRYMARK	Thank you. Do we have any motions on the floor?
COMMISSIONER RODRIGUEZ	I would like to make a motion, but just quick question for Jamie. Do we do these separately?
ASSISTANT CITY ATTORNEY TRAXLER	Yes, that would be my recommendation, yes.
VICE-CHAIR ACOSTA	Okay, Okay. I'd like to make a motion for the first one, Adopt Resolution No 844(25) for approval.
COMMISSIONER CHICO	I'll second it.
CHAIR FRYMARK	Roll Call.
ADMINISTRATIVE SECRETARY HERNANDEZ	Second by Commissioner Chico, correct?
CHAIR FRYMARK	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you. Commissioner Chico.
COMMISSIONER CHICO	Yes.

PLANNING COMMISSION MINUTES
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ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice Chair Acosta.

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark.

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

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

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

COMMISSIONER
MIRANDA I'll second it.

CHAIR FRYMARK Roll Call.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico.

COMMISSIONER
CHICO Yes.

PLANNING COMMISSION MINUTES
REGULAR MEETING

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ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice Chair Acosta.

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark.

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, Chair, and Commission, and members of the public. Yes, you do have a Staff Report Presentation. So just a little bit of a brief recap. You've heard this before, but this project is a Comprehensive Zoning Code Update and it was continued from the December 18th, Planning Commission meeting. On January 31st, a Notice of Public Hearing was published in the San Gabriel Tribune, a newspaper of general circulation, in accordance with the California Government Code. A Notice of Public Hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was posted at Irwindale City Hall, the library, Community Development Department, and the local post office. The notice was also mailed or delivered at least twenty days prior to the Public Hearing to all owners of the subject, real property proposed to undergo Zone Changes or Amendments. So, with this presentation Nick Pergakes, from

Interwest, he will be with us tonight via zoom. And he will give a brief review of previous changes and go through in more detail on the latest direction from the Planning Commission. And like previous presentations, this is a joint one with Staff and Nick discussing the slides. But he'll be chiming in later with that. So, as I mentioned, this item was continued for the Planning Commission to have further discussion on building heights within a proposed residential buffer. The non-conforming chapter was discussed and the administrative review process. So, these items were included in the Staff Report and we'll go into further detail. So, I want to point out, no changes are actually being made to the Zoning Code document until the Planning Commission is finished with all the recommendations. So, one thing, we are keeping the SMARA chapter as is, that's not changing. But again, you know, the direction will be that we'll bring it back to you. To bring back the amended chapter, excuse me, at a later date for consistency with state law. Frog in my throat. Anyway, I also want to point out the red line document, that was included in your packet, it will be correctly renumbered and put in order when all recommended changes are final. So, we did receive a written... Oh, thank you. We did receive written public comments after this December 18th meeting. We received an e-mail from Craig Furniss from the Alderson Business Park that was dated on 12-20-24. And we received a letter from NAIOP that was dated 12-18-24. Those are discussed in the Staff Report. There was also a letter that we got on December 18th from a law firm, I believe it was Buchalter. And we had placed that on the dais, but in this this thing, I included in the packet just for your reference. And I do want to point out that one of the exhibits, it's the Exhibit A to Resolution Number 828(24) has a complete list of the Planning Commission's recommendations to date. So, the Environmental Review for this project is pursuant to the authority and criteria contained in the California Environmental Quality Act or CEQA and the City of Irwindale Environmental Guidelines. The City is the lead agency, has analyzed the project and determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review Report for the City's General Plan and pursuant to CEQA guidelines is consistent with the previously certified EIR for the City's General Plan. So therefore, no subsequent EIR, Negative Declaration, or Addendum is required for approval of the Zoning Code Update. So, one thing I do want to say that it was a year ago that this Zoning Code Update was recommended for approval to the City Council. It was last February. So, the Planning Commission has worked long and hard over this past year, so I really want to commend you for that. There's been a lot of hard work that's been put into this, but I also want to remind you that, and remind everyone who's listening, that this project was financed primarily through grants that were provided to the City by the state, and it covered most of the cost for preparing it. So, the City has until June 30th to adopt the Zoning Code Update, or the total amount of the grants would need to be returned to the state. So, I just want to point that out.

The deadline for the grant was a few months ago, but we have talked to them. We've explained, you know, over this past year how much work has been done and there have been some changes, you know, in the Planning Commission set up. But they've understood that. They see the goal. And the whole purpose of those grants was to be able to create a planning policy guideline and to bring, you know, hopefully bring cities not just for Irwindale, but throughout the state, you know, to get this done. So, I do want to commend you for that, but I have to remind you I have to be the negative Nancy, to point that out. So at this point, what I'm going to do is I'm going to turn it over to Nick.

NICK PERGAKES

Hi, good evening everybody. Good evening, Chair, Members of the Planning Commission. This is Nick Pergakes, Principal Planner for Interwest Consulting Group and Project Manager for the Zoning Code Update. I am going to give a brief overview of the agenda tonight for the presentation. We would like to discuss direction received at the December Planning Commission meeting. Also, some of the items that were discussed in some of the individual meetings with the Planning Commission and City Staff, as well as the consultant team. We discussed potentially looking at 35 feet of building height maximums within the 500 feet buffer to be increased to 40 feet. We looked at analyzing 250 feet residential buffer from M-1 and M-2 properties from Residential zones properties or zones. We also looked at and talked about parapet wall heights, as well as reviews for non-residential developments at the director level review. We also... Tonight will look at these items and discuss the recommendations to then take forward to City Council. Next slide. So, Marilyn gave a bit of a recap on the meetings that have been happening over the last year, so I won't go into too much detail about this. But we have been working with City Staff and the Planning Commission on addressing several comments and ideas and revisions that came from property owners, business owners, City Staff of course, as well citizens in the community to look at various development standards. You know, including setbacks, building heights, and other things, as well as the non-conforming use regulations. And there's been several meetings with Planning Commission members to work on these edits to satisfy the community's residents and business owners' concerns. And we have made revisions since the last meeting, and they've been reflected in the document that's been provided in your packet to review. So next steps would be to take it to City Council for adoption later this year. Next slide. So back in August of 2024 at the Planning Commission meeting, City Staff presented analysis of M-1 and M-2 properties that were within 500 feet of residential zone properties. Staff received direction at the December Planning Commission meeting to then look at a 250-foot buffer from residential zone properties, due to input from property owners and businesses, noting that the height limits of 35 feet within that area would cause several existing industrial buildings to be non-conforming in height, and could potentially cause issues with

existing or future bank lenders. So, this table here shows the M-1 and M-2 zones. The parcels affected with that 500-foot buffer around residential properties, so this is parcel line to parcel line. And here you can see 37 parcels are affected from the M-1 Zone to the Residential Zone properties. And then in our new analysis, and I'll show some slides here in a few moments, the 250-foot buffer around the residential uses, it reduces the number of parcels affected by about 30 percent or so. And then for M-2 zone properties that are within the 500-foot buffer, we analyzed 60 back in August, and then looking at the 250-foot buffer from residential zone properties it does reduce it down to 46 parcels. Next line. So, we're going to show a series of maps. We shared similar maps back in August of different areas where Residential Zones are near, Industrial M-1 and M-2 buildings. So, this is showing that 250-foot buffer, in blue, from residential zone properties today. And this is about a half dozen or so buildings that are impacted. You know, property line to property line within that that area. Next slide. This is showing a building at 500, excuse me, 15601 Cypress. This is an existing industrial building that's about 38 and a half feet in height. So, it would be non-conforming with the new Development Standard in the new Zoning Code Update. Next slide. In the Town Center area, Arrow/Pepper Tree, again we were showing a similar slide or similar example of a buffer this time it is a 250-foot buffer from properties that allow residential. So those are the properties shown in yellow. And then the buffer of 250-feet from those properties is shown in blue. And then next slide. We're showing here an example building which is across street from the Planning Department's building at 5200 North Irwindale Avenue an M-2 Zone property. And these sets of buildings is about 32 feet in height. Next slide. This is now down south in the southern part of the Town Center designate in the General Plan, showing residential properties in yellow with a 250-foot buffer in blue, and the impacts to some of the industrial buildings that would be to the west of those properties here shown yellow across from Irwindale Avenue. The next slide. This photograph is showing a building at 16035 Arrow Highway and it's in the M-2 Zone, and it's roughly sitting at 34 feet in height. Next slide. Here is the Park Neighborhood with a buffer around... about 6 or 7 residential zone properties today, and with a buffer the impacts to a few M-1 properties in the area. Next slide. Here is some buildings here at 1488 Los Angeles Street and this is the Alderson Business Park, that has an average building height for a lot of these buildings at 35 feet. And as you can see, some of the buildings at the entries, you know, kind of the ends are a little bit taller in height for an architectural feature. So those architectural features bring it up to about 41 and a half feet. So having a parapet wall or architectural feature counted outside of the building height measurement, you know, would make several buildings now be nonconforming in status. Next slide. Here's the Mountain Neighborhood showing 250-foot buffer in blue and showing some of the impacts to M-2 properties and M-1 properties. And next slide. Here

are a couple of buildings along Bateman Avenue in the M-2 Zone, which have an average height roughly around 36 to 38 feet. Next slide. So wanted to show this slide in terms of what was being discussed at some of the individual Planning Commission meetings with Staff, there was some talk about bringing the 35-maximum height, if you're within the residential buffer zone and, you know, considering it to be up to 40-feet. And then also with the maximum parapet height considerations, now in the in the Zoning Code draft, we've been showing 10 feet proposed but considering to bring that down to 8 feet. So, as you can see here with the building heights to the right, if you take a 35 feet building height, you know, within the residential buffer and you add the parapet, you know, that could bring the top of a structure with architectural feature or parapet up to 43 feet, if it stays at that ten feet proposed and it could get you to 45 feet. And then if we do consider raising it to 40 feet you would have an extra 8 feet for parapets. So that would be 48 feet tall in height, or 50 feet if you keep it at the 10-foot proposed parapet height maximum. Next slide. So, some of the revisions, as well, since the December meeting to the non-conforming uses and structures chapter of the document, we added, "structures may be continued to maintain." Explicitly including routine repairs in Section 17.18.040. We've also included the term structures to 17.18.060 to include non-conforming structures in addition to uses. And then we also modify the language in 17.18.060 for modifications to explicitly state that, "non-conforming uses shall not result in an expansion or intensity of a physical footprint of a building." Next slide. We also have modified language in 17.18.070, Elimination of Non-conforming Uses and Structures, to include substandard buildings as defined by the Health and Safety Code Section 17920.3. And then in Article 5 in table 17.24050-1, Review Authorities for Decision and Appeals, the site design excuse me, the Site Plan and Design Review Table for Administrative Approvals for Industrial Zones was then revised. As you can see in the document. So with that, I'm going to turn it back over to Marilyn to discuss the Site and Design Plan Review process. Next slide.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Nick. So. At the last meeting, one of the things that had been brought up by some of the developers and the business owners, was the Site Plan and Design Review and having what is the current process and what's being proposed in the Zoning Code, and then as it was revised. So, let me see, let me go to the next slide. This has the same information, but a new column. So, we'd have some discussions, and we had a few conversations and some direction and comments from the Planning Commission. So, in the current code right now, maximum that can be approved administratively is 1,000 square feet. And that goes through a Site Plan and Design Review that we keep a file for that. We keep records. We go through the same analysis with it, but it's just we look at the square footage. So that processing time, 2 to 4 weeks depending on what the expansion is for or the project. And

then the cost of the applicant averages around sixteen hundred. So, in the proposed code, this was a recommended, you know, because of the size of the buildings that we have, up to 25,000 square feet. And again, it would go through the same kind of Site Plan and Design Review that we do at the staff level. Would take 4 to 6 weeks. Cost would be just over two thousand. So, what was proposed, this was in the September meeting, that there would be no Director or Administrative Review it would have to go through Site Plan and Design Review, that would go to Planning Commission City Council. The processing time on that 3 to 5 months. That's a very ambitious schedule with that. I would say it would take a little bit longer than that, but the cost significantly increases to just over twenty-four thousand. So, after the discussion with some of the Commissioners looking at putting a cap of either 10 to 15 percent of the existing area not to exceed 2,500 square feet. It would still go through a Site Plan and Design Review process for director approval, with the option to take it to the Planning Commission. We always have that option to take things to the Planning Commission, by the way, so. In that the processing time, again, you know 2 weeks to 2 months for that. And the cost would be just over 2,000. So wanted to bring that up because there was still some concerns that had been raised to Staff, you know, on not being able to have an Administrative Review and having that discouraged somebody from doing some improvement to their project or to their site. So, without that, that concludes the Staff Report. Recommendation is to adopt Resolutions Number 828(24) and 829(24). If there's any additional revised or alternative recommendations to bring that to the City Council, and direct Staff to report back to the City Council. And the second recommendation is that... to the Planning Commission is to have the City Council adopt findings of consistency with the cities previously certified, General Plan Environmental Impact Report. Thank you.

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Well, we'd have to have clarification on what was the expansion for, with that. That would be one of the things. If there was anything that was questionable or that our code really didn't define. You know, I'd want to get some kind of clarification on that. And it would be something if they weren't necessarily wanting to agree with the

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

COMMISSIONER
MIRANDA

Great, thank you.

COMMISSIONER
RODRIGUEZ

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

In the proposed Zoning Code, yes.

COMMISSIONER
RODRIGUEZ

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

In the proposed Zoning Code, yes.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That's correct.

COMMISSIONER
RODRIGUEZ

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

COMMISSIONER
RODRIGUEZ

I do have another question.

CHAIR FRYMARK

Yes, go ahead Commissioner. Please.

COMMISSIONER
RODRIGUEZ

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes.

COMMISSIONER
RODRIGUEZ

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

COMMISSIONER
RODRIGUEZ

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

NICK PERGAKES

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you. And if I may add to that, that would be one of the things that if we had a building that was legal non-conforming because it was constructed prior to the requirement for Site Plan and Design Review, and they came in and they wanted to expand even if it was that 1,000 square feet or something smaller, that is something... Because we want them to be legal. So that when we want them to conform... So that would be something that we would bring back to the Planning Commission.

CHAIR FRYMARK

Thank you Marilyn. Are there any other clarifying questions that any Commissioner would like to ask? While we're reviewing or considering additional questions, I do want to just thank the Planning Department for your time inworking with us and workshopping this. I know you met with us for multiple hours, at different times, and we were able to, you know, just have meaningful conversations and get this analysis information that we requested. I do want to thank you for that. It does show that if we were to consider reducing the buffer from 500-feet to

250-feet, we are making a difference in the number of businesses in our business sector that would be impacted and considered non-conforming. I mean the delta would be in M-1 Zone, 13 businesses and M-2, 14. I hope... Not that we need to show anybody anything, but I hope that it is recognized the work that the City Staff and the Planning Commission is doing to just kind of thread that needle delicately and address the needs of the residents as well.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commissioners. You know, I do want to say that was time well spent with that. And there's been sometimes extraordinary effort to address everybody's questions with that, and I really appreciate that from the Commission.

CHAIR FRYMARK

Vice-Chair Acosta?

VICE-CHAIR ACOSTA

Yeah, I got a clarifying comment, Marilyn, on the part we're just talking about now about the parcels that would be affected, going from the 250 buffer. Those numbers just mean they'd be effective, it doesn't mean that they would be non-conforming. Is that correct?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That is correct.

VICE-CHAIR ACOSTA

Okay.

CHAIR FRYMARK

Another quick question not related to buffers, parapets, any of those things, but it does apply in the in the sense of the Zoning Map. I do see where we have currently the proposed Zoning Map, where the skate park is as an M-1 Zone. I don't remember and please refresh my memory if we ever talked about changing that area to align with what it currently exists there, which is a park. Which would be zoned as a public/semipublic space I believe.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

I don't believe we've had that conversation, but that's something that that we can bring. We did that for the library project, that we had to change the zoning and get the General Plan into conformance with that, but we can do that because it's it doesn't look likely that the skate park's going to change.

CHAIR FRYMARK

No, we hope not. So. If we can get it properly zoned as we're working through this, I think that would be a good opportunity for us to do that. And address facts. I couldn't remember whether or not it's been discussed or not. Maybe not.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

And I'll work with the City Manager on that.

CHAIR FRYMARK

Do I need to present that, like as a motion in any kind of way, or is that just something that's going to be worked on?

ASSISTANT
CITY ATTORNEY
TRAXLER

Yeah, we can have... direct staff to work on analyzing rezoning of the skate park. And that can be included as a motion, yeah.

CHAIR FRYMARK

Do we have any other comments or questions before we open up the Public Hearing?

COMMISSIONER
MIRANDA

Commissioner Acosta had a great comment regarding the properties that are affected by the 250. I was curious, you said non-conforming, they're not going to be affected, those properties? The 46 properties? I mean they're in the zone, but they will be non-conforming. We're trying to address the people who came into our Council Chambers.

CHAIR FRYMARK

We're talking about this table?

COMMISSIONER
MIRANDA

Correct.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yeah, I'm gonna have Nick address that. because they're the ones who did the study on that.

COMMISSIONER
MIRANDA

Thank you.

NICK PERGAKES

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

COMMISSIONER
MIRANDA

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

- NICK PERGAKES Well, so there's now less properties that would be... Yes, potentially non-conforming so we don't have an exact count. You know based on the building heights of all those properties. But certainly, there will be less. And you know, as we, the City Staff, and the City received a letter from NAIOP in December. They did propose, within 250 feet, having a, you know, a height limit of 40 feet. And you know, not going any lower than that. So, that would help also probably decrease the number of non-conforming buildings. Because that would then you know bring up the height to 40 feet as a maximum and then that would probably solve most of the issues with the non-conforming structures, if not all of them.
- COMMISSIONER MIRANDA I thought so. Thank you. And by the way, Nick was amazing with helping, with all this too. Thank you, Sir.
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON If I may add too, so the M-1 Zone, that's had a maximum height of 35 feet for years with that. So, the buildings that are in there, I can't attest to all of them in there, but since we've had... At least for the past 20 years, that we know of that it's been 35 feet high. Most of those then would be in the M-1. Those would be conforming to that maximum 35 feet.
- CHAIR FRYMARK Sorry I have one more question. The question is specific to, the Administrative Site Plan and Design Review process. We... I recognize that in January when we made the change, to request that, any you know Site Plans and Design Reviews come to the Commission, would extend not only processing but also significantly increase administrative costs, which is not the goal of the Planning Commission, of course. So, we talked about the possibility of exploring instead of completely removing the director review permissions, but rather, consider doing some kind of amount, dollar amount. Like, for example, some language to state like not to exceed X amount of dollars, for director approval, when there is a Site Plan or Design Review being considered. That is something that we discussed at our meeting. I think we got a couple of examples from other cities, so I wanted to just put that on the table as a comment for us to consider. Because I don't think that an intended consequence was to delay processing time, or to increase any administrative costs associated with Design Reviews. So, I just wanted to make that comment. Do we have any other clarifying questions before we open the floor to Public Hearing? Okay. Thank you, Marilyn.
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you.
- CHAIR FRYMARK Do we have any members from the audience that would like to come forward.

OPEN PUBLIC
HEARING

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

SCOTT FURNISS

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

CHAIR FRYMARK

Thank you.

MIHRAN TOUMAJAN

Good evening, Chair Frymark, fellow commissioners, Mihran Toumajan with NAIOP SoCal. We've come a long way from our discussions last summer, and I applaud the Planning Commission, City Staff, Interwest, Nick at Interwest working with residents and with business owners to find a good balance. And I think that which Nick presented today, our members can live with and specifically, we welcome the proposed 10-foot maximum height for parapet walls. As well as a 40-foot height limit for any building, Commercial or Industrial in the M-1 and M-2 Zones within 250 feet of a residential buffer. We believe that the 40-foot building height would better reflect existing structural demands by industrial tenants engaged in cube stacking for their distribution, logistics, and warehouse businesses. The 40-foot building height limit would ideally require a clear height around 36-38 feet, depending on the design and intended use of the structure. So again, that which Nick proposed today with the 40-foot building height limit I think, would also negate a lot of potential nonconformity. And even the examples that Nick showed there was, I think, one building that was above 35, within the 35- and 40-foot range. And with a 40-foot limit that specific building would likely not be legal non-conforming. So again, we've come a long way and on behalf of our Members and NAIOP SoCal, we appreciate the time well spent by you in studying this, working with Nick and with the Staff in trying to find a sensible solution for all stakeholders. Thank you very much.

ROBERT DIAZ

Robert Diaz. On that chart that's shown above you, I like where it says proposed at September, Planning Commission meeting, where the maximum to be approved by director, says no director review permitted, I like that idea. Residents of Irwindale, including myself, feel much better knowing that it's the Planning Commission and Council to making

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

CHAIR FRYMARK

Thank you, Mr. Diaz.

FRED BARBOSA

Good evening, Fred Barbosa. 16164 Calle de Paseo. We mentioned that the 500-foot buffer zone was not in the best interest of the City, it will cause more problems down the road. Another thing on the Site Plan and Design service, I like the proposed draft code from the Planning Commission in January for two reasons. One, it's not as expensive and it doesn't waste a lot of time, and it's a developer friendly. You know, and there's nothing wrong in sharing power. That's what everybody 's afraid of, you know, they don't want to give people too much power. Hey, we're not going to let them abuse it, that's why we're here. So at least give them some. And if they hang themselves, hey, whatever happens but the idea, share the power. Let's move together. Thank you.

CHAIR FRYMARK

Thank you, Mr. Barbosa.

- LUIS GOMEZ Good evening, Chair, Planning Commissioners. Once again, Luis Gomez with Rexford Industrial. Just here to support the 40-foot height, the 10-foot parapet and the 250-foot buffer. I do believe that the extra 5 feet in height, going from 35 to 40, would make a big difference and it strikes a good balance between the industrial development groups and obviously the wants and needs of the residents. I think at 250 feet away it would be very difficult to see the difference between 35 and 40 feet of height. So, but on the other hand, from our standpoint, it makes all the difference in being able to drive.... Sorry. Design a building to today's industrial standards. So again, we're in support. We thank you for your time, your consideration. I know it's been a long process and I'm glad we're finally here. Thank you very much.
- CHAIR FRYMARK Do we have any other Members in Tier 1 that would like to come forward to speak? Seeing none, we're going to move on to Tier 2. Do we have anyone on teleconference?
- ADMINISTRATIVE
SECRETARY
HERNANDEZ We do. I'm gonna go ahead and unmute Ms. Gomez.
- CHAIR FRYMARK Thank you. Welcome, Ms. Gomez.
- SUZZANE GOMEZ Good evening, Madam Chair, Commissioners, Staff. It's interesting that Seven Street Developers came on tonight because they were the model. They collaborated with the City, and they have a beautiful setting. They created the setback and allowed us to envision what it would look like to plan and engage and create a vision for the City. And I just like to remind the Commission that's what they're doing. We have done hard work, and Staff has done hard work, but this is our vision, our future. When we we're looking at the PowerPoint, which was also wonderful, we got to see and review some of the buildings. 35 feet is ample. And also, you know, with the architectural eyebrows and speaking also then the additional for the air conditioning unit up to 40-feet in terms of that. It's a beautifully sized building and I think that it speaks adequately. Then when we're speaking to conforming and non-conforming, the terminology used means that, they do business as usual. If they want to expand or create something else, then they have to come to the Planning Department. But conforming and non-conforming is a terminology. I believe, you can clarify that for me if I'm wrong, meaning that their partnership with the City and business and they continue as usual. And as far as the site plan, I encourage the Commission to stay steadfast with a decision in January and if not, as Mr. Diaz proposed that we go back to, I think it was a thousand feet. We are creating our vision for our future. You are the new Commission that are adequately representing us, doing hard work and setting the pace for the future. Of what we want in our City, as our land is being used productively for our legacy. And that the decisions that you make

are going to be well held to way long when you're gone, I'm gone, or any of us are gone. So, I encourage you, I know that you've worked hard on this. I talked to you, and I see it and I see even the evolution of staff has done. It's been a great job and Nick has done a wonderful job as a consultant and bring it all together. I encourage you to keep the five hundred feet set back. I encourage you to keep the thirty-five feet height limitations and I trust you though even whatever your decision is this should be the best for our City or the residency for Legacy and even in partnership with our developers and our family. Mr. Gomez indicated numerous properties that they own, and you know, that's a wonderful collaboration. However, we have a legacy and a vision that goes back, way before 1960's when we were incorporated as a city, as our families have lived here long before that. I thank you for your time. Thank you for your hard work and good luck.

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ Looks like we have no one else.

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ No one on Zoom.

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

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

CHAIR FRYMARK Yes, Commissioner Miranda?

COMMISSIONER
MIRANDA Would it be appropriate to have Marilyn speak about this, regarding what her role would, how much that would mean 2,500 square feet, like projects like kitchens and adding bathrooms. It wasn't that new project per se all the time. Add-ons for instance. So they understand what they're asking... How much allowance does she have the ability to do? Would that be appropriate, Jamie?

CHAIR FRYMARK Yeah, I believe so. But... Marilyn, would you be able to speak to that? Thank you, Commissioner Miranda.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commission. So just as an example, if we were to take the previously discussed project so and I'm going to round out for math purposes, but 100,000 square feet. So, if. That if it was 15 percent, we'd be looking at, you know... What is it? 1,500 square feet? 15,000 square feet?

COMMISSIONER
MIRANDA

Don't look at me.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Good grief, I'm looking at you. 15,000 square feet. So again, what's being proposed is that that's the 15 percent, and it would be not to exceed the 25,000 square feet. So, if another thing the typical, you know, larger buildings that we've had 400,000 or 500,000 square foot, that's huge and that would exceed the 25,000. The 15 percent would exceed that, and so that would definitely have to go back to the Planning Commission. And if they were adding, that wouldn't be just a bathroom, and, you know, maybe a utility room. But sometimes that for a larger building, even a 100,000 square foot building. That if they had to add, you know, restrooms just because of Building Code requirements, you know, for the space that they have to have the numbers that they have to have or a utility room, if they added that that, you know, that could be... It could be what is considered maybe a larger, it is definitely larger than 1,000 feet. And we've had that before that someone had come in that wanted to... It was a building that they wanted to stay in, a use that wanted to stay, but they were being required by, actually by the federal government, to enclose an outdoor loading area that they had. And it was going to exceed the 1,000 square feet and they really had to make a business decision and they were honest, they went through the... They were going through the Administrative Site Plan and Design Review, trying to reduce it to 1,000 square feet or less. But it wasn't penciling out for them, so they're no longer here with it. So that was one case that it was very, very small, but it was something that was a use that had been in the City for quite some time.

COMMISSIONER
MIRANDA

Appreciate that. Thank you for clarifying.

CHAIR FRYMARK

Any other questions or?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Chair?

CHAIR FRYMARK

Yes, Oh sorry Jesus...

ADMINISTRATIVE
SECRETARY
HERNANDEZ

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

CHAIR FRYMARK

We've already closed the Public Hearing.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Okay, thank you.

CHAIR FRYMARK

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

CHAIR FRYMARK

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yeah. Well, yeah, yeah.

CHAIR FRYMARK

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

COMMISSIONER
CHICO

That's the question. You could in fact end up with more vacancies.

CHAIR FRYMARK

True. So, I think that that can be either or.

COMMISSIONER
CHICO

Roll of the dice.

CHAIR FRYMARK So, I think that that can be either or right. That can happen with if it's zoned as M-1 or M-1 too, so I mean, we can't predict the future of that I know, but I'm just, I wanted to explore and just have that conversation because it's been mentioned multiple times, and it's not going in one ear and out the other. We hear that, and we know that there's opportunity here, but we're not currently zoned for that.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON If I may, any of the projects that come in, that, we do ask them to do, the larger ones, to do an analysis, you know, of uses with that. And what has come back is that... it's... the commercial is... There is not the thrust for that at this time. I'm thinking when you said that I'm thinking Field of Dreams, if you build it, they will come, for that, but yeah. And but then you know the bigger risk is to have it empty. And that's not something that the City would want to do, you know this. But again, you know, just when people come in, we can ask them all the time, if they're interested in commercial. If they could do a commercial component for that.

CHAIR FRYMARK You mentioned incentives, is that a common thing within other cities to kind of incentivize commercial? I've heard that there's been studies that there's no need for commercial anymore. People are shopping online. I think that that could be true to some degree, but I know I go shopping. Assuming others do too.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Well, when they do an analysis, it's pretty sophisticated. You know, they look out... And again, I am not the person that does that, our Economic Development Coordinator, you know, has done that before. She has multiple hats. She is the Public Information Officer and the Assistant to the City Manager. So yeah, but she has reached out and again, it wasn't just Co-Star, but they looked at some other analysis, you know of it. But they have to look at a range and they look at rooftops, you know, basically because I know in the past when we looked at a grocery store... Because I know, that's been the desire. And when we've gone to different conferences, you know, promoting the City and because there's land for that they always ask about the rooftops in there, and they're familiar with this area. But, you know, we tried to tell them is how the daytime population is as well and that market. And you know that has changed a little bit of interest, but we've not seen them come to the table with that.

CHAIR FRYMARK Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Again with commercial, there's certain commercial, but there's also restaurants. Those would be considered commercial operations, so there and there's always an opportunity for that, so whoever 's listening to me out there.

CHAIR FRYMARK There's gonna be a new potential warehouse coming in. You know, we need people.... They need to eat somewhere.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yes, we have to feed them.

CHAIR FRYMARK Come on over. Just throwing it out there.

CITY MANAGER
MIRANDA And Chair, I just would like to add that I know in the past Council has asked for there to be a study done, on the Arrow Highway corridor going from Azusa Canyon Road all the way to Vincent. And so that's something that as a staff, we're going to be engaging in during the course of this year and no doubt the Planning Commission will be a part of that as well.

CHAIR FRYMARK Sounds good thank you.

CITY MANAGER
MIRANDA And you'll be receiving updates.

CHAIR FRYMARK Thank you. I appreciate that update. That's good to hear. Okay. Well, do we... I think that there's a lot to think about. Nick has done a great job. We've talked about staff participating in those workshops, we appreciate that. I think there's a couple things that are up in the air right now. One is the M-1 and M-2 heights, making a decision on that and making a decision, or making a recommendation rather not a decision, on the parapet height. And then also discussing the Site Plan and Design Review. We have some language that's currently proposed based on our conversation in September, but then there was more discussion in January. There's also the possibility and the idea of going back to the current Zoning Code, which would; one limit the or reduce the processing time, but also the application costs. I feel like that could be a happy medium between, no director review permitted, and some permitted. But do we have any, any motions to explore? Any discussion that we want to continue to have?

CHAIR FRYMARK Commissioner Rodriguez, please

COMMISSIONER
RODRIGUEZ Yes. So, I would just like to say that I do appreciate all the work that Staff has put into it, and Nick for everything that you've done as well. I do like what I'm seeing with this 250-foot buffer. I also appreciated the difference between the M-1 and M-2. So, I'd like to see a consideration of possibly recommending M-1 remaining at 35 feet and M-2 going up to 40 feet within that buffer.

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- CHAIR FRYMARK I would... I'm in alignment with that; the only concern would be the parapet. I think that the parapet should be 8 feet, not 10 feet.
- COMMISSIONER MIRANDA I'm along with that too.
- CHAIR FRYMARK And keeping M-1 at 35 and M-2, 40. Jaime, would that need to be presented as a motion or a direction to Staff? I'm assuming we need to take a vote.
- ASSISTANT CITY ATTORNEY TRAXLER Correct. You would need to take a vote, but I would recommend discussing any other changes that you have at this time as well.
- COMMISSIONER MIRANDA Chair, you know, I see the recommendations here. One of the recommendations that I feel strongly about, we discussed it, and I think was regarding Staff approving the square footage. And I think it's very strong. I think we made some good points in that that it'll help streamline some things and it's well within the scope of things and anything larger they come to us anyways. I think it's that's one of the things we can maybe get off our plate, possibly.
- CHAIR FRYMARK Commissioner Miranda, are you suggesting....
- COMMISSIONER MIRANDA Site Plan and Design Review process.
- CHAIR FRYMARK Would that be the discussion that we had in January where we're saying 15 percent of existing area not to exceed 2,500 square feet?
- COMMISSIONER MIRANDA Correct.
- CHAIR FRYMARK Okay. The other option on the table was to go back to the existing current Zoning Code, which is basically a maximum approval of 1,000 square feet.
- COMMISSIONER MIRANDA I don't think that's, you know, a good business position.
- COMMISSIONER RODRIGUEZ Yes, I definitely don't feel like that 1,000 square foot is enough. I like the proposal of the January, where it's 15 percent or not to exceed 25,000 square feet as well.
- VICE-CHAIR ACOSTA How about if we consider the 15 percent of existing area, but not to exceed a lower amount, say 15,000 square feet?

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

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

CHAIR FRYMARK	Any other discussions?
COMMISSIONER MIRANDA	Commissioner Acosta, would you be comfortable, with something a little in between, like 20,000 or 15,000, is where you're at perhaps?
VICE-CHAIR ACOSTA	I could move from 15,000 to 20. I'm comfortable with that, but, if 25...
COMMISSIONER MIRANDA	It's large.
VICE-CHAIR ACOSTA	It is, especially jumping from 1,000. Yeah. And we just want to make sure that we get oversight that we get to see it.
COMMISSIONER MIRANDA	No, I'm with you.
VICE-CHAIR ACOSTA	Yeah, I'm comfortable moving to 20.
CHAIR FRYMARK	I was feeling really good about 15.
VICE-CHAIR ACOSTA	I have no problem at 15. That's why I proposed it.
CHAIR FRYMARK	Darn.
COMMISSIONER MIRANDA	You know, I think I think, Marilyn, be happy with 15 actually too.
CHAIR FRYMARK	I mean, from where we... From what we proposed and... What we considered and what we proposed in September to what we're discussing now, I mean that's a vast difference, so.
COMMISSIONER MIRANDA	Yeah, I think I'm good with that.
CHAIR FRYMARK	Do we have... I know that we made a couple of suggestions, Jamie. I do not want to not forget the ask from Staff to review the rezoning of the area at the skate park. And it was mentioned that that would have to be presented, I believe, like when we make these recommendations in form of a motion. Right?
ASSISTANT CITY ATTORNEY TRAXLER	Correct, yes.
CHAIR FRYMARK	So. I would like to make a motion. Let me see if I can do this and Jamie, please. Wait, I'm getting, like, some hesitancy.

ASSISTANT
CITY ATTORNEY
TRAXLER

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

CHAIR FRYMARK

Yes, please.

ASSISTANT
CITY ATTORNEY
TRAXLER

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

CHAIR FRYMARK

So one would be the skate park.

ASSISTANT
CITY ATTORNEY
TRAXLER

So one is the skate park, which is separate.

CHAIR FRYMARK

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

ASSISTANT
CITY ATTORNEY
TRAXLER

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

CHAIR FRYMARK

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

ASSISTANT
CITY ATTORNEY
TRAXLER

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

CHAIR FRYMARK

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

ASSISTANT
CITY ATTORNEY
TRAXLER

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

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

CHAIR FRYMARK

Those were the two, so I move.

ASSISTANT
CITY ATTORNEY
TRAXLER

As stated by the Assistant City Attorney.

CHAIR FRYMARK

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

VICE-CHAIR ACOSTA

I second.

COMMISSIONER
RODRIGUEZ

I second.

COMMISSIONER
MIRANDA

I second. We all second.

CHAIR FRYMARK

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Chico.

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Miranda.

COMMISSIONER
MIRANDA

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Rodriguez.

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COMMISSIONER
RODRIGUEZ

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Vice Chair Acosta.

VICE CHAIR
ACOSTA

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

CHAIR FRYMARK.

CHAIR FRYMARK

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Thank you.

CHAIR FRYMARK

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

ASSISTANT
CITY ATTORNEY
TRAXLER

Do you want to finish the motions first?

CHAIR FRYMARK

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

ASSISTANT
CITY ATTORNEY
TRAXLER

We have two more motions actually.

CHAIR FRYMARK

Thank you, Jamie.

ASSISTANT
CITY ATTORNEY
TRAXLER

So I'll be quick, I promise I'll read this one fast.

CHAIR FRYMARK

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

ASSISTANT
CITY ATTORNEY
TRAXLER

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

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CHAIR FRYMARK	Moved, as stated by Jamie.
COMMISSIONER CHICO	Second.
CHAIR FRYMARK	Thank you Commissioner. Roll call please.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Vice Chair Acosta.
VICE-CHAIR ACOSTA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Chair Frymark.
CHAIR FRYMARK	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you.
CHAIR FRYMARK	Thank you, and we have one more.

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ASSISTANT CITY ATTORNEY TRAXLER	One more. And this is to direct Staff to review and bring back an item on rezoning of the skate park. I don't know the official title of... Jardin de Roca Skate Park.
CHAIR FRYMARK	So moved, as stated. Thank you, Commissioner Chico. Roll Call, please.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Vice Chair Acosta.
VICE-CHAIR ACOSTA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Chair Frymark.
CHAIR FRYMARK	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you.
CHAIR FRYMARK	Thank you. So, is anyone now opposed to a five-minute recess?
COMMISSIONER CHICO	No.

COMMISSIONER
MIRANDA No.

CHAIR FRYMARK Are we okay? Okay, let's take a quick five-minute recess. Thank you.

COMMISSIONER
CHICO I'll take another martini.

RECESS Chair Frymark recessed the meeting at 8:50 p.m.

RECONVENED Chair Frymark reconvened the meeting at 8:56 p.m.

CHAIR FRYMARK Okay, thank you. thank you everyone you're your patience as we took that quick five-minute recess. We're going to go ahead and pick up where we left off. Which is item C on the Agenda, a Zone Change No. 02-2025, General Plan Amendment Map No. 01-2025, rezoning of a select property located at 715 Shrode Avenue from C-3, which is Heavy Commercial/Residential Zone, to R-1, which is Single Family Residential. So, revision of the General Plan to change the existing General Plan designation of select properties on Live Oak Lane and Arrow Highway from Regional Commercial to Industrial/Business Park. Thank you. Do you have a Staff Report?

SENIOR PLANNER
JONES Good evening, Chair, members of the Commission. The next item is, Zone Change No. 01-2025 and General Plan Amendment 01-2025. So, this is a city-initiated proposal which will revise the General Plan and Zoning Map to reconcile inconsistencies and make the appropriate changes to support the highest and best uses. So, I'll give some background. I mean this is a lot of text, so I'll try to make it quick. So again, so the General Plan is the blueprint for the future planning and development in the City. The Zoning Code and the related zoning designations are required to be consistent with the General Plan. So back in 2018, a lot of inconsistencies were discovered during the clean up. So, we went through like pretty much all the Ordinances and General Plan Amendments that we had on file to make sure that they were consistent with the maps. So, because of the inconsistencies, there are multiple non-conforming uses. So that could mean, because of height or something like that, but mostly it was because the General Plan Map and the Zoning Map didn't match. So, consistency between the General Plan and Zoning is a commonsense approach to planning and transparency. It's not commonplace for cities to spot zone or change a General Plan designation for a single parcel. It is usually for a large group of parcels. And pending direction from PC, we initiated the rezone process for these parcels. So again, there's all the text timelines, so I'll try to go through that quickly. So, in July, we held two separate Zone Change workshops at the Community Center. So, one was for the properties that are residentially zoned and the other one was for commercially and industrial zone properties. Let's see. On

August 31, 2022, we received direction from the Planning Commission, on the above reference properties as well as Meridian. Ramona, specifically a portion of the Durban Pit, Park Avenue, Calle Burrola, Fraijo, Nora, and Las Lomas Road. On May 23, 2023, we sent out a general information letter to the property owners who were currently impacted by the inconsistencies. The letter explained the city-initiated process and what our next steps would be. On April 4, 2024, property owners within 500 feet were notified by mail. The notice was also published in the newspaper on April 15th, Planning Commission heard the Zone Change and General Plan Amendment item, continued it to the May 15th meeting, where the Planning Commission recommended adopting Resolution 822(24) to the City Council, and also for the rezone. For the Zone Changes to rezone and to rescind Ordinances 195 and 200. On June 12, 2024, the Council had a Public Hearing and continued the item to June 26th, and on June 26th the City Council held a Public Hearing and approved the Zone Change. So there's one parcel on Shrode Avenue, that's being changed and that was because when we had it last time, there was a public notification error. So that's the only reason we're bringing this one single parcel. So, in the previous public notice, it had mentioned that this parcel was M-1 when it was actually C-3. So, in order for the decision to be valid, we had to make sure that the public notice was done correctly, so that's why we redid it. And then for the second, so that's just for a Zone Change, the second batch of parcels is for a General Plan amendment. So, their zoning is currently M-2 (Heavy Manufacturing). What we're proposing is to take the current General Plan designation of Regional Commercial and change it to Industrial Business Park. So, this is just the current General Plan Map. So, it's just this whole area here, well, this is, this is the Irwindale Gateway in the middle and along the perimeter of Arrow and on Live Oak Lane is pretty much the properties in question. This one, I mean, it's too tiny to see, but it's it'll be changed once everything is done. So, this is just a close up, so again, this was all changed to R-1 and we accidentally, there was an error with the notification, so, with that this property will be changed to R-1 to be consistent with everything else in the neighborhood. So, for Live Oak Lane, again, all of this is currently Regional Commercial. This area here, which is purple, is the Irwindale Gateway which is not a part of this. These parcels here along Live Oak Lane and Arrow Highway are the ones that are in question. So, the majority of those properties are outdoor industrial uses, which they've always been, there are a couple of just like small industrial buildings over there and currently they're inconsistent. So, if somebody wanted to come in and add on additional square footage, potentially intensify their business, they couldn't because the zoning and the General Plan are inconsistent. And if you... In the General Plan itself, there's a chart that shows the General Plan designation and the appropriate Zoning Designation. So currently in the General Plan, it lists Regional Commercial, but there is no corresponding Zoning Designation. So, and one has never been created. So, I thought I had

more to say, but I think that's it actually. So that concludes my report. So, if you have any questions, I'm available.

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

SENIOR PLANNER JONES Correct.

COMMISSIONER MIRANDA Brandi, sorry, it's just all by the Gateway, the whole, the driveway there.

SENIOR PLANNER JONES Correct. Yes, and Live Oak Lane itself is a private street, which is part of that, the Gateway project. With the Gateway project they're proposing to convert the majority of that to a public street. So.

CHAIR FRYMARK Does the Commission have any other questions?

COMMISSIONER MIRANDA Yeah, I have one quick actually. I was doing some research on the APN numbers and it was kind of odd. I was getting pictures of Badillo, Ramona for some reason, some of the APN. It's very odd, I don't know if it's just anomaly. Sorry, there's an anomaly. But, but we're just talking about Live Oak only, right?

SENIOR PLANNER JONES Yeah, we're talking about, yeah Shrode, Live Oak Lane, and Arrow Highway.

COMMISSIONER MIRANDA Oh okay.

CHAIR FRYMARK Shockingly, I don't have any questions. Seems pretty straightforward.

SENIOR PLANNER JONES Okay.

COMMISSIONER RODRIGUEZ I have no questions.

CHAIR FRYMARK Thank you. Then we will go ahead and open up the floor for any public comments.

OPEN PUBLIC HEARING At 9:06 p.m., Chair Frymark opened the Public Hearing.

CHAIR FRYMARK Do we have anyone in Tier 1 that would like to come forward to speak on this item?

ROBERT DIAZ

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

FRED BARBOSA

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

CHAIR FRYMARK

Staff, do we have any comments?

SENIOR PLANNER
JONES

Yeah, I just wanted to address a few comments regarding the discussion about the Specific Plan. So, in this case there is no proposed change to a Specific Plan, and again it's not automatic. The Planning Commission would make recommendation to the City Council to adopt a Specific Plan. And in the Specific Plan, it would have regulations on who does what, as far as who has the decision-making

power. So, it's not an administrative process. So anytime there's something in the Specific Plan, if it needs to come to Planning Commission, then we bring it forward. But also, regarding I was looking in the General Plan, so, the definition for Regional Commercial, it does talk about a land use that is designed to encourage a balance of a mix of commercial, office, and light manufacturing uses along a high visibility corridors. So, it does also discuss, you know, potential for manufacturing and what would be... Like if there were an appropriate zone for Regional Commercial. Yeah. And as far as, like a fiscal impact on Zone Changes, typically that's not something that is associated with it, especially because in this case it wouldn't be... It would be to make something conforming, so this would be more beneficial. So, in the past, like when we came back the first time... when we came to you with the first time, there was a lot of discussion with the property owners on Live Oak Lane because they did have a lot of questions. I don't know if you remember last time there were a lot more here. So, we were able to alleviate a lot of their fears because they realized that they'd actually have more flexibility with their property than they currently do.

CHAIR FRYMARK

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ

I will go ahead and unmute iPhone.

CHAIR FRYMARK

Caller, are you there?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

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

CHAIR FRYMARK

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ

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

CHAIR FRYMARK

Welcome.

CRYSTAL HOWARD

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

CHAIR FRYMARK

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

ADMINISTRATIVE SECRETARY HERNANDEZ	We have no more members on Zoom.
CHAIR FRYMARK	Is there anyone on Tier 3 that has not spoken that would like to come forward? Okay, seeing none, then we'll go ahead and close the Public Hearing on this item.
CLOSE PUBLIC HEARING	There being no speakers, Chair Frymark closed the Public Hearing at 9:15 p.m.
CHAIR FRYMARK	Thank you very much. Excuse me. Any comments or discussion from the Commission?
COMMISSIONER RODRIGUEZ	I do have a question for Staff. With these businesses that are on Live Oak Lane, has it always been zoned Regional Commercial?
SENIOR PLANNER JONES	I believe since the since the 2008 General Plan this was Regional Commercial. So, it's been it's had that General Plan designation since at least 2008.
COMMISSIONER RODRIGUEZ	The majority of the businesses have been there prior to that time.
SENIOR PLANNER JONES	Yes
COMMISSIONER RODRIGUEZ	So does that mean that they're legal nonconforming?
SENIOR PLANNER JONES	They're currently legal nonconforming, yes. So again, if they wanted to come in and expand, they'd be very limited on what they could do. And I'll give you an example, we have a proposal for a new building on Arrow Highway and they haven't been able to go any further because we've had to get this finished. So, and again because it's a City inconsistency like we couldn't have like an applicant do it because it's actually the City 's responsibility to fix this.
COMMISSIONER RODRIGUEZ	When it was changed in 2008, do you know who initiated that change to to Regional Commercial?
SENIOR PLANNER JONES	I'm assuming it would have been the Council.
CHAIR FRYMARK	A vision for it back then, and the businesses that occupy that space just never materialized. And so now we're in a situation where most of the businesses that are currently there are now technically non-conforming.

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SENIOR PLANNER
JONES

Yes.

CHAIR FRYMARK

It is interesting that we do want to move it to Industrial/Business Park from Regional Commercial because I think that there is this energy surrounding adding more commercial space into the community. So, it is an interesting ask, but I do recognize that the majority of the businesses that are already there are not commercial for the most part.

SENIOR PLANNER
JONES

Right.

CHAIR FRYMARK

So we're really just trying to remedy an issue that already exists, right?

SENIOR PLANNER
JONES

They're most like, especially along Live Oak Lane mostly outdoor. You know you have like batch plants or something like that along there and then along Arrow Highway you do have business parks which again can't expand if they wanted to or do any improvements.

CHAIR FRYMARK

And there wouldn't be any financial impact by making this change because those businesses are already there. They're not going to leave if anything, it might just improve processing and relations because we're allowing them more flexibility. It sounds like.

SENIOR PLANNER
JONES

Yes.

CHAIR FRYMARK

Any other questions? Thank you, Brandi. I would like to propose a motion to adopt Resolution Number 84625 recommending that the City Council approve Zone Change No. 01-2025.

COMMISSIONER
MIRANDA

Second.

CHAIR FRYMARK

Thank you Commissioner Miranda. Roll Call.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Chico.

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Miranda.

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COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice Chair Acosta.

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark.

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

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

COMMISSIONER
RODRIGUEZ Second.

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico.

COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice Chair Acosta.

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark.

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

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

**DISCUSSION ITEMS/
PRESENTATIONS**

ADMINISTRATIVE
SECRETARY
HERNANDEZ We do not have any.

CHAIR FRYMARK Thank you. Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, Chair and Commission. I just want to remind you the Planning Commissioners Academy is March 5th through 7th, which a few of you are signed up for that. It's a great opportunity for networking and learning, you know, and then you come back and you tell us about things. So that's good. And then just to mention, there's a blood drive tomorrow, so parking is going to be limited in front of the City Hall. And then I just want to mention yesterday City of Hope had a ribbon cutting ceremony for their central utility plant. And they did a tour of it, and it was very interesting. And it's something that it was the Planning

Commission that had approved it and I got to tell you, it's very impressive with that. So anyway, I just wanted to say that. Good Work Planning Commission for approving it because they were, they were very appreciative of that because it.. I ran into just to tell you, ran into a group, Luis was with me, and there were a lot of City of Hope people around and I just saw this group talking, I said they look like they might be interesting so I dragged Luis over there. Turns out that they were the facility and maintenance engineers you know, for it. So they were so proud of it you could tell. And you know, because, without that... And they made this point City of Hope doesn't run unless you have that building with that. And they've developed it so that it's going to go way into the future, you know, that they can expand and treat the patients. And they kind of went into detail of some of the things, I mean you don't think about the temperature in a room, but it's regulated. But let me tell you, I think you need a PhD to run it. So anyway, but that's all I have.

CHAIR FRYMARK

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

**LEGAL COUNSEL
COMMENTS**

ASSISTANT
CITY ATTORNEY
TRAXLER

None from me, thank you.

CHAIR FRYMARK

Thank you Jaime. Any additional Commissioner comments?

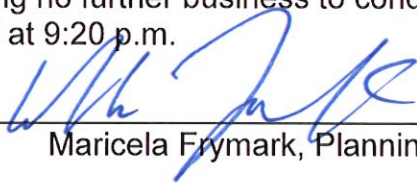
**COMMISSIONER
COMMENTS**

CHAIR FRYMARK

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

ADJOURNMENT

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



Maricela Frymark, Planning Commission Chair

Attest:



Jesus Hernandez, Administrative Secretary