

CITY OF IRWINDALE

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

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COMMISSIONER

AGENDA FOR THE SPECIAL MEETING OF THE

PLANNING COMMISSION

JULY 30, 2025

6:30 P.M.

IRWINDALE COUNCIL CHAMBER

Join Webinar at

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

Webinar ID

863 4969 1359

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

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

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

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

Americans with Disabilities Act: In compliance with the ADA and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: <https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy>. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service. **Note:** Staff reports are available for inspection at the Planning Division Counter, 16102 Arrow Highway or at City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday) by appointment only, and by contacting the Planning Division at 626-430-2208.



Code of Ethics

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

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

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

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

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

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

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

IRWINDALE PLANNING COMMISSION



A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. INVOCATION

D. ROLL CALL: Commissioners: Richard Chico, Casey J. Miranda, Joseph V. Rodriguez II; Vice-Chair Albert Acosta; Chair Maricela Frymark

E. AB 2449 DISCLOSURES

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

F. ANNOUNCEMENTS

1. CONSENT CALENDAR

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

A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held December 18, 2024
2. Regular meeting held May 21, 2025

2. SPONTANEOUS COMMUNICATIONS

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

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

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

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

In the hybrid format, both in-person and hybrid audience members will participate in the following order:

Tier 1: In-person attendees

Tier 2: Teleconference attendees

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

3. NEW BUSINESS

4. PUBLIC HEARINGS

A. ZONE ORDINANCE AMENDMENT NO. 01-2025 - ORDINANCE NO. 799 TO AMEND CHAPTER 17.20 BILLBOARDS OF TITLE 17 – CONTINUED FROM THE JUNE 18, 2025, PLANNING COMMISSION MEETING

Ordinance No. 799 amends Chapter 17.20 to establish certain development standards consistent with new and/or revised Caltrans Outdoor Advertising Display regulations and refine regulations governing design and operation of digital billboards, the application review requirements, and City approval process for digital billboards.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and has determined that the Project is Categorically Exempt from the provisions of CEQA pursuant to Section 15061(b)(3) on the grounds that it can be seen with certainty that the activity in question will have no significant effect on the environment and no further review is required. Also, the City has determined that this project will not have, either individually or cumulatively, an adverse impact on fish and wildlife resources. Subject to approval of the project by the City Council, a Notice of Exemption will be filed with the office of the Registrar-Recorder/County Clerk, County of Los Angeles. Based upon these findings, the Lead Agency has prepared a Notice of Exemption with regard to the subject project.

Adopt Resolution No. 854(25)

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ORDINANCE NO. 799 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING CHAPTER 17.20 OF TITLE 17 ("ZONING") OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING NEW AND CONVERTED DIGITAL DISPLAYS OF OUTDOOR ADVERTISING STRUCTURES AFFECTING PROPERTIES CITYWIDE AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

B. SITE PLAN AND DESIGN REVIEW (DA) NO. 02-2025; BUILDING ADDITION AT 15801 EAST FIRST STREET (PHILIP BRUTTIG FOR YELLOW IRON REAL ESTATW, LLC, REXFORD INDUSTRIAL REALTY, LLC)

The Applicant is requesting a Site Plan and Design Review (DA) No. 02-2025 for the demolition of a 20,000 square foot building and the construction of a new 20,000 square foot building in addition to the existing brewery building at the Irwindale Brew Yard, located at 15801 East 1st Street.

ENVIRONMENTAL REVIEW: In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and has determined that the Project is exempt from the provisions of CEQA pursuant to Section 15302 of Title 14 of the California Code of Regulations (Class 2; Replacement or Reconstruction). The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Further, the City has determined this project will not have, either individually or cumulatively, an adverse impact on fish and wildlife resources, as the construction is proposed within an existing paved and developed area. No exceptions to the CEQA exemption apply. Subject to approval of the project by the City Council based on a recommendation by the Planning Commission, a Notice of Exemption will be filed with the office of the Los Angeles County Clerk Recorder.

Adopt Resolution No. 862(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN AND DESIGN REVIEW (DA) NO. 02-2025 FOR THE CONSTRUCTION OF A 20,000 SQUARE FOOT BUILDING ADDITION ON AN EXISTING BREWERY BUILDING LOCATED AT 15801 EAST 1ST STREET, IRWINDALE, CA 91706 (APN: 8533-009-025) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN, MAKING FINDINGS IN SUPPORT THEREOF, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15302 (CLASS 2; REPLACEMENT OR RECONSTRUCTION)

C. CONSIDERATION OF THE 6TH CYCLE HOUSING ELEMENT UPDATE (2021-2029), CERTIFICATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR), A FOCUSED UPDATE TO THE SAFETY ELEMENT OF THE GENERAL PLAN, AMENDMENTS TO THE COMMUNITY DEVELOPMENT ELEMENT OF THE GENERAL PLAN, ADDING THE NEW ENVIRONMENTAL JUSTICE ELEMENT TO THE GENERAL PLAN, AND ZONE CHANGES REQUIRED TO IMPLEMENT THE HOUSING ELEMENT

Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of the City's General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The City's Housing element was adopted by the City Council in 2013 for the 2013-2021 planning period. The City of Irwindale is updating the Housing Element for the 2021-2029 planning period. An adopted Housing Element must then be submitted to the California Department of Housing and Community Development (HCD) to certify that the document meets all requirements under state law.

The most significant update included in the 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Assessment (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statutes. The City's 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing units, but rather to demonstrate that the city has the land capacity to address RHNA through a required sites inventory analysis.

The 2021-2029 Housing Element update required updates to the Community Development Element, which serves as the Land Use Element, and the Safety Element. The Environmental Justice Element is a new element that is now required by State law to be added to the General Plan. The Safety and Environmental Justice Elements are being processed concurrently.

PROJECT LOCATIONS: 5100 Allen Drive, 12881 Ramona Boulevard, 13201 Ramona Boulevard, Gold Line/Reliance II site, Irwindale/Avenida Padilla site.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended via SB 131 (effective June 30, 2025), CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. However, in the abundance of caution and prior to the effective date of SB 131, the City, as the Lead Agency, has analyzed the project and has prepared an Environmental Impact Report ("EIR"). The Draft EIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft EIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft EIR ended on May 19, 2025. A Final Environmental Impact Report was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>.

Adopt Resolution No. 866(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARING HOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT NO. 05-2025

Adopt Resolution No. 856(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 03-2025, TO ADOPT THE IRWINDALE HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adopt Resolution No. 865(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 06-2025, TO AMEND THE IRWINDALE COMMUNITY DEVELOPMENT ELEMENT AND GENERAL PLAN MAP TO BE CONSISTENT WITH THE 2021-2029 HOUSING ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adopt Resolution No. 867(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ORDINANCE NO. 803 TO AMEND CHAPTER 17.04 (RESIDENTIAL ZONE DISTRICTS OF THE IRWINDALE MUNICIPAL CODE ("IMC")) TO ADD RESIDENTIAL OVERLAY ZONE DISTRICT TO THE CHAPTER TO ENSURE COMPLIANCE WITH THE 2021-2029 HOUSING ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adopt Resolution No. 857(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 05-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM M-2 (HEAVY INDUSTRIAL) ZONE TO R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE LOCATED AT 5100 ALLEN DRIVE (APN 8417-034-912); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

Adopt Resolution No. 858(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 06-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM M-2 (HEAVY INDUSTRIAL) ZONE TO M-2/RO-R-3 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-RESIDENTIAL MULTIFAMILY) ZONE LOCATED AT 12881 RAMONA BOULEVARD (APN 8546-031-082); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085.

Adopt Resolution No. 859(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 07-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM SINGLE FAMILY RESIDENTIAL ZONE TO R-1/RO-C-3 (RESIDENTIAL - LOW DENSITY/RESIDENTIAL OVERLAY - COMMERCIAL/ RESIDENTIAL) ZONE LOCATED AT 13201 RAMONA BOULEVARD (APN 8546-002-088); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

Adopt Resolution No. 860(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 08-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE ONE (1) ACRE OF THE GOLD LINE/IRWINDALE BUSINESS CENTER NORTH (FORMERLY KNOWN AS RELIANCE II) SITE FROM SP (RELIANCE II SPECIFIC PLAN ZONE) TO SP/RO-C-3 (SPECIFIC PLAN/RESIDENTIAL OVERLAY-COMMERCIAL RESIDENTIAL) ZONE LOCATED AT 15990 FOOTHILL BOULEVARD (APN 8604-019-001, APN 8604-019-003, APN 8604-019-010); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085.

Adopt Resolution No. 861(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 09-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE TWO (2) ACRES OF IRWINDALE AVENUE/AVENIDA PADILLA FROM M-2 (HEAVY INDUSTRIAL ZONE) TO ONE (1) ACRE AS M-2/RO-C-3 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-COMMERCIAL/RESIDENTIAL) ZONE LOCATED AND ONE (1) ACRE AS M-2/RO-R-2 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-MEDIUM DENSITY RESIDENTIAL) 16009 AVENIDA PADILLA (APN 8615-001-072), 16103 AVENIDA PADILLA (APN 8615-001-047), 16117 AVENIDA PADILLA (APN 8615-001-063), 16135 AVENIDA PADILLA (APN 8615-001-049), 16147 AVENIDA PADILLA (APN 8615-001-050), 6370 N. IRWINDALE AVENUE (APN 8615-021-005), 16006 AVENIDA PADILLA (APN 8615-021-012), 6364 N. IRWINDALE AVENUE (APN 8615-021-006), 6360 N. IRWINDALE AVENUE (APN 8615-021-007), 6356 N. IRWINDALE AVENUE (APN 8615-021-008), 16016 AVENIDA PADILLA (APN 8615-021-017), 16120 AVENIDA PADILLA (APN 8615-021-018), 16015 ADELANTE STREET (APN 8615-021-013), 16019 ADELANTE STREET (APN 8615-021-011), 16021 ADELANTE STREET (APN 8615-021-015); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

D. GENERAL PLAN AMENDMENT NO. 04-2025 TO ADOPT AN UPDATED SAFETY ELEMENT AND GENERAL PLAN AMENDMENT NO. 05-2025 TO ADOPT A NEW ENVIRONMENTAL JUSTICE ELEMENT WITHIN THE CITY'S GENERAL PLAN

State law requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The 2021-2029 Housing Element is being updated per the State mandate.

General Plan Amendment No. 04-2025 updates the General Plan Safety Element. General Plan Amendment No. 05-2025 adds a new Environmental Justice (EJ) Element to the General Plan. State law mandates that the Safety Element be updated alongside the Housing Element, which is being processed concurrently with these two elements. The Environmental Justice Element is a new element that is now required by State law to be added to the General Plan.

ENVIRONMENTAL REVIEW: The City of Irwindale (City), as lead agency pursuant to the California Environmental Quality Act (CEQA), has prepared a Program Environmental Impact Report (PEIR) (SCH# 2023120387) for the proposed City's 2021–2029 Housing Element and updated Safety Element, new Environmental Justice Element, a new zone designation of Residential Overlay, and zone changes to the 6th Cycle RHNA sites (Project). The collective project would amend the City's General Plan and update the Zoning Code to implement the City's 6th Cycle 2021–2029 Housing Element (Housing Element), update the Safety Element, and create a new Environmental Justice (EJ) Element.

Adopt Resolution No. 866(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARING HOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT NO. 05-2025

Adopt Resolution No. 863(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 04-2025, TO ADOPT THE UPDATED SAFETY ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adopt Resolution No. 864(25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 05-2025, TO ADOPT THE ENVIRONMENTAL JUSTICE ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

5. **DISCUSSION ITEMS/PRESENTATIONS**
6. **COMMUNITY DEVELOPMENT DIRECTOR REPORT**
7. **LEGAL COUNSEL COMMENTS**
8. **COMMISSIONER COMMENTS**
9. **ADJOURN**

AFFIDAVIT OF POSTING

I, Jesus Hernandez, Management Analyst, certify that I caused the agenda for the special meeting of the Irwindale Planning Commission to be held on July 30, 2025 to be posted at the City Hall, Library, and Post Office on July 24, 2025.

Jesus Hernandez

Jesus Hernandez,
Management Analyst

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

**December 18, 2024
Wednesday
6:33 P.M.**

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

CHAIR FRYMARK Hello everyone, I'd like to call the Planning Commission meeting to order at 6:33 PM. Let's start off with our Pledge of Allegiance. If you're able, please stand.

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

INVOCATION
CHAIR FRYMARK Father, God, we come before you with gratitude in our hearts for the ability to serve this community. We ask that in this season that you continuously guide us and that you take care of those that are either recovering or are in need of your grace. Lord, we ask that you put patience and clarity in our minds, as we move forward to try to make the best decisions possible for the greater community. We ask that you continue to bless those within our Community and those that serve to protect 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, Community Development Intern

**AB 2449
DISCLOSURES**

CHAIR FRYMARK Moving on to Item E, AB 2449 Disclosures, seeing that we are all here I'm going to move on to F, Announcements.

ANNOUNCEMENTS

CHAIR FRYMARK Do we have any Announcements?

COMMUNITY
DEVELOPMENT
INTERN PALMER There are no announcements.

CONSENT CALENDAR

CHAIR FRYMARK	Thank you. Moving on to Number 1, we have one item on the Consent Calendar, which is the Minutes of the Regular Meeting held August 21, 2024. Do we have a motion on the floor?
VICE-CHAIR CHICO	Motion to approve.
CHAIR FRYMARK	I second. All those in favor... Oh, sorry. Go ahead, Roll Call. Wrong, wrong meeting. Wrong place.
COMMUNITY DEVELOPMENT INTERN PALMER	No worries. Commissioner Acosta.
COMMISSIONER ACOSTA	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Vice Chair Chico.
VICE- CHAIR CHICO	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Chair Frymark.
CHAIR FRYMARK	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Thank you. Moving on to Spontaneous Communications.

**SPONTANEOUS
COMMUNICATIONS**

COMMUNITY
DEVELOPMENT
INTERN PALMER

Spontaneous Communications. This is the time set aside for members of the audience to speak on any item not on this agenda that is within the Planning Commission's subject matter jurisdiction. The Planning Commission is an advisory body appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the City. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda. All members of the public are asked to observe the City's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies. Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting. In the hybrid format both in person and hybrid audience members and they will participate in the following order: Tier 1, in person attendees; Tier 2, teleconference attendees; and Tier 3, in person and teleconference attendees who have not previously provided comments on the matters being discussed by the legislative body.

CHAIR FRYMARK

Okay. With that, do we have, any members in attendance that would like to come forward under Tier 1 for Spontaneous Communication? If so, please come forward. We're currently under Spontaneous Communication, so if you do have anything that's not on the agenda and you wish to speak, I welcome that. No, that's okay. Thank you. Anyone in tier...So, no one in person that would like to come forward under Spontaneous Communication? Seeing none, we're going to move on to teleconference attendees. Do we have anyone in our Zoom audience?

COMMUNITY
DEVELOPMENT
INTERN PALMER

No.

CHAIR FRYMARK

Right. So, Tier 3, anyone in person or teleconference last, last chance. Okay, so we're going to go ahead and move on to Number 3, New Business.

NEW BUSINESS

CHAIR FRYMARK

Having no New Business on the agenda, we're going to go ahead and move on to our Public Hearing.

PUBLIC HEARINGS

CHAIR FRYMARK

For Public Hearing, we have two items on our agenda. The first item is Item A, Amendment Number 1 to Development Agreement Number 02-2016 for 2200 Arrow Highway. Applicant is Anthony Bertrand. Do we have a presentation from Staff?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes, thank you, Chair and Commission. So, the request for this item is the applicant is requesting Amendment Number 1 to Development Agreement Number 02-2016, to reflect a request by Athens Services to postpone the construction of the convenience store to a later phase of the MRF Transportation project. So, a little bit of background again with MRF, because we can never get enough of the background of the MRF. This started quite a while ago, very important project to the City. So, it really officially, I guess, started in 2005 when the site was recognized that this would be a good place to develop the Materials Recovery Facility. So, project entitlements began in 2016 to allow the Athens Services to purchase the site to develop, the MRF. Then in February of 2021, the City Council, at a Public Hearing, they adopted the various Resolutions and certified the EIR for this project. Then, in March of 2021, the City Council adopted an Ordinance to amend the Municipal Code, to allow a MRF as a permitted use in the M-2 Zone with that. Then the most recent one was a November 13, 2024, the City Council adopted a Resolution approving a maintenance and wash bay canopy structure that was brought before the Planning Commission with that. With that, just want to kind of...As a reminder, a Development Agreement, with that, is a contractual arrangement between a property developer and a municipality, like the City or other governing body. So, these agreements are essential for coordinating various aspects of the development of project. And in this case, the project was... It was an approximately 2,587 square foot convenience store that was included in the 2021 approval of the original Development Agreement, and this was included as part of phase 1 for the project. And then, at that time, Athens had proposed to construct the project in three phases, which included the construction of the convenience store. Then, in November of 2023, the City Council

adopted a Resolution that authorized the City Manager to execute a side letter agreement with Athens, for the delivery and service of a hundred additional carts beyond the standard three carts that were issued to residential households at no cost to the City or the residents, then... This agreement was executed in January of 2024. And then after this, Athens had requested to postpone the construction of the convenience store to phase 3 or at the future phase. And in January of 2024, the City Council directed Staff and the City Attorney's office to negotiate an amendment to that Development Agreement to reflect this request. So that's what's before you tonight. So, there have been some negotiations that have gone on with Athens and the City. So, what's being proposed for consideration, for the postponement of the convenience store, is that Athens will agree as part of amendment number one to this Development Agreement, to memorialize the current additional 100 barrels or carts being provided by Athens to the residential customers, at no charge, and to extend the term of this obligation from 2032 to December 31st of 2034. And, also to extend the term of Athens obligation for residential pickup services at no charge to either the residents or to the City from 2032 to December 31st of 2034. So, the provisions of the Amendment to the Development Agreement, they're consistent with the goals and policies of the City's General Plan. This proposed amendment will help to facilitate the development of the MRF, which is well underway, during the phase 1. And it would postpone the construction again to a future phase. So, the draft Amendment Number 1 was included in the packet that went to the Planning Commission, but there are some recent revisions to it, so it was placed on the dais for you. And I just wanted to direct you to it's the last page in the second paragraph, that the only thing that was revised is that the parties agree that Athens may delay items 23 to 30 without cause, however, in such case Athens and the City shall negotiate in good faith to amend this agreement in a manner that provides the City alternate sources of revenue, while construction is delayed. And that was the only change that was made.

CHAIR FRYMARK

Marilyn, and then you said I'm sorry, 23 through 30.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes.

CHAIR FRYMARK

On the table? Okay.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes. So, the Environmental Review, you know, for this, there was an EIR that was prepared for this and the Final Environmental Impact Report. State Clearinghouse Number 2013051029, that was approved February 24, 2021, serves as the Environmental Document for this Development Agreement Amendment. So, with that Staff is recommending that the Planning Commission adopt Resolution

Number 841(24), recommending that the City Council approve Amendment Number 1, Development Agreement Number 02-2016. This concludes Staff's report.

CHAIR FRYMARK Does the Commissioners have any questions?

COMMISSIONER MIRANDA I've got a couple of questions. Is it gonna change, Marilyn by, do you know where? Sorry. Were, the location of this convenience store will be at by chance. It's strategic or in any way.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON No, the location is not being proposed to be changed, you know at this time. It was a convenience store and the fueling station which, okay that I'm recollecting is in the southwest portion of the property. It's kind of an irregularly shaped property.

COMMISSIONER MIRANDA Two other questions, the consideration that they're giving the barrels, do you have a dollar amount and cents amount that we're saving there we're gaining. An idea?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON With that, you know, with that, I'll defer to administration for the details.

CITY MANAGER MIRANDA Yes, Commissioner, in regards to the, I'd have to check with the barrels what the overall cost is. I know in regards to the refuse hauling for a residential trash pickup, usually we're spending approximately \$220,000 a year. And actually, we're not spending it, it's actually being absorbed by Athens currently. So, so we're saving that.

COMMISSIONER MIRANDA We're saving that. Wow. And again, can you remind me the amount of money we're making once this MRF is operational, the tonnage we're making, just so we're clear? Approximate. Is someone from Athens here by chance?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes, we do have representatives from Athens and they can give you, I guess, an estimated figure for that. And you're talking about not the convenience store, but the MRF operations itself.

COMMISSIONER MIRANDA The MRF operations. It was significant, I know.

ANTHONY BERTRAND Good evening, Commissioners, Anthony Bertrand with Athens Services. I'm sorry, I was trying to do the math or ask my colleagues for the math on the barrels. I didn't quite catch your question.

- COMMISSIONER MIRANDA I think the City Manager answered it actually. It's fine. But the other question was for the MRF, the tonnage, how much is the City making approximately.
- ANTHONY BERTRAND I believe it's a \$1.70 a ton and it's permitted for 6,000 tons per day.
- COMMISSIONER MIRANDA Fantastic. The reason I bring that up is that how much do you think the sales tax were are making with this convenience store, delaying this convenience store, by any chance, do you have an approximation or?
- ANTHONY BERTRAND It's significantly less than the than the host fee. Yeah, you're welcome.
- COMMISSIONER MIRANDA Thank you very much. That's all, thank you.
- CHAIR FRYMARK When do we... Quick question, and just out of curiosity. When do we, I know it was mentioned in the staff report that it's being postponed to roughly phase 3, do we have an anticipated start time for phase 3?
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON I'm going to have Athens respond to that.
- ANTHONY BERTRAND So the Development Agreement milestones, there's two, there's a... the phase 2 is 2030, five years after we expect the MRF to be open in 2025. So, it's five years for phase 2, and then another five years for phase 3. I will note, however, we do have the flexibility in this Development Agreement to move the convenience store into phase 2. So, the way the Development Agreement is, it could be either phase 2 or phase 3.
- CHAIR FRYMARK The language is written in that way?
- ANTHONY BERTRAND I believe it is.
- CHAIR FRYMARK Are there any other questions from the Commissioners? Staff, do you have any questions?
- CITY MANAGER MIRANDA Yeah, Chair, I would like to ask a question of Athens Services representatives, in regards to just being able to provide clarity and relating to the convenience store and all other build outs for potentially phase 2 and phase 3. I mean currently there is no, there isn't anything in the agreement that tells us what phase 2 consists of. Nothing that tells us what phase 3 consists of. There's a lot of flexibility there that you have. What are we expecting for phase 2 and what are we expecting for phase 3? If you can provide that.

- ANTHONY BERTRAND Sure. Absolutely. Oh, I think the good part about phase 1, it its substantially builds out the project. Phase 1 was originally anticipated to be, I want to say a less than 100,000 square foot of a of a building. In phase 1, we're actually building almost 200,000 square feet. So, the balance of the project is approximately about another 30 to 50,000 square foot of building to be done in phase 2 and three. So, most of the project will be completed this May. In terms of phase 2 or phase 3, we have about a 30 to 40,000 square foot section of the building to finish, which goes right behind our office up against the existing MRF building. That will give us more tip floor space to accommodate more tonnage as the customers and the business picks up. The only other part to construct would be the convenience store, so there's only two more components of the project that we would build. So, either one of those could go into phase 2 or phase 3 that will be determined over the coming years based on market conditions. If the MRF does what we expect it to do in terms of business, we will probably accelerate construction of the MRF to get more customers into the MRF itself. And so we'll really make that determination as we go through the next period for phase 2. I think we have until, like I said, in five years to determine what phase 2 will ultimately look like. And then the balance, whatever we don't do in phase 2 will be in phase 3.
- CITY MANAGER MIRANDA Chair, if I might, yeah, just a follow-up question to that.
- CHAIR FRYMARK By all means, please.
- CITY MANAGER MIRANDA Would Athens be opposed to memorializing that in writing?
- ANTHONY BERTRAND I believe we have, via e-mail with the department on what those potential phases would be, but yeah, absolutely.
- CITY MANGAGER MIRANDA Oh, I mean within the Development Agreement. I think that's whats before us. So I mean, would it be possible to memorialize it?
- ANTHONY BERTRAND I think its already defined in the Development Agreement.
- CITY MANGAGER MIRANDA Well, I think what we want to do is we want to be able to.... I should speak for myself. What I would like to see is for, and what I think would benefit the City is to be specific and be consistent as to what the phase 2 would look like and what phase 3 would look like. I understand that you say that it's all market driven, but there could be other items too that you might be constructing down the road. It'd be helpful, I think, for all concerned to know what exactly we're looking at, you know, in the future.

ANTHONY BERTRAND Well, I'm I will say this. I mean the Development Agreement in this project requires a certain amount of flexibility in order to build it. This is a substantial project that we're building, and the market conditions could change. We may decide to build... If I tell you today, I'll build 40,000 foot of the MRF building that's left, maybe it'll be 30,000, maybe it'll be 20. Or if we decide we want to move the convenience store up. The way the agreement is written it gives us that opportunity to do that. Again, so the project will be substantially complete this summer with a very small portion left to be completed in phase 2 or phase 3. And the way the Development Agreement is worded and the way we walk through this, is it allows us the flexibility to get that done. Again, based on what happens in the market, we don't know what's going to happen. New laws come up all the time, we just don't know. And this gives us the flexibility. But what we do know is that the project will be built out by phase 3.

COMMISSIONER
MIRANDA I have a question. I was I happen to be here for that Council Meeting when you asked for the extension for this and it was, you know, very ambiguous and we went and figured it out we worked this out how it is now. I know one thing; five years seems to be a long time and at the time you mentioned you were having problems finding a partner, the right partner. And is that still the same problem? We're looking at five years out, on this.

ANTHONY BERTRAND Maybe, maybe not. I don't know. I don't know the answer to that question. I think we settled on five years because that gives us the necessary window and flexibility that we need. Again, we can accelerate construction there's nothing in our agreement that says we can't move it forward. So, I think for us, our focus was how to get the MRF built quickly. Which we've done and we've accelerated again. It's going from a 100,000 square foot project, in phase 1, to almost 200,000 square feet in phase 1. So, we've made a substantial commitment and investment to move almost double the project into phase 1, in order to get the MRF operational. And to do that, for example, where we have all of our construction activity, the trailers and everything else, that's where the convenience store goes. So, we can't build the convenience store while we're building the rest of the MRF. We can't get occupancy to get into the into the MRF unless the convenience store is moved out to a different phase. So those are some of the constraints that that we're working on. We didn't... hen the Development Agreement was drafted years ago, and they came up with the phasing, and we put that flexible language in there, it was to accommodate things like that and we didn't know that until we started construction of the facility itself. But you know, in terms of that, so we have the room and five years seems like a pretty good window in, in our industry, the solid waste industry. We typically find cycles of five years for regulatory changes. That's a pretty good, it's a pretty good rules like the housing market every seven years that goes up and down. It's very similar in the solid waste industry to a five-year term. Again, if we have the opportunity to move it forward,

that's our goal. We want to get the project done as quickly as possible. And what makes the most sense not only for the City of Irwindale, but also for the facility itself.

COMMISSIONER
MIRANDA

And that being said, I mean, as you can see, we're flexible to you as well. Can I address that question to City Manager? Julian? In the first time...Is there something we can have more solvent, something that's in the agreement that we put in phase 2. and then if something comes up and you need more flexibility, you've we've shown we can have that flexibility for you. Can we so something like that and make it more phase 2? And then if you come into a roadblock, then we can address it then?

ANTHONY BERTRAND

Well, I think the way the agreement is written is if I commit to it in phase 2 and then I come back and say I can't do it in phase 2, I gotta move it to phase 3. Then there's an entire negotiation that has to happen all over again. The way it's written now is, we have the ability to do it in either phases and we're not having to come back and to renegotiate and what that might look like. Again, I think you know we've, we've spent a lot of time, I would say over the last nine months negotiating and coming up with the agreement as it's written. We've offered due consideration in terms of extra free services for another two years and the free services is about \$20,000 a month just on the residential side and as well as a cart. So, you know we've taken that into consideration, and we believe the agreement as written is in the spirit of, of what we negotiated when we first started the project.

COMMISSIONER
MIRANDA

One quick more question. When do you think the MRF will be operational? Does it need 2 and 3 to be operational or can it be working before that's done?

ANTHONY BERTRAND

Uh, it should be operational by July of 2025.

COMMISSIONER
MIRANDA

There you go. Okay, thank you. I appreciate it.

ANTHONY BERTRAND

You're welcome.

CHAIR FRYMARK

Understanding that there is a need for flexibility, I'm curious if there are certain things that could be memorialized in phase 2 and then memorialized in phase 3 to kind of find a compromise. And maybe not list everything but some things that Athens is committing to doing in phase 2 and in phase 3, and then still allow that flexibility for other maybe non major structures is that a possibility as a happy medium?

- ANTHONY BERTRAND Yeah. Well, I believe we did that. I think. I believe we sent an e-mail, to Staff that says, here's what's left for the project for phase 2 and 3, I think we identified that already. So, we did commit to that. We've memorialized it via an e-mail. Which I thought was sufficient from the discussions that we had. I didn't realize that it needed to be something separate or needed to be incorporated into this document. It is not something that we discussed. But we did put it in an e-mail directly to the City, so they have it. So, I believe we have memorialized it.
- CITY MANAGER
MIRANDA Well yeah, but this document also states that we could delay the as well and you know. I mean that that's also memorialized here and that favors Athens. So, I guess, you know, speaking to Chairman's point or the chairwoman 's point that, you know, if we could memorialize it and be more concise as to what would be in phase 2, what would be in phase 3? I think that would help us all out a lot.
- ANTHONY BERTRAND Well, to be clear, the language and the agreement is the original language in the agreement. What what's before the Planning Commission today, is not a change from the original agreement, so we've always had that language in there and we that language was built in there precisely for all the things I just talked about, market conditions and building the MRF as it makes sense. Again, I just want the Commission to know we moved; we made a considerable advancement on this project, we moved it from 100,000 square foot project to almost 200,000 square foot project, and at a substantial expense. And we did that because we thought it was the right thing to do. It was, it was...It gets more volume into that facility. The City will get their \$1.70 fee per ton once we start operating. It adds a significant amount of revenue value to the City. That is not contemplated...And typically, it wasn't contemplating in the agreement until all three phases were done. So, we've accelerated that forward. And we believe that was the right thing to do, and you know, we haven't shown any unreasonableness, I don't think, in terms of what phase 2 and 3 looks like. I mean, we'll build out exactly what the project says. We got a very small section left to do and I think the Development Agreement has provisions in there that make sure that gets done.
- CHAIR FRYMARK Any questions?
- COMMISSIONER
RODRIGUEZ If the convenience store was moved into phase 2, would that decrease the amount of new jobs that are coming to Irwindale?
- ANTHONY BERTRAND Well, if we move the convenience store into phase 2, we didn't build out the extra 40,000 square foot of the MRF, yes, because the MRF is where the jobs are. Those are the loader operators, those are the sorters, those are the supervisors. The convenience store is a couple of folks running a convenience store. The bulk of the operation is the MRF, so again, the convenience store is 2,500 square feet with a gas

station. The MRF is substantially larger and that's where the bulk of the employment goes.

CHAIR FRYMARK

It seems to be that more of the issue is not just the convenience store, it's more of just what's being built out in phase 2 and phase 3 and committing to what is being said will be developed in phase 2 and 3, is what I'm sensing and what I'm hearing, and I think a commitment that we want to see.

VICTOR DE LA CRUZ

Good evening, Commissioners. I'm Victor De La Cruz with Manatt, Phelps, and Phillips. And I just want to respond to the to the notion that somehow, we are looking to postpone elements of the project. And the first thing that I want to underscore is that we're in this together, right. To the degree that the Materials Recovery Facility is successful, that is additional revenue to the City. So, in the first instance, you know, we were required to do 105,336 square feet of development for phase 1. And yes, that did include the convenience store, but because of the flexibility that was in the Development Agreement, we decided to do significantly more than that and we went ahead and did 194,894 square feet. Again, that's 194,894 square feet which is almost twice as much as what we were required to do in the first place. All of that square footage was focused on the actual Materials Recovery Facility component, which is where the tonnage comes in. So practically all of the tonnage that was contemplated by the Development Agreement initially is now coming to the City. That is at revenue for Athens, but more importantly, it is significantly more revenue to the City than was ever contemplated as part of phase 1. And with respect to the convenience store and the sales tax that would come from that. That is peanuts as we talked about compared to all of the additional tonnage. With respect to the change in the language, I want to underscore that the Development Agreement has always had this language and this was, and I've been around on this project for a really long time, so I could tell you about all of the negotiations that took place initially when we started this. And it says Athens proposes to construct the project on the site and up to three phases based on market demand and the capacity constraints of the phases of the project then constructed. And the key to all of these negotiations is that we are constantly looking at all sorts of regulatory changes and also financial changes in the market. So just to give you some of the examples we had, Senate bill 1383, which is completely changed the market for organics and that has forced us to really, you know, completely change how we how we treat a lot of the waste stream. You might have heard in the news recently that Chiquita Canyon, the landfill out there, has run into a lot of problems because of all the, you know, odor that the residents have been experiencing. And there's a lot of talk about it potentially closing. So anytime things like these happen in the market, we have to readjust. Fortunately, all of the tonnage, practically, based on what we built, is already coming to you. And so, when you look at, you know, what is in phase 2 that we told the City about, it was a maintenance

building addition, construction and demolition materials addition, and a minor scale house addition. These aren't really major revenue drivers to the City, right? We already built everything that is gonna really be the main revenue driver to the City. So, what we're asking for is simply just the flexibility to build this based on market conditions and what we need at any particular point in time. But the City is already getting the main revenue and I guess I have to emphasize that. I hope my client gets a little bit of credit for doing twice as much as they were required to do in phase 1 and then on top of that, you know, when we went in for the convenience store change to push that into phase 3. You know, we didn't think we'd be asked to do a whole bunch of additional stuff because we had already done the 100,000 one square feet. Your City Manager did a very good job of holding our feet to the fire. And as you saw, we are adding four, you know, four cumulative years, right. Two years for the street sweeping services, two years on the on the bins. So, we're doing quite a bit. So just wanted to get that out there. Thank you.

CHAIR FRYMARK

We do appreciate the partnership with Athens. Full disclosure, we do. And I can't speak for everyone here, but I think that, you know, it's a mutually beneficial partnership, and so, I want to make sure that that is recognized. Does the Commission or Staff have any other questions before we open the floor for additional public comment? Or do the Public Hearing, sorry. Is there anyone on the floor that would like to speak on this item?

OPEN PUBLIC
HEARING

At 7:08 p.m., Chair Frymark opened the Public Hearing.

FRED BARBOSA

Good evening to everyone, Commissioners, residents, Staff, just a question is the County Assessor's Office involved in any of the revenue stream directed to the City? Like is there an assessed value to this project? Just, you know, do we get this...Is there an assessed value to this project that will be directed to the County Assessor's Office?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

So when a project comes in to Building and Safety, when all the plan check is done, all of the copies of those plans do go to the L.A. County Assessor's Office and they will assess it at that time. We don't have a figure for that, but it definitely... The Assessor, they look at any improvement on this. So, if there's 200,000 square feet, it'll be...and they look at the type of use as well, but they will assess it on that. And then when the next building application comes in or building permit, you know again goes to the Assessor's Office as well. You know, and Athens would receive that in a tax bill. So, hope that answers.

FRED BARBOSA

Then my other question is I hope what happens to us with Millers doesn't happen to us with this particular project. I mean if it has an assessed value, we should put a caveat in there saying that they cannot go to the County Assessor's Office and ask for depreciation,

which is going to cut into our revenue source. I mean, Millers did it to us. They cut it down by over \$100,000,000 after we gave him a nine-year break on their taxes. So, they went to the Assessor's Office. So, I hope that doesn't happen here. Protect us.

CHAIR FRYMARK Thank you for your comment. Is there anyone else that would like to speak on this item before we open to Zoom attendees? Seeing no one else coming forward, do we have anyone on Zoom that would like to speak on this item?

COMMUNITY
DEVELOPMENT
INTERN PALMER We do.

SUZANNE GOMEZ Good evening, this is Suzanne. Can you hear me?

CHAIR FRYMARK Yes, we can hear you.

SUZANNE GOMEZ Hi, good evening, Commission, Staff and audience. You know we've been a partner with Athens. We completely appreciate Athens; they are very progressive and they're doing a good job. However, you know, in all good faith, an e-mail document is not a legal and binding contract. So, the Commission has the option of denying this until it is properly incorporated. The outcome that we desire for the convenience store to be reflected in the documentation so that it's legal and binding document. So, if there's issues, that have obviously come up and Athens has vigorously provided information, and we all agree that we're pro Athens and they're awesome partner with us. However, if the documentation needs to reflect more of the outcome that the City of Irwindale, and the residents, and the Planning Commission desire, then this matter should be denied and come back for a proper documentation of the resolution. This is my input. Thank you.

CHAIR FRYMARK Thank you, Ms. Gomez. Do we have anyone else that would like to speak?

COMMUNITY
DEVELOPMENT
INTERN PALMER No we do not.

CHAIR FRYMARK Okay. So, then we will go ahead and Close the Public Hearing for this particular item.

CLOSE PUBLIC
HEARING There being no speakers, Chair Frymark closed the Public Hearing at 7:12 p.m.

CHAIR FRYMARK	I do have a question for Counsel. I know it was mentioned moments ago that that we do have an e-mail communication that outlines what is going to be built in phase 2 and in phase 3. Is that something that could hold up if, if needed to, can that be considered like a legal document?
ASSISTANT CITY ATTORNEY TRAXLER	Well, to answer your question, yes and no. It's not binding, it's not binding on Athens. We don't, at this point, assume that it's binding on Athens because it's not in the Development Agreement, and we know that. But part of negotiating is a requirement that you negotiate in good faith. So that representation to Athens has... from Athens has to be represented in good faith, and the City has to receive it in good faith. So, is it set in stone? Is it legal? Is it in the Development Agreement? No. But is it a good faith representation? All signs indicate yes at this time.
CHAIR FRYMARK	And Staff, we do have confirmation that we have that in writing? What's outlined in phase 2 and three.
CITY MANAGER MIRANDA	In regard to what's being constructed in phase 2 and phase 3?
CHAIR FRYMARK	Yes.
CITY MANAGER MIRANDA	Well, phase 3, we talked about the convenience store, so that is set from what we understand. Now, there's the delays that is within the structure of this agreement, so you know, as we... if we understand that, that there could be delays down the road. And you're fine with that then...
CHAIR FRYMARK	In the e-mail, does it mention, Mr. De La Cruz mentioned in phase 2 there's like a maintenance addition, a construction addition, and a mining. I can't, I think of...
ASSISTANT CITY ATTORNEY TRAXLER	Chair, I can pull it up for you if you give me one second.
CHAIR FRYMARK	Yes, please.
COMMUNITY DEVELOPMENT INTERN PALMER	Chair Frymark, we have some requests if you can speak into the mic a little closer.
CHAIR FRYMARK	Sure, is that better?
COMMUNITY DEVELOPMENT INTERN PALMER	Thank you.

- ASSISTANT CITY ATTORNEY TRAXLER Chair, if I may, so the latest e-mail from Athens came from their Attorney, Mr. De La Cruz, and he told me in an e-mail earlier, I guess yesterday that all signs indicate that phase 2 will likely look like this. The maintenance building addition, 14,657 square feet. Construction and demolition materials addition 12,061 square feet and the minor scale house addition of 50 square feet for a total of 26,768 square feet. So, like I said, that's not actually in the Development Agreement, so we can't require them to build that, but that's what they are indicating would likely be built in phase 2.
- CHAIR FRYMARK Thank you.
- COMMISSIONER MIRANDA I have a question. Can this be an amendment to the Development Agreement?
- CHAIR FRYMARK Counsel, could there be an amendment to the Development Agreement that outlines phase 2 as captured in that e-mail?
- ASSISTANT CITY ATTORNEY TRAXLER So what we're proposing, what Staff is proposing today, is the amendment to the Development Agreement. So, if the Planning Commission wanted that memorialized, I would recommend that the direction be to have Staff negotiate that in the Development Agreement. However, I will say, Julian, myself, and the city attorney 's office, as well as Staff, have already tried to negotiate that and we have received pretty resistant pushback from indicating specifically what would be built in phase 2.
- CHAIR FRYMARK Interesting. Any thoughts or comments from the Commission?
- VICE-CHAIR CHICO I'm... Yes. From listening to everyone, it seems like, my first inclination is to continue this item so the Staff can get a chance to fine tune the Development Agreement and have everybody be comfortable with it.
- CHAIR FRYMARK I am in the same vein in that we continue the item until such a time where the applicant and the City can negotiate the language of phase 2, and to be captured in the Development Agreement. Mr. De La Cruz, do you have a comment?
- VICTOR DE LA CRUZ So our request is that... I think you have two choices right, one is to approve an amendment that we think is really good for the City, the other one is to deny. If you deny, then of course it moves on to City Council. But one of the things that I would want you to know is that if this gets continued further, we're going to be in a position where we can't open up the MRF. And we've already told you what the time, what the timeline is on that MRF. If the city wants to receive the revenue from the tonnage based on a Certificate of Occupancy, we do need to move forward on this in one capacity or another. So, we would ask that if if you're not comfortable with it then we'd go to City Council but again I mean, for all of the reasons we've stated, you know, we think that this

is a good deal for the City. I want to, I want to emphasize, you know, once again that the reason that we have the call for flexibility, is so that we can decide what makes sense for phases 2 or 3, and that is not a change to anything that was negotiated initially. So I just, I just, want to be crystal clear about that. We negotiated an agreement way back, you know, starting, you know, when this project came forward, I think it was 2016 when that EIR came out. The language that I read to you in the Development Agreement providing for that flexibility was something that has always been there. So, we're not so, it's the City that would be changing the deal on us, and, and if it would be changing the deal on us, it would be because of a convenience store. After we in very good faith, went ahead and did 100,000 square feet that we didn't need to do. So that's what's a little bit frustrating about this because we acted in good faith. And the Development Agreement has been very clear from the get go, that we needed the flexibility for phase 2 and 3 because we don't have a crystal ball on how a project is going to evolve. This is a huge project. And on huge projects it is a very standard that the Development Agreements have flexibilities on phases so that you could react the market condition. So, I don't understand that the need to kind of lock us into a specific model for phase 2 as opposed to phase 3 when you benefited the first time around because we had that flexibility. And so, we're not going to make... We're not going to make the change to that because that would be a major departure from, again, from what we negotiated from the very beginning. So, it's sending it back to Staff is not going to accomplish anything.

CHAIR FRYMARK

Noted. Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commission. So, the options are, you know to continue this to the next Planning Commission meeting or if I may, if you want to consider, and we can have legal, you know, weigh in on this, but like any other project that the Planning Commission is making a recommendation in this you could make a recommendation that the City Council have it at that meeting that they have, you know, the definite dates. You know something to that effect.

CHAIR FRYMARK

It also sounds like Athens is not willing to document what those dates will be, because they want the flexibility. I mean, that's what I heard from Mr. De La Cruz just now. So even if it goes back to Staff and it goes back to Council, it's, I don't know that we're going to get the result that we're looking for just based on Mr. De La Cruz's statement.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Again it was just for your consideration as an alternative, so.

CHAIR FRYMARK

No, thank you. I appreciate that.

ASSISTANT CITY ATTORNEY TRAXLER	Chair, Chair, if I may too, along with Marilyn's recommendation. I mean, there's several ways that we can go about it. One of the ways is that the Planning Commission just decides to recommend denial to the City Council and we can bring back a resolution of denial, if that was the Planning Commission's recommendation as well. And that gets Mr. De La Cruz to the City Council at least. But the Planning Commission's objections are noted.
COMMISSIONER MIRANDA	Chair, I have a comment. We already heard from Council, City Manager, and Staff already negotiated, and you saw Mr. De La Cruz that he was stating as well and they had worked in good faith. I think, I mean, we're here for a reason. I think the reason is not to send things to the Council. They already seen the Council. They already approved this move already once. Now it's in our hands here. Is substantial to money we'll be making; they made good faith in going ahead and expanding the MRF for us. I think the problem is the ambiguity. You know that we're concerned about the flexibility. But as stated the market really dictates that. And of course, the construction, they don't want to be there, so it they can't expand more and that kind of thing, I think they have good reasons for it I think. We're just delaying this something that's going to benefit the City and the residents. It's my opinion.
COMMISSIONER RODRIGUEZ	Yeah, my comment was pretty much along the lines with Commissioner Miranda, is that Athens has showed in good faith that they've doubled the production of the project within that first phase because they had that flexibility. And by giving them that flexibility in the second phase, I wonder what will we see then. There's a possibility where, you know, this third phase could come along a lot quicker and then the end of the project, you know prior to 2030.
CHAIR FRYMARK	Thank you. Just out of curiosity, has there been quite a few delays in this project?
ANTHONY BERTRAND	There have been, and the reason that there were delays is that the City was sued by another company called Waste Management, filed a CEQA lawsuit for, you know, frankly competitive reasons. But that definitely has pushed out the project quite a few years and they took it to the Court of Appeals but they, you know, they lost the litigation, but it was the appeal that that ultimately put us here.
CHAIR FRYMARK	Any other comments from the Commission? Okay. Does anyone have a motion?
COMMISSIONER MIRANDA	Motion that we move forward. Yes, approve it, recommendation.
COMMISSIONER RODRIGUEZ	Second.

COMMISSIONER MIRANDA	Is that okay to...
ASSISTANT CITY ATTORNEY TRAXLER	Sure. Before the Council votes, I can read the title of the resolution into the record. So, the motion is to adopt Resolution Number 841(24), "A resolution of the Planning Commission of the City of Irwindale, recommending that the City Council adopt Ordinance Number 786, approving Amendment Number 1 to Development Agreement 02-2016 by and between the City of Irwindale and Arakelian Enterprises, Inc, a California Corporation, DBA Athens Services located at 2200 Arrow Highway, Irwindale, California, APN 8535-001-911, and finding the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15162.
CHAIR FRYMARK	Thank you. Roll call. I'm sorry. Oh my goodness, I'm having a moment. Do we, so, we have a first and we have a second. Vote please.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Acosta.
COMMISSIONER ACOSTA	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Vice-Chair Chico.
VICE- CHAIR CHICO	I will acquiesce to my fellow Commissioners, yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Chair Frymark.
CHAIR FRYMARK	Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER

Thank you.

CHAIR FRYMARK

Okay, thank you. The next item for Public Hearing is Item B, Zoning Ordinance Amendment Number 03-2023 and Zone Change Number 04-2023; Citywide - Title 17 Zoning Code Update.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commission and members of the public. So, this project again, just a brief background, it's a Comprehensive Zoning Code Update that was continued from the September 18th Planning Commission Meeting. So, it was continued to the Regular Meeting that was to be held on November 20, 2024. That meeting was cancelled, and a Special Planning Commission meeting was held on November 14th. So then, on December 6, 2024, a Notice of the Public Hearing was published. We had to republish and send out Public Notices again. So, this item was continued for the Planning Commission to have further discussion on building heights, and also on the Non-conforming Chapter of the Zoning Code. So, some of those items were included in the Staff Report. And I just wanted to mention that no changes are being made directly to this Zoning Code at this time, that those changes would be made when the Planning Commission is finished with all of their recommendations. So, at the September 18th meeting when it was presented to the Planning Commission, there was some further discussion about building heights in the M-1 and in the M-2 Zone and including higher building heights adjacent to freeways. So, the other discussion came about regarding the Non-conforming Section of the draft document, and the Planning Commission had directed Staff, you know, to review the Restoration and Amortization Sections, and revise any kind of vague language. So, the following revisions were made that were to add specific requirements to Section 17.18.070 and that's the elimination of Non-conforming Uses and Structures. So that we could include things that would be building code violations, public nuisance that was substantiated, the reports, code enforcement violations, illegal activities as determined by the Irwindale Police Department. One of the other things that was discussed that we looked at was replacing the words, "to be completed" with "commence" in Section 17.18.090.C.2.B, Non-conforming Structures. There is also a revisions to table 17.18.050. Non-conforming Sites, that originally it had less than the proposed building expansion, less than ten percent. It was revised to 20% increase in floor area, with that. So, we did receive some written public comments after the September meeting. Two of those were included in the packet. One was an e-mail from Craig Furniss from Alderson Business Park, dated September 20, 2024. Tonight, he has included a PowerPoint presentation. When the Public Hearing is open that would be the appropriate time to look at that, but copies of that PowerPoint presentation were placed on the dais. And then on December 5, 2024, Rexford Industrial had a letter and that was included also in the

Planning Commission packet. And that we did receive two other communications, written communications, after the Planning Commission packet was sent out, there was a letter from Cox Castle dated 12-12-24 and a letter from, I think it's pronounced Buchalter or Bookcalder that was dated 12-18-24, those have been placed on the dais as well. So, the... Again, to mention the Environmental Review for this comprehensive code. The City would be the lead agency for this and it's been determined that the proposed Comprehensive Zoning Code Update was assessed with the Environmental Impact Review for these cities existing General Plan. Therefore, no subsequent EIR, Negative Declaration, or addendum is required for approval of this Comprehensive Zoning Code Update. So tonight, the consultant Nick Pergakes from Interwest, he's participating virtually. I know that you've seen him at the various meetings, so he's going to be giving a brief review of the previous changes and then go through it in a little bit more detail on the latest direction from the Planning Commission. And again, like the previous presentations, this is a this is a joint one with Staff and the consultant. So, with that, I'm going to turn this over to Nick Pergakes or to the voice of Nick Pergakes. Thank you.

CHAIR FRYMARK

Thank you Marilyn. Welcome Nick.

NICK PERGAKES

Hi, good evening, Planning Commission, Chair Frymark, Planning Commissioners, City Staff, as well as residents of Irwindale. I will be giving, yes again, a brief presentation on the Zoning Code Update, a summary of the September Planning Commission meeting, as well as some of the recommendations we received in a meeting with Chair Frymark and Commissioner Miranda. And then we'll go through the approval recommendations. Next slide. So just as an update or an overview of some of the meetings we've had throughout the last year, the Planning Commission met in February, recommending Zoning Code for approval, with comments received at the City Council meeting in April. They had requested the code go back to the Planning Commission for further discussion and further input, so there has been you know, several meetings with the Planning Commission over the summer time to discuss some changes to the code, in regards to building heights, and building setbacks, and other various items with the code to kind of address some of the issues raised by the community as well as property owners. So, the at the August 21st Planning Commission Meeting, you know, there were some changes also required mentioned for eliminating Staff review of Site Plan and Design Review applications, which we'll go through in just a moment. We also had a September meeting to discuss potential issues regarding nonconforming buildings, with the building buffers that was requested for being from industrial properties to residential structures. So, we'll be talking about that a little bit. And then also talk about the recommendations received from Chair Frymark and Commissioner Miranda, and then discuss the next steps in terms of finalizing the draft that can be then recommended for approval to City Council in 20...

You know, early part of 2025, next slide. So, for the residential buffer analysis that we did back in August and September and presented at the September Planning Commission meeting, it was looking to reduce heights within a 500-foot distance from Residential zone properties. And so, it was determined, that there would be some new height requirements if you were within 500-feet of a Residential Zone property. If you're in the M-1 it, you know, you'd be a 35 feet height limit as well as the M-2. But then if you were outside of the 500-foot buffer from Residential Zone properties in the M-1, it was determined that we recommend that there would be a 50 feet height maximum, and then if you're in the M-2 a property or building would then be at a 60 foot limit in the M-2 district from residential, if you're outside of that residential buffer. There was some discussion of whether that height limit included parapet walls and architectural features, so that's something that will be discussed this evening, as well as perhaps allowing maybe an additional height limit maximum limit of 65 feet for buildings abutting the freeway. So that also is for consideration as well this evening. Next slide. So, with that analysis, it was looked at by City of Irwindale Staff that there would be several parcels impacted by the buffer requirement for residential zoned properties. So many M-1 and M-2 buildings would then be considered legal non-conforming, you know, buildings or uses in, you know, several zoning districts, as you can see in this table below the text. So, you know roughly a little bit over 100 buildings would then become considered legally non-conforming. So, there has been some concern from property owners about the implications of non-conforming status of their uses and properties, and it was asked that we, the Staff and the consultant, explore ways to allow for property owners to be able to maintain and preserve their existing buildings. And to look at the language of the code to help, you know, to make it a little bit easier for them to remain on their properties and not, you know, create any more issues or burdens to them. Next slide. So, at the August 21st meeting Planning Commission had a request, a change was proposed at eliminating staff review of Site Plan and Design Review applications. Should take place and after the meeting Staff received comments from the public asking for clarification of the revised process, the timeline and increase in application costs. This would include all projects, including minor additions to existing buildings, which would then be subject to Planning Commission and City Council review, and then also it would eliminate the Administrative Review by the Community Development Director. So, Marilyn, I believe it wants to talk to the next slide showing some of those clarifications and items regarding the new process.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Nick. Thank you, Chair and Commission. Yes, after that Planning Commission Meeting, when the change was proposed to eliminate the what's considered Administrative Review by Staff, I did get a couple of calls and comments from the public and from some of the developers. That they wanted some clarification, you know, because they had seen the presentation, but some of them were not

present at the time with that. So, I included it in this Staff Report. And just to go over for the Planning Commission's consideration, so currently, the CD Director approval for Administrative Approvals is for any kind of an addition up to 1,000 square feet and we have, it's a... They go through a Site Plan and Design Review, it's an Administrative Application, they pay fees for that. We look at it. We create a file. It's documented. There may be Conditions of Approval that we put on it. We usually try to get them to comply with everything so that we don't have to put some additional conditions on it. So, when it's processed administratively, sometimes this can be... It depends on the project, it can be something that if they come in and they listen to Staff, and they look at the code, and they look at the Design Guidelines, you know, and come in with something, which we always ask them to do that, it can take as quickly as 2 weeks, up to 4 weeks for that. And then the cost is roughly about \$1,600 for that. So, what was proposed in the Comprehensive Zoning Code, and this was after the consultant, you know, looked at... The City looked at some other things, we looked at some of the applications. We had increased the square footage, considering the size of buildings. And some of the requests that had come in to 25,000 square feet, and that's up for the Planning Commission to make a recommendation, you know, either more or less, you know with that. And this one again, it would be that Site Plan and Design Review Administrative Application. And that, you know, because typically it would be, you know, it's a little bit more intense than, you know, before because we're looking at larger square footage. we'd be looking at probably parking and some other you know some other issues. So, 4 to 6 weeks to process. So, this also, keep in mind, anything administratively can be referred to the Planning Commission, if there is any kind of concern or issue, that the CD Director can do that. So, the cost of this was just over \$2,000. So if we eliminate, you know, any kind of Administrative Approval, you know for that, it requires the two Public Hearings. That would be Planning Commission recommendation then to City Council. That you know, we're being really, really very mindful of the time 3 to 5 months, it may take even longer than that. And the cost of that, just because of the application and the deposits that we would have to collect, that goes up to about \$24,000. So, the comments that I had received and there may be somebody who's going to speak, you know, because I was told that some might come to the Planning Commission tonight or speak out at it. Some of it, they could maybe absorb the cost with that, but they were concerned about the timeline with that. That it takes longer, you know, because for various reasons they have, they have other people that they're beholden to for maybe it's what they consider kind of minor additions with that. So, with that, I just want to bring that to your attention as well. Okay. So, Nick, I'm gonna turn it over to your voice again.

NICK PERGAKES

Okay. Thank you, Marilyn. Next slide please. So, this slide is showing the recommended change to bring non-conforming sites into compliance. And when we say non-conforming site that is a lot or parcel that is not compliance with current Site Development Standards such as parking or landscaping, but which is in conformance or was in conformance when the site was developed. So when the expansion of existing buildings or the construction of new buildings on a property non-conforming site shall be brought into compliance as proposed in the Section 17.18.050. In the direction received was to lessen the requirements when site improvements would be triggered on a non-conforming site. And as Marilyn mentioned before, it was originally proposed that would be, you know, less than 10 percent of a building expansion there would be no site improvements required. But we had talked about this in a little more detail and we discussed changing that to 20 percent, so you'd be exempt with less than 20 percent increase in floor expansion or 500 square feet of expansion, and then anything over 20 percent would trigger landscaping to be updated and maintained along the street and building frontages. Next slide. This is showing the criteria for discontinuing a non-conforming use or structure. We updated the statement regarding how the discontinuation of a non-conforming use may be put into effect. And so the statement now reads or the recommended change now reads, "the threat to the public health, safety and welfare posed by the continuance of the non-conforming use, including but not limited to, municipal code violations, nuisances, building and safety violations, violations of adopted building standards, criminal activity, and other factors as appropriate. So wanted to just show that that has been modified and revised. And then the next slide. The amortization period we had put in a time period in the proposed language in the draft to say, "it shall be no less than three years in length." We've removed and changed that language to say, "the time period shall be established by the City Council." So, it's not just putting in that time period of a minimum of three years. Next slide. And then for this recommended change is for when damages exceeds 50 percent of the appraised value, the timeline for reconstruction, we have that building permits must be obtained within 2 years of the date of the damage or destruction, and construction shall be commenced within two years of issuance, unless another time period is specified through the Community Development Director and or Building Official consideration. So, it changes it from being completed in 1 year to being started within 2 years to provide more time to a property owner to repair the structure. So, this concludes this part of the presentation, unless Marilyn would like to add any further information related to any of these topics.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Nick. So with that, that does conclude Staff's presentation. We do have a recommendation that the Planning Commission adopt resolutions... There's two of them, Number 828(24) and 829(24) with additional revised or alternative recommendations to the City Council and direct Staff to report back to the City Council. And also that the

Planning Commission recommend that the City Council adopt findings of consistency with the City's previously certified General Plan Environmental Impact Report and finding the project exempt from further environmental review or provide alternative directions to Staff.

CHAIR FRYMARK

Thank you, Marilyn. Does the Commission have any questions for Staff, before we open up the Public Hearing? Okay. Thank you, Marilyn.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you.

CHAIR FRYMARK

So we'll go ahead and open up the Public Hearing. Is there anyone here that would like to come forward to speak on this item?

OPEN PUBLIC
HEARING

At 7:47 p.m., Chair Frymark opened the Public Hearing.

COMMUNITY
DEVELOPMENT
INTERN PALMER

Chair Frymark, we do have two letters to read first.

CHAIR FRYMARK

First. Thank you.

COMMUNITY
DEVELOPMENT
INTERN PALMER

So the first letter is from Cox Castle, on December 12, 2024. Honorable Planning Commissioners, we write on behalf of Rexford Industrial Realty Incorporated, Rexford, to request that the Planning Commission consider a few modifications to Chapter 17.18, Non-conforming Uses, Sites, and Buildings, the Zoning Code outlined below. This includes Section 17.18040, Continuance of a Non-conformity, Section 17.18060, Changes to Non-conforming Uses, and Section 17.18.070, Elimination of Non-conforming Uses and Structures, and Section 17.18.090, Establishment of Amortization Periods. The explanations for which can be found in the letters on your dais. The letter continues, prior to the Community Development Director submitting a non-conforming use or structure to the Planning Commission pursuant to section 17.18.080.A, we recommend that there be a requirement that the Community Development Director provide notice to the affected property owner of the proposed action and the basis for the City's contention that the continuation of the non-conforming use or structure will result in a conflict with public health, safety, and general welfare. Providing this information to potentially affected property owners as early in the process as possible will provide a more fair and transparent process and allow the property owner to identify mitigation measures to address the City's concerns, that may be short of full termination of the use. Thank you in advance for your time and consideration as to these items. Sincerely, Cox Castle and

Nicholson LLP. Signed Andrew K. Fogg. The second letter is from Buchalter, from December 18, 2024. Dear honorable Planning Commissioners, this office represents Thrifty Oil Company, Thrifty, which owns properties located at 5200 and 5300 Irwindale Avenue in the City of Irwindale, city, that are zoned M-2 and developed with an office building. We are writing this letter to oppose the Zoning Code update, update, as it is proposed in the Agenda for the December 18, 2024, Planning Commission, and request that you consider some modifications to chapter 17.06, Industrial and Office Zone Districts, and 17.18, Non-conforming Uses, Sites, and Buildings as discussed below. Thrifty has actively participated throughout the Zoning Code Update process, attending Public Hearings, providing comments, and engaging with Staff. They submitted the attached letter on September 12, 2024, outlining their concerns with the proposed update, and subsequently met with Staff to discuss their concerns. It was our understanding that Thrifty's concerns would be addressed in subsequent draft of the update, however, that does not appear to be the case. Concerns are for Table 17.06.030-1, Development Standards, Height Limitations, and Section 17.18.040, Continuance of a Non-conformity, 17.18.070 elimination of non-conforming uses and structures and 17.18.090(C) Restoration of Damaged or Destroyed Non-conforming Structures. The explanations for which can be found in the letters on your dais, as well as the subsequent September 12th letter. The letter continues as follows; given the significant amount of time it takes to go through insurance and get building permits approved through the City. It is very unlikely that permits can be obtained within 2 years from the date the building is damaged. Additionally, it is very unlikely that repairs are able to be completed within 1 year of the permits being issued. Therefore, under the proposed language, if any significant damage occurs, the building will likely have to be removed. We request that the language be revised to state that building permits must be submitted within 2 years of the date of the damage or destruction. Thank you for your time and consideration of these matters signed, Buchalter, a professional corporation, Jeffrey Ferrano. And that would conclude the letters, Commissioners.

CHAIR FRYMARK

Thank you very much. I believe we have some members of the audience that would like to come forward to speak on this matter. Please come forward. Let's have him first. Please state your name.

MIHRAN TOUMAJAN

Mihran Touahajan with NAIOP SoCal, a nonprofit organization. Chair Frymark, fellow Commissioners, I'm here on behalf of NAIOP SoCal to request your reconsideration of proposed language in the City of Irwindale Zoning Code Update, as well as recommended amendments to the current language. NAIOP SoCal is the leading nonprofit organization for commercial real estate in Los Angeles County with over 1,300 members. The NAIOP SoCal members include developers, owners, investors, brokers, architects, engineers, contractors, finance professionals, other service providers involved in industrial office, retail

and mixed-use real estate. Several of our members are long-term institutional stakeholders in Irwindale, have a significant vested interest in the City's continued success and growth. As previously discussed in Planning Commission meetings, NAIOP SoCal has concerns regarding the City's proposed height limit standards. We have participated in several public meetings on the Zoning Code update and have provided written comments in the past. While we support a fair number of the City's proposed Zoning Code changes, we respectfully request reconsideration of proposed height limits near Residential Zones. Specifically, in your current proposal, you suggest the 35-foot height limit for any building, commercial or industrial, within 500 feet of residential. We believe that such limitations do not reflect existing structural demands by industrial tenants engaged in cube stacking for their distribution, logistics, and warehousing businesses. As a solution, we recommend the following graduated height limits for properties in the M-1, M-2, Industrial Zones within 500 feet of residential. So, any portion of a building within 0-125 feet of residential, should have a maximum height of 35 feet. Any portion, of building within 126-250 feet of residential should have a max height of 40 feet. Any portion of building within 251-375 feet of residential should have a max height of 45 feet. And any portion of building within 376-500 feet of residential should have a maximum of 50 feet. Additionally, we proposed that exceptions to the City's proposed building height standards be allowed with a CUP subject to appropriate analysis, regarding shadow shade views and compliance with AB98, a new California Statute for industrial projects. We would like just briefly highlight AB98, it's a new statute governing warehousing logistics development. It requires that all new projects meet strict buffering and environmental sustainability standards. If they're within 900 feet of a sensitive receptor and that would include residential uses. And this new law is relevant to Irwindale's industrial development and should be taken into account, as part of any zoning decisions. As voice of commercial real estate in LA County, we greatly appreciate the opportunity to share our concerns. We believe that addressing these requests will ensure the long-term viability of our members properties and those of other stakeholders in the industrial sector. Thank you very much for your attention.

CHAIR FRYMARK

Thank you. Are there any other members of the public that would like to come forward? Please come up.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Jonamhae, can you put the other PowerPoint up please?

CHAIR FRYMARK

Is this for Alderson Business?

CRAIG FURNESS Good evening, I'm Craig Furniss, president of Seventh Street Development. We've been active developers here in the City of Irwindale for over 20 years. And we built about a dozen small industrial buildings. And we're a family-owned business and we operate the business. It's both family-owned and operated and we hold our buildings long term, so when we move into your City, we stay here. Our most recent project is the Alderson Business Park, a 6 building 240,000 square foot Industrial Park on Los Angeles Street and Alderson Avenue, and the southwestern part of the City. How do I advance? Or would you advance the slide maybe somebody or do I hit an arrow? Okay. Thank you. 5 of these buildings were built in 2017, so their new buildings. One was... The sixth building was built in 2021, so very recent. You may be familiar with the buildings as we won several awards from the City of Irwindale and the Chamber, for Design and Sustainability. We own 2 of those buildings now and we manage the association for all 6. Go to the next slide. As you may be aware, 5 of the 6 Alderson Business Park buildings fall within the 500-foot residential buffer area at Park Avenue. The Irwindale Planning Commission is proposing that buildings within 500 feet of the residential buffer zones be limited to 35 feet, for a height limit in the M-1 Zone, which is where we are. This is actually not an issue for us as there was a 35-foot height limit in place when the buildings were approved. Next slide. What I'd like to focus on this is a picture of one of the buildings we're pretty proud of these buildings, I'd like to focus on tonight is the architectural feature above the entry that we added at some expense to comply with the Irwindale Design Guidelines. And this feature also screens the air conditioning equipment, and it gives the project its unique, award-winning appearance. So, when Alderson CUP was approved, these accident features exceeded the 35-foot height limit, they're about seven feet high there at the at the entry, and they were specifically mentioned in the Staff Report and approved by the Planning Commission. It was a pretty rigorous process, and the building height was understood to exclude the parapet, the rooftop screening equipment, and the architectural features so the rest of the building is under 35 feet, it's 34 and a half feet. Next slide. As long-term property owners in the City, we've been watching your Comprehensive Zoning Update with some interest.

FRED BARBOSA He can have my three minutes.

CRAIG FURNISS Oh, thank you. May I have his three minutes?

CHAIR FRYMARK Yes, please, continue.

- CRAIG FURNISS So, should Irwindale change things like the definition of building height that would make our buildings out of conformance, it would have serious consequences for us. Illegally non-conforming building would create issues with our lenders. Our banks will not lend on property that does not conform to the Zoning Code. It would also give perspective long-term corporate tenants concern. Next slide. Fortunately, the new Zoning Code that you have before you, the update is clear that building heights will exclude parapets, rooftop equipment, screening and architectural features. This provision is on page eight under 17.020.40 Rules of Measurement. So, we're here just to urge you to leave this provision in as currently written in the proposed draft. Thank you for your time.
- CHAIR FRYMARK Thank you. Are there any other members of the public that wish to come forward to speak on this item?
- STEVE MASURA Good evening commissioners. My name is Steve Masura, I'm with Rexford Industrial. We did submit a letter and I just wanted to reiterate that basically that letter, that we strongly suggest that you consider an alternative for the height limits within the 500 feet of residential only for industrial. Commercial, is okay if you want to reduce the limit to heights, but specifically for Industrial. In the letter, we indicate proposing very simple and reasonable alternatives. I think it can be a win win for both the City and property owners where the 35 feet within the 500 feet of residential can make new development unfeasible. And that combined with the AB98 would make it almost impossible, because AB98 has very strict buffer requirements that are fully landscaped within 900, anything within 900 feet of a sensitive receptor including residential. So, I don't want to spend the time to explain AB98, hopefully Staff could explain that to you because I don't wanna use my three minutes to explain that. But that's current that's in state law right now. That's gonna make it very difficult for all new industrial development, all new industrial development. And, we talked about this in prior meetings, the 35 feet is not what modern development wants. And so just new development wouldn't happen in those areas since they need higher clear heights to do their to their operations on industrial. And then just in addition to that, industrial development is a little different than office and commercial and residential. Office, commercial, and residential can build on almost all the site. So, they might tend to be closer to residential, the actual buildings, whereas industrial only uses up to usually 50 percent of the site. So, it's easier to move the buildings around and they're less so they're using less of the property, so they might be less impacting to residential. But as noted in the letter, the and... Also noted by NAIOP, they we're proposing something that we think is very reasonable with 125 feet, you can still go to 35 feet, still limited to 35 feet, but after 125 feet it steps up every 125 feet by 5 feet. It still be a maximum of 50 feet. Where your maximum now would be 60 feet for M-2, it would still be below that maximum. So hopefully you

guys will take that into consideration, to allow for what we think would still be very good development in the City and still meet your goal of reducing, you know, the impact to residential. And then we also indicated that exception which you guys did bring up in prior meetings as well for if there's any exceptions to height limits that you have a process to accommodate that through a CUP. You mentioned a Variance in the past, but we would recommend a CUP. And then, per the Community Development Directors' direction they could provide the recommend or studies to show for view and shade and shadow and so forth to show if there was any impact. Thank you very much.

CHAIR FRYAMRK

Welcome.

ANDREW FOGG

Thank you. Good evening, Madam Chair and Commissioners. My name is Andrew Fogg. I'm with Cox, Castle Nicholson. Some highlights from our letter that we submitted were read earlier. Just wanted to pick out a couple more points to highlight to you as you proceed in your consideration. First, in Section 17.18.04, there's a reference to no alterations of non-conforming uses. We think alterations should be eliminated because there may be alterations that are necessary in order to undergo continued maintenance and upgrades of non-conforming facilities. I think that's a little bit overly prescriptive and there should be mechanisms in order to make sure that owners can maintain and invest in these buildings. The last thing we want is an inability to maintain a building that we want to see continued. Second, on 17.18.060, there's a reference in the overall text to substitutions, but there's really no discussion of opportunities for substitutions. This can become challenging in the context of re-tenanting where you have a non-conforming use where there may be a minor modification from one tenant to another. It's basically a similar use but might be slightly different. We recommend that there be a standard put in that essentially says that, a substitution can be allowed so long as there's not an expansion of the intensity or impact or an expansion of the physical scope. We propose some language in our letter, but we think that flexibility on re-tenanting is really important with these structures, because you don't want to lock in a specific use without the ability to have some flexibility as uses change a little bit over time. But there's no additional impact associated with those substituted uses. Next, there's an overall intent we believe, to maintain these uses, allow them to be maintained so long as they're not creating conflicts with general public health safety, the standards that are articulated. We understand and agree with that. But one thing in noting as you move forward, Section 17.18.07, when you start talking about the procedures for establishing amortization periods, that standard is not carried forward and so just in terms of...And again we proposed language where there is a discontinuation that is being proposed in the establishment of the non-conforming use. We recommend that there be a finding that, that nonconformity is in conflict with the public health safety in general welfare. The Planning Director may require them to be discontinued or

removed. We think it's important to reiterate that standard, just as a reminder. And then again as your staff member recited previously, if this process is being communicated or being instituted with the Planning Commission, we recommend that there be an engagement with the owner as part of that process, to see if there's something that can be done in advance. Thank you.

CHAIR FRYMARK

Thank you. Do we have anyone else?

STEPHANE WANDEL

Good evening, Commissioners. My name is Stephane Wandel. I'm the Executive Director of the Orden Company also, and the property owner of Thrifty Oil. Our address, 5200 Irwindale, it's about a block away north. We are also family company. We're long-term owners. We've been in the City for quite some time. We own three buildings. So, I was here in front of you on September 12th, talking about our office building specifically, and the fact that if you proceed with limiting the height at 35 feet, our building would become non-conforming use, non-conforming structure, excuse me. We are very concerned about that. We heard tonight some modifications to that language. We saw the agenda that came in last week. We looked at this, both our attorney and I for whatever reason couldn't see the changes that you saw this evening. I get the sense others in the audience also didn't see the proposed changes, so I was back there taking a picture and reviewing it on the fly. So, you'll forgive me for that. So, the letter from Buchalter came from me and my company. Listen, ultimately our concern as we pointed out is first the 35-foot height limitation, making our building non-conforming seems challenging if not punitive. The rest of the code language continues to be challenging even with the change we saw tonight. Although I appreciate what I think I saw tonight was an improvement, I think it's still not there. The code as mentioned by several others, does prohibit any alteration or modification of a non-conforming use. That means we can't do parking lot repairs; we can't do roof repairs. That language is very clear that modification alterations are not allowed in a non-conforming. So, there's no question that that language still remains even after tonight's discussion. The amortization period appears to have been removed, which is definitely a step in the right direction. Some language about health and safety was inserted, which I think is an important element. However, my read of it is still confusing, unclear, questionable, subjective. So again, I think we're making a direction the right...We're going the right direction, I just don't think we're there. The damage and destruction again tonight, for the first time, I saw the change, which I think was consistent with my conversation with Staff, so we appreciated that. And know that since the September meeting I've had several discussions with City Staff about two hours in total and I really appreciate it that time. So, taken as a whole, what does this mean? Let's be practical about this. We have the same issue that I spoke to you on September 12th. It's still unclear what we can do with this building. We can't alter it, we can't modify it, we can't maintain it. There is still language that's fairly vague and

subjective as to the building could still be required to be demolished, but now we just don't know how long it takes. Not three years, but maybe it's four, maybe it's two, maybe. Maybe. Maybe, after everybody here wins the lottery, then the next set of Staff or City Council has a different opinion on how long this building can stay. So, make a long story short, we really cannot lease this building. We can't maintain it. We can't do roof upgrades. None of us would want to live with those conditions if it were our house. Would we put a new roof on the house if we don't know how long we can keep it? And by the way, we can't alter it, so we can't do the new roof anyway. So, I really appreciate the intent of trying to improve the language. I meant that we want to continue working with Staff. What we have tonight just doesn't work. It's still confusing and subjective. I just hope we can continue to have a robust discussion and continue to make improvement on that language. So, thank you for your time.

CHAIR FRYMARK

You for your comment. Brandi.

SENIOR PLANNER
JONES

Good evening. I just wanted to clarify a few things. So as far as non-conforming, you can do improvements, you can do routine maintenance. You can even do like interior modifications unless you're going to be intensifying the use. So, like if you do a T.I., to convert some existing warehouse to office, that may not like trigger a threshold for the non-conforming, for like, intensifying and non-conforming. Additional square footage, that's not a that's not like considered a minor alteration or an improvement. So that would not be able to be done because of we can't exacerbate a non-conforming use. So yeah, there are definitely some things that can be done.

COMMISSIONER
MIRANDA

Brandi had quick question for you regarding rooftops in parking lots that needs to be improved. They can do that?

SENIOR PLANNER
JONES

Yes. So, they could, for example, repave, restripe, update with ADA requirements, replace the rooftop equipment for like the HVAC.

COMMISSIONER
MIRANDA

Great. Thank you.

STEPHANE WANDEL

So thank you, Stephane Wandel again. I think we may have conflicting reading of different sections of the agreement because even the, the current proposed language, if you look at section 17.18.040 still is very clear, there will be no alterations and modifications. It's actually very clear. I do appreciate what the lady just mentioned. There's other sections later on that seems to suggest something else. But again, back to my earlier point, if it's unclear and subjective, who picks what portion of the code they like, or which one do we rely on? It's just not clear. But please take a look at section 1718.040, it's very clear no alterations or modifications are allowed.

CHAIR FRYMARK	Staff, can we speak on that item? The one that gentleman just mentioned, I do see where he's talking about where it says that any use or structure that was lawfully established prior to the effective date of this title, or of any subsequent amendments to its text or to the zoning map may only be continued and maintained, provided there is no alterations, enlargements, additions, or other change to any building or structure or use therein.
SENIOR PLANNER JONES	I mean, if we want... if you want, we can modify it so it can indicate that they can do interior modifications, like tenant improvements, as long as it's not intensifying the current business operation.
CHAIR FRYMARK	Okay, I think that could help clarify that there is the ability to make interior alterations.
SENIOR PLANNER JONES	Yes, okay.
CHAIR FRYMARK	Yeah, I would like to make that recommendation that we include that language.
COMMISSIONER MIRANDA	Yeah, definitely.
COMMISSIONER ACOSTA	That's a good idea.
CHAIR FRYMARK	Any other comments while we are... The Public Hearing is still open, is there anyone else that wants to speak on this item that has not spoken already?
STEPHANE WANDEL	I am Stephane Wandel. I'm sorry to speak again. I try not to keep doing this. I appreciate the intent if we can, if we could also ask that exterior alterations or modifications be done to the extent it does not, creates additional impacts. I think that be helpful. As an example, we wanted to do a fairly major parking lot remodel this year, deal with some issues and candidly we didn't do it because at the time we just didn't know how long we could keep this building. So, I think I'd like to be able to fix the parking lot if we all decide we want to keep this building up for a few more years. So, if we can do interior and exterior modification alteration.
CHAIR FRYMARK	Is there any concerns, Staff, with making that distinction, to the exterior, making exterior modifications so long as it doesn't disrupt like heights?
SENIOR PLANNER JONES	That shouldn't be a problem, the only thing is, like in our current Design Guidelines when it comes to exterior modifications that are viewable from the public right of way, administratively, we're limited.

CHAIR FRYMARK By the Design Guidelines?

SENIOR PLANNER JONES Yes. So, we couldn't necessarily change, like approve a change to the exterior of a building without coming to the Planning Commission. So, for example, if you wanted to do something like make a modification to the aesthetic of it, we would still have to come back to the Planning Commission.

CHAIR FRYMARK When would it make a difference if we were to include the exterior language that, that plan or that project would still need to come before the Planning Commission anyway?

SENIOR PLANNER JONES Yeah, and that's just because of what the, how we're limited based on the Design Guidelines.

CHAIR FRYMARK Understood. Thank you for clarifying that.

ANDREW FOGG And just to add to the comment, I think for example, the public view issue is a significant consideration. So, for example, there could be a mechanical system that is part of a non-conforming use part of what's going on that may need to be changed out. It may be hidden behind a parapet, but under the rules as it's written today, if you're distinguishing between interior exterior that wouldn't be allowed, potentially because it's an alteration that is exterior. That's why we were suggesting just eliminate the alterations altogether, as an as an exception, I think when you start trying to parse it, there may be other things that come into play, for example, where you have exterior views that would come before the Planning Commission, but there may be things that are exterior to the building that are not necessarily visible that shouldn't be out, just discontinue.

CHAIR FRYAMRK Or impacted by the designer understood. Thank you.

ANDREW FOGG Exactly.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you, Chair and Commission, it's my turn. So, with that, we would consider that routine repair and maintenance if there is some existing equipment or as Brandi had mentioned before, if there was some kind of building requirement that they had to do that we would consider that as part of routine repair and maintenance. But any kind of exterior alteration, if it's changing the look of that, we would certainly have to bring that because of the constraints that we have, we'd bring it to the Planning Commission. But any equipment, even if it was ground mounted equipment, it's existing if they're repairing it and typically what's happening now is that equipment gets smaller and smaller, you know, so that you know that's always a good thing. But we would just consider that, you know, as routine for them to continue. You know, same thing with if they reroofed anything like that would be just repair and maintenance.

CHAIR FRYMARK Thank you. Do you have anyone in our Zoom audience that wants to comment on this item?

COMMUNITY
DEVELOPMENT
INTERN PALMER Yes, we do.

SUZANNE GOMEZ Hi, good evening, Suzanne Gomez. So just in the most recent past is when we came up with this update to the Zoning Code, it was a combination of a lot of residential input, and also a consideration of the developments in our city to create a new vision for, and the zoning. And so I just want to remind the Commission that the Commission sits at the leisure of the City Council, which are representative of the residents and how the residents vote and see the vision. So there is a brief discussion on the site plan. One of the reasons that they want the Planning Commission, and the City Council is that the zoning, the city Zoning Code becomes mute when there's a Specific Plan allowed. So, the modifications to the Specific Plan so that the Planning Department, I mean the Planning Commission, and also the City Council review it and so that we can keep hold of our vision. And so maybe the Planning Commission needs to meet in the near future twice a month rather than once a month, so that things can be remedied or verified, currently or contemporarily, or quickly. And also... Then also, then grandfathering in all these issues of not meeting the code for these buildings. Then also there's obviously needs to be great clarification in the zoning and speaking to it, that you're just talking about right now that grandfathering them in and meeting the needs so that they can.... So, we can approve them to be viable developments. I mean that's what we want to do within the ramifications of the code that we're updating. And when we speak to... I am losing my train of thought, but some of the other issues that came up, the environmental review. No, it's not a blanket. Each project has to be reviewed environmentally, especially with the circumstances in our City, with congestion and pollution that the residents have spoke to. So, there's no blanket issue here that everything should be written in the code so that each project is reviewed for the progress of the developer, and some of these suggestions were excellent by the developers, as should be put into our code and the rezoning. However, we need to remember the vision that the residents have spoken to the Council. That and the Commission at most recent historical significance, because that's the whole point of our new zoning, to incorporate with the developers need as well as what the residents want for our vision in the future. Thank you so much for taking the time to listen once again.

CHAIR FRYMARK Thank you, Ms. Gomez. Do we have anyone else on anyone else on Zoom? We have someone here.

COMMUNITY
DEVELOPMENT
INTERN PALMER

No, that was all.

CHAIR FRYMARK

Okay, thank you.

FRED BARBOSA

Yes, good evening. Fred Barbosa, 16164 Calle de Paseo. I said it before and I'll say it again, the only way we're going to get this straightened out is you've got to sit down, go page by page and say this is what we want, this is what we don't want. That's why everybody's all mixed up because it's never gone through completely. We do it piece meal. Do it once. Do it right, please.

CHAIR FRYMARK

Thank you. If we have no one else wishing to come forward, I'll go ahead and close the Public Hearing.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commissioner. I just want to clarify one thing that was said. There is not a blanket EIR, the EIR that I mentioned is for the Comprehensive Zoning Code update itself. But each project we look at CEQA says if you have a project, you have to look at the environmental review of that. Some projects are categorically exempt, statutorily exempt, it might require an EIR for the project, which is, you know, most of the projects here are big so that's why they require that. But it could be a Negative Declaration. It could be a Mitigated Negative Declaration, but each project is looked at on its own merit. Okay, I just want to make that clear.

CHAIR FRYMARK

Thanks. Okay, so if there are no further comments, I'm going to go ahead and close the Public Hearing.

CLOSE PUBLIC
HEARING

There being no speakers, Chair Frymark closed the Public Hearing at 8:25 p.m.

CHAIR FRYMARK

I have a quick comment. I do want to thank Commissioner Miranda for meeting with me, and Staff, and Nick a couple of weeks ago now to review the non-conforming language. We went through page by page and identified areas that we were hoping to have revised, and that's what we saw before us today. And so, I want to thank you for making space and time in your schedule to sit down and do that. I encourage more of that, more of those conversations. It's clear to me that non-conform, the non-conforming language, which for one is not something that is quite there yet. That's just my opinion. So, I actually am going to present a motion to continue this item until the next to the next meeting in the future.

VICE-CHAIR CHICO

Second.

CHAIR FRYMARK

Roll Call.

COMMUNITY
DEVELOPMENT
INTERN PALMER

Commissioner Acosta.

COMMISSIONER
ACOSTA

Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER

Commissioner Miranda.

COMMISSIONER
MIRANDA

Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER

Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ

Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER

Vice-Chair Chico.

VICE-CHAIR CHICO

Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER

Chair Frymark.

CHAIR FRYMARK

Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER

Thank you.

CHAIR FRYMARK

Thank you.

VICE-CHAIR CHICO

The section of this document needs a little work. I do want to protect the businesses, whether they believe it or not. But yeah, we're very concerned with your position, absolutely.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Chair and Commission. Can I get some clarification, you know, for the next meeting so, that we're prepared. For it of maybe a little bit more direction on...

CHAIR FRYMARK	Sure. I personally would like to request some additional information on AB98. And so, I don't know if that's something Staff or maybe Jamie can provide, but I would like to get further information. I think it would behoove the Commission to also receive... The full Commission to receive that information so that we can know what kind of impact that new piece of legislation is going to have. I also think that it would be a good idea to have another meeting like we've had in the past with Commissioner Miranda, and Staff, and Nick to continue to revise the non-conforming language and maybe revisit, the residential buffer. I'm still in favor of the buffer, but I do like the idea of a sliding scale.
COMMISSIONER MIRANDA	I like the scale a little bit. Let's look at that a little closer.
VICE-CHAIR CHICO	And to consider the suggestions in the letter.
CHAIR FRYMARK	One hundred percent.
COMMISSIONER MIRANDA	Absolutely. Go back for me personally with the parapet to be included, you know, and they're already buildings already established. They're already conforming. They went out of conforming because what we're proposing. So definitely include that.
CHAIR FRYMARK	Any other further direction for our Staff?
COMMISSIONER MIRANDA	For discussion, correct.
COMMISSIONER RODRIGUEZ	I'm a little confused with that with the parapet, so it would be included in the height?
COMMISSIONER MIRANDA	The proposal we had today, you know, for Alderson Park. The building was already in. The parapet.
COMMISSIONER RODRIGUEZ	Exclude, yes.
COMMISSIONER MIRANDA	Correct.
CHAIR FRYMARK	There was conversation, in the past, where we were going to include the parapet and so we don't want to go back on, you were complying with and with the design standards and for us to move forward with including the parapet, I think would go against what your intention.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	And if I may, we do have in the code, a maximum height for the parapet. That's been included. It's 8 feet.

CHAIR FRYMARK	That's 35 plus the 8?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yeah, it doesn't always have to be 8 feet in there. You know, if its... But we want the rooftop equipment to be screened, and we do want the architectural enhancements and things.
COMMISSIONER MIRANDA	Absolutely.
CHAIR FRYMARK	Maybe that's something that hadn't been noticed before, so I appreciate you bringing that forward. So, 35 feet plus the 8 feet for the for the parapet. Okay, thank you.
COMMISSIONER RODRIGUEZ	And then under the current code, I'm sorry Zone Code, how many parcels are affected? Under the current zone.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	With 500 foot... One moment.
COMMISSIONER RODRIGUEZ	With a 500 foot and then also we can get something along with the tier, that was presented.
CHAIR FRYMARK	Like an analysis?
COMMISSIONER RODRIGUEZ	Yes.
CHAIR FRYMARK	Yeah, I think in the... in our... in this information that was provided, it looks like we have about in M-1 and M-2, 97 businesses being impacted by this 500-foot buffer. But if we were to look at it from a sliding scale perspective, maybe it would be less.
COMMISSIONER ACOSTA	I'm thinking we would reduce the impact of that.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes. So, in the slides, you know, we did have an analysis, so in the C-1, Neighborhood Commercial, there were 0 parcels that would be affected by that. C-2, Heavy Commercial, there would be 11 parcels with that. C-3, the Heavy Commercial Residential Zone, 15 parcels would be affected. M-1, which is Light Manufacturing, there are 37 parcels. And M-2, Heavy Manufacturing, which is most of the City has been zoned M-2. So, there's going to be more. There is 60 parcels.
COMMISSIONER RODRIGUEZ	That's if we make these changes. With the changes...

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	That's with the 500... Anything within that 500-foot residential would be 35 feet. Those are the ones that would be affected.
COMMISSIONER RODRIGUEZ	My question is, with the current Zone Code, what parcels are affected at this time? Prior.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	There wouldn't be any affected because they were built according to the code. In M-1, the maximum height has been 35 feet, and that's what they've done. M-2 currently does not have a maximum height, so there's a variety of heights that you have out there.
COMMISSIONER RODRIGUEZ	Then if we could, if we get an estimated amount of parcels that would be affected if we went to the tier.
CHAIR FRYMARK	I think we also need to establish it. Our goal is to protect the residents and the community and the obstruction of heights that sometimes the buildings present and so that to us is critical for us to maintain. And so, as much as we want to find a balance between residential needs and our wonderful business sector, it's a fine needle that we need to thread. So, curious to see how many buildings would or how many parcels would be impacted, if we were to do a sliding scale of 0-125 feet from residential. Like how many businesses would be impacted and then 126 feet to 300 feet from residential, how many businesses would be impacted and then 300 to 500?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes, we can have the consultant do that. We've lost our map maker, Martin, who is able to do it. So, yeah, we'll work with the consultant to get that with those different...
CHAIR FRYMARK	Thank you, and before our next Planning Commission, would we be able to get information, the full Commission, on AB98?
ASSISTANT CITY ATTORNEY TRAXLER	Yes, Chair.
CHAIR FRYMARK	Thank you.
ASSISTANT CITY ATTORNEY TRAXLER	Thank you. If I may, and if the Planning Commission will entertain me, Staff is recommending that the Planning Commission continue this item to a date certain, which is the next Planning Commission meeting on January 15, 2025. The Planning Commission voted to continue the item without a date certain. So that means if the Planning Commission wanted to consider continuing this to a date certain, which helps Staff in the noticing department, we would not have to re-notice it, which is costly and expensive in the newspaper. I would recommend two things.

Number one, a motion to reconsider which is voted on separately by the Planning Commission, and then a second motion to continue the item to a date certain which is the January 15th next regularly scheduled Planning Commission Meeting, and direct Staff to incorporate the changes we've just discussed and bring that back to the Planning Commission.

CHAIR FRYMARK Would that include incorporating the changes that we viewed that were previously already modified at that January 15th meeting?

ASSISTANT
CITY ATTORNEY
TRAXLER Correct. Everything that has already been modified stays.

CHAIR FRYMARK Thank you. Yeah. Jamie, would you mind making those motions for us.

ASSISTANT
CITY ATTORNEY
TRAXLER I can't make the motion, but I would recommend that one of the Planning Commissioners first makes a motion to reconsider.

CHAIR FRYMARK Got it. And then we make the motion for the continuance of this item to a date certain, which is January 15th.

ASSISTANT
CITY ATTORNEY
TRAXLER Correct, yes.

CHAIR FRYMARK Thank you. Okay, let's do this again. Can I have a motion to reconsider?

COMMISSIONER
ACOSTA I'll motion to reconsider.

COMMISSIONER
MIRANDA I'll second.

CHAIR FRYMARK Roll Call.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Acosta.

COMMISSIONER
ACOSTA Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Miranda.

PLANNING COMMISSION MINUTES
REGULAR MEETING

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COMMISSIONER
MIRANDA Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Vice-Chair Chico.

VICE- CHAIR
CHICO Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Chair Frymark.

CHAIR FRYMARK Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Thank you.

CHAIR FRYMARK And then I'd like to propose another motion to continue this item to a date certain, which is January 15, 2025, with the changes that we discussed today.

COMMISSIONER
RODRIGUEZ I second that.

CHAIR FRYMARK Roll Call.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Acosta.

COMMISSIONER
ACOSTA Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

COMMUNITY DEVELOPMENT
INTERN PALMER Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ Yes.

COMMUNITY DEVELOPMENT
INTERN PALMER Vice-Chair Chico.

VICE-CHAIR CHICO Yes.

COMMUNITY DEVELOPMENT
INTERN PALMER Chair Frymark.

CHAIR FRYMARK Yes.

COMMUNITY DEVELOPMENT
INTERN PALMER Thank you.

VICE-CHAIR CHICO Question, between now and then, there's going to be discussion about refining some of the language, and you say we're gonna bring up the item with the new language. Who's gonna, you know, is there gonna be a committee meeting to determine what the language shall be? Are we gonna have a choice? What I don't know, you know.

CHAIR FRYMARK To review the non-conforming language?

VICE-CHAIR CHICO Yes.

CHAIR FRYMARK When we did it last time, Marilyn reached out and I believe I was able to get a few of us together, and so maybe that's something that we can do again.

COMMUNITY DEVELOPMENT
DIRECTOR SIMPSON Yes, making very clear that we're not violating any Brown act.

CHAIR FRYMARK Violating Brown Act.

COMMUNITY DEVELOPMENT
DIRECTOR SIMPSON Yes. So, we'll have probably, Jesus will be reaching out to you, you know, to coordinate the meetings.

ASSISTANT CITY ATTORNEY TRAXLER	Yes chair. So, Staff, if I can clarify. Staff can meet with the Commissioners and discuss proposed language, but I want to make it clear that the Planning Commission would not be able to make a decision until it came back to the Planning Commission at the January 15 th meeting. But the proposed language can be proposed and discussed with the Planning Commissioners, yes, beforehand.
VICE-CHAIR CHICO	I go back to my original question, does that mean we'll take a sentence or a paragraph? Are we going to have optional choices of that sentence or that paragraph or that specification?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	That can be discussed at that. I do want to, yeah, I want to talk about the date, the January 15 th . The City offices are closed until January 6 th . We would have to get that packet out that week and have all those changes. I just don't know that we can get all of this done, you know.
VICE-CHAIR CHICO	You can work 24 hours.
COMMISSIONER MIRANDA	Do we suggest a different date?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	How much O.T. do I get, City Manager?
CITY MANAGER MIRANDA	A great deal.
VICE-CHAIR CHICO	We will have a special meeting?
CITY MANAGER MIRANDA	We could definitely have a special meeting.
VICE-CHAIR CHICO	We will have a special meeting.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yeah, or it can be continued to the February that gives really adequate time, you know for it. But yeah, we'd have time. I mean January we have more time, but if we have to re-notice, we'll re-notice.
VICE-CHAIR CHICO	The good thing about this one, we're in no hurry. There's no deadline.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes there is.
VICE-CHAIR CHICO	What's the deadline?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON The deadline is... June 30th.

VICE-CHAIR CHICO Oh, that grant.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON It's June 30th.

VICE-CHAIR CHICO Here we go with that grant again.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON You know that we have to have... That is has to be adopted, everything done or we have to return the grant money to the State. Yeah.

CHAIR FRYMARK It still feels like we're making good progress, but it sounds like January 15 is going to be a tough, a tough deadline to make.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes. Yeah. So, you know, we'll have Jesus, our Administrative Secretary, we'll have him poll the Commission, maybe, for availability later in the month.

CHAIR FRYMARK For a special meeting?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Potentially a special meeting.

VICE-CHAIR CHICO Gonna have to work on Christmas. No. Okay. But yeah.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON I'm looking for a four one vote here. Thank you.

CHAIR FRYMARK Thank you, Marilyn.

COMMISSIONER MIRANDA Thanks, Marilyn.

CHAIR FRYMARK Okay.

CITY MANAGER MIRANDA	Excuse me chair, Jarrod was there a, was there a vote on that motion? The last motion?
VICE-CHAIR CHICO	Yes.
COMMUNITY DEVELOPMENT INTERN PALMER	Yes, they did approve the motion to move the meeting to a date certain of January 15, 2025.
ASSISTANT CITY ATTORNEY TRAXLER	Okay, so if you will all bear with me procedurally, again. We will make a new motion to reconsider continuing the meeting to a date certain. I believe at this point we can just continue it to the February meeting, and then at that point we can decide and poll the Planning Commission whether or not we'll hold a special meeting beforehand. But I think right now the safest bet is the February meeting.
CHAIR FRYMARK	So the February meeting is February 19. Is that correct?
ASSISTANT CITY ATTORNEY TRAXLER	Correct.
CHAIR FRYMARK	Okay, so I'd like to make a motion to reconsider. Do I have a second.
COMMISSIONER ACOSTA	I second.
CHAIR FRYMARK	Thank you. Roll Call please.
COMMUNITY DEVELOPMENT INTERN PALMER	Who made the second?
COMMISSIONER ACOSTA	I did.
CHAIR FRYMARK	Commissioner Acosta.
COMMUNITY DEVELOPMENT INTERN PALMER	Thank you.
COMMUNITY DEVELOPMENT INTERN PALMER	Commissioner Acosta.
COMMISSIONER ACOSTA	Yes.

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COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Vice-Chair Chico.

VICE-CHAIR CHICO Yes.

COMMUNITY
DEVELOPMENT
INTERN
PALMER Chair Frymark.

CHAIR FRYMARK Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Thank you.

CHAIR FRYMARK Okay, so I think now we are going to make a motion to continue this item for a date certain, which will be February 19. Do we have a Second?

VICE-CHAIR CHICO Second.

CHAIR FRYMARK Roll Call please.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Acosta.

COMMISSIONER
ACOSTA Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Vice Chair Chico.

VICE- CHAIR
CHICO Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Chair Frymark.

CHAIR FRYMARK Yes.

COMMUNITY
DEVELOPMENT
INTERN PALMER Thank you.

CHAIR FRYMARK That was fun. All right, moving on, let's move on to Item Number 5.

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR FRYMARK Any discussion items or presentations tonight? No. Okay. Marilyn, do you have a Community Development Director Report?

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, Chair and Commissioner. Are you tired of hearing from me at this point? No, thank you. I just want to bring to your attention that the 2025 Planning Commissioners Academy is March 5th -7th next year, but it's in Santa Rosa. But if anybody is interested in going to that, you know, please, you know, to reach out to Jesus for that. And then the only other thing is I want to wish you a Merry Christmas. Happy Holidays and a Happy New Year. If I don't see you. Thank you.

CHAIR FRYMARK You thank you likewise. Do we have any comments from Legal Counsel?

LEGAL COUNSEL
COMMENTS

ASSISTANT
CITY ATTORNEY
TRAXLER None other than to say I wish you a happy and healthy holiday season.

CHAIR FRYMARK Thank you likewise. Commissioner Comments.

COMMISSIONER
COMMENTS

COMMISSIONER
MIRANDA Quick comment, I'm not sure if everybody's heard, but my mother at Thanksgiving had a stroke and she's doing quite well. We got to her very quickly and she has no repercussions, no signs of a stroke now Praise God. So, people were asking me about it, so I wanted to mention it and she's doing great and very, very blessed.

CHAIR FRYMARK Thank you for mentioning that. We're happy to hear that she's doing well. She's a staple in our community and we want nothing more for her to be healthy and happy.

COMMISSIONER
MIRANDA Thank you.

CHAIR FRYMARK Quick comment on my, from me, I just want to thank City Staff. The City Hall area, this whole area looks beautiful. I love driving by. It definitely puts me in the festive season when mostly I'm not. So, It's really, really nice to see. So, thank you to City Staff, I know they're not here, the Parks and Rec team, but I just wanted to make it public that I really appreciate all the work that they do.

VICE-CHAIR CHICO Absolutely.

COMMISSIONER
MIRANDA Yeah, looks great.

CHAIR FRYMARK Yes. And the Parks and Rec team did a great job last... Was that last week? It's a blur. It was last week. At the event. And it was fun. It was fun to see the kids in the snow, and the Santa coming out, and the stockings that have been a staple since I was a little kid. That brought joy to my heart too. So, kudos to the Rec team.

CITY MANAGER
MIRANDA Chair, I might, Park and Recreation Staff as well as Public Works Staff They put all the lights there. outside. Yes.

CHAIR FRYMARK

Oh, really? It's both of them. Oh, wow. All right. Well, they say it takes a village, so definitely takes a village. All right. Any other Commissioner Comments before we adjourn? All right. So, with that, I'm going to turn this meeting at 8:42 pm. Thank you everyone.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:42 p.m.

Maricela Frymark, Planning Commission Chair

Attest:

Jesus Hernandez, Administrative Secretary

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

**May 21, 2025
Wednesday
6:33 P.M.**

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

CHAIR FRYMARK So we'll go ahead and get started. Okay, wonderful. So good evening everyone, I would like to go ahead and call the Planning Commission meeting to order of May 21, 2025, at 6:33 P.M. If able, please rise 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.

INVOCATION
COMMISSIONER
MIRANDA Invocation please, if you would like to remain standing, please. Dear Father, I thank you and give us guidance today. Jesus, for our beautiful city, give us wisdom and compassion, and open minds today. To hear all the issues today. We have one real mission to the City, help us all see that clearly and come to that conclusion. I thank you for this great city and for all our families. Amen.

CHAIR FRYMARK Roll Call please.

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

**AB 2449
DISCLOSURES**

CHAIR FRYMARK Thank you. Moving on to letter E- AB 2449 Disclosures but seeing that we are all here we're going to go ahead and continue.

ANNOUNCEMENTS

CHAIR FRYMARK Do we have any Announcements?

ADMINISTRATIVE
SECRETARY
HERNANDEZ We do. If it's the desire of the Planning Commission, we would like to have the... Move the agenda a little bit so we would... One of the the presentations is a presentation by CoStar. We would like to see if they were able to go before the Public Hearing, and then we would have the Public Hearing, and then we would have the remaining presentation which was the General Plan Presentation 2.

CHAIR FRYMARK So essentially, we're just moving under Item 5 Discussion letter A, to above the Public Hearing.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Correct.

CHAIR FRYMARK Questions? Okay, sounds good to us.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Perfect thank you.

CHAIR FRYMARK Thank you, are there any other Announcements?

ADMINISTRATIVE
SECRETARY
HERNANDEZ None from Staff.

CHAIR FRYMARK Commission any announcements?

CONSENT CALENDAR

CHAIR FRYMARK Then we are going to go ahead and move on to Number 1, Consent Calendar. Looks like we have 2 items under Consent. But I will ask that we separate them. So, the Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission request separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar. We have two items on Consent, both are minutes. The first is the minutes of the Regular Meeting held on February the 19th. The second is the Special Meeting held April 30, 2025. I'd like to ask that we make a motion separately for Item Number 1, which is the Regular Meeting Minutes held on February 19, 2025.

VICE-CHAIR ACOSTA I motion.

CHAIR FRYMARK Do we have a second?

COMMISSIONER
CHICO Second.

CHAIR FRYMARK Thank you. Do we do a Roll Call?

ADMINISTRATIVE
SECRETARY Yes. Okay so for Roll Call for the Regular Minutes held February 19, 2025. 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. The second item is the minutes of the Special Meeting held on April 30, 2025. Do we have a motion?

COMMISSIONER
RODRIGUEZ I motion.

CHAIR
FRYMARK Thank you. Do we have a second?

COMMISSIONER
MIRANDA Second.

CHAIR
FRYMARK Roll Call, please.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico?

PLANNING COMMISSION MINUTES
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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 Abstain.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you. Moving on to Number 2, 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. In the hybrid format so we do have both in person and hybrid audience members and they will participate in the following order: Tier 1, in person attendees; Tier 2, teleconference attendees; and Tier 3, in person and teleconference attendees who have not previously provided comments on the matters being discussed by the legislative body.

CHAIR FRYMARK

Thank you. Do we have anyone wishing to speak in Tier 1, in person attendees, under Spontaneous Communication? Seeing none, Tier 2?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one for Tier 2.

CHAIR FRYMARK

Thank you and Tier 3? Last chance if anyone wants to run on up.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one for Tier 3.

CHAIR FRYMARK

Sounds good, thank you. So we will be moving on to Number 3, New Business.

NEW BUSINESS

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No New Business.

CHAIR FRYMARK Don't see any New Business so we're going to go ahead and move on to item 5A, presentation by Co-Star on status of business building vacancies. The Staff Report.

**DISCUSSION ITEMS/
PRESENTATIONS**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you. Thank you Chair and Commission, not a Staff Report but we have a presentation; presentation will be given by Tom Santos from CoStar. He's the Senior Account Manager for CoStar, and just to give you a little background, CoStar is a leader in commercial real estate information analytics and online marketplaces. You're on the NASDAQ. You're on the S&P 500 for that. The City has contracted with CoStar before to provide some of the kind of that analytical data to the City. Tom did give this presentation, or a similar one, to the City Council about a month ago, but because real estate, and marketing, and things those are of interest to you as Planning Commissioners for land use decisions, so Tom has graciously offered to give it again and take it away.

CHAIR FRYMARK Thank you Mr. Santos, we appreciate you being here.

TOM SANTOS My pleasure. Yeah, and I'll be quick through some of this information right here. Marilyn gave me such a good introduction there. Tom Santos, CoStar, been with the company for about 8 years. We are utilized by about 95% of the top 1,000 commercial real estate offices in the country. So the commercial real estate world really runs through CoStar and LoopNet. LoopNet, we get about 14,000,000 people to our website on a monthly basis. Our closest competition gets about 2 million. So, we are, you know, the dominant force in commercial real estate, whether it be marketing or whether it be an MLS. We're kind of like an MLS of commercial real estate. Basically, our founder started in Washington DC, saw that there was a good MLS for residential real estate but there really wasn't a good MLS for commercial. So, you know, right out of Princeton back in the early 90s, he decided to create the commercial MLS, CoStar. So, what people typically use CoStar for? So, LoopNet, is the most utilized website marketing wise. Right? It has about 400,000 listings in there, for lease listings and for sale listings. Right? So, it has listings that most people see. People see them because people pay, the agents pay to put them on LoopNet. Right? So, there are 400,000 listings on LoopNet. Those 400,000 listings are also on CoStar, but people can put listings on CoStar for free and those are only seen by the professional network. So, most of our clients are the agents out there, but of course you know cities that want to make sure they're on top of what's going on in commercial real estate, subscribe to us as well. So, you can see here, you know, looking for owners of property, you know. We have a database of information on owners, a database on real estate agents, a database on tenants. Like you know, there's many cities out there who want

particular tenants in their cities, so they look up... "Hey, you know, we'd love to have a Dutch Bros in our city, let's look up Dutch Bros in CoStar and look for their president of real estate, to have them come visit the City." Right? So that's the way... Looking at listings, having doubled the listings, calling owners. Owners have CoStar to strategize in regard to what they're going to do with their real estate. Am I going to buy more? Is it a good time to sell? You know, who's the best agent out there? So many uses in the commercial real estate world for CoStar. So, you know, about 200,000 users. Two billion visitors to our websites annually. And just to show you where our hands are in commercial real estate, I'll just mention a couple. LoopNet, most trafficked website in commercial real estate. STR, works with hotels, right, they collect data from 70% of hotels in the United States. Apartments.com, the biggest advertiser of multifamily properties in the US. 10x, the biggest auction in commercial. Homes.com, the number two website in residential behind only Zillow. Right? So, like I said 95% of the top 1,000. 99% of the top 100. You know, we have 1,400 researchers that make 50,000 calls a day, and it's the biggest research firm of anybody but the Census Bureau. So, you know, here's the feeds that we get to pull our data, you know, as well as our researchers that make phone calls. So, 7,000,000 properties are in our database, so if somebody wants to say, "hey who are all the owners of 50,000 to 100,000 square foot industrial buildings in Irwindale," they can look them up in Co-Star. And again, those agents can call. Or a vendor that does roofing or something like that, they see that somebody has a 10-year-old building, okay it's time to reroof or have maintenance on it. So that's kind of the ecosystem of CoStar. So, what I'll do is I'll get right in. So, here's the dashboard page, when people are logging into CoStar this is what they see. In the middle are the biggest stories in commercial real estate. Typically, they are stories that impact a lot of different things, like you know, Rite Aid closing a lot of stores out there. That's going to affect real estate all across the country. Now on the left. I work in L.A., Inland Empire, Orange County. I have only the news in L.A., Orange County, and Inland Empire there, so I see that first. On the right are advertisements. People pay top dollar to be there on our dashboard. So, you know, what I did is, I prepared a couple pages here. So here we got Irwindale. Right? And let me just make sure.... And of course.... Oh well it makes me go back to the beginning. This will only take a second to get to. Alright. So, what I'm going to do is, I'm going to go to our all properties. And I'm going to go to Irwindale. So, I show there are 414 commercial properties in Irwindale. Right? I know that this City is industrial property centric. Right? So, what I would do is I would go over to industrial, and I show there are 292 industrial properties in the city. So, what you can do really quickly is go over to our analytics, and you can see there's 13,000,000 square feet of inventory in Irwindale. I show what's under construction right now, it's about 130,000 square feet. So that's down 65% from a year ago. A year ago, it was 379,000 square feet. Absorption right now is negative. So, you can see it's down 75%. A

year ago, it was at about 500,000. So what that is, that's the net effect of people moving into spaces or moving out. Right? So right now, it is positive in that there's 123,000 square feet of space being moved into net. A year ago, it was 499,000. So again, it was higher a year ago. The vacancy is going up a little bit. The asking rent on average is a \$1.40 a square foot. The market sale price per square foot is \$285 a square foot. And the cap rate is 5.1% and that has to do with net operating income compared to the price of the property. So, you can look at industrial information. You can also look at retail information in the city. Right? So, I'm going to go ahead and switch this to retail. And you can see here I show 88,000 square feet of inventory in Irwindale, with 1,000 square feet of net absorption right now. So, you know, it's down 48% but it's 2,000 to 1,000 net. So, a drop in the bucket, you know, in regard to size. So, vacancy rate is 2.4%, you know, very low. \$2.26 is the market asking rent per square foot. Market sale price per square foot is \$481 a square foot. Market cap rate is 5.4%. So, I'm going to show you an example, so what can be done with CoStar, is you can compare yourselves to other cities in certain graphical interpretations of the numbers. So, I'm going to go back here to industrial. And we're thinking here real quick. While it's thinking, any questions so far or all make sense to everybody?

CHAIR FRYMARK

I do have a quick question.

TOM SANTOS

Sure, of course.

CHAIR FRYMARK

How often are these analytics updated?

TOM SANTOS

Daily. Daily, we have our servers running 24 hours a day. You know, what happens is basically they update, you know, at about 6:00 o'clock in the morning, Pacific time. So, these numbers are current. They're not quarterly or anything like that. So, this is... You know, what we do is our researchers are talking to people, okay this space is filled, okay we note it on this day the next morning we have it updated in the system.

COMMISSIONER
MIRANDA

Where do you get your information from?

TOM SANTOS

Well we have 1,500 researchers that call brokers and owners every day. So, 50,000 calls a day is what we make, and then we get information from like first American title on purchases of properties. So, what we do is we take the taxes, and we do the reverse math to get to, hey \$4,000 in tax, you know, \$4,000,000, you know, 400,000 or whatever we based on the reverse math that we do, because we have the tax in every county in the country. So here I'm just going to show you a quick example, so here's you know industrial again. So I'm going to go ahead and scroll down, and I'm going to go to sales, and you can see that I was just showing you the tip of the iceberg in regard to

information. So, I'm going to go, let's go back to sales, and I'm going to go to the bottom, market sale price per square foot, to just show you an example. What I did earlier is I pulled a comparison of another place. Right? So, market sale price per square foot, this is where values are going. So, I pulled El Monte. So, you can see on this chart we have on the line is today, right, so this is where values of industrial properties have been going over the last 10 years. And you are in orange and El Monte is in blue. Right? So, you can see this is our forecast of where values are going to go in the next 5 years. So again, information on the past, where we are today, forecast for the future. Questions on that? Makes sense? Okay, I'm just going to show you 2 more quick things. And again, I typically demonstrate this for agents and owners over like 40 – 45 minutes, so don't worry I won't go that long. But here, I just wanted to show you the tenant module, you know, what we were talking about, you know. If you want somebody in the city, a desired tenant, right? You can see here Walmart, Amazon, Home Depot, you know, you click in and then you can see the contacts from that company. Like let's go to my example. Right? You want to add a Dutch Bros to the City. So here you can go to Dutch Bros, pull them up. You can see what they're all about, how many locations they have, and you can see the circle with the flag that's where their headquarters is in Oregon. If you didn't know about them, you could see information that we pull typically from, you know, periodicals and LinkedIn about that company; if there were related companies, what their buildings look like, if you want to hey we want you to have one of your warehouses for coffee in the City of Irwindale, or you want one of their retailers in Irwindale. Lots of information on them and then you can see here are the contacts. You know, if you'd want to contact them and see if they want to be part of Irwindale you can contact them here. Makes sense? Okay, last thing I'm going to show you is our directory. So, this is our directory of agents that work throughout the United States. So, what I'm going to do is, I'm going to go ahead and X out the Inland Empire. My office is in Ontario, that's why it shows Inland Empire automatically. Let's say you want to know who does the most business, brokerage wise and does business in Irwindale. So, what you can do is, you can scroll down to sale transactions, and you can go over to sale transaction location Irwindale. And you can see these are the top agents that have done business in Irwindale. So, what you can even do, is scroll over and you can go ahead and see, "okay, who's done the most sale transactions overall?" So, it's Anthony de Lorenzo, has done 235 transactions that are sale transactions all over the United States where he works. Right? So, if you go to Anthony, you know, here he is, here's his info, phone number, e-mail, you know, and then what you can do is go to his transactions. And you can see... okay he doesn't do lease transactions, so that's why it doesn't show anything but if I go to sale, he did a couple of deals in Irwindale, and you can see them right here. Right? And it's filtered for that. Right? If you X this out, you're going to see the hundreds of deals that this guy has done. So again, we think we're the comprehensive tool whether it

be for brokers, whether it be for owners, whether it be for cities, and just so you know you're not alone. You know, we work with the City of Azusa, City of Industry, Glendora, Chino, you know, all of them know where to come for the information for commercial real estate. So, questions? Make sense? Anything that I missed that you were looking to see in here?

CHAIR FRYMARK I mean it's great to hear and to see that there's not a lot of vacancy. I mean, that's first and foremost. I think that was an area of consideration, for least myself and maybe perhaps for others on the Committee.

TOM SANTOS Yep.

CHAIR FRYMARK That was reaffirming. And it's good to know that this data is available to the City and to its Staff at its basic fingertips, right?

TOM SANTOS Yes.

CHAIR FRYMARK So, no that was really helpful to see. Do you guys have any other questions or anything different that you would like to see?

COMMISSIONER MIRANDA I have a question...

TOM SANTOS Sure.

COMMISSIONER MIRANDA Regarding information and you have the contacts; do you facilitate any kind of meetings by chance?

TOM SANTOS I'm sorry.

COMMISSIONER MIRANDA Facilitate the meetings and greet kind of situation.

TOM SANTOS The meeting between like an owner and a broker?

COMMISSIONER MIRANDA Correct.

TOM SANTOS Well, that's the brokers job to do that. Have I been an intermediary sometimes between? Sure. You know in your network, you know, you do that. I don't typically do that though. You know, the agents are typically making those cold calls to the owners, but also, we're calling the owners to see if they want to have access to the system. Again, if they own 10 properties out there, you know, like I talked to somebody a couple of weeks back and I showed him. He had properties in Florida and in L.A. and he said "Oh my God, properties are selling for that much in Florida? I'm richer than I thought I was." Just like... See so

	you're richer than you thought you were. So, you should subscribe to CoStar.
COMMISSIONER MIRANDA	So you subscribe to it?
TOM SANTOS	But yeah, I don't usually I don't... In my network I do a little bit of that but mostly it's the brokers that are making those relationships with the owners.
COMMISSIONER MIRANDA	You mentioned subscription, what does that kind of cost, or is it free or?
TOM SANTOS	Well there is a cost. There is a cost, and you know it's something I'm going to discuss with Marilyn, because you do have a subscription, but it can't be like the Irwindale computer for CoStar. You know, based on the different departments of the City, it should be a certain amount of users. But again, you know, I wanted to come out and make sure that you knew what was available to you, and again if it's something that works for the City that would be great. So it's about \$450 a month per chair for Co-Star, for a city that's how it works.
CHAIR FRYMARK	Per user?
TOM SANTOS	Per user.
CHAIR FRYARK	Per Chair.
COMMISSIONER MIRANDA	The Council, Commission all that okay. How about Staff, yeah?
TOM SANTOS	Yeah so yeah it would be yeah; it would be 450 per seat per month on a... Well basically you guys are on a contract now so it would be adding to that contract, and it would be as the year goes so yeah. I think, I think you guys are on until July. So, it's a situation where you get added on and then you get added on from the year July to July.
COMMISSIONER MIRANDA	Is it similar to like a title company that would provide farms and different things or just more expansive than that even.
TOM SANTOS	Well yeah, I mean I just showed you the quick stuff. Right?
COMMISSIONER MIRANDA	Sure.
TOM SANTOS	You know, title company will have, JJJ LLC owns this and they're at a P.O. Box in Irwindale. Whereas we'll have John J. Jackson, you know, he lives in Newport Beach, but he does his business in Irwindale. So, what we want to do is we want to pierce the corporate veil, get beyond

the LLC. And that's what our researchers do. They're making phone calls to see who JJJ LLC is, so that our agents can call the owners, and they can make, you know, make business with them.

CHAIR FRYMARK

Does the dashboard, this is just out of curiosity. Does the dashboard or any of the dashboards within the CoStar app or software, if you will, does it also include or does it have the capabilities of identifying demographics for like, in your example Dutch Bros, like will it say these are the these are the types of community Dutch Bros like to be in?

TOM SANTOS

Okay, not that far, but I'll tell you something it is something that is coming in the next year. We're going to have what's called void analysis. A more deeper void analysis to where, "Okay, this area has 5 coffee shops, it could handle 8 coffee shops." That information is coming within the year. They've told us as of our conference at the beginning of the year, by the end of the year we're going to have that by the end of the year. Now there are companies that do that. You know just ad hoc. But they don't have all the other information that we have, in regard to you know, buildings in particular areas, you know. Again the combination of data that we have, we have no equal in the industry. But you know what I'll show you one thing. Here real quick, I'm going to go to properties and I'm going to go to Irwindale again. And I'm going to show you the depth of demographics that we have. Right? So, I'm going to Irwindale and I'm going to pull this one on Arrow Highway. Like I said you're seeing a little more than I showed you, because I just wanted to make sure I fit into your time. Okay so Arrow Highway Irwindale, right. Here's our demographics tab. We buy demographics from NEWSTAR, which is a division of Experian. So, you can see here this is this building, 2 miles around the population, the households, the population by race, income, and then graphical interpretations of those numbers. And when we get down here. You can go ahead and see daytime employment. Around this building consumer spending. This is one that my clients have gotten excited about that work in the restaurant industry. You know telling people, hey here's the food at home, food away from home, and alcoholic beverages. What people spend money on in particular areas and we have today's numbers as well as a projection for 2029, because typically the leases on retail are about 5 years. And then traffic counts, of course, at the bottom.

CHAIR FRYMARK

Based out by miles I saw right?

TOM SANTOS

Yes. Yes. So, we, our contract with NEWSTAR is that we provide demographics based on the property. So, you see, this is 2 miles, 5 miles, 10 miles. You can change it if you want but I can't....You can't go to a point and just say here are the demographics, but if you find a building nearby it's going to get you those demographics. And I mean, you know, if it's within a mile you're pretty good.

- CHAIR FRYMARK I think this is really helpful. I appreciate you walking us even deeper into the demographics of it. It looks like there is a lot of good data here.
- TOM SANTOS Absolutely, absolutely. If some other questions come up, please let me know, let Marilyn know she can get in touch with me, and we'll go from there. Alrighty, have a great day, thanks for your time.
- CHAIR FRYMARK Thank you. So, we are going to move on and go on to Item Number 4, Public Hearing.

PUBLIC HEARINGS

- CHAIR FRYMARK There is one item on the agenda for Public Hearing tonight, it is the Site Plan and Design Review Number 01-2025, facade and parking at 5257 Vincent Avenue. Do we have a Staff Report?
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes, we do thank you Chair and Commission this will be given by our Assistant Planner, Jarrod Palmer.
- CHAIR FRYMARK Welcome Mr. Palmer, good to see you.
- ASSISTANT PLANNER PALMER Hello didn't see you last time. All right. Good evening, Commissioners so tonight we're going to be going over Site Plan Design Review (DA) Number 01-2025, this is a request to construct exterior building renovations and a parking lot redesign at an existing building located at 5257 Vincent Avenue. So, the request includes the building's façade, addition of covered walkways, a courtyard, gated walls, and the parking lot redesign. So, a little bit of background this property from 1928 to late 50s early 60s, was an orchard after which was home to office and industrial uses. In 1998, a contract was entered for American Medical response, AMR, the ambulance company to occupy the space. That was until last year, at which point Cell-Crete corporation acquired the building. Presently, the site has 2 existing buildings, a 2-story brick building approximately 9,522 square feet, and a single-story medical building totaling approximately 7,070 square feet. So, you can see the location is on the east side of the City, on Vincent Avenue just north of Arrow Highway. Here is a Site Plan showing the existing and the proposed, and we have a close up of this as well. So, this floor plan shows the building in question. On the right we have the proposed, you can see the addition of the courtyard, and the parallel parking stalls that will be installed. So, there's a couple of things to keep in mind here. The remodeled building is going to draw upon the fundamental characteristics of existing buildings in the area. It's going to have some detail and depth when it comes to the covered walkways, the materials used for that. The windows on the second floor going to have some awnings to cover them. The materials are going to be pretty light with some accent colors. And here's some elevations for you. This is the

- south and east elevations these will be most visible from Vincent Avenue. And these are the north and west elevations. So, the recommended action for tonight is that the Planning Commission take the following action of adopting Resolution 852(25), recommending that the City Council approved Site Plan and Design Review (DA) Number 01-2025, for the construction of exterior building facade renovations and parking lot redesign at 5257 Vincent Avenue. And we also have alternative actions. So that concludes the presentation. Do you guys have any questions?
- CHAIR FRYMARK Questions for Staff? I don't know if this is a question for Staff or if it's a question for the applicant, but I was reviewing the resolution and looking at some of the condition outlines. One of them specifically, on page 13 of 15, it says construction activity shall take place no early than 7:00 AM on each day and no later than 7:00 PM on each day, Monday through Saturday. I was curious on two questions. One, how long do we anticipate the construction to take place? And 2, is it possible that, that construction time be reduced to 7:00 PM as opposed to 7, excuse me 5:00 PM as opposed to 7:00 PM.
- ASSISTANT PLANNER PALMER Certainly, so we have the applicant and the property owner here tonight they might be able to answer the question about how long construction will take, and regarding the 7:00 AM to 7:00 PM moving that to 7:00 AM to 5:00 PM. I believe that is an adjustment we could do to the Conditions of Approval.
- CHAIR FRYMARK Question of clarification, so I understand that currently it's now owned by the new applicant, so currently it's I'm understanding that it's vacant it's not being used at this time.
- ASSISTANT PLANNER PALMER I would have to ask the applicant for that one. Do you want to come up?
- CHAIR FRYMARK The... Do you want to come up.
- LOUIS FISHER I just can't hear that well so...
- CHAIR FRYMARK Hi, uh what is your name for the record?
- LOUIS FISHER Louis.
- CHAIR FRYMARK Hi Louis, nice to meet you. A couple of questions. One I was curious, if the current building is vacant, it's not being occupied for anything.
- LOUIS FISHER It is vacant.
- CHAIR FRYMARK Okay, and then in terms of projected construction time do we know how long that might take?

- LOUIS FISHER Well if you watch me do the other building on Arrow Highway, I would tell you that I'm going to get it done in 6 months, that's sort of taken me quite a while, but I would hope that a year gets us through that.
- CHAIR FRYMARK So around a year. And would it be possible to reduce the construction time, so that the site isn't being worked on after 5:00 PM?
- LOUIS FISHER Oh that's not... We're not... We probably are done by, earlier in the day depending on what we're doing but we we're operating our business out of there as it is, so we have the trucks and people there come in in and out every day.
- CHAIR FRYMARK Once the new building is operational, how many people do we anticipate being in that building?
- LOUIS FISHER I'm thinking somewhere around 30, 30 plus people.
- CHAIR FRYAMRK I mean it's a beautiful design much better than what currently is there, so there's no concern about that, I'm just kind of curious how many additional cars will be coming in and out of that area.
- LOUIS FISHER We probably have about 30 people that will work out of that office. We're going to move our business side of our business from Monrovia out into this building once it's done.
- CHAIR FRYMARK I see, I see okay. Regarding the plan itself. So, I was looking at the plans, I'm wondering... So it looks like... I'm not used to seeing a lot of site plans, I'm getting more used to it now. But are we building... Is the request to build a like a gate along the new building, or not the new building the existing building as well?
- LOUIS FISHER We're going to put a courtyard. If you look at that building from above, it looks like a flag lot or a flag all right. So, the area the smaller area, we're going to have a courtyard in there of which we're going to stick a pond, and everybody could go out there and have some feng shui during you know...
- CHAIR FRYMARK There is a fountain on the design plan so.
- LOUIS FISHER And that will be fenced off. We've already gone and fenced the whole property off, which we did over the last year. So all the buildings are walled and fenced, and so now we're just going to add a fence around the courtyard there to keep that separate from the parking lot.
- CHAIR FRYMARK Okay, and just out of curiosity how did we decide on the types of just trees and shrubs that we were going to put in that area?
- LOUIS FISHER The architect came up with that and I don't know whether that's...

COMMISSIONER MIRANDA	Just a rendering?
LOUIS FISHER	Yeah just a rendering but we've actually we're out for pricing right now with landscapers, because we not only have to do this building, but we have to do the lot next door plus our building on Arrow Highway. So, we're just out there looking and unless for some reason I go by some place and I can dig some plants up in the yard instead.
COMMISSIONER MIRANDA	Have you considered like pepper trees or more indigenous plants in the area?
LOUIS FISHER	I was really thinking about birds of paradise and palms, but I've just sort... It just depends on what sort of, yeah... We're yeah... I don't know if I'm thrilled. We've already moved, there were 5 outstanding sort of rare palms that were on the front of this building, and we moved them away from the front of the building and we've used them to line our driveway that goes into the back of the property there. So, if you go by and look it's got a pretty nice look now with those palms.
COMMISSIONER MIRANDA	Are they lit up too, as well?
LOUIS FISHER	Huh?
COMMISSIONER MIRANDA	Are they lit up with lights?
LOUIS FISHER	We don't have the palms lit up yet. We do have lights. Were set up for... On our columns we're set up for lights but I'm trying to figure out how many is too many.
COMMISSIONER MIRANDA	I mean just curious because I've had residents ask me. But when new things come in about having more indigenous plants to our area, and local California plants, and on to our area.
LOUIS FISHER	I don't want to have something that's hard to keep alive, especially in that soil there. Everything... You can't water it enough there. It just drains so. We'll have to have some things. But we're also... We're limited on how much we can put in and where. We really don't have space for like big trees or... There's just not that room there.
COMMISSIONER MIRANDA	During construction, is there some kind of plan you have for safety to get trucks in and out kind of?
LOUIS FISHER	We just drive right in and out our driveway. We're behind a wall now anyway yeah. We're...

COMMISSIONER MIRANDA	Your pretty deep out there?
LOUIS FISHER	So it's back in there so we're....
COMMISSIONER MIRANDA	Okay.
CHAIR FRYMARK	Are the landscape plans and irrigation plans not completely done yet, because I was noticing on the report says that they'll be subject to the approval of the Community Development Director and the Director of Engineering.
ASSISTANT PLANNER PALMER	So the landscape plans were submitted but they're kind of like a draft showing what will be the case. The final plan will be determined by the landscape architect at the time, and they'll ensure that indigenous plants and invasive species won't be planted.
LOUIS FISHER	No ivy.
CHAIR FRYMARK	No, please no. And then also when it's referring to the photometric lighting plan has that also been submitted?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair and Commission, that is something that they submit for building plans that will be looked at with Building and Safety.
CHAIR FRYMARK	Okay. Those were all my questions does the Commission have any other questions? No?
VICE-CHAIR ACOSTA	I got a quick question. On the plans just north of the fountain. it looks like there's a driveway there was that going to be used for vehicles entering and exiting?
LOUIE FISHER	So the northside of the building there, we've walled that off so that driveway is no longer accessible there.
VICE-CHAIR ACOSTA	So will the arch and that large gate still be there for...
LOUIS FISHER	That'll be access to the building yeah. We're going to... We're going to set that up that, on taco day for the office, we can bring the truck back right in there and it sits back there or the in and out, truck or whatever.
CHAIR FRYMARK	Well we know when that's going to happen just kidding, just kidding. Just a little friendly banter. Just kidding. We don't want to know. Yeah, Okay.

LOUIS FISHER I'm anxious to get going on this because I can't stand it any longer. I have looked at that building for the 5 or 6 years that we've been over there, while we did the other building on Arrow Highway. And both buildings are going to match each other basically in look and design quality. So that's big on my list. I need to get it done because I need to move people from Monrovia.

CHAIR FRYMARK I mean it's clear that, that's part of the intention is to make it aligned with the building that's at 16, I don't remember anymore but it's the one...

LOUIS FISHER Neither do I. I never remember the address.

CHAIR FRYMARK I want to say 16621.

LOUIS FISHER That's close.

CHAIR FRYMARK So the intent is there. It looks like it's going to be a beautiful building, God willing, and thank you for helping make the City more beautiful.

COMMISSIONER MIRANDA Chair, I have a quick question.

CHAIR FRYMARK Yeah,

COMMISSIONER MIRANDA As far as... I see the rendering here, is that the kind of the color scheme you're thinking about going with?

CHAIR FRYMARK It is like a green.

LOUIS FISHER It is going to be the same green. Both buildings will match.

COMMISSIONER MIRANDA So okay.

LOUIS FISHER We only have to have one can of touch-up paint.

COMMISSIONER MIRANDA I just relaying messages I've gotten for residents and not really fond of that green that has been going in.

CHAIR FRYMARK The green?

COMMISSIONER MIRANDA Yeah, I've had some residents that have displeasure with it.

CHAIR FRYMARK It's like a pale green.

COMMISSIONER MIRANDA Yeah, I'm not it's not mine. I got to give the message. I got to bring the message that I'm getting from people, because that's why I am here. So they're not really fond of that. Is there something you can match or contrast to that possibly?

LOUIS FISHER Why don't they like my green?

COMMISSIONER MIRANDA I don't know.

LOUIS FISHER And how many don't like it.

COMMISSIONER MIRANDA A small handful.

LOUIS FISHER I like my green. I think it sets off the red tile very well.

COMMISSIONER MIRANDA Well. My uncle pat loved green I tell you but....

LOUIS FISHER And also we've already painted all the... My deal with the City, when I bought that property is I had to create a campus like environment.

COMMISSIONER MIRANDA Okay.

LOUIS FISHER And by having them both that color that sort of...

COMMISSIONER MIRANDA I had to relay that message that I had.

CHAIR FRYMARK Any other thoughts or questions before we move on?

JOHN CATALDO Good evening. I'm John Caltado, the architect. I just wanted to mention something Madam Chair, with regards to the timing. That year does include time to prepare plans and then processing the plans for plan check at the City. That's another variable that does add to the time and of the projects that we've been working on in Irwindale, it does take a considerable amount of time so you may want to factor that into your analysis.

CHAIR FRYMARK How much time would you say it takes?

JOHN CATALDO Well, for projects that we are involved in right now, it's been taken between 6 to 8 weeks to plan check and then comments. It could very well take 3 to 4 months till the construction permit is issued.

CHAIR FRYMARK 3 to 4 months?

JOHN CATALDO	Yes. Unless the Planning Commission urges expedition.
CHAIR FRYMARK	Yeah, I mean it seems like that's a long time to be waiting but I'm sure that there's reasons for it. I would love to dig into that at some point.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair and Commission, and architect for that. We do have the Public Works Engineering Director here but I'm going to speak for him on there. He gave me the nod. So no, thank you for that. So sometimes there is back and forth when things are submitted, and I know in the past with the projects that, that we've had LA County doing some of those plan checks, and we do have it in house now and I think that is going to shorten the time with that. So, I just wanted to convey that to you.
CHAIR FRYMARK	You know, thank you, we appreciate that. I think we'd like to see these being moved as quickly as possible so that our applicant is not being delayed in their project and they're able to move forward.
ASSISTANT PLANNER PALMER	I forgot to mention one thing, so this project was also categorically exempt from CEQA pursuant to Section 15301, Class 1, Existing Facilities. So, I'll leave you to the Public Hearing.
CHAIR FRYMARK	Okay, then let's go ahead and open up the Public Hearing.
OPEN PUBLIC HEARING	At 7:21 p.m., Chair Frymark opened the Public Hearing.
CHAIR FRYMARK	Do we have any members in the audience, Tier 1, that would like to come forward and speak on this item. How about Tier 2?
ADMINISTRATIVE SECRETARY HERNANDEZ	We do. I will go ahead and unmute Fred Barbosa.
CHAIR FRYMARK	Hello Mr. Barbosa, are you there? Mr. Barbosa?
ADMINISTRATIVE SECRETARY HERNANDEZ	He unmuted himself, but he's not speaking.
CHAIR FRYMARK	Maybe we can come back if there's anyone else is there anyone else?
ADMINISTRATIVE SECRETARY HERNANDEZ	No one else.
CHAIR FRYMARK	Okay. Mr. Barbosa, are you there? Hopefully there's no technical difficulties.

COMMISSONER MIRANDA	Perhaps disconnect and reconnect.
CHAIR FRYMARK	Are you saying, restart it?
COMMISSONER MIRANDA	Restart it, reboot.
CHAIR FRYMARK	Okay, well then we're going to go ahead and move on to Tier 3.
ADMINISTRATIVE SECRETARY HERNANDEZ	No one else but Mr. Barbosa. Let me lower the hand and see if he raises it.
CHAIR FRYMARK	Okay, we'll go ahead and move on thank you. So, we will go ahead and close the Public Hearing, for this particular item seeing that we've gone through Tier 1, 2 and 3, thank you.
CLOSE PUBLIC HEARING	There being no speakers, Chair Frymark closed the Public Hearing at 7:23 p.m.
CHAIR FRYMARK	Any thoughts from the Commission?
COMMISSONER MIRANDA	Thoughts?
CHAIR FRYMARK	Yes, thoughts, a motion.
COMMISSIONER MIRANDA	Yeah. Not a thought but a comment possibly. We had this great convention in Indian Wells recently and I had... It was amazing to go.
CHAIR FRYMARK	We did.
COMMISSIONER MIRANDA	Yes we did. Well a few of us did yeah. And some great learning abilities. I love the whole all in. Talking to the DA and some great some lawyers that were fantastic about, as far as some of their Counselor. So, it was a great situation.
CHAIR FRYMARK	How do we feel about this design plan?
COMMISSIONER MIRANDA	Sorry about that.
VICE-CHAIR ACOSTA	That's okay.
COMMISSIONER MIRANDA	Sorry I thought we had left already.
VICE-CHAIR ACOSTA	I like to go ahead and motion that we approve the Site Plan.

COMMISSIONER RODRIGUEZ	I second.
CHAIR FRYMARK	Wonderful. So, we have a first and a second, but I'm going to pause before we continue Marilyn.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes, with the modification of Condition of Approval Number 26.
CHAIR FRYMARK	Thank you for catching that. Yes. Let's rephrase that, so we have a first and a second but the motion is to approve with the condition of making the change to Number 26, which states construction activity shall take place no earlier than 7:00 AM on each day and no later than 5:00 PM on each day, Monday through Saturday. We say so moved.
VICE-CHAIR ACOSTA	So moved.
COMMISSIONER MIRANDA	So moved.
CHAIR FRYMARK	And you have a second here, Roll Call please.
ADMINISTRATIVE SECRETARY	Commissioner Acosta motion, Commissioner Rodriguez, second?
CHAIR FRYMARK	Yes.
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 Vice Chair Acosta?
SECRETARY
HERNANDEZ

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE Chair Frymark?
SECRETARY
HERNANDEZ

CHAIR
FRYMARK Yes.

ADMINISTRATIVE Thank you.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Thank you. Moving on we are going to go back to Discussion Items and Presentations.

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR FRYMARK B. General Plan Presentation Number 2. Do we have a Staff?

COMMUNITY Thank you Chair and Commission. So, this presentation is Part 2 of a
DEVELOPMENT General Plan Element training and it'll be presented by our Associate
DIRECTOR Planner, Mario Arellano.
SIMPSON

CHAIR FRYMARK Welcome, Mr. Arellano.

ASSOCIATE Hello. Okay, can you hear me? Okay, good evening, Chair,
PLANNER Commissioner, and members of the audience, tonight's presentation is
ARELLANO going to be Part 2 of the Irwindale's General Plan. And so tonight I'll be
going over the remaining 3 elements in the General Plan. The first 1 will
be the Resources Management Element, followed by the Community
Development Element, and then the Implementation Element. So, let's
start with the Resource Management Element. So, under the California
Code Section 65302 D and E, the Conservation Element in the Open
Space Element are required elements that are required under a
General Plan. But under the Irwindale General Plan, both the
Conservation and the Open Space Element have been combined under
the Resource Management Plan, I mean sorry, Element. And the
purpose of the Resource Management Element is to assist in the long-
range preservation and conservation of the cities remaining open space
resources through policies contained in this element. It also focuses on
those remaining natural resources in the City that must be considered
for future development... Planning and development. And it identifies

those resources issues that need to be considered for future planning and development in the City. And so how this is addressed, the City addresses these issues through the Resource Management Plan that is under the Resource Management Element. And it identifies it by 3 major topics and those topics are addressed by policies that have been created in this element. And so, the first topic is the City's commitment to maintenance and management of natural resources. And this is mainly regarding the quarries and how the City will work with the queries and other regulatory agencies, to facilitate their reclamation and protect public health and safety. Uh, the second would be the City's commitment in maintaining and enhancing, uh, open space in the City, that may be used for resources, uh, recourse preservation and recreation. And this is to enhance the recreation and open space resources, uh, for benefit and enjoyment of the existing and future residents, which basically means maintaining and improving, uh, existing park facilities in the City. And finally, the City's continued commitment in maintaining those amenities of both natural and man-made that contribute to the, uh, livability of the site. Uh, which the City has identified as, uh, and preserve, uh, specific sites and buildings that are important to the community for the benefit of future generations, uh, that live and work here, uh. And so, these 3 topics are addressed in the... and implemented through policies and the Resources Management Plan that are outlined in the research in this element. And so, this element also expands to consider issues related to mining and parks and recreation. And so, the Resource Management Element also covers and complies with the state regulations of Mining and Reclamation Acts, Mara excuse me, SMARA. Uh, since the incorporation of the City there have been 25 mining pits throughout the City. As of today, 9 are still in operation and 12 have been filed. And sand and gravel are resources that the mines are mainly extracting. And so, the State of California Surface Mining And Reclamation Act is implementing the City's Ordinance as well as in the Municipal Code. And under SMARA each mining site requires a Reclamation Plan to operate. And the Reclamation Plan is used to define subsequent land uses and implementation schedule for reclamation, design plans for post mining topography, slope stability, and erosion control, drainage, deposition of old equipment. It also provides details of short term and long-term monitoring and maintenance requirements. In addition, SMARA requires financial insurance... A Financial Assurances plan, uh, providing cost estimates and calculations for purposes of establishing a recognition bond. In other words, without a Reclamation Plan mines cannot operate. And so here is, uh, an aerial view of all the active mining sites in the City. And so, moving forward to the Community Development Element. So, under the California code the Land Use Element is a required element required in the General Plan, however, in 2008 the Land Use Element name was changed from a land use to Community Development Element. And this Community Development Element serves as a guide for land use and development within the City of Irwindale. In addition to land use, this element has

been extended to consider economic development and urban design. This element addresses a wide range of issues regarding existing and future development, uh, land use compatibility, and development of new infrastructures, uh, economic development and urban design. This element indicates the location and extent of land uses, the type of development permitted throughout the City, and it identifies those areas where existing land uses and development will be maintained. As well as those areas where new infill development or redevelopment will be encouraged. Uh, The primary objective of the Community Development, uh, Element, uh, are to assist in management future growth, uh, to improve physical appearance and minimize potential land use conflicts. And so here is a Land Use Map that identifies all the different types of land uses within the City and under the General Plan. And so, under the general... Uh, under the Community Development Element, uh, there... It's identified under 4 different types of land uses, uh, residential land uses, commercial land uses, industrial, and other land uses. And so, under Residential Land Uses it mainly just broke it down into zones. Uh, which is R-1, R-2, R-3, Agriculture, and C-3, which is Heavy Commercial Residential. Uh, Same thing with Commercial Land Uses which, uh, consists of C-1, C-2, C-3, Uh, under Industrial Land Uses. It actually has Industrial Park, Light and Heavy Industrial, the Quarries, Landfills, which no longer exist in the City. And other yet land uses consist of utilities, public properties, uh, institutional, the Santa Fe Dam and schools. And so, for our final, uh, element. So this element, uh, is very unique because, uh, this is not a required element under the California Government Code. Uh, it's an element that's been implemented by the City. And basically, it's, uh, it provides or identifies 42 programs, uh, that help implement policies contain, uh, within all the elements, uh, in the General Plan. And so basically, uh, it basically outlines the different types of programs the name what each one is, uh, along with the responsible agency or the department, uh, as well as the timing of implementation, and the funding source as to how those products are going to be funded. And so that concludes Staff's presentation. Any questions?

CHAIR FRYMARK

Mr. Arellano, when do you imagine we would be seeing these elements, like in full?

ASSOCIATE
PLANNER
ARELLANO

Well we had the first part, uh, on the...

CHAIR FRYMARK

April 30th meeting?

ASSOCIATE
PLANNER
ARELLANO

Yeah, yeah, yeah that was the first part, so we covered the Infrastructure Element, Safety... Public Safety, Housing and...

CHAIR FRYMARK

There. Oh my gosh. I listen to it. Air? No sound? Noise!

ASSOCIATE PLANNER ARELLANO	Noise, yes.
CHAIR FRYMARK	Okay. But will there be like a comprehensive review of it or this is what we're seeing? Like Part one and Part two.
ASSOCIATE PLANNER ARELLANO	So this is just a general kind of just overview of our existing General Plan. Uh, so it's not about....no, anything that's coming in terms of updates or terms like this. Just kind of an overview of our current.
ASSISTANT PLANNER PALMER	Hello. So yeah, we went over a General Plan overview at the April 30 th Special Meeting, as well as the Public Safety Element which includes the Noise Element, the Housing Element, and the Infrastructure Element which also includes circulation.
COMMISSIONER MIRANDA	Jarrold, and at that's time we mentioned it was kind of outdated that last. Is our plan, I think we talked about that, to getting a new readout on that? Do we come to a conclusion on that or?
ASSISTANT PLANNER PALMER	An update to the elements?
COMMISSIONER MIRANDA	An update, yes correct.
CHAIR FRYMARK	Are you referring to the noise?
COMMISSIONER MIRANDA	Yeah. Study...
ASSISTANT PLANNER PALMER	Director Simpson could answer some of that.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you. Thank you Chair and Commission, right now there's not any plan to update the Noise Element with that, but there are some new state laws that are requiring some updates. That one of them is the Open Space Element needs to be updated by January 1, 2026. That was a Senate Bill for that. There's another one that's coming. The date may change, but they want the Conservation Element to be updated. And also, the Circulation Element at some point in time. So you'll be seeing that in some form. What you will also be seeing, kind of a sneak peek here, is you'll be seeing we're updating the Housing Element, Safety Element, and then we have the new Environmental Justice Element. So that will be coming to the Planning Commission fairly soon. Okay, thank you.
CHAIR FRYMARK	Are there any other questions?

COMMISSIONER RODRIGUEZ I have a question about the active mining sites. So right now, it shows that there's 9 mining sites in operation. Uh...

ASSOCIATE PLANNER ARELLANO Yes.

COMMISSIONER RODRIGUEZ And it has decreased from 25. Now, do we have a time frame of it decreasing from 9?

ASSOCIATE PLANNER ARELLANO I don't have that available. Um.

CHAIR FRYMARK Marilyn might have that information for us though.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON No, thank you Chair and Commission, that's a good question. What... If the Planning Commission is interested in this, I would like to bring the Reclamation Plans, just at, for the Planning Commission to have an overview, because those were prepared some time ago and they do have time frames in there. They have what the ultimate use was envisioned for that, and I think that would be helpful for that. And that will give the timeline. Off the top of my head I don't know, you know, what some of those are.

CHAIR FRYMARK Would it be possible to have that presentation at the next Planning Commission meeting? Or maybe the following?

COMMISSIONER MIRANDA Is it going to be a workshop for us? Like a 2 by 2, kind of thing?

CHAIR FRYMARK Yeah, to kind of unpack the Reclamation Plans.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON I think that might be helpful, you know, to have it in an open setting like this for anybody interested in it. If we can get it on the agenda. I don't want to have the June agenda too packed for you, for that, but yeah, we can give a presentation on that and...

COMMISSIONER MIRANDA That would be fantastic.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Okay, great thank you.

CHAIR FRYMARK Thank you Marilyn. Are there any other questions from the Commission?

COMMISSIONER
MIRANDA That was my Commission question, good job.

CHAIR FRYMARK Thank you and we will.... We have no further questions, thank you so much. We'll go ahead and move on to Item Number 6, Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Chair and Commission. The only thing to report is Monday is Memorial Day, so City Offices will be closed. And I'm really sorry I missed you on the 30th too with that, but I heard you didn't miss me.

COMMISSIONER
MIRANDA That is not true.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Well thank you. What I heard was, it was awfully quiet at that last meeting, anyway, but thank you I have nothing else to report to you.

CHAIR FRYMARK I heard they finished in record time too.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON It did, it did, yeah. So...

CHAIR FRYMARK Thank you. Any Counsel Comments?

**LEGAL COUNSEL
COMMENTS**

COMMISSIONER
MIRANDA I have plenty of comments, apparently.

ASSISTANT CITY
ATTORNEY
TRAXLER Nothing from me, Chair, thank you.

CHAIR FRYMARK Thank you Jamie. And Commissioner Comments?

COMMISSIONER
COMMENTS

CHAIR FRYMARK	Now is your time, Casey.
COMMISSIONER MIRANDA	I already said a speech. It was a great, great meeting in Indian Wells. I learned a lot and I appreciated the opportunity to go.
CHAIR FRYMARK	I just want to echo and give a thanks to City Staff for helping us get there. It was very informative, a lot of networking, a lot of learning. Met some really great people that I'm hoping to continue to learn from, and worked and spoke with some other City Officials. So, it was good. It was a very good learning opportunity, and I'm looking forward to getting more involved in that way.
VICE-CHAIR ACOSTA	Conferences were very beneficial.
COMMISSIONER CHICO	Good subjects. A lot of good subjects.
CHAIR FRYMARK	Yeah some of them... I mean it was hard to see but it's also the reality, like when Sheriff Luna was up there speaking and he was talking about Twin Towers, and some of the issues that happened there, and the safety matters with some of our sheriffs. It was really eye opening. And then the conversations about the fire and emergency preparedness, it made me think like well I hope Irwindale prepared, you know, in that we have an Emergency Plan. So I went on the website and started digging. We can talk about that later, but it was good.
COMMISSIONER CHICO	Did hear from the new District Attorney?
CHAIR FRYMARK	Yeah.
COMMISSIONER MIRANDA	Yeah, that was great, very informative. Very clear plan what he has going on. I was impressed.
CHAIR FRYMARK	Definitely.
VICE-CHAIR ACOSTA	Some great speakers.
CHAIR FRYMARK	Not too bad fireworks either. Pretty good. Any other comments from the Commissioners? Okay, if there are no further comments, then I will go ahead and adjourn this meeting at 7:40 PM. Thank you everybody.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned
at 7:40 p.m

Maricela Frymark, Planning Commission Chair

Attest:

Jesus Hernandez, Administrative Secretary



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



Date: July 30, 2025 **Agenda Item No. 4-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

Project: Zone Ordinance Amendment No. 01-2025 - Ordinance No. 799 to Amend Chapter 17.20 Billboards of Title 17 Zoning

Applicant: City of Irwindale

Property Owner: Not Applicable

Project Location: City-wide

Staff Recommendation: That the Planning Commission take the following action:
Waive reading of and adopt Resolution No. 854(25) entitled, **“A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ORDINANCE NO. 799, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING CHAPTER 17.20 OF TITLE 17 (“ZONING”) OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING NEW AND CONVERTED DIGITAL DISPLAYS OF OUTDOOR ADVERTISING STRUCTURES AFFECTING PROPERTIES CITYWIDE AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT”.**

Alternative Action:

1. Direct staff to prepare a resolution with a recommendation to the City Council to not adopt the proposed ordinance; OR
2. Direct staff to revise the ordinance and continue the hearing to a date certain.

Background and Analysis:

On July 25, 2012, the City Council adopted Ordinance No. 659, amending the Irwindale Municipal Code chapters pertaining to billboards to define and establish regulations, including criteria under which digital billboards may be allowed.

On September 25, 2024, the City Council enacted Ordinance No. 785, an urgency ordinance imposing a temporary moratorium on the processing and approval of applications for any and all billboards, new construction of billboards (both static and with a digital display), and the replacement or conversion of static billboards to billboards with a digital display (the “Temporary Moratorium”). During the Temporary Moratorium, staff was directed to study and develop as necessary City laws, rules, procedures, and fees related to the replacement or conversion of static billboards to billboards with a digital display and applications for new construction and establishment of billboards. Pursuant to Government Code section 65858, the moratorium remained in effect for forty-five (45) days, expiring on November 9, 2024. Thereafter, state law allowed the City Council to extend the ordinance for ten (10) months and fifteen (15) days and, if necessary, to adopt a second extension for an additional year. The City Council exempted three applications that were already being processed by staff.

On October 30, 2024, the City Council adopted Urgency Ordinance No. 789 that extended the temporary moratorium prohibiting the processing of new applications or approvals for any and all billboards for an additional ten (10) months and fifteen (15) days. The following tasks were performed in preparation of an amended ordinance:

1. Created an inventory of existing billboards within the City.
2. Conducted a review of regulations applicable for the regulation of billboards.
3. Studied the location of existing billboards and analyzed the impacts associated with the increase or modification of billboards in areas where they are installed.
4. Studied the annual development fee to determine the need for an increase to mitigate impacts from the increase of billboards, including the conversion of static billboards to digital display billboards.
5. Performed research on how other cities regulate billboards and the development standards necessary to ensure that they do not have a negative impact on the community.

Proposed Ordinance No. 799

Ordinance No. 799 amends Chapter 17.20 to establish certain development standards consistent with new and/or revised Caltrans Outdoor Advertising Display regulations and refine regulations governing design and operation of digital billboards, the application review requirements, and City approval process for digital billboards.

Revisions to the Billboard chapter include:

- Establishing distance requirements based on Caltrans standards
- Allowing billboards to exceed height limits due to obstructions and freeway elevation, with City Manager approval
- Including provisions for billboards on city-owned property
- Revising landscaping requirements to remove trees and plants that could obstruct views
- Including specifications for lighting requirements consistent with Caltrans standards
- Including requirements for soundwalls and visual screens

- Requiring digital identification numbers on billboard structures
- Establishing specific application requirements and processes
- Providing required findings to approve agreements for digital billboards

Environmental Review:

In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and has determined that the Project is exempt from the provisions of CEQA pursuant to Section 15061 (b)(3), which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is NOT subject to CEQA. In this case, the ordinance has no potential to result in physical change to the environment, directly or indirectly. The Ordinance does not authorize any specific development or installation on any specific piece of property within the City's boundaries.

Conclusion/Recommendation:

Staff recommends that the Planning Commission adopt the attached Resolution No. 854(25) recommending that the Irwindale City Council adopt Ordinance No. 799.

EXHIBITS:

- A. Resolution No. 854(25)
- B. Proposed Ordinance No. 799
- C. Irwindale Master Billboard Location Map

EXHIBIT “A”**RESOLUTION NO. 854(25)**

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ORDINANCE NO. 799 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING CHAPTER 17.20 OF TITLE 17 (“ZONING”) OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING NEW AND CONVERTED DIGITAL DISPLAYS OF OUTDOOR ADVERTISING STRUCTURES AFFECTING PROPERTIES CITYWIDE AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) The City of Irwindale, a Charter City, 5050 N. Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Ordinance Amendment (ZOA No. 01-2025) to amend Chapter 17.20 (Billboards) of Title 17 (Zoning) of the Irwindale Municipal Code and update regulations and development standards for the benefit of the community; and
- (ii) Title 17 of the Irwindale Municipal Code (“Zoning”), otherwise known as the Zoning Code, regulates land use and development within the City of Irwindale (“City”) to protect the public health, safety, and welfare of its residents; and
- (iii) The City of Irwindale has the authority to establish adequate policies and standards in place for the development of billboards in order to protect the health, welfare, safety, and quality of life for the general public, to ensure compatible land uses in the areas affected by billboards and to mitigate the impacts of billboards on the environment.
- (iv) On August 12, 2012, the City Council adopted Ordinance No. 659, amending the Irwindale Municipal Code chapters pertaining to billboards to define and establish regulations, including criteria under which digital billboards may be allowed.
- (v) On September 25, 2024, the City Council enacted Ordinance No. 785, an urgency ordinance imposing a temporary moratorium on the processing and approval of applications for any and all billboards, new construction of billboards (both static and with a digital display), and the replacement or conversion of static billboards to billboards with a digital display (the “Temporary Moratorium”). During the Temporary Moratorium, staff was directed to study and develop as necessary City laws, rules, procedures, and fees related to the replacement or conversion of static billboards to

billboards with a digital displays and the applications for new construction and establishment of billboards.

- (vi) On May 29, 2025, a notice of public hearing describing the proposed ordinance was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.
- (vii) A notice of public hearing describing the proposed ordinance was posted at Irwindale City Hall, Irwindale Library, the Community Development Department, and the local Post Office.
- (viii) A duly noticed public hearing was scheduled for the June 18, 2025 Planning Commission meeting. Staff recommended the item be continued to the next Planning Commission meeting to allow additional research on State regulations regarding billboards. The Planning Commission opened the public hearing and continued the item to the July 30, 2025 Planning Commission meeting.
- (ix) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on Zone Ordinance Amendment No. 01-2025, at which time, the Planning Commission opened the public hearing, took testimony on the Application, received input from staff, heard public testimony, discussed the Proposed Project, and closed the public hearing; and
- (x) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the Project has been determined to qualify for a General Rule exemption pursuant to CEQA Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the Zoning Ordinance Amendment, by itself, will have a significant effect on the environment.
- (xi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports and verbal testimony, this Planning Commission hereby specifically finds as follows:

- a. The proposed Zone Ordinance Amendment amends Chapter 17.20, Billboards and is intended to update development standards and consider limiting the increase of the total number of billboards along the Interstate 210 (I-210) and Interstate 605 (I-605) Freeways and encourage the removal and replacement of existing billboards with newer technology, while providing for the public health, safety, and welfare of the community.
 - b. The proposed Zone Ordinance Amendment is internally consistent with the City's General Plan Land Use Designations and the Comprehensive Zoning Code Update as set forth in Ordinance No. 772.
 - c. The proposed Zone Ordinance Amendment will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Ordinance Amendment is to protect the health, welfare, safety, and quality of life for the general public, to reduce the overconcentration of billboards within the City, and encourage the removal and replacement of existing billboards with newer technology that allows for multiple advertisements, while reducing the need for separate billboard structures.
3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the Planning Commission recommends that the City Council determine that the Project qualifies for a General Rule exemption pursuant to CEQA Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the Zone Ordinance Amendment, by itself, will have a significant effect on the environment.
 4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council adopt Ordinance No. 799 (attached as Exhibit A), which is deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

The Secretary shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution to the City Council.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibit to Resolution No. 854(25):
A: Ordinance No. 799

EXHIBIT "B"

ORDINANCE NO. 799

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING
CHAPTER 17.20 OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING
NEW AND CONVERTED DIGITAL DISPLAYS OF OUTDOOR ADVERTISING
STRUCTURES AFFECTING PROPERTIES CITYWIDE**

WHEREAS, a city has the power to make and enforce regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals, and the public safety; and

WHEREAS, in executing that power, a City Council may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, Title 17 of the Irwindale Municipal Code ("Zoning"), otherwise known as the Zoning Code, regulates land use and development within the City of Irwindale ("City") to protect the public health, safety, and welfare of its residents; and

WHEREAS, the City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to the State CEQA Guidelines Sections 15061(b)(3) on the grounds that it can be seen with certainty that the activity in question will have no significant effect on the environment; and

WHEREAS, on August 8, 2012, the City Council adopted Ordinance No. 659, amending the Irwindale Municipal Code chapters pertaining to billboards to define and establish regulations, including criteria under which digital billboards may be allowed; and

WHEREAS, on September 25, 2024, the City Council enacted Ordinance No. 785, an urgency ordinance imposing a temporary moratorium on the processing and approval of applications for any and all billboards, new construction of billboards (both static and with a digital display), and the replacement or conversion of static billboards to billboards with a digital display (the "Temporary Moratorium"). During the Temporary Moratorium, staff was directed to study and develop as necessary City laws, rules, procedures, and fees related to the replacement or conversion of static billboards to billboards with a digital displays and the applications for new construction and establishment of billboards. Pursuant to Government Code section 65858, the moratorium remained in effect for forty-five (45) days, expiring on November 9, 2024. Thereafter, state law allowed the City Council to extend the ordinance for ten (10) months and fifteen (15) days and, if necessary, to adopt a second extension for an additional year. The City Council exempted applications that were already being processed by staff; and

WHEREAS, On October 30, 2024, the City Council adopted Urgency Ordinance No. 789 that extended the temporary moratorium prohibiting the processing of new applications or approvals for any and all billboards for an additional ten (10) months and fifteen (15) days; and

WHEREAS, the City Council finds that the City can balance its interests in aesthetics and traffic safety with the interests of businesses and consumers by limiting the time, place, and manner of placements of billboards; and

WHEREAS, the City Council finds that digital billboards are recognized as a legitimate form of commercial advertising in the City; however the size, number, location, and illumination of digital billboards can have significant influence on the city's visual character and quality of life and can, without appropriate controls, create, or contribute to visual blight conditions; and

WHEREAS, on July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, regarding the proposed Ordinance to receive testimony and other evidence regarding the proposed Ordinance, including without limitation, information to the Planning Commission by City staff; and

WHEREAS, on July 30, 2025, the Planning Commission adopted Resolution No. 854(25), recommending that the City Council approve proposed Ordinance No. 799, amending Billboard Chapter 17.20 of Title 17 of the Irwindale Municipal Code [with/without recommendations]; and

WHEREAS, the City Council now desires to amend the Billboard Chapter 17.20 in order to further protect the public health, safety, and welfare of its residents; and

WHEREAS, the proposed Ordinance is consistent with and will implement the City's vision, goals, and policies of the Irwindale 2020 General Plan; and

WHEREAS, on August 27, 2025, the City Council held a duly noticed public hearing, as required by law, on the proposed Ordinance to receive testimony and other evidence regarding amending Chapter 17.20 of Title 17 (Zoning), including without limitation, information provided to the City Council by City staff.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Chapter 17.20 Billboards is hereby replaced in its entirety, and shall read as follows:

Subsections:

17.20.010 Purpose and Intent

17.20.020 Applicability

17.20.030 Development Agreement Required

17.20.040 Definitions

17.20.050 General Standards

17.20.010 Purpose and Intent

The City finds that there is an overconcentration of billboards within its jurisdiction, especially within the I-210 and I-605 Freeways, which necessitate careful consideration of any new billboards or replacement or conversion of existing billboards to digital displays. The intent of this Chapter is to limit increases in the total number of billboards along the I-210 and I-605 Freeways, and encourage the removal and replacement of existing billboards with newer technology that allows for multiple advertisements, while reducing the need for separate billboard structures.

17.20.020 Applicability

The provisions of this chapter shall apply to all off-site outdoor commercial advertising structures, i.e., billboards, within the City.

17.20.030 Development Agreement Required.

1. New Static or Digital Billboards. The construction of a new static or digital billboard, or modification or replacement of an existing billboard with the intent to install new static or digital displays is allowed only upon City Council approval of a Development Agreement, with appropriate standards and public benefits to be negotiated with the City, at City's sole discretion, which shall also comply with all other standards imposed by this chapter. Billboards constructed on property owned by the City or its related agencies may also be accomplished by a lease agreement or license agreement in lieu of a Development Agreement, and any reference to a development agreement in this chapter shall include leases or licenses on such properties.
2. Repair/ Replacement of Existing Billboards. The repair of billboards with static, non-digital displays is permitted with or without a Development Agreement, or lease or license agreement in commercial, quarry, industrial, or specific plan zones, subject to obtaining appropriate demolition, building, and other required ministerial permits, and complying with all other standards imposed by this chapter. All existing outdoor commercial advertising structures that are not in compliance with the requirements of this chapter are declared to be nonconforming uses.

17.20.040 Definitions

As used in this chapter, the following terms shall have the following meanings:

- A. **Billboard.** A sign soliciting public support or directing public attention to the sale, lease, hiring or use of any objects, products or services not associated with the property where the sign is located. For purposes of this Chapter, a billboard sign shall not include a sign solely advertising the business(es) located on the premises where such sign is erected and maintained. A billboard may consist of either static or digital displays, as defined in this section, and may be referred to in the Irwindale Municipal Code as “static billboard” or “digital billboard.”
- B. **Billboard Identification Sign.** The sign which displays the name of the billboard owner and identification number.
- C. **Digital Display.** The face of a billboard that is comprised of a digital or electronic face with intermittent messages.
- D. **New Construction.** The construction of a new billboard (static or digital display) including the sign face and support structure.
- E. **Repair.** The changing of the sign face and/or support structure to a comparable design (like for like) due to damage. A repair shall be limited to static to static or digital to digital.
- F. **Replacement.** The complete replacement or conversion of a static billboard (face and support structure as needed) with a digital display.
- G. **Static Display.** The face of a billboard that has a fixed, printed face; is not digital and does not have a variable message display.

17.20.50 General Standards

The provisions of this section are in addition to any standards imposed by a development license, or lease agreement, provided, however, that where any standard imposed by a Development Agreement, lease or license agreement that differs from the general standards set forth in this section, the standards imposed by the development, lease or license agreement shall apply over the general standards as a matter of public interest.

1. **Sign Face Dimensions.** The maximum total sign area for any digital billboard shall not exceed six hundred seventy-five square feet (675') per sign face, excluding border, trim, cutouts, and other special advertising features or additions and base or apron supports and other structural members. Each sign face shall not exceed twenty-five feet (25') in height or sixty feet (60') in length. The maximum total sign area for a replacement billboard shall not exceed the existing static display sign area, unless the replacement billboard is a freeway-oriented structure. For

purposes of this section, sign area shall mean and include any frame or material forming an integral part of the display but excluding support structures.

- a. Cutouts and other special advertising features or additions to a sign face shall not exceed an area ten (10%) percent of the total sign face dimensions or a total area of one thousand two hundred square feet whichever is less.
 - b. Bidirectional or double-faced signs shall be located on the same structure. For parallel double-faced signs, the distance between sign faces shall not exceed eight feet (8'). For "V-shaped" double-faced signs, the distance between sign faces shall not exceed forty-five feet (45') at their widest point and shall not exceed eight feet (8') at their closest point.
 - c. Billboard company identification signs shall comply with Caltrans Outdoor Advertising regulations for maximum size.
2. Structure Design. Each structure shall have no more than two poles and shall be constructed of noncombustible material.
 - a. No digital billboard shall have more than one digital display surface oriented in the same vertical plane, for a maximum of two digital display surfaces back-to-back.
3. Height. The overall height of each structure, which shall include the digital or static display and any frame or material forming an integral part of the display, shall not be limited to the maximum height limit of the zone, in which the billboard is located. The overall height of billboards located along a freeway shall not exceed seventy-five feet (75') measured from the higher of either:
 - a. The finished grade of the roadway adjacent to the lot on which the structure is located and from which the advertising display is to be viewed, or
 - b. The finished grade of the base of the sign.
 - c. The overall height of the structure may exceed seventy-five feet (75') due to obstructions and freeway elevation, with the review and approval of the City Manager or their designee.
4. Location. The location of billboards shall be restricted as follows:
 - a. New structures shall be located only in an area immediately adjacent to the I-605 and I-210 freeways that is zoned for commercial, quarry, industrial uses, or specific plan.
 - b. Structures shall not be located on public property or rights-of-way, unless a lease or license agreement has been approved, as allowed in Section

17.20.030 (1). No portion of any sign or structure shall be located on, project into, beneath, or above the public right-of-way.

- c. Structures projecting over a pedestrian walkway, driveway or driving aisle shall have a minimum clearance of thirty feet (30') between the lowest point of the sign and the finished walkway or driveway grade.
 - d. Digital billboards shall comply with all California Department of Transportation requirements for placement and operation as set forth in the Business and Professions Code regulating off-premise outdoor advertising signs.
 - e. Maintenance, repair and other related operations shall be conducted completely upon the billboard site and shall not use or encroach on any public right-of-way, unless an encroachment permit has been issued by the City Engineer or other required agency.
 - f. New digital billboard structures shall be placed at least two hundred fifty feet (250') from any residential zone or residential use, unless it is determined by the City Manager or their designee, that based on the photometric study required herein, that there is no significant additional light intrusion than if the digital billboard is placed at least two hundred fifty feet (250') from the digital billboard. The measurement shall be from the closest edge of the structure to the closest edge of the residential zone or closest property line on which a residential use is located.
 - g. New digital billboard structures shall not be located within five feet (5') of a building or other structure or overhang of any structure or building.
 - h. New freeway oriented digital billboards shall not be located within one thousand feet (1,000') of another digital billboard on the same side of the freeway. Existing static billboards may not be replaced unless they are outside of a minimum five hundred-foot (500') buffer of another billboard. For purposes of this section, measurements shall be made from the closest edge of the sign panel. Development agreements for a new billboard with digital displays may provide for a reduced buffer, but not less than one thousand feet (1,000') in due consideration of other public benefits provided in the development agreements, including, but not limited to, the concurrent takedown of existing static displays or digital displays within the City.
 - i. When the replacement of a static billboard results in the construction of a new digital display, the new digital billboard shall not be located within a five hundred-foot (500') radius of any existing billboards (static or digital) on the same side of the public right-of-way. For purposes of this section, measurements shall be made from the closest edge of the sign panel.
5. Prohibited Signs. The following types of signs shall not be permitted on billboards:

- a. Any form of moving, animated, oscillating or rotating sign, or any other design intended to attract attention through movement or the semblance of movement of the whole or any part of the sign or any other method or device that suggests movement;
- b. Inflatable signs (including generator driven/externally powered inflatables);
- c. Flashing signs, containing internally and/or externally illuminated light or other devices which are intermittently on and off, which change in intensity, or which create the illusion of flashing in any manner.

6. Appearance and Operations.

- a. No billboard, including its supporting structure and lighting, shall present any hazard to the safety of pedestrian or vehicular traffic by obstructing the flow of such traffic, obstructing the sight lines required for the safe movement of pedestrian or vehicular traffic, interfering with the visibility and effectiveness of any traffic control or warning device, or in any other manner, as determined by the City Manager or their designee.
- b. Specifications regarding illumination, or any other visual transformations shall be detailed in the Development Agreement.
- c. No billboard face or sign area shall be added to an existing sign unless within a permanent frame or panel indicated for such purpose on approved plans for the total sign structure.
- d. Walls or screens at the base of a billboard or other support structures shall not create a hazard to public safety or become an attractive nuisance and shall be continually maintained in good condition and free from graffiti, weeds, or other blight conditions.
- e. The images on a digital billboard face shall not change more often than every eight seconds. The images will change instantaneously, with no special effects or video. Any form of moving, animated, oscillating or rotating sign, or any other design intended to attract attention through movement or the semblance of movement of the whole or any part of the sign or any other method or device that suggests movement is prohibited.
- f. No billboard message shall move or include animation, flashing lights, or the varying of light intensity, nor shall the digital advertising sign's illumination impair the vision of travelers on the adjacent roadways.
- g. No digital billboard shall simulate or imitate any directional, warning, danger, or information sign, or any other display likely to be mistaken for any permitted

sign intended or likely to be construed as giving warning or direction to traffic, for example using such words or phrases as "stop" or "slow down."

- h. Each digital billboard shall have a light sensing device that will automatically adjust the brightness as ambient light conditions change to not more than .3 footcandles at the following distances, as provided in the 2000 Lewin Lighting Study, as amended and updated hereto:

Sign Panel Size	Maximum Light Levels
20' x 60'	350'
14' x 48'	250'
12' x 25'	150'

- i. Each digital billboard shall be designed with integrated systems and monitoring capabilities that ensure the display automatically shuts off or transitions to a full black screen in the event of a malfunction which effects more than ten percent of the screen, ensuring minimal disruption and safety.
- j. No billboard shall display any obscene language or images, as the term is defined in Section 311 of the California Penal Code, including any amendments or successor statutes thereto.
- k. Digital billboards shall plainly display and be visible from no less than one hundred feet (100'), the name of the person or company owning or maintaining digital billboard and the digital billboard identification number.
- l. Digital billboard structures shall be free of any visible bracing, angle iron, guy wires, cable, and/or similar supporting elements. All exposed portions of a digital billboard, including backs, sides, structural support members and support poles, shall be screened to the satisfaction of the Community Development Director.
- m. Each digital billboard shall be connected to the National Emergency Network (or any successor network thereto) and provide emergency information, including child abduction alerts (i.e., "Amber Alerts") or other missing persons or emergency alerts as may be issued by local, state, or federal authorities, in accordance with local and regional first responder protocols.
- n. Digital billboards shall be operated and maintained in compliance with Business and Professions Code Section 5403.
- o. The requirements set forth in this subsection, shall be in addition to any other conditions and requirements contained in a development, lease or license agreement. If any condition or requirement imposed in a development, lease or

license agreement conflict with the general requirements set forth in the sections above, the general requirements of this subsection shall control. For purposes of this subsection, conditions or requirements contained in the agreement that are more restrictive than those contained in the general requirements in this section shall not be deemed in conflict and shall control.

7. Additional Standards. All billboards must comply with the following standards:
 - a. Billboard modifications and replacements shall only apply to legal conforming and legal non-conforming signs. Any illegal signs must be removed.
 - b. The developer shall, at all times, comply with the approvals of the California Department of Transportation Outdoor Advertising Division, as applicable.
 - c. The developer shall underground all utilities installed in connection with the billboard.
 - d. The owner and/or operator of the digital billboard shall comply with all applicable federal, state, or local laws when constructing, operating, improving, maintaining, repairing, and removing the digital billboard, including obtaining required permits, the Highway Beautification Act of 1965 (23 U.S.C. Section 131), the Outdoor Advertising Act ([Business and Professions Code](#), Section 5200 et seq.), and the regulations promulgated to implement the Outdoor Advertising Act (4 Cal. Code Regulations. Section 2242(c) et seq.).
8. Adjacent Landscaping. Where appropriate, as determined by the Community Development Director, the site upon which billboards are located shall be landscaped to achieve a consistent theme to visually integrate the billboard with the surrounding environment, in accordance with the following guidelines:
 - a. Landscaping is not intended to block the view of the structures within their view shed, a distance of one-quarter mile from the sign face.
 - b. Any plant materials used for landscaping shall be drought-resistant and irrigated with an automatic drip irrigation system. Irrigation systems may be installed on the surface if a licensed landscape architect establishes a maintenance plan that may allow the irrigation to be discontinued if the plant materials reach a level of maturity and condition that would permit it without damage to the plant material.
9. Application.
 - a. Application requirements. Any person wishing to erect a new digital billboard or replace an existing billboard shall submit a request in writing for approval of a

development, lease or license agreement pursuant to Section 17.20.030 of the Irwindale Municipal Code that includes the following:

1. The name, address, phone number, and other contact information of the person proposing the Development Agreement.
2. The property owner name(s) and signature(s) on the application.
3. The location of the proposed billboard, including street address and assessor parcel number, latitude, longitude, and postmile.
4. Any billboard that is proposed to be removed, shall provide the location of the billboard, including street address and assessor parcel number, latitude, longitude, and existing State number (Caltrans tag number).
5. Information that establishes that the person proposing the Development Agreement has legal or equitable interest in the proposed new or relocated billboard, and proof of legal or equitable interest in the proposed site including, but not limited to, a fee interest, lease, license, easement, or other entitlement demonstrating the right to install and operate the billboard on the subject property. Information to be provided shall include the written consent of the property owner if not readily ascertainable from the foregoing documents.
6. Conceptual design drawings of the billboard that includes technical specifications to determine the digital billboard's compliance with this chapter.
7. An outline of the proposed compensation or public benefit to be provided to the City.
8. Photos of all existing signage, and architectural renderings and elevations of the proposed billboard and a scaled site plan and elevations showing the locations of all existing structures and improvements on the property, and the proposed billboard and related structures and improvements.
8. Photo simulations, as determined by the Community Development Director, of the before and after physical site appearance from views.
9. A photometric study prepared by a certified lighting engineer demonstrating the proposed digital billboard's compliance with the operational requirements provided herein.
10. For freeway oriented billboards, documentation of the preliminary review by Caltrans Outdoor Advertising Act.

11. Such other documents, materials, or information deemed reasonably necessary by the Community Development Director.
 - b. The applicant shall pay all application filing fees and deposits as set by resolution of the City Council. This fee shall be in addition to any other required fees for permits relative to the development of the property and shall be for the purpose of defraying the costs associated with City's review and processing of the application.
 - c. The applicant shall pay the cost of any environmental studies and reports necessary for the completion of the environmental review of the proposal pursuant to the California Environmental Quality Act.
12. Process.
 - a. A development, lease or license agreement shall be reviewed by the Planning Commission at a duly noticed public hearing, pursuant to the procedures set forth in Section 17.34.050 of the Irwindale Municipal Code. The Planning Commission shall review such agreement and make a recommendation to the City Council whether the proposed billboard meets the required findings set forth in subsection (c) below.
 - b. The City Council shall conduct a duly noticed public hearing following the Planning Commission recommendation to consider approval of the agreement. The hearing before the City Council shall be noticed in accordance with Section 17.34.060 of the Irwindale Municipal Code and may be continued from time to time. In order to approve an agreement, the City Council shall make all of the findings contained in subsection (c) below.
 1. Development Agreements shall be approved by ordinance.
 2. Leases and license agreements shall be approved by resolution.
 - c. Findings for approval of an agreement. The Planning Commission and City Council may approve the agreement if it finds the following:
 1. The proposed agreement is consistent with the goals, objectives, purposes and provisions of the General Plan, the Municipal Code, and any applicable specific plans;
 2. The proposed use is compatible with the uses and structures on the site and in the surrounding area;

3. The proposed billboard would not create a traffic or safety problem, including problems associated with on-site access circulation or visibility;
4. The proposed billboard would not otherwise result in a threat to the general health, safety, and welfare of city residents; and
6. The proposed billboard, in addition to its aesthetic treatment, provides substantial public benefits that would not otherwise accrue to the public in the absence of its installation with said benefits determined solely by the City Council.

SECTION 3. The City Council hereby authorizes and directs the Mayor and the Chief Deputy City Clerk to execute this Ordinance on behalf of the City of Irwindale forthwith upon its adoption.

SECTION 4. The Chief Deputy City Clerk shall certify as to the passage of this Ordinance and shall cause the same to be published and/or posted at the designated locations in the City of Irwindale.

SECTION 5. City staff is directed to prepare and file a Notice of Exemption under the California Environmental and Quality Act (CEQA) in connection with this project.

SECTION 6. This ordinance shall take effect on the thirty-first (31st) day following its passage.

PASSED, APPROVED, AND ADOPTED this ____ day of ____ 2025.

Larry G. Burrola, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 799 was duly introduced at a regular meeting of the Irwindale City Council held on the ____ day of ____ 2025, and was duly approved and adopted

on second reading at its regular meeting held on the _____ day of 2025, by the following vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 799, adopted by the City Council of the City of Irwindale at its regular meeting held on _____, 2025, to be posted at the City Hall, Library, and Post Office on _____, 2025.

Dated: _____
Laura M. Nieto, MMC
Chief Deputy City Clerk





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



Date: July 30, 2025 **Agenda Item No. 4-B**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, Community Development Director

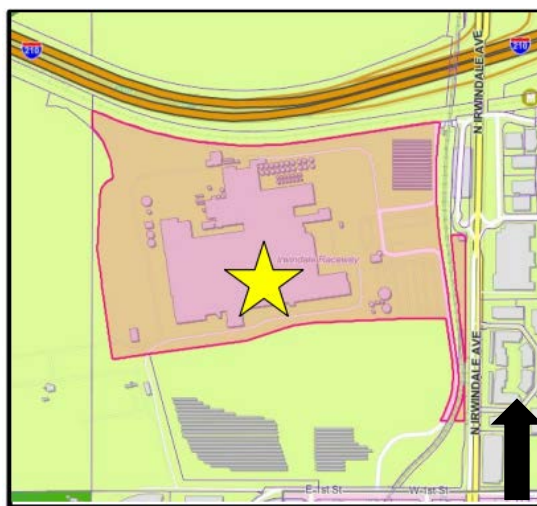
Project Planner: Jarrod Palmer, Assistant Planner

Project: Site Plan & Design Review (DA) No. 02-2025; Building Addition

Applicant: Philip Bruttig for Yellow Iron Real Estate, LLC

Property Owner: Rexford Industrial – 15801 1st, LLLP – Rexford Industrial Reality,
11620 Wilshire Blvd, Ste 1000, Los Angeles, CA 90025

Project Location: 15801 East 1st Street (APN: 8533-009-025)



Staff Recommendation: That the Planning Commission adopt Resolution No. 862(25), entitled "A Resolution of the Planning Commission of the City of Irwindale Recommending that the City Council Approve Site Plan and Design Review (DA) No. 02-2025 for the Construction of a 20,000 Square Foot Building Addition to an Existing Brewery Building Located at 15801 East 1st Street, Irwindale, CA 91706 (APN: 8533-009-025) in the M-2 (Heavy Manufacturing) Zone Subject to Conditions as Set Forth Herein, Making Findings in Support Thereof, and Finding the Project Exempt from the California Environmental

Quality Act (CEQA) Pursuant to CEQA Guidelines, Section 15302 (Class 2; Replacement or Reconstruction).”

REQUEST

The Applicant is requesting a Site Plan and Design Review (DA) No. 02-2025 for the demolition of a 20,000 square foot building and the construction of a new 20,000 square foot building addition to the existing brewery building at the Irwindale Brew Yard, located at 15801 East 1st Street.

BACKGROUND/HISTORY

The site is part of the Irwindale Brew Yard (formerly Miller Coors), located at 15801 East 1st Street, and is developed with a brewery campus on approximately 75.87 acres. The building addition is proposed on the south side of the brewery campus. The existing buildings were constructed in 1980 by Miller Brewing Company and in 2021 the Irwindale Brew Yard began occupying the site. The Irwindale Brew Yard is an existing campus consisting of approximately 990,219 square feet of office, production, and warehouse uses, which have all been constructed in a utilitarian industrial style.

On July 6, 2006, Conditional Use Permit No. 9-06 was approved for an integrated wastewater treatment plant and cogeneration facility within the parking area of the Miller Brewing Company.

On October 20, 2021, Conditional Use Permit No. 08-2021 was approved for the expanded operation of an existing brewery, including beverage operations (Type 1 beer manufacturer, Type 9 beer and wine importer) and rectifying (Type 2 winegrower, Type 12 distilled spirits importer, Type 24 distilled spirits rectifier's general).

On October 27, 2021, Site Plan and Design Review (DA) No. 04-2021 and Conditional Use Permit No. 05-2021 were approved for the construction of a 9,907 square foot filtration building and for the storage of cleaning chemicals.

On February 23, 2022, Lot Line Adjustment No. 01-2021 was approved.

On April 1, 2025, Site Plan and Design Review (AA) No. 01-2025 was approved for the demolition of a 3,763 square foot storage building, relocation of 271 trailer parking stalls at the reconfigured west dock and east lot areas, reconfigured main gate access and new guardhouse to supplement the existing, reconfigured eastern access drive and auxiliary guard house, parking and landscape modifications, and a by-pass road at the northern portion of the site.

SITE PLAN AND DESIGN REVIEW

Pursuant to the provisions of Chapter 17.27.020 (Site Plan and Design Review) of the Irwindale Municipal Code (IMC), “Site Plan and Design Review is required in specific areas of the City covered by design guidelines adopted by the City Council and is required for all new construction and other activities as identified in the applicable design guidelines”. Subsection 17.27.030(A) states that the Planning Commission shall act as

the Review Authority for all commercial and industrial projects over 15,000 square feet or that proposed increasing the existing building by more than 10%, requiring Planning Commission review with final approval by City Council.

ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15302 (Class 2; Replacement or Reconstruction) of the CEQA Guidelines. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. The new building, will substantially serve the same purpose and capacity as the existing building. If action is taken to approve the project, a Notice of Exemption (NOE) will be filed with the County Clerk. The NOE is on file in the Community Development Department and available for review by the public.

GENERAL PLAN AND ZONING

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

Direction	Existing Land Use	Zoning District
North	I-210 Freeway, Specific Plan	RII, Reliance II Specific Plan
South	Industrial	M-2, Heavy Manufacturing
East	Industrial	M-2, Heavy Manufacturing
West	Santa Fe Dam Recreation Area	OS, Open Space

PROJECT DESCRIPTION

The proposed 20,000 square foot addition, known as the Spares Building, will be constructed on the southern side of the existing brewery building. The proposed addition will be a warehouse with bathrooms and janitorial closet. The proposed building is replacing the existing Spares Building, which is a standalone structure located just west of the existing brewery building. The purpose of the proposed addition is to improve the efficiency of facility operations by consolidating operations into one structure. The Spares Building houses spare parts and machinery that are necessary in the event of failure or need for replacement of various parts and machines throughout the campus. Square footage will be unchanged as the existing Spares Building will be demolished and replaced with the proposed Spares Building which is the same square footage of 20,000 square feet. There is proposed 28,000 square feet of new landscaping and 12,600 square feet of new parking to complement the proposed Spares Building.

Development Standard	Requirement	Project Proposal	Campus Total
Front Yard Setback	20'	40'	40'
Side Yard Setback	15'	N/A	N/A

Rear Yard Setback	N/A	N/A	N/A
Floor Area Ratio (F.A.R.)	1.0:1.0	0.006:1.0	0.3:1.0
Building Height	60'	22'- 8"	Various
Landscaping	10%	0.8%	12%
Parking*	600	20	620
Truck/Trailer Parking	N/A	0	271

* Including Truck/Trailer Parking.

DESIGN

The campus was constructed prior to the adoption of the Commercial and Industrial Design Guidelines. For consistency, the proposed addition will match the architectural style of the main brewery building. The concrete block structure will have simple parapets and appropriate materials, including light tan and brown colors on railings, doors, doorways, and trash enclosure to match the existing building. The building will incorporate the recommended elements of the Commercial and Industrial Design Guidelines for campuses, such as the clustering of buildings, pedestrian walkways, visual, and physical links between the buildings to create a campus feel. The brewery campus is planned, organized, and managed to function as a unified whole.

PARKING

Based on the IMC Chapter 17.16, the minimum required additional parking spaces needed is ten (10) spaces and twenty (20) spaces will be provided. There are six hundred (600) parking spaces currently onsite and once completed, there will be a total of six hundred and twenty (620) spaces provided.

Existing Square Footage	Manufacturing Category	Formula	Proposed Addition	Spaces Required	Spaces Provided
990,219 SF	100,000 SF and above	1 parking space/ 2,000 square feet	20,000 SF	10	20

ANALYSIS

Site Plan & Design Review Analysis

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

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

The proposed Project shall harmonize the appearance of the building in relation to the existing brewery building; adding to the campus-like feel. The proposed project incorporates several of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: simple parapets and a

multi-color palette. In addition, the site design includes new layered landscaping and parking.

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

The Subject Property is zoned M-2 (Heavy Manufacturing) and has a General Plan land designation of Industrial/Business Park, which are consistent designations. The operations of the new addition will remain the same as the building it is replacing, consolidating operations into one structure. The Spares Building houses spare parts and machinery that are necessary in the event of failure or need for replacement of various parts and machines throughout the campus. There will be no adverse impact on the surrounding area. The new addition improves building operations and logistics because of its new location and updated improvements.

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

This Project's Conditions of Approval attached hereto as Exhibit "A" supplement and ensure compliance with all applicable City regulations and standards, including conditions not explicitly stated elsewhere.

CONCLUSION/RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 862(25) recommending that the City Council approve Site Plan & Design Review (DA) No. 02-2025 subject to the proposed Conditions of Approval to permit the proposed construction as presented herein, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, section 15302.

Alternative Actions:

2. Request that Staff prepare a resolution of denial based on recommended findings of fact to be brought back at the next regularly scheduled Planning Commission meeting for adoption; OR
3. Request that the Applicant revise the project and continue the hearing to a date certain.

ATTACHMENTS

Exhibit A: Resolution No. 862(25) with Conditions of Approval
Exhibit B: Project Plans (Site Plan, Floor Plan, Elevations)

EXHIBIT “A”**RESOLUTION NO. 862(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN AND DESIGN REVIEW (DA) NO. 02-2025 FOR THE CONSTRUCTION OF A 20,000 SQUARE FOOT BUILDING ADDITION ON AN EXISTING BREWERY BUILDING LOCATED AT 15801 EAST 1ST STREET, IRWINDALE, CA 91706 (APN: 8533-009-025) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN, MAKING FINDINGS IN SUPPORT THEREOF, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15302 (CLASS 2; REPLACEMENT OR RECONSTRUCTION)

A. RECITALS.

- (i) Philip Bruttig, 17853 Santiago Blvd, Ste 107-475, Villa Park, CA 92861, on behalf of Yellow Iron Real Estate, LLC, the Applicant, has made a request for approval of a Site Plan and Design Review [SP&DR(DA)] pursuant to Chapter 17.27 of the Irwindale Municipal Code for the construction of a 20,000 square foot building addition (“Project”), located at 15801 East 1st Street (“Subject Property”).
- (ii) The Subject Property is located at 15801 East 1st Street, within the City of Irwindale (APN: 8533-009-025) and is zoned M-2 (Heavy Manufacturing). Hereinafter in this Resolution, the subject application shall be referred to as the “Application.”
- (iii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the Project and has determined that the Project is categorically exempt from the provisions of CEQA pursuant to Section 15302 (Class 2; Replacement or Reconstruction) and no further review is required. Also, the City has determined that this Project will not have, either individually or cumulatively, an adverse impact on fish and wildlife resources. Subject to approval of the Project by the City Council based on recommendation by the Planning Commission, a Notice of Exemption will be filed with the office of the Registrar-Recorder/County Clerk, County of Los Angeles.
- (iv) The Subject Property has been subject to prior discretionary approvals, including: Conditional Use Permit No. 09-06, approved July 6, 2006, for an integrated wastewater treatment plant and cogeneration facility; Conditional Use Permit No. 08-2021, approved October 20, 2021, for expansion of beverage operations including various ABC licenses; Site Plan and Design

Review (DA) No. 04-2021 and CUP No. 05-2021, approved October 27, 2021, for a 9,907 square foot filtration building and storage of cleaning chemicals; Lot Line Adjustment No. 01-2021, approved February 23, 2022; and Site Plan and Design Review (AA) No. 01-2025, approved April 1, 2025, for demolition and site reconfiguration work including parking, guardhouses, and access drives.

- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, closed the public hearing and recommended that the City Council approve the Site Plan and Design Review (DA) No. 02-2025, subject to the approval of this Resolution, which details the specific Conditions under which the Application was approved.
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans and Conditions of Approval attached hereto as Exhibit "A," this Planning Commission hereby specifically finds as follows:

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

The proposed Project shall harmonize the appearance of the building in relation to the existing brewery building; adding to the campus-like feel. The proposed project incorporates several of the desired design elements from the Commercial and Industrial Design Guidelines including but not limited to: simple parapets and a multi-color palette. In addition, the site design includes new layered landscaping and parking.

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

The Subject Property is zoned M-2 (Heavy Manufacturing) and has a General Plan land designation of Industrial/Business Park, which are consistent designations. The operations of the new addition will remain the same as the building it is replacing, consolidating operations into one structure. The Spares Building houses spare parts and machinery that are necessary in the event of failure or need for

replacement of various parts and machines throughout the campus. There will be no adverse impact on the surrounding area. The new addition improves building operations and logistics because of its new location and updated improvements.

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

This Project's Conditions of Approval attached hereto as Exhibit "A" supplement and ensure compliance with all applicable City regulations and standards, including conditions not explicitly stated elsewhere.

3. The Planning Commission hereby specifically finds and determines that the Project, as proposed, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2; Replacement or Reconstruction), which exempts the replacement or reconstruction of existing structures and facilities when the new structure is located on the same site and has substantially the same purpose and capacity, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Planning Commission therefore recommends that the City Council find the Project exempt from further CEQA review.

4. Based upon the substantial evidence and conclusions set forth herein above, this Planning Commission hereby recommends that the City Council approve Site Plan and Design Review (DA) No. 02-2025 and find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, section 15302, subject to the conditions set forth in Exhibit "A" attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

5. The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Planning Commission Resolution No. 862(25)
Page 3 of 14

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at the meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

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

Marilyn Simpson, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 862(25)**Site Plan and Design Review (DA) No. 02-2025****Yellow Iron Real Estate, LLC****15801 East 1st Street****Irwindale, CA 91706****A. GENERAL**

1. The uses authorized by this Site Plan and Design Review Permit allow for the construction of a 20,000 square foot building addition as described on the plans dated July 14, 2025.
2. A building permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Director at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.
3. If applicable, a grading permit shall be obtained within twelve (12) months from the date of approval. Thereafter, if the activities have been abandoned for ninety (90) or more days, the Site Plan and Design Review Permit approval shall expire and become null and void, unless a written request for extension is received by the Community Development Director at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension, the Community Development Director may grant an extension of this Site Plan and Design Review Permit approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the City Council for determination.
4. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Department, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.
5. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning Site Plan and Design Review (DA) No. 02-2025. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

6. The use and improvements authorized by this Site Plan and Design Review Permit shall conform to the plans as finally approved by the City (dated July 14, 2025) as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Community Development Director, shall require the prior approval of the City Council pursuant to the amendment of the Site Plan and Design Review Permit.
7. The Applicant agrees to allow City inspectors access to the Property to reasonably inspect the Property during normal working hours to assure compliance with these conditions and other codes. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permits for this project.
8. The Applicant shall maintain and use the project location thereon in full compliance with all codes, standards, policies and regulations imposed by the City, County, State, or Federal agencies with jurisdiction over the facility.
9. It shall be required that the subject location and its contents, including but not limited to, structures, fences or garden/block walls, and vehicles are maintained free and clear of any graffiti. The Applicant shall be held responsible for the immediate removal of any and all graffiti found on-site within 48 hours of its application.
10. The premises shall be secured with appropriate security lighting, to obtain a minimum of 1-foot candles over the entire site. A photometric lighting plan shall be submitted, subject to the review and approval of the Community Development Department and the Police Department.
11. Security lighting fixtures are to be shielded and shall not project above the fascia or roof line of the buildings. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.
12. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the applicant at the time of approval or conditional approval of the project, or within 90 days after the date of imposition of the fees, dedications, reservations, or exactions imposed on the project.
13. Prior to occupancy of the project, all users of the facility shall comply with the City of Irwindale M-2 zoning standards and regulations through the business license and zoning compliance process.

B. COMMUNITY DEVELOPMENT DEPARTMENT

1. The proposed addition shall match the exterior color and materials of the existing brewery building.

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

- *Washingtonia robusta* and *Phoenix canariensis* (Mexican fan palm and Canary Island date palm)
 - *Schinus terebinthifolius* (Brazilian pepper)
 - *Eucalyptus globules*, *E. camaldulensis* (eucalyptus, blue gum, and red gum)
14. An additional ±28,000 square feet of the site shall be landscaped, as declared on the plans date stamped July 14, 2025.
 15. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.
 16. Any event not held during typical hours of operation shall be subject to Community Development Department review for a Special Event Permit.
 17. Drive aisles shall remain open and unobstructed for vehicular circulation.
 18. All building design and construction, including the type, texture, color, and durability of the exterior building materials shall, to the extent possible, comply with the City's Commercial and Industrial Design Guidelines for a campus.
 19. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs or similar planting materials as allowed.
 20. All rooftop mechanical equipment, including heating and air conditioning units, antennas, and other electronic devices, shall be completely and decoratively screened from view from all public rights of way and adjacent properties and shall be integrated into the design and construction of the buildings¹. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and construction materials in texture and color. Such rooftop equipment screening shall be subject to the review and approval of the Community Development Department.
 21. All rooftop wireless telecommunications antennas operated by third parties are subject to the provisions of Section 17.12.260 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.
 22. A lighting plan shall be submitted for approval by the Community Development Director describing lighting fixtures for building exterior lighting. Lighting fixtures shall be designed to shield light and/or directs light in a downward direction to minimize light spillover to adjacent residential areas. A minimum of 1-foot candle shall be provided.

¹ Photovoltaic equipment is exempt from this requirement.

23. Applicant shall obtain approval and permits from the Community Development Department and Building Division for all project signage prior to construction of any signs on the project site.
24. A temporary chain link fence with green screening, or acoustical fencing assembly shall be installed and maintained around the perimeter of the site during construction.
25. Any masonry walls, tube steel fences, and driveway gates shall be decorative and consistent with the building design and the Commercial and Industrial Design Guidelines. The design of the walls and gates shall be subject to review and approval of the Community Development Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.
26. Applicant shall at all times comply with the Irwindale Municipal Code Noise Standards (as may be amended) as measured at the Site boundary. Additionally, if noise impacts exceed the applicable noise standard contained in the Irwindale Municipal Code, Applicant shall take necessary actions and implement procedures to bring the operations into compliance with this Code.
27. Construction activity shall take place no earlier than 7:00 AM on each day and no later than 7:00 PM on each day, Monday thru Saturday. No construction activities of any kind shall be performed on Sundays or holidays without a permit per Irwindale Municipal Code Subsection 9.28.110(A).
28. All construction related activity shall comply with the noise standards as set forth in Irwindale Municipal Code Section 9.28.030.
29. All truck loading and unloading shall occur on the site. No loading, unloading or truck idling shall be permitted to take place on City of Irwindale streets for any business located on the site.
30. The existing rotating Miller signage located on top of the Brewery shall be repaired and shall display the appropriate signage for the Irwindale Brew Yard.

C. PUBLIC WORKS/ENGINEERING DEPARTMENT

STREETS

1. All off-site improvements within the Public Right-of-Way shall be performed in accordance with City Standards to the satisfaction of the Director of Engineering. Construction plans shall be reviewed and approved by the Director of Engineering.
2. Adequate “on-site” parking shall be provided per City requirements.

3. The owner/developer shall remove and reconstruct all damaged, cracked or lifted sidewalks, curbs and gutters as directed by the Director of Engineering. All reconstructed sidewalks shall meet ADA requirements.
4. Landscaping and tree planting plans shall be reviewed and approved by the Public Services Director.
5. The owner/developer shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction-related activities, including, but not limited to, the movement and/or delivery of equipment, materials and soil to and/or from the site.
6. The owner and/or developer shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development.
7. Common driveways shall not be allowed, unless approved by the Director of Engineering. Proposed driveways shall be located clear of existing fire hydrants, streetlights, water meters, etc.

UTILITIES

8. Storm drains, catch basins, connector pipes, and appurtenances for the site-specific storm drain system shall be designed and constructed in accordance with Los Angeles County standards and the Director of Engineering's requirements. The owner/developer shall submit grading and drainage plans to the Director of Engineering for review and approval. The grading and drainage plans shall be prepared by a licensed civil engineer and comply with Los Angeles County grading permit requirements. A hydrology study shall be included with the drainage plan.
9. The owner/developer shall pay for the entire cost for the design, engineering construction and inspection of any upgrade to the water main and connections as required by the serving water company for the proposed development.
10. The owner/developer shall obtain a Storm Drain Connection Permit from the City of Irwindale and/or Los Angeles County Flood Control District for connection(s) to the existing storm drain system.
11. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded as required by the Fire Department and/or the Director of Engineering.
12. Sanitary sewers shall be constructed in accordance with the current City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the Director of Engineering. A sewer study shall be submitted along with the sanitary sewer plans.

13. Prior to the issuance of building permits, the owner/developer shall provide a will-serve letter from the water utility provider to the City.

MISCELLANEOUS

14. The owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
15. That the owner/developer shall pay the connection fee upon application for storm water connection to the County of Los Angeles system.
16. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Construction Storm Water Unit, at (866) 563-3107 or by downloading the forms from their website at:
www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.
 The project shall also conform to the City's Ordinance regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"), and the requirements of Low Impact Development ("LID"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges.
17. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
18. Any changes to the site plan shall be reviewed and approved by the Director of Engineering.

BUILDING AND SAFETY

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

3. The Applicant shall submit all required Mechanical, Electrical & Plumbing (MEP) Plans in compliance with the latest Building Code.
4. Building plans for non-residential construction must contain the following items in order to be submitted for plan check:
 - a. Site Plan: Lot size, locations and dimensions of property lines, adjacent streets, setbacks from property lines, locations of other structures, easements, north arrow, scale, contours/drainage pattern.
 - b. General Notes: Applicable codes, occupancy classification, type of construction, allowable area analysis, and occupant load analysis, plumbing fixture analysis, description of work, lot area, existing/proposed building area, material specifications.
 - c. Floor Plans: Walls, partitions, doors and window locations and schedule, existing and intended room uses. Floor plan must identify all existing and new construction for all affected floors.
 - d. Roof Plan: Roof drainage pattern, roofing material and slopes, locations of hips/valleys/ridges, eave overhang dimensions, attic vent locations, rooftop equipment locations.
 - e. Accessibility Requirements: Complete path of travel, parking spaces/loading areas, restroom facilities, ramps, curbs, counters, etc. All details must be cross referenced on the plan.
 - f. Exterior Elevations: Wall covering material, plate and building heights, window/door locations, roofing material and slopes, attic vent locations, finish grade lines, veneers.
 - g. Cross Sections: Full height and width, indicating framing, foundation, and insulation in at least two orthogonal directions.
 - h. Foundation Plan: Locations of all new footings, anchor bolt and hold-down schedules, complete foundation details.
 - i. Framing Plan: Size, spacing, and span of all floor and ceiling joists, roof rafters, valleys and hips, beams and headers. All lateral force resisting elements, including shear wall locations and schedule, and diaphragm construction specifications.
 - j. Structural Analysis: Calculations shall be provided to substantiate the structural plans where new structural elements are proposed or existing structural elements are altered. The structural calculations shall address both vertical and lateral forces, and shall be wet stamped and signed by a licensed engineer or architect registered in the state of California.
 - k. Schedules: Doors and windows, exterior/interior finish, shear walls.
 - l. Details: Complete framing and foundation details for all new structural elements, complete accessible path of travel details, required fire rated assembly details.
 - m. A Geotechnical Soils Report.
 - n. Green Building: Requirements, details, and notations shall be included in the plans.
 - o. Additional items may be requested at plan check.

D. FIRE DEPARTMENT

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

E. PUBLIC SERVICES DEPARTMENT

1. All walls that face the public right-of-way shall implement anti-graffiti management practices (such as planting vines on the walls). Applicant shall be responsible for graffiti removal to all walls that face the public right-of-way in a timely manner.
2. Onsite trash enclosure areas shall have sufficient space for solid waste, recycling, and organic waste receptacles and shall be covered from the elements with a solid roof structure per Title 14, Division 7, Section 17313 of the California Code of Regulations and Building Code Manual County of Los Angeles Department of Public Works Building and Safety Division 312 Article 2.
3. Tenants shall adhere to the SB 1383 regulations set forth by CalRecycle under California Code of Regulations Title 14, Division 7, Chapter 3 and outlined in the Irwindale Municipal Code Section 08.22 Specific Regulations for Organic Waste Disposal Reduction, Recycling, and Solid Waste, which includes the diversion of edible food to food recovery organizations and services.
4. The owner and/or applicant shall remove and reconstruct all damaged, deficient, or substandard sidewalk, driveways, curb, and gutter as directed by the Director of Engineering and the Public Services Director.
5. The owner and/or applicant shall be responsible for obtaining encroachment permit(s) from the City prior to commencing any type of work in the public right-of-way.
6. Any work within easements on the project site shall require proper approval and permits from the easement holder (City of Irwindale, County of Los Angeles, Southern California Edison, etc.).
7. Vehicles shall not block the sidewalk or be parked on the public right-of-way along property frontage.
8. The tenant and owner of the property shall be responsible for the removal of any accidental or illegal dumping of debris on private property. It is not the responsibility of the City of Irwindale to remove any accidental or illegal dumping of items from private property.

9. All utilities and signs within the public right-of-way shall meet horizontal and vertical ADA clearance requirements.
10. Any landscaping, including an irrigation system, in the public right-of-way or any property that is dedicated to the City of Irwindale for maintenance purposes must be approved by the Public Services Director, or designee, as part of the permitting process. Property owner is required to maintain at its sole expense all landscaping in the public right-of-way, including the parkway.

IRVINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC



VIEW AT ENTRY	N.T.S.	2D
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VIEW AT ENTRY	N.T.S.	2B
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VIEW AT DOCK	N.T.S.	2C
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VIEW AT DOCK	N.T.S.	2A
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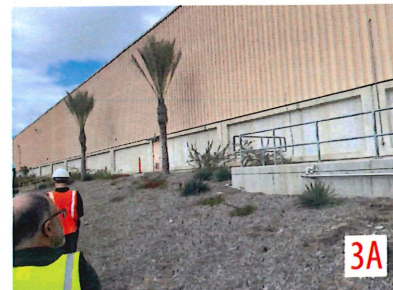
3D



31

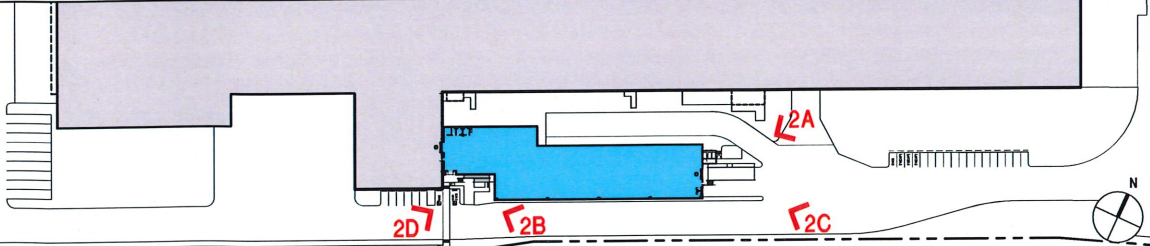


30



3/

	N.T.S.	3
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RENDERING VIEWS KEY MAP	N.T.S.	2
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EXISTING VIEW KEY MAP	N.T.S.	1
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[illegible]ARCHITECTURAL RENDERINGS
AND EXISTING PHOTOS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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JOB NO.	IBY001.01	SHEET NO.	T3
DATE	03/20/2025		
DRAWN	GAA		
FILE NAME	IBY001.01 T3		

IRWINDALE BREW YARD SPARES BUILDING

15801 W 1ST STREET
IRWINDALE, CA 91706

OWNER/DEVELOPER
ADAM SHER
IBY PROPERTY OWNER, LLC
711 BROADWAY, 6TH FLOOR
SAN ANTONIO, TX 78215
EMAIL: ASHER@PABST.COM

CRAIG WILLIAMSON
GAA ARCHITECTS
811 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
(949) 474-1775
EMAIL: CRAIGW@GAAARCHITECTS.COM

BUCKLEY D. BLEW
DMG, INC.
2618 SAN MIGUEL SR., STE 290
NEWPORT BEACH, CA 92660
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TERRENCE GAINES, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
1100 TOWN AND COUNTRY RD SUITE 700,
ORANGE, CA 92868
(714) 786-6119
TERRENCE.GAINES@KIMLEY-HORN.COM

PHILLIP BRUTTIG
YELLOW IRON REAL ESTATE
PHONE: (714) 334-7040
EMAIL: PBRUTTIG@YELLOWIRONRE.COM

WATER
AZUSA LIGHT & WATER
CITY OF AZUSA
729 N. AZUSA AVENUE
AZUSA, CA 91702
(626) 812-5173
FAX (626) 334-3163

ATHENS SERVICES
(888) 336-6100

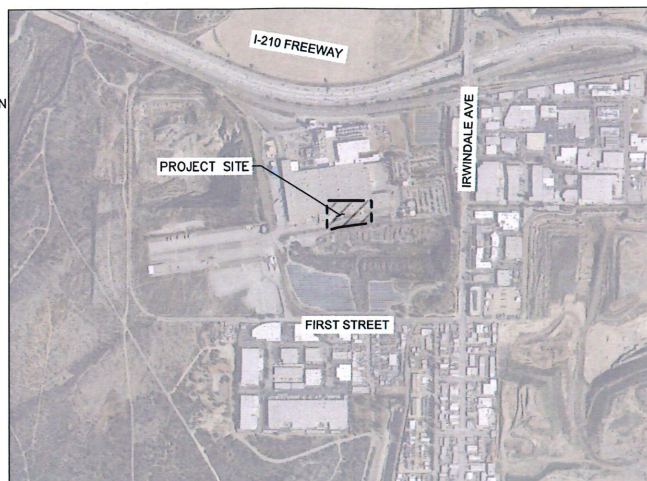
SOUTHERN CALIFORNIA EDISON
IRVINDALE CA, 91706
(800) 611-1911

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF IRWINDALE AVENUE, WHICH BEARS NORTH 01°12'15" EAST, PER GPS COORDINATE OBSERVATIONS, CALIFORNIA COORDINATE SYSTEM, ZONE 5 NAD 83 (EPOCH 2017.50).

SITE ADDRESS:	15801 W 1ST STREET
APN:	IRWINDALE, CA 91706 8533-009-025 & 027
TOTAL SITE AREA:	76.61 AC
ZONING CLASSIFICATION:	M2 - HEAVY MANUFACTURING
EXISTING USE:	BREWERY FACILITY
PROPOSED USE:	BREWERY FACILITY
TOTAL LOTS:	1

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	EASEMENT OR SETBACK LINE
	LIMIT OF GRADING
	FLOW LINE
	SAWCUT LINE
	RIDGE LINE
	PROPOSED WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED SEWER LINE
	REROUTED FIRE WATER LINE PER SEPARATE PLAN
	REROUTED SEWER LINE PER SEPARATE PLAN
	REROUTED STORM DRAIN LINE PER SEPARATE PLAN ($\phi < 12"$)
	REROUTED STORM DRAIN LINE PER SEPARATE PLAN ($\phi \geq 12"$)
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED RETAINING WALL
	PROPOSED FENCE
	RAIL SPUR LINE
	APPROXIMATE CIVIL LIMIT OF WORK

	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LANDSCAPE/PLANTER AREA
	SIDEWALK



VICINITY MAP
SCALE: 1"=1000'

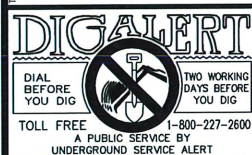


AB	-	AGGREGATE BASE
AC	-	ASPHALT
AHJ	-	AUTHORITY HAVING JURISDICTION
BC	-	BACK OF CURB
BS	-	BOTTOM OF STAIR
BLDG	-	BUILDING
BW	-	BACK OF WALK
CB	-	CATCH BASIN
CL	-	CENTERLINE
CONC.	-	CONCRETE
DI	-	DRAIN INLET
DW	-	DOMESTIC WATER
E	-	EAST
EG	-	EXISTING GRADE
ELEC	-	ELECTRIC
EP	-	EDGE OF PAVEMENT
FF	-	FINISHED FLOOR
FG	-	FINISHED GRADE
FL	-	FLOW LINE
FS	-	FINISHED SURFACE
FW	-	FIRE WATER
G	-	GAS
GB	-	GRADE BREAK
HP	-	HIGH POINT
INV	-	INVERT
IRR	-	IRRIGATION WATER
JS	-	JUNCTION STRUCTURE
LP	-	LOW POINT
MH	-	MANHOLE
N	-	NORTH
P/L	-	PROPERTY LINE
POC	-	POINT OF CONNECTION
PVC	-	POLYVINYL CHLORIDE
RW	-	RECLAIMED WATER
R/W	-	RIGHT-OF-WAY
S	-	SEWER OR SOUTH
SD	-	STORM DRAIN
STA	-	STATION
SS	-	SANITARY SEWER
SPPWC	-	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	-	SIDE WALK
T	-	TELEPHONE
TC	-	TOP OF CURB
TG	-	TOP OF STAIR
W	-	WATER OR WEST
XXX.XX	-	PROPOSED ELEVATION
(XXX.XX)	-	EXISTING ELEVATION

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	GRADING PLAN - 1
4	UTILITY PLAN 1



Know what's below.
Call 811 before you dig.

[illegible]

DR	LICENSED PROFESSIONAL
DRAWN BY	TERRENCE GAINES
TG	CA LICENSE NUMBER
CHECKED BY	89265
TG	EXP. DATE: 12/31/2026
RECOMMENDED	

Kimley»Horn
1100 TOWN AND COUNTRY RD
SUITE 700, ORANGE, CA 92668
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: _____
TERRENCE GAINES, R.C.E. NO. 89265 EXP. 12/31/26

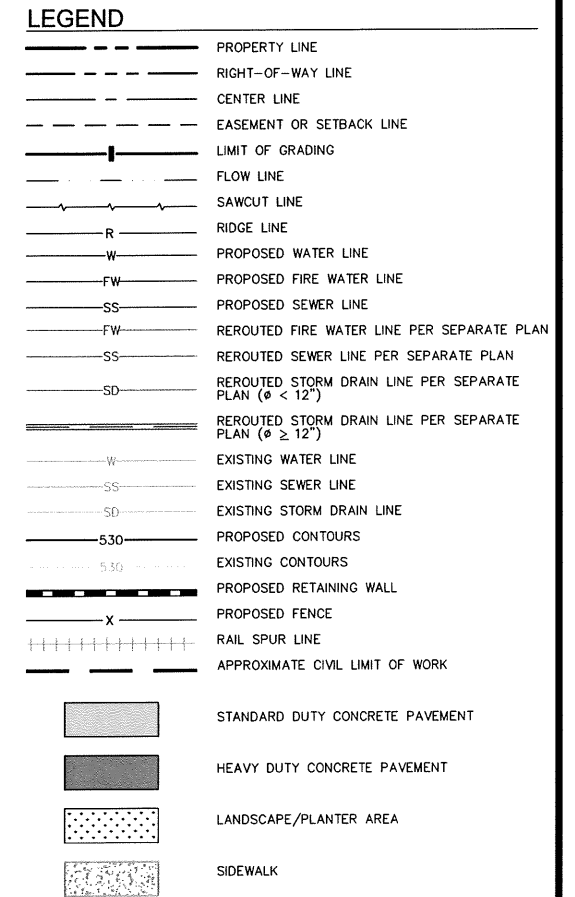
CITY OF IRWINDALE	
DEPARTMENT OF ENGINEERING	
APPROVED BY:	
_____ IRWINDALE CITY ENGINEER	_____ DATE
_____ REVIEWED AND RECOMMENDED BY:	_____ DATE

PROJECT ID: 194466001

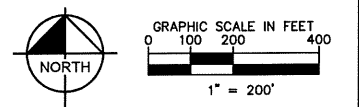
CITY OF IRWINDALE, CA

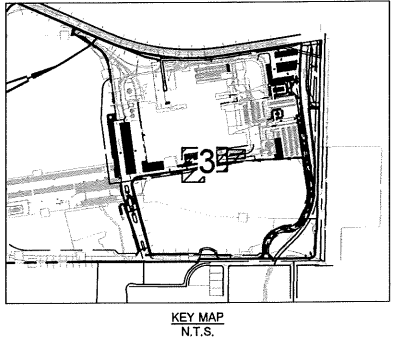
COVER SHEET

SHEET 1
OF
SHEETS 4
CITY PROJECT NO.



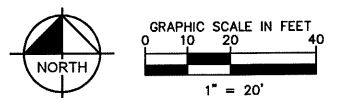
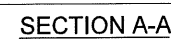
1. BREWERY PARCEL LINE DEPICTED IS CONSISTENT WITH THE PROPOSED BREWERY PARCEL LINE SHOWN ON LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW.

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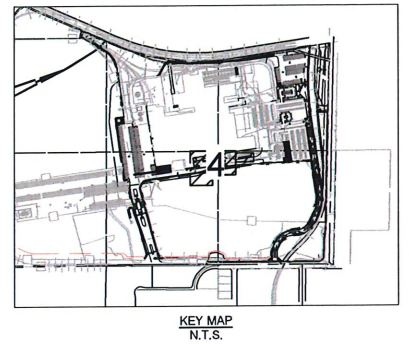


GENERAL NOTE

1. BREWERY PARCEL LINE DEPICTED IS CONSISTENT WITH THE PROPOSED BREWERY PARCEL LINE SHOWN ON LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW.

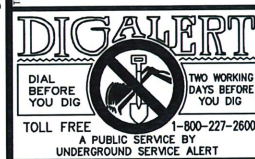


SHEET 3
OF
SHEETS 4
 CITY PROJECT NO.



	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	EASEMENT OR SETBACK LINE
	PROPOSED WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE ($\phi < 12"$)
	PROPOSED STORM DRAIN LINE ($\phi \geq 12"$)
	REROUTED FIRE WATER LINE PER SEPARATE PLAN
	REROUTED SEWER LINE PER SEPARATE PLAN
	REROUTED STORM DRAIN LINE PER SEPARATE PLAN ($\phi < 12"$)
	REROUTED STORM DRAIN LINE PER SEPARATE PLAN ($\phi \geq 12"$)
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	RAIL SPUR LINE

1. BREWERY PARCEL LINE DEPICTED IS CONSISTENT WITH THE PROPOSED BREWERY PARCEL LINE SHOWN ON LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW.

[illegible]

DR	LICENSED PROFESSIONAL
DRAWN BY	TERRENCE GAINES
TG	CA LICENSE NUMBER 89285
CHECKED BY	EXP. DATE: 12/31/2026
TG	
RECOMMENDED	

Kimley»Horn
1100 TOWN AND COUNTRY RD
SUITE 700, ORANGE, CA 92668
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: _____

TERRENCE GAINES, R.C.E. NO. B9265 EXP. 12/31/26

CITY OF IRWINDALE
DEPARTMENT OF ENGINEERING
APPROVED BY:

IRWINDALE
CITY ENGINEER

DATE

REVIEWED AND RECOMMENDED BY:

DATE

PROJECT ID: 194466001

CITY OF IRVINDALE, CA
UTILITY PLAN 1

SHEET 4
OF 4
SHEETS
CITY PROJECT NO.



8811 Research Drive,
Suite 200,
Irvine, CA 92618
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IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

CAMPUS SITE PLAN
PROJECT TABULATIONS

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JOB NO.	IBY001.01	SHEET NO.
DATE	03/20/2025	A1.1
DRAWN	GAA	
FILE NAME	IBY001.01_A1.1	

GENERAL NOTES

- GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CG 1013.2).
- THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
- THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
- SIGNAGE PROGRAM TO BE SEPARATE SUBMITTAL/PERMIT AND WILL INCLUDE SIGN TYPE, LOCATION, COLOR AND STYLE.

SITE PLAN-LEGEND

- PROPERTY LINE/ROW--REFER TO CIVIL
- EXISTING LANDSCAPE AREA TO REMAIN
- NEW LANDSCAPE AREA
- ADJUSTED 28' FIRE LANE AT NEW CONSTRUCTION TO CONFORM WITH LA COUNTY FIRE DEPT STANDARDS
- TRUCK BY-PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- POTENTIAL EXPANSION AREA
- ACCESSIBLE PATH OF TRAVEL - 4' WIDE MINIMUM - 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE-TYP.
- LINE OF EXISTING CURB OR DRIVE EDGE TO BE REMOVED
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING-6' HEIGHT
- CHAINLINK FENCING-6' HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING STALLS-TYP.
- EVCS
- EVCS PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1-TYP.
- EV (CAPABLE) PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1-TYP.
- ARROWS DENOTE TRAFFIC DIRECTION-TYP.

SITE PLAN & CITY NOTES

- NOTES:
- THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
 - THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
 - THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
 - SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
 - THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE.
 - SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOB PAD LOCK.
 - SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

FIRE DEPARTMENT NOTES:

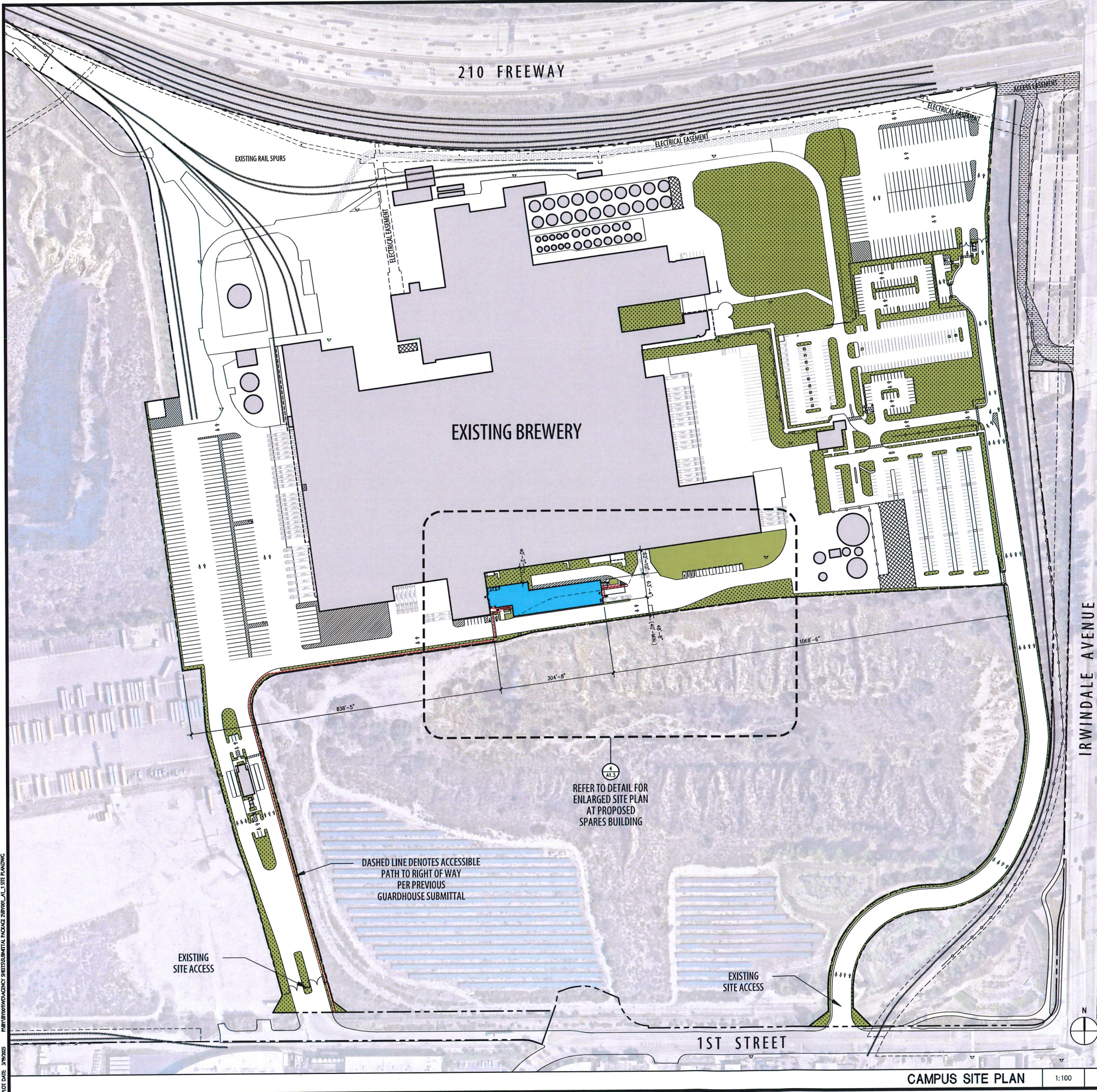
- FIRE DEPARTMENT ACCESS SHALL COMPLY WITH LOS ANGELES COUNTY FIRE DEPARTMENT FIRE PROTECTION STANDARDS.

CALGREEN NOTES:

- PROJECT SITE IS LARGER THAN ONE ACRE - A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
- VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF SIX NEW VISITOR VEHICULAR PARKING (CG 5.106.4.1).
- IN BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SECURE, LONG-TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF SIX NEW TENANT VEHICULAR PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT INDUOORS IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
- EVCS AND EVCS (CAPABLE) SPACES TO BE PROVIDED IN COMPLIANCE WITH CALGREEN 5.106.5.3.2 OR LA COUNTY TABLE 5.106.5.3.1 (WHICHEVER AUTHORITY HAS JURISDICTION).
- LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN (CG 5.106.8).
- THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER-CONSERVING (CG 5.303.2).
- FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND IRRIGATION SYSTEM SHALL HAVE WEATHER-OR SOIL MOISTURE-BASED AUTOMATIC CONTROLLERS (CG 5.304.2A3).
- A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON-HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 5.408.1).
- 100% OF LAND-CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (CG 5.408.3).
- ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).
- SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).

NO.	DESCRIPTION	DATE
1	SITE PLAN DESIGN REVIEW, 1ST SUB.	03/20/25
2	LA COUNTY FIRE, 1ST SUBMITTAL	03/20/25

SITE AREA	SF	ACRES
Gross	3,293,410	75.61
Street Dedication	0	0.00
NET SITE AREA	3,293,410	75.61
BUILDING AREA		
Existing Campus Building Area		990,219
Existing Spares Removal	-20,000	
New Spares Building	20,000	
PROPOSED CAMPUS BUILDING AREA		990,219
FAR		30.1%
PARKING SUMMARY		
Parking Required		
Existing Parking		580
New Spares Building	1/1,000	20
Parking Required for Campus		600
Parking Provided at New Spares Building		
New Accessible Van Spaces	1	
EVCS Van	1	
EVCS	1	
EVCS (Capable)	3	
Standard Parking Spaces		14
Parking Provided at Spares Building		20
TOTAL CAMPUS PARKING		620
LANDSCAPE AREA-SEE LANDSCAPE PLAN		
Existing Campus Landscape Area		408,000
Existing Landscape to be Removed		28,000
New Landscape Area		28,000
LANDSCAPE AREA (10% MIN.)	12%	408,000



PROJECT DATE: 3/20/25
PROJECT LOCATION: IRWINDALE, CA
PROJECT DESCRIPTION: SPARES BLDG CONSOLIDATION
PROJECT DRAWN BY: GAA
PROJECT CHECKED BY: GAA
PROJECT APPROVED BY: GAA
PROJECT SCALE: 1:100
PROJECT SHEET: 2



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IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

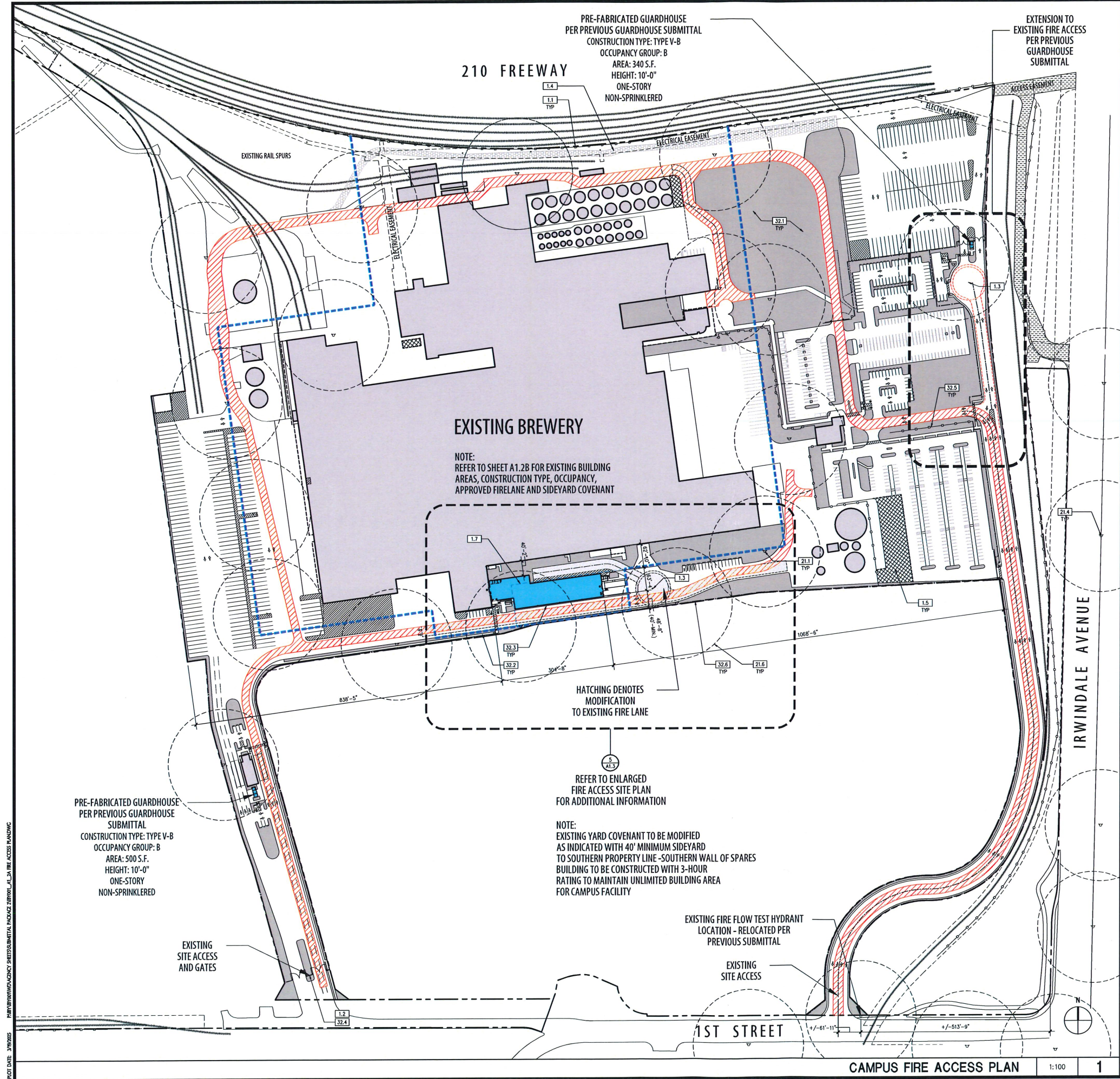
IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

CAMPUS
FIRE ACCESS PLAN

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JOB NO.	18Y001.01	SHEET NO.	
DATE	03/20/2025		
DRAWN	GAA		
FILE NAME	18Y001.01_A1.2A		



KEYNOTES

- 1.0 GENERAL
- 1.1 PROPERTY LINE/R.O.W.-REFER TO CIVIL DRAWINGS
- 1.2 EXISTING MANUAL CHAINLINK METAL GATE WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES. GATES SHALL BE OF THE SWING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON PER PREVIOUS GUARDHOUSE SUBMITTAL
- 1.3 FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING
- 1.4 TRUCK BY-PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- 1.5 POTENTIAL EXPANSION AREA
- 1.7 LINE OF EXISTING YARD COVENANT TO BE MODIFIED AS INDICATED
- 21.0 FIRE SUPPRESSION-REFER TO FIRE PROTECTION DRAWINGS
- 21.1 EXISTING ON-SITE FIRE HYDRANT
- 21.2 EXISTING ON-SITE FIRE HYDRANT TO BE REMOVED AND RELOCATED
- 21.3 NEW ON-SITE FIRE HYDRANT
- 21.4 EXISTING PUBLIC FIRE HYDRANT
- 21.5 NEW PUBLIC FIRE HYDRANT
- 21.6 150' RADIUS AT FIRE HYDRANT
- 32.0 EXTERIOR IMPROVEMENT-REFER TO CIVIL
- 32.1 LANDSCAPE PLANTING AREA
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB
- 32.4 CHAINLINK GATE W/ KNOX PADLOCK-6' PER PREVIOUS GUARDHOUSE SUBMITTAL
- 32.5 EXISTING CHAIN LINK FENCING-6' HEIGHT
- 32.6 CHAINLINK FENCING TO MATCH EXISTING PER PREVIOUS GUARDHOUSE SUBMITTAL

LEGEND

- PROPERTY LINE/R.O.W.-REFER TO CIVIL
- LANDSCAPE AREA
- EXISTING APPROVED FIRE ACCESS-REFER TO SHEET A1.2B
- POTENTIAL EXPANSION AREA
- EXISTING YARD COVENANT-REFER TO SHEET A1.2B
- FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING PER PREVIOUS GUARDHOUSE SUBMITTAL
- TRUCK BY-PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING RAIL/RAIL SPUR
- EXISTING CHAINLINK FENCING-6' HEIGHT
- CHAINLINK FENCING-6' HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ARROWS DENOTE TRAFFIC DIRECTION-TYP.

FIRE DEPARTMENT NOTES

- 1. FIRE PROTECTION UNDER SEPARATE PERMIT
- 2. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
- 3. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3
- 4. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPAIRED OR REPLACED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6
- 5. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- 6. ALL FIRE HYDRANTS SHALL MEASURE 6" x 4" x 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
- 7. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
- 8. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 501.5.1
- 9. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 501.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7
- 10. MONUMENT SIGN INCLUDING APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR BUILDING IDENTIFICATION COMPLYING WITH LOS ANGELES COUNTY FIRE CODE SECTION 505.1, REFER TO 23/A0.2 - DESIGN BUILD UNDER SEPARATE SUBMITTAL
- 11. WHEN ANY PORTION OF A PROPOSED STRUCTURE EXCEEDS THE ALLOWABLE DISTANCE FROM A PUBLIC FIRE HYDRANT, VIA FIRE APPARATUS ACCESS, ON-SITE HYDRANTS SHALL BE PROVIDED. THE SPACING DISTANCE BETWEEN ON-SITE HYDRANTS SHALL BE 300 TO 400 FEET (91 440 MM TO 121 920 MM). ALL ON-SITE FIRE HYDRANTS SHALL HAVE A MINIMUM, A FIRE-FLOW OF 1,250 GALLONS PER MINUTE (4732 L/MIN) AT 20 PSI (137.895KPA) FOR A DURATION OF 2 HOURS. IF MORE THAN ONE ON-SITE FIRE HYDRANT IS REQUIRED, THE FIRE FLOW SHALL BE THE LESSER OF EITHER THE REQUIRED FIRE FLOW OF THE BUILDING, OR 2,500 GALLON PER MINUTE (9463.53 L/MIN) AT 20 PSI (137.895KPA) FOR A DURATION OF 2 HOURS. ALL ON-SITE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 25 FEET (7 620 MM) FROM A STRUCTURE OR PROTECTED BY A 2" - MINORS FIRE WALL IN ACCORDANCE

PROJECT INFORMATION: SUBMITTAL PACKAGE 20250320_A1.2A FIRE ACCESS PLAN



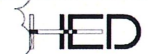
IRWINDALE
BREW YARD

BUILDING 30 -
FILTRATION
BUILDING

1801 1ST STREET
IRWINDALE, CA 91706

Date No Issued For
06-21-21 A ISSUED FOR PERMIT
08-27-21 B PLAN CHECK SET
09-14-21 C PLAN CHECK SET
11-05-21 F PLAN CHECK SET

SHEET A1.2B
INCLUDED FOR REFERENCE PURPOSES ONLY



550 South Hope Street
Suite 2500
Los Angeles, California
90071 USA
(213) 542-4500
WWW.HEDDESIGN.COM

2021-07840-000



HYDRANTS AND
FIRE ACCESS

630-01-3003

KEYNOTES

NOTE: SEE CIVIL DRAWINGS FOR SITE PLAN

- EXISTING FIRE HYDRANT TO REMAIN, TYP
- EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN, TYP
- HYDRANT TO BE RELOCATED - SEE CIVIL DRAWINGS FOR LOCATION
- FIRE LANE - SEE CIVIL DRAWINGS
- FILTRATION BUILDING SAFE DISPERSAL AREA

LEGEND

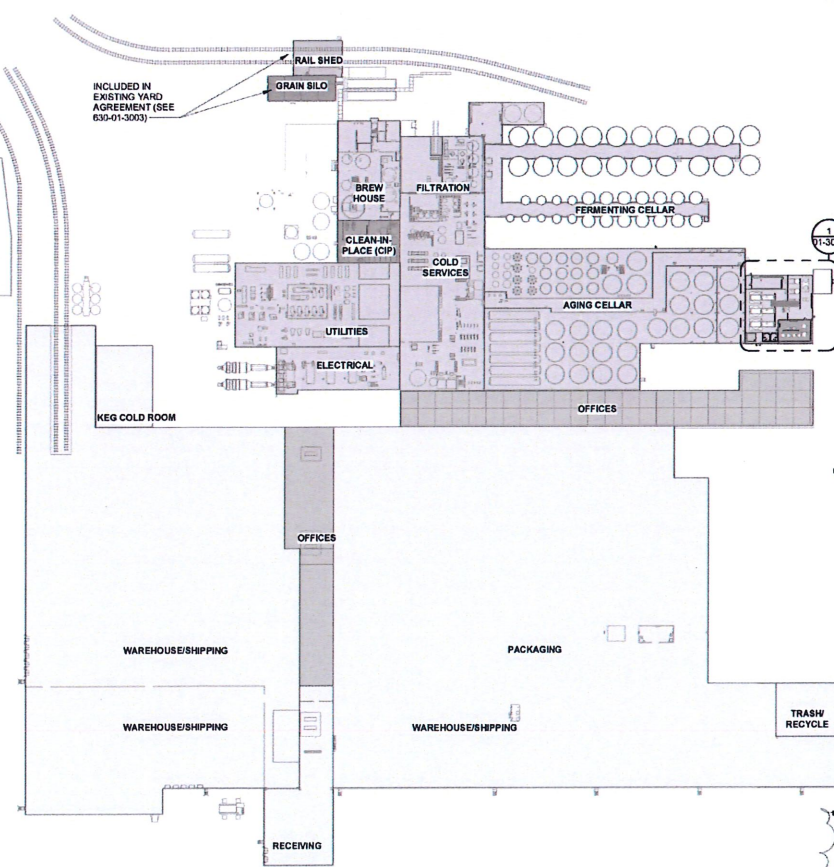
- EXISTING FIRE ACCESS
- NEW BUILDING
- EXISTING BUILDING TO REMAIN (NIC)
- PORTION OF EXISTING BUILDING WITH EXISTING SPRINKLERS
- NEW YARD LINE 60 PER CBC 507.2
- PROPERTY LINE
- EXISTING FENCE TO REMAIN (NIC)
- FREIGHT RAIL
- FIRE HYDRANT

JLee Engineering, Inc.
Approved
By Jae Lee
12/03/2021

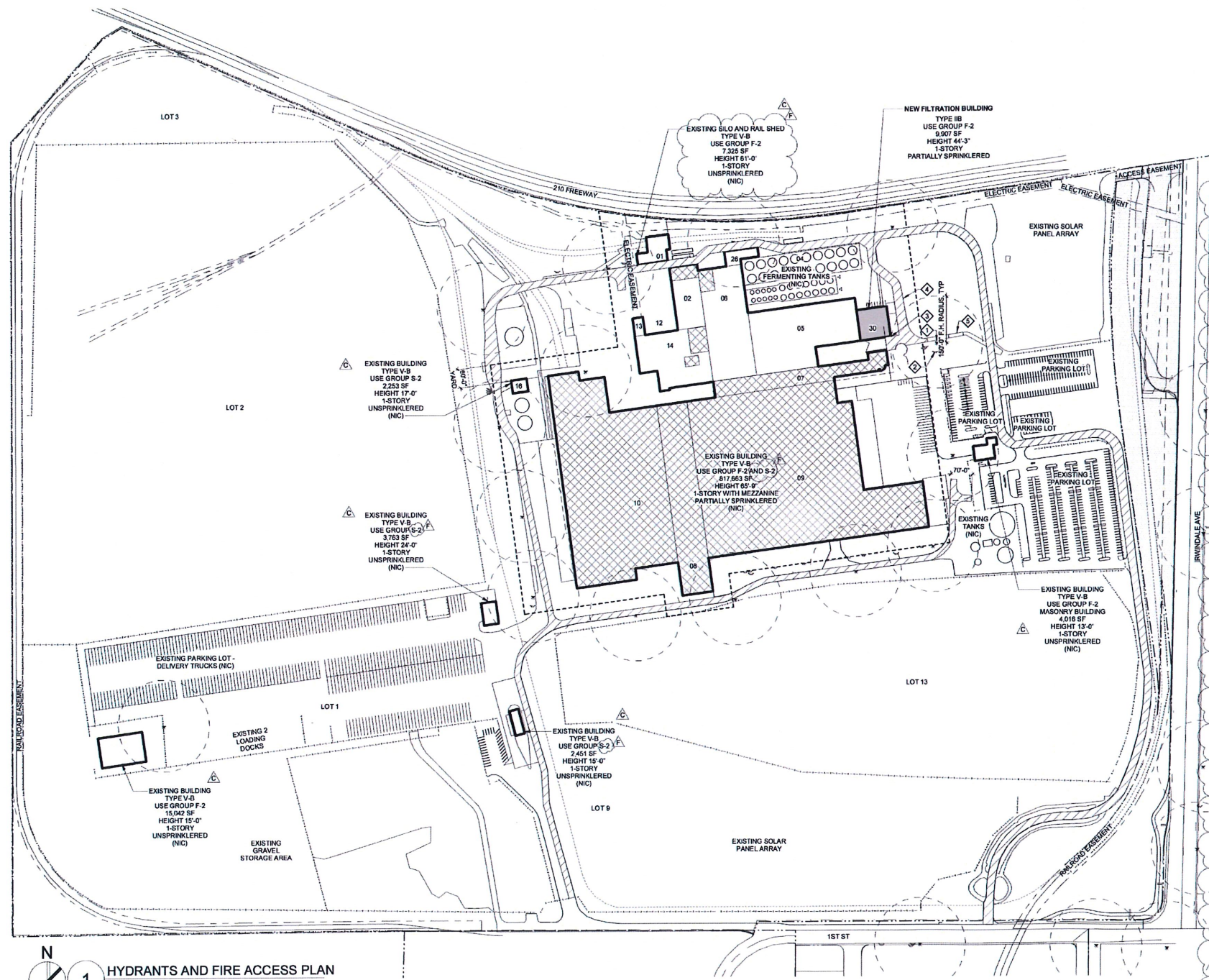
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BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 28, 30 AND 31
AKASHI
PUBLIC WORKS
BUSINESS 1.12.18.094

GROSS AREA - ACCESSORY VS INCIDENTAL VS MAIN						
AREA TYPE	ROOM NAME	OCC GROUP	OCCUPANCIES	OCC CLASS	AREA	PERCENT OF MAIN BLDG GROSS
NEW	FILTRATION AREA	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	7,481 SF	1%
EXISTING MAIN	AGING CELLAR	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	68,588 SF	8%
EXISTING MAIN	COLD SERVICES	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	35,910 SF	4%
EXISTING MAIN	FILTRATION	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	14,884 SF	2%
EXISTING MAIN	BREW HOUSE	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	13,353 SF	2%
EXISTING MAIN	FERMENTING CELLAR	F-2	MAIN	LOW-HAZARD FACTORY INDUSTRIAL	14,443 SF	2%
EXISTING MAIN	PACKAGING	S-2	MAIN	LOW-HAZARD STORAGE	308,575 SF	36%
EXISTING MAIN	TRASH/RECYCLE	S-2	MAIN	LOW-HAZARD STORAGE	7,742 SF	1%
EXISTING MAIN	RECEIVING	S-2	MAIN	LOW-HAZARD STORAGE	18,841 SF	2%
EXISTING MAIN	KEG COLD ROOM	S-2	MAIN	LOW-HAZARD STORAGE	10,127 SF	1%
EXISTING MAIN	WAREHOUSE/SHIPPING	S-2	MAIN	LOW-HAZARD STORAGE	230,148 SF	27%
NEW	ELECTRICAL SUBSTATION	F-2	INCIDENTAL	LOW-HAZARD FACTORY INDUSTRIAL	804 SF	0%
EXISTING MAIN	UTILITIES	F-2	INCIDENTAL	LOW-HAZARD FACTORY INDUSTRIAL	29,555 SF	3%
EXISTING MAIN	ELECTRICAL	F-2	INCIDENTAL	LOW-HAZARD FACTORY INDUSTRIAL	11,867 SF	1%
NEW	OFFICES	B	ACCESSORY	BUSINESS	158 SF	0%
EXISTING MAIN	OFFICES	B	ACCESSORY	BUSINESS	34,772 SF	4%
EXISTING	CHEMICAL ROOM	H-4	ACCESSORY	HIGH-HAZARD	22,891 SF	3%
NEW	CLEAN IN PLACE (CIP)	H-4	ACCESSORY	HIGH-HAZARD	1,457 SF	0%
EXISTING MAIN	CLEAN IN PLACE (CIP)	H-4	ACCESSORY	HIGH-HAZARD	5,819 SF	1%
EXISTING	GRAIN SLO	S-1	ACCESSORY	LOW-HAZARD STORAGE	3,671 SF	0%
EXISTING	PUMP HOUSE	S-1	ACCESSORY	LOW-HAZARD STORAGE	2,055 SF	0%
EXISTING	RAIL SHED	U	ACCESSORY	UTILITY AND MISC	3,654 SF	0%
NEW	RAIL SHED	U	ACCESSORY	UTILITY AND MISC	74,287 SF	9%
NEW	RAIL SHED	U	ACCESSORY	UTILITY AND MISC	845,413 SF	100%



2 (E) BUILDING LEVEL 01
1" = 100'-0"



1 HYDRANTS AND FIRE ACCESS PLAN
1" = 100'-0"

GENERAL PLAN LAND USE: INDUSTRIAL/BUSINESS
M-2 HEAVY MANUFACTURING ZONE
SPECIAL LAND USE/ZONING: NONE
SPECIFIC PLAN AREA: NONE

FILTRATION BUILDING PROJECT DATA
GROSS BUILDING AREA: 9,907 SF
BUILDING HEIGHT: 44'-0"
SETBACKS:
REAR FRONT AND SIDE: 50' FROM A-1 (AGRICULTURAL)
20' FROM ADJACENT M-2 (HEAVY MANUFACTURING)
REAR REAR: 0' FROM A-1 AND M-2
PROVIDED 2,100' FROM ADJACENT A-1 A-1
PROVIDED 1,000' FROM ADJACENT M-2
PARKING:
PROVIDED 5 STANDARD PARKING SPACES
PROVIDED 1 ACCESSIBLE VAN STALL
SEE 630-01-3002 FOR FILTRATION BUILDING'S BUILDING SUMMARY

EXISTING BUILDING SUMMARY
TYPE V-B CONSTRUCTION
F-2 AND S-2 USE GROUP
817,663 SF PROVIDED, UNLIMITED PER 507.1
65'-9" HEIGHT
1-STORY WITH MEZZANINE
PARTIALLY SPRINKLERED
507.1 NON-SPRINKLERED, ONE STORY BUILDINGS
THE AREA OF A GROUP F-2 OR S-2 BUILDING NOT MORE
THAN ONE STORY IN HEIGHT SHALL NOT BE LIMITED WHERE
THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC
WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH



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IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC

SITE INFORMATION

APN:
8533-009-025 & 027
LEGAL DESCRIPTION:
REFER TO SHEET T-2

LAND USE / ZONING

EXISTING/PROPOSED GENERAL PLAN: INDUSTRIAL / BUSINESS PARK
EXISTING/PROPOSED ZONING: M-2 HEAVY MANUFACTURING
EXISTING LAND USE: BREWERY FACILITY

CODE ANALYSIS

(SEE SHEET A1.28 FOR PROVIDED EXISTING CAMPUS DATA)

2022 CBC CODE

BUILDING OCCUPANCY: S-1
CONSTRUCTION TYPE: III-B
FIRE SPRINKLERS (AUTOMATIC): YES
STORIES: 1
REQ. LANDSCAPING: 10%
MAX. BLDG HEIGHT: NONE

KEYNOTES

1.0 GENERAL

- 1.1 PROPERTY LINE/R.O.W.-REFER TO CIVIL DRAWINGS
- 1.2 EASEMENT-REFER TO CIVIL DRAWINGS
- 1.3 STANDARD PARKING STALL(S)-REFER TO DETAIL 1/A1.3
- 1.4 ADA-ACCESSIBLE PARKING STALL(S)-REFER TO DETAIL 1/A1.3
- 1.5 2-WAY DRIVE AISLE: 26'W MIN./28'W MIN. FIRE LANE
- 1.6 ADJUSTED FIRE DEPT. 28' W ACCESS DRIVE AT NEW CONSTRUCTION
- 1.7 PARKING OVERHANG
- 1.8 STRIPED AREA
- 1.9 LINE OF EXISTING CANOPY ABOVE
- 1.10 EXISTING STAIRS
- 1.11 EXISTING PLATFORM
- 1.12 ACCESSIBLE PATH OF TRAVEL
- 1.13 FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING
- 1.14 EXPANSION JOINT BETWEEN NEW AND EXISTING STRUCTURES
- 1.15 AREA OF SAFE DISPERSAL-SEE CALCULATION THIS SHEET

3.0 CONCRETE

- 3.1 CONCRETE BLOCK BUILDING WALL-TYP. U.N.O.
- 3.2 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
- 3.3 CONCRETE STAIR W/ METAL HANDRAIL & 42" GUARDRAIL
- 3.4 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
- 3.5 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS-REFER TO DETAIL 3/A1.3

5.0 METALS

- 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD (PAINTED)-TYP.
- 5.2 STRUCT. STEEL COLUMN, TYPICAL - SHOP PRIMED (FIELD PAINTED)
- 5.3 METAL CANOPY ABOVE

8.0 OPENINGS

- 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
- 8.2 ALUMINUM AND GLASS ENTRY DOOR
- 8.3 HOLLOW METAL MAN DOOR(S) (PAINTED)
- 8.4 9'-4" W X 10' H OVERHEAD SECTIONAL DOCK DOOR (PAINTED)
- 8.5 12' W X 14' H OVERHEAD SECTIONAL DOOR (PAINTED)
- 8.6 12' W X 10' H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 8.7 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)

12.0 FURNISHINGS

- 12.1 BICYCLE RACK PER CAL GREEN SHORT-TERM REQUIREMENTS
- 12.2 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

21.0 FIRE SUPPRESSION-REFER TO FIRE PROTECTION DRAWINGS

- 21.1 EXISTING ON-SITE FIRE HYDRANT
- 21.2 EXISTING ON-SITE FIRE HYDRANT TO BE REMOVED AND RELOCATED
- 21.3 NEW ON-SITE FIRE HYDRANT
- 21.4 EXISTING PUBLIC FIRE HYDRANT
- 21.5 NEW PUBLIC FIRE HYDRANT
- 21.6 150' RADIUS AT FIRE HYDRANT

32.0 EXTERIOR IMPROVEMENT-REFER TO CIVIL AND WALL AND FENCING PLAN

- 32.1 LANDSCAPE PLANTING AREA-REFER TO LEGEND FOR EXISTING AND NEW
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB
- 32.4 PRECAST CONCRETE WHEEL STOP
- 32.5 VEHICULAR PAVING
- 32.6 EXISTING CHAINLINK FENCING-6' HEIGHT
- 32.7 EXISTING CHAINLINK FENCING-6' HEIGHT TO MATCH EXISTING PER PREVIOUS GUARDHOUSE SUBMITTAL
- 32.8 EXISTING CURB, PARKING OR LINE OF ASPHALT TO BE REMOVED
- 32.9 EXISTING RAIL

33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL

- 33.1 EXISTING POWER POLE

GENERAL NOTES

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
5. SIGNAGE PROGRAM TO BE SEPARATE SUBMITTAL/PERMIT AND WILL INCLUDE SIGN TYPE, LOCATION, COLOR AND STYLE.

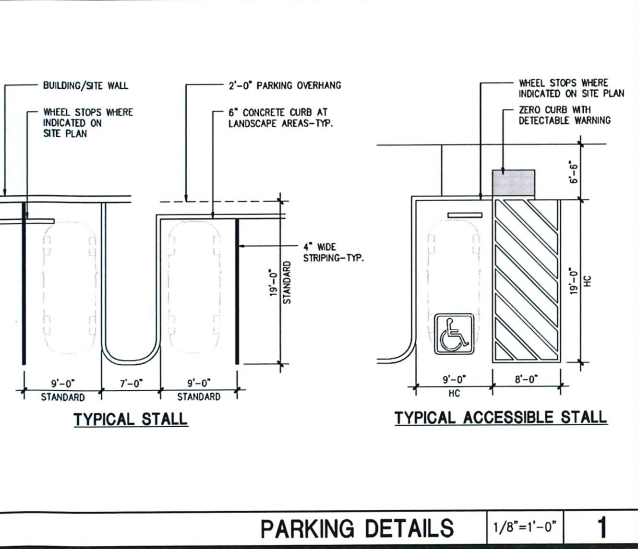
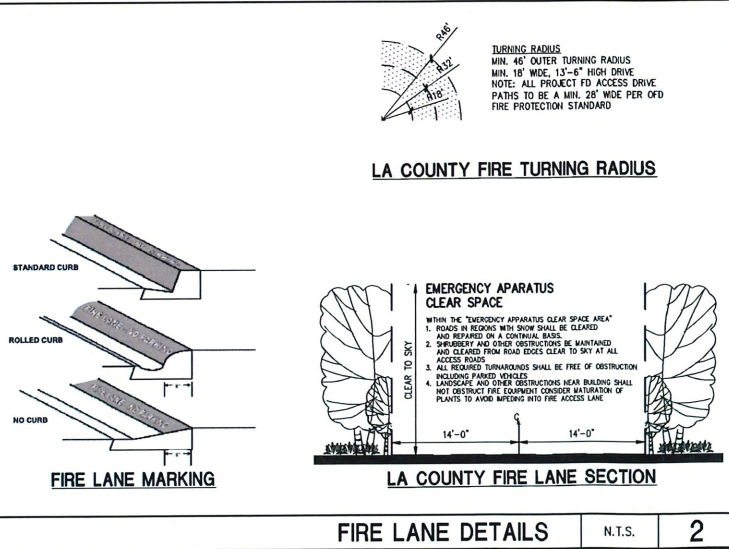
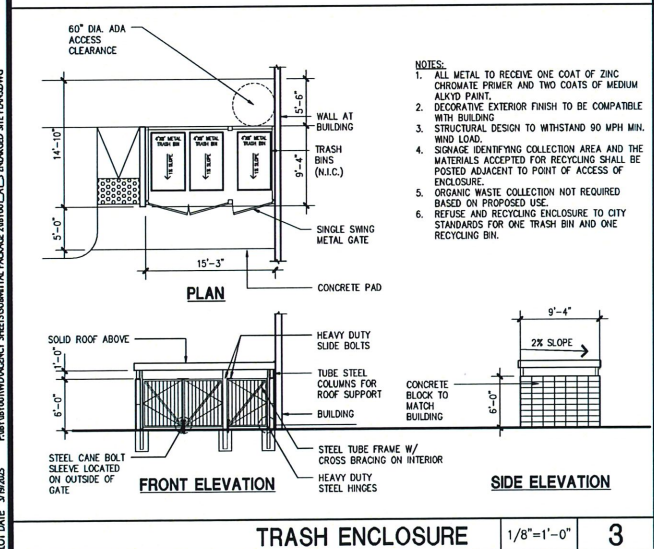
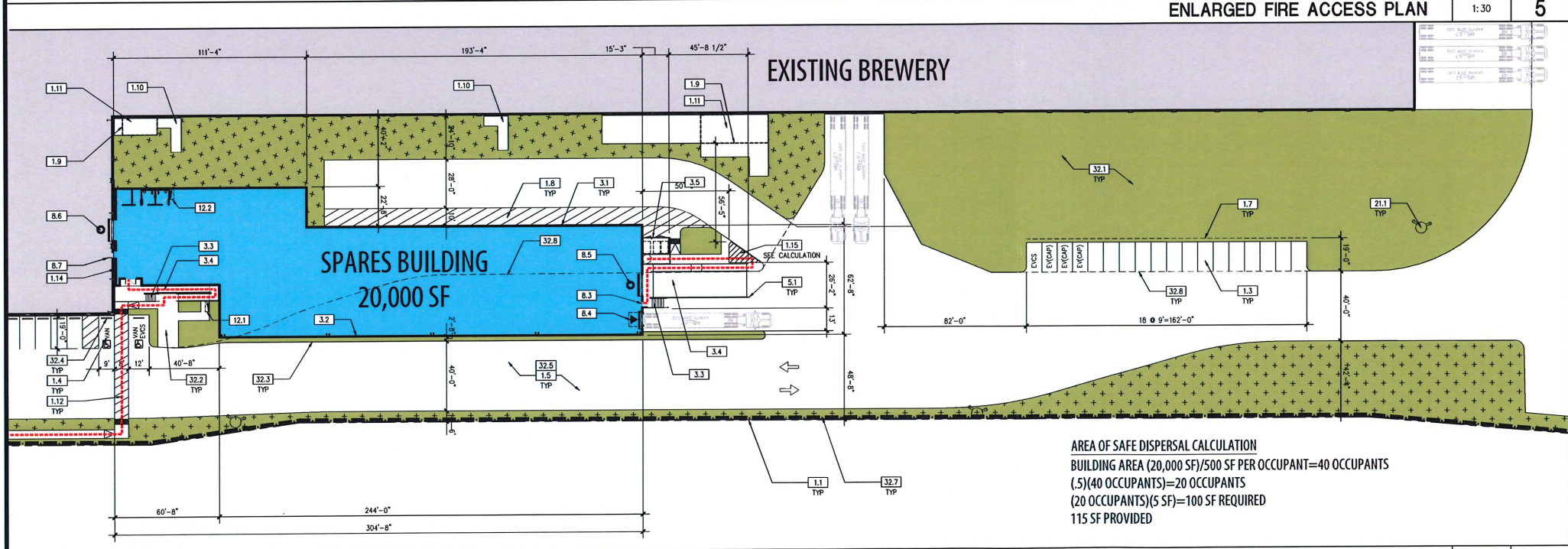
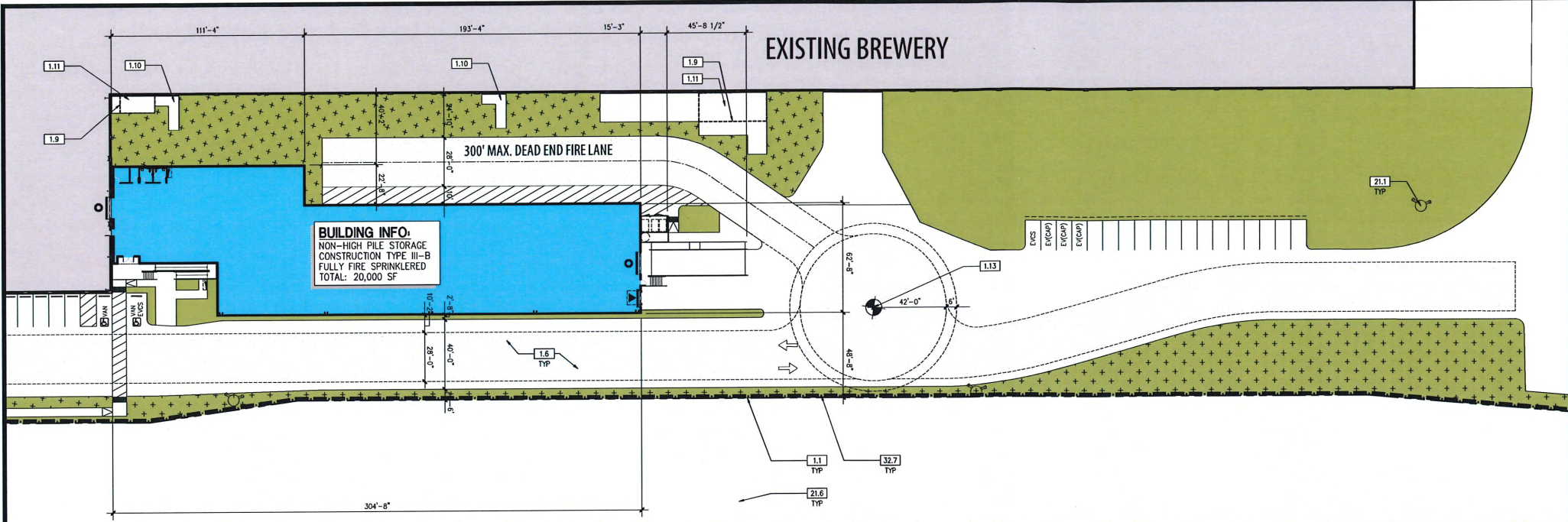
SITE PLAN-LEGEND

- PROPERTY LINE/R.O.W.-REFER TO CIVIL
- EXISTING LANDSCAPE AREA TO REMAIN
- NEW LANDSCAPE AREA
- ADJUSTED 28' FIRE LANE AT NEW CONSTRUCTION TO CONFORM WITH LA COUNTY FIRE DEPT STANDARDS
- TRUCK BY-PASS LANE PER PREVIOUS GUARDHOUSE SUBMITTAL
- POTENTIAL EXPANSION AREA
- ACCESSIBLE PATH OF TRAVEL - 4' WIDE MINIMUM - 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE-TYP.
- LINE OF EXISTING CURB OR DRIVE EDGE TO BE REMOVED
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- EXISTING CHAINLINK FENCING-6' HEIGHT
- CHAINLINK FENCING-6' HEIGHT PER PREVIOUS GUARDHOUSE SUBMITTAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING STALLS-TYP.
- EVCS EVCS PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1-TYP.
- EV (CAPABLE) PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1-TYP.
- ARROWS DENOTE TRAFFIC DIRECTION-TYP.

ENLARGED SITE & FIRE ACCESS PLAN

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JOB NO.	18Y001.01	SHEET NO.	A1.3
DATE	03/20/2025		
DRAWN	GAA		
FILE NAME	18Y001.01_A1.3		



KEYNOTES

- 1.1 GENERAL
 - 1.1.1 PROPERTY LINE/ROW--REFER TO CIVIL DRAWINGS
 - 1.2 EASEMENT--REFER TO CIVIL DRAWINGS
 - 1.3 STANDARD PARKING STALL(S)--REFER TO DETAIL 1/A1.3
 - 1.4 ADA--ACCESSIBLE PARKING STALL(S)--REFER TO DETAIL 1/A1.3
 - 1.5 2" DRINK ALK. 25W MIN./20W MAX. FIRE LANE
 - 1.6 ADJUSTED FIRE DEPT. 25' W ACCESS DRIVE AT NEW CONSTRUCTION
 - 1.7 2' PARKING OVERHANG
 - 1.8 STRIPED AREA
 - 1.9 LINE OF EXISTING CANOPY ABOVE
 - 1.10 EXISTING STAIRS
 - 1.11 EXISTING PLATFORM
 - 1.12 ACCESSIBLE PATH OF TRAVEL
 - 1.13 FIRE DEPARTMENT TURNAROUND WITH 6' LADDER SWING
 - 1.14 EXPANSION JUNT BETWEEN NEW AND EXISTING STRUCTURES
 - 1.15 AREA OF SAFE DISPERSE--SEE CALCULATION THIS SHEET
- 2.0 CONCRETE
 - 2.1 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
 - 2.2 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
 - 2.3 CONCRETE STAIR W/ METAL HANDRAIL & 4" GUARDRAIL
 - 2.4 CONCRETE FRAME W/ METAL HANDRAIL & 4" GUARDRAIL, WHERE REQUIRED
 - 2.5 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS--REFER TO DETAIL 3/A1.3
- 3.0 METALS
 - 3.1 CONCRETE--FILED STEEL PIPE PROTECTION BOLLARD (PAINTED)--TYP.
 - 3.2 STRUCT. STEEL COLUMN, TYPICAL - SHOP PRIMED (FIELD PAINTED)
 - 3.3 METAL CANOPY ABOVE
- 4.0 OPENINGS
 - 4.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
 - 4.2 ALUMINUM AND GLASS ENTRY DOOR
 - 4.3 HOLLOW METAL MAIN DOOR(S) (PAINTED)
 - 4.4 8'4" 4" x 10" OVERHEAD SECTIONAL DOOR (PAINTED)
 - 4.5 12' x 14' OVERHEAD SECTIONAL DOOR (PAINTED)
 - 4.6 12' x 10' OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
 - 4.7 HOLLOW METAL MAIN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)
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 - 5.1 BICYCLE RACK PER CAL GREEN SHORT-TERM REQUIREMENTS
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- 6.0 FIRE SUPPRESSION--REFER TO FIRE PROTECTION DRAWINGS
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 - 7.8 EXISTING CURB, PARKING OR LINE OF ASPHALT TO BE REMOVED
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SITE PLAN-LEGEND

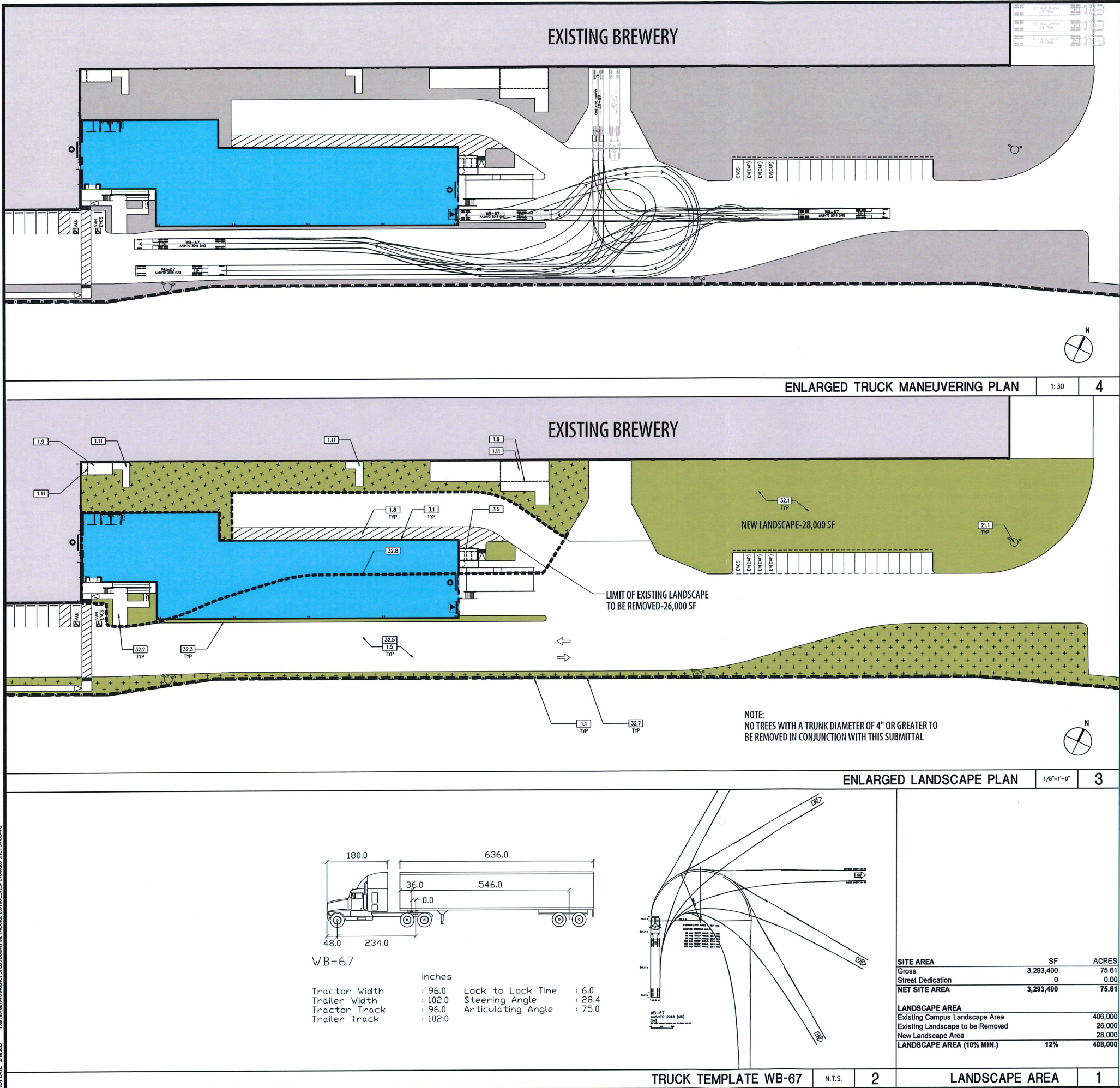
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|---|--|
| --- -- | PROPERTY LINE/ROW--REFER TO CIVL |
|  | EXISTING LANDSCAPE AREA TO REMAIN |
|  | NEW LANDSCAPE AREA |
|  | ADJUSTED 28' FIRE LANE AT NEW CONSTRUCTION TO CONFORM WITH LA COUNTY FIRE DEPT STANDARDS |
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| ##### | EXISTING RAIL/RAIL SPUR |
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(CAP) | EV (CAPABLE) PARKING STALL(S) PER LA COUNTY TABLE 5.106.5.3.1-TYP. |
| → | ARROWS DENOTE TRAFFIC DIRECTION-TYP. |

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**ENLARGED TRUCK MANEUVERING
AND LANDSCAPE PLAN**

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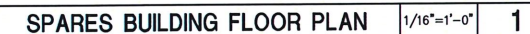
JOB NO-	IBY001.01	SHEET NO-	A1.4
DATE-	03/20/2025		
DRAWN-	GAA		
FILE NAME-	IBY001.01_A1.4		



**IRWINDALE BREW YARD
SPARES BLDG CONSOLIDATION**

IRWINDALE, CA 91706

DEVELOPED FOR:
IRWINDALE BREW YARD, LLC



- 1.0 GENERAL
 - 1.1 PROPOSED GROUND FLOOR OFFICE
 - 1.2 JUNIT BETWEEN NEW AND EXISTING STRUCTURES
 - 1.3 INTERNAL ROOF AND OVERFLOW DRAIN
- 2.0 CONCRETE
 - 3.1 CONCRETE BLOCK BUILDING WALL-TYP. U.N.O.
 - 3.2 CONCRETE BLOCK BUILDING WALL (3 HR RATING)
 - 3.3 CONCRETE STAIR W/ METAL HANDRAIL & 42" GUARDRAIL
 - 3.4 CONCRETE RAUP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
 - 3.5 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS
- 5.0 METALS
 - 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD (PAINTED)-TYP.
 - 5.2 STRUCT. STEEL COLUMN, TYPICAL - SHOP PRIMED (FIELD PAINTED)
 - 5.3 METAL CANOPY ABOVE:
- 8.0 OPENINGS
 - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
 - 8.2 ALUMINUM AND GLASS ENTRY DOOR
 - 8.3 HOLLOW METAL MAN DOOR(S) (PAINTED)
 - 8.4 9'W x 10'H OVERHEAD SECTIONAL DOOR DOOR (PAINTED)
 - 8.5 12'W x 12'H OVERHEAD SECTIONAL GRADE DOOR (PAINTED)
 - 8.6 12' x 10'H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
 - 8.7 HOLLOW METAL MAN DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 9.0 FINISHES
 - 9.1 INTERIOR PARTITION-TYP.
- 11.0 EQUIPMENT
 - 11.1 DOCK BUMPERS-COORDINATE W/ MANUFACTURER & STRUCTURAL DRAWINGS
- 12.0 FURNISHINGS
 - 12.1 BICYCLE RACK PER CAL GREEN SHORT-TERM REQUIREMENTS
 - 12.2 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

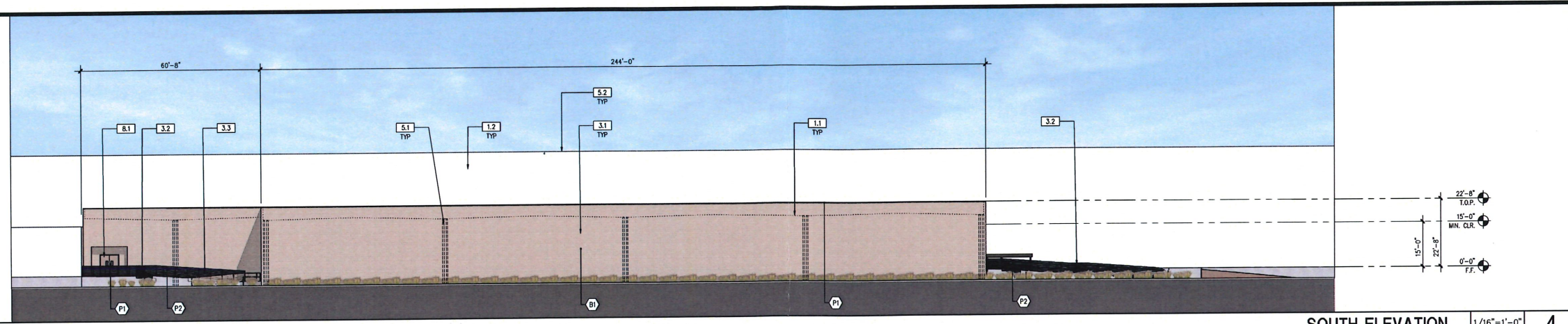
SPARES BUILDING
FLOOR PLAN

JOB NO.	IBY001.01	SHEET NO. A2.1
DATE	03/20/2025	
DRAWN	GAA	
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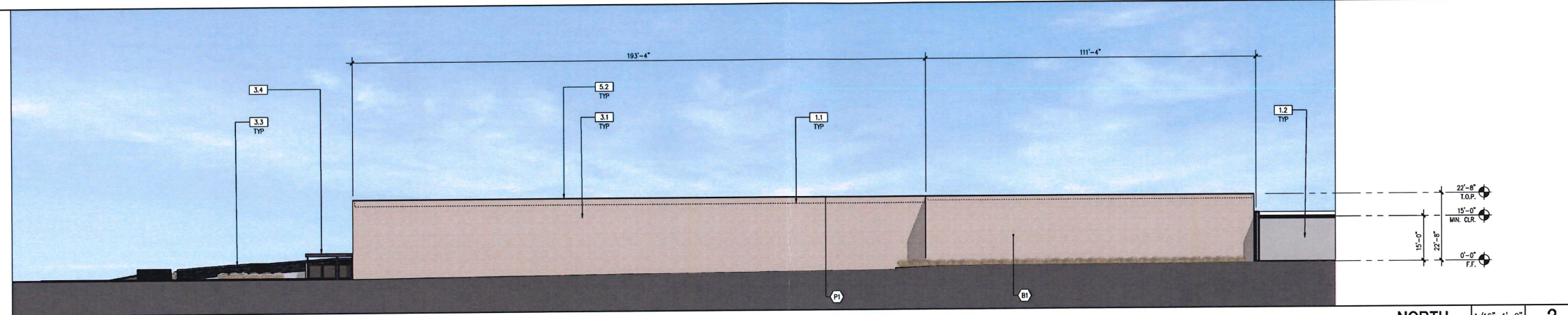
PILOT DATE	3/19/2025	PL15110011WD	AGENCY SHEETS	SUBMITTAL PACKAGE	ZUB1001_A2_1 FLOOR PLANDWG
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IRWINDALE, CA 91706

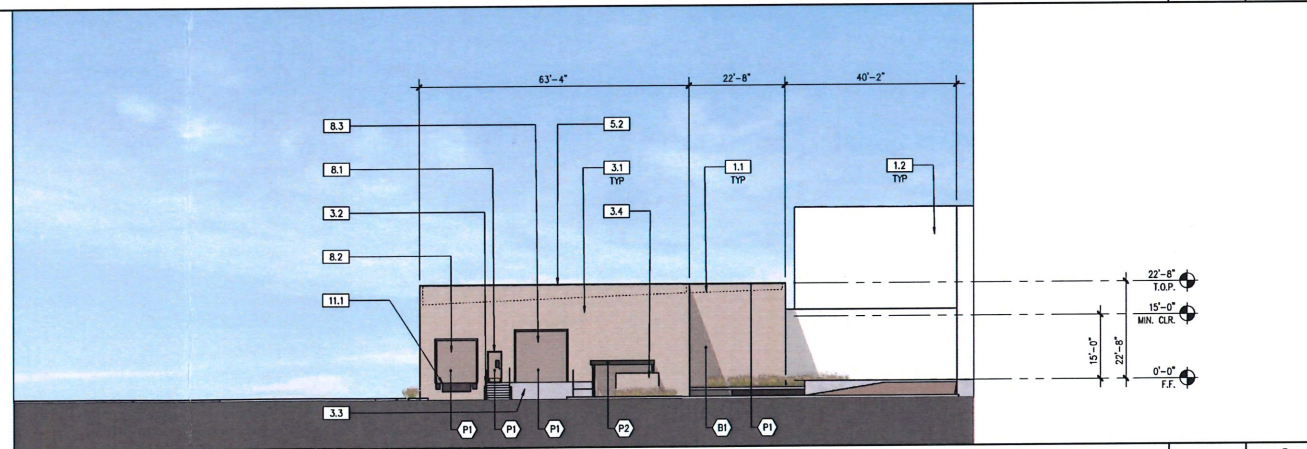
DEVELOPED FOR:
IRWINDALE BREW YARD, LLC



SOUTH ELEVATION	$1/16"=1'-0"$	4
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NORTH	1/16"=1'-0"	3
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EAST ELEVATION	1/16"=1'-0"	2
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SPARES BUILDING ELEVATIONS

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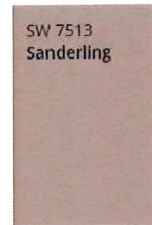
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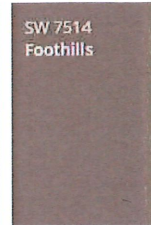
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B1-CONCRETE PRECISION BLOCK



P1-PAINT 1



P2-PAINT 2

COLOR SCHEDULE / MATERIALS

B1	WALLS	CONCRETE PRECISION BLOCK NATURAL GRAY RUNNING BOND PATTERN
P1	PAINT 1	EXTERIOR DOORS AND FRAMES/FLASHING CAP AT PARAPET/ SHERWIN WILLIAMS-SW 7513 SANDERLING
P2	PAINT 2	METAL HANDRAILS AT STAIR AND RAMPS/TRASH ENCLOSURE DOORS, ENCLOSURE COVER AND SUPPORT COLUMNS SHERWIN WILLIAMS-SW 7514 FOOTHILLS

GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
2. PROVIDE 8"-Ø WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
3. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMB.
4. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI-GLOSS UNLESS NOTED OTHERWISE.
5. T.O.P. = TOP OF PARAPET ELEVATION
6. F.F. = FINISH FLOOR ELEVATION
7. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

KEYNOTES

- 1.0 GENERAL
 - 1.1 LINE OF ROOF BEYOND
 - 1.2 EXISTING BREWERY
- 3.0 CONCRETE
 - 3.1 CONCRETE BLOCK WALL (REFER TO FINISH SCHEDULE)
 - 3.2 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
 - 3.3 CONCRETE RAMP W/ METAL HANDRAIL & 42" GUARDRAIL WHERE REQUIRED
 - 3.4 CONCRETE BLOCK TRASH ENCLOSURE TO CONFORM WITH MUNICIPAL STANDARDS
- 5.0 METALS
 - 5.1 INTERIOR ROOF AND OVERFLOW DRAIN
 - 5.2 METAL FLASHING AT WALL CAP (PAINTED)
- 8.0 OPENINGS
 - 8.1 HOLLOW METAL WALL DOOR(S) (PAINTED)
 - 8.2 9'-4" W x 10' H OVERHEAD SECTIONAL DOOR DOOR (PAINTED)
 - 8.3 12'-0" W x 10' H OVERHEAD SECTIONAL DOOR DOOR (PAINTED)
 - 8.4 12' W x 10' H OVERHEAD SECTIONAL DOOR TO BE INSTALLED AT EXISTING WALL (PAINTED)
 - 8.5 HOLLOW METAL WALL DOOR(S) TO BE INSTALLED AT EXISTING WALL (PAINTED)
- 10.0 SPECIALTIES
 - 10.1 STREET ADDRESS - SIZE AS REQUIRED BY GOVERNING AGENCY BUT NOT LESS THAN 12"
 - 10.2 BUILDING/ TENANT SIGNAGE (N.I.C.)
- 11.0 EQUIPMENT
 - 11.1 DOCK BUMPERS - COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL
- 22.0 PLUMBING
 - 22.1 INTERNAL ROOF DRAIN W/ OVERFLOW DRAIN TYP.

MATERIALS AND FINISHES

N.T.S.

1



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



Date: July 30, 2025 **Agenda Item No. 4-C**

To: Honorable Chair and Members of the Planning Commission

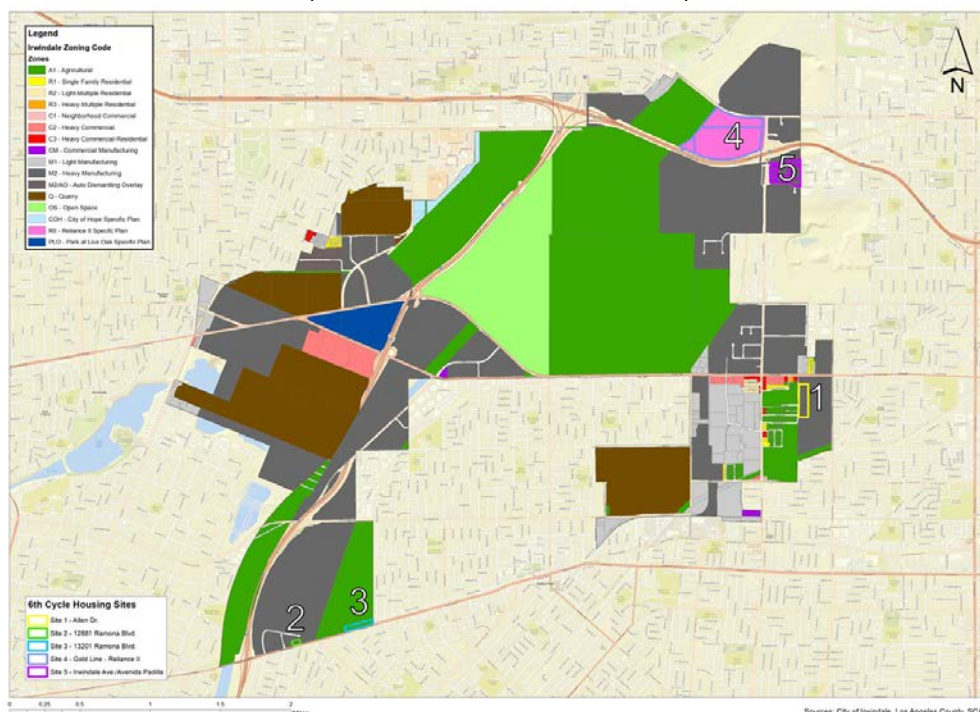
From: Marilyn Simpson, AICP, Community Development Director

Project Planners: Community Development Staff

Project: Consideration of the 6th Cycle Housing Element Update (2021-2029), Certification of a Program Environmental Impact Report (PEIR), a focused update to the Safety Element of the General Plan, Amendments to the Community Development Element of the General Plan, adding the new Environmental Justice Element to the General Plan, and Zone Changes required to implement the Housing Element

Applicant: City of Irwindale

Project Locations: 5100 Allen Drive, 12881 Ramona Boulevard, 13201 Ramona Boulevard, Gold Line/Reliance II site, Irwindale/Avenida Padilla site



Staff Recommendation: That the Planning Commission consider the following:

-
- 1) Adopt Resolution No. 866(25) recommending that the City Council certify General Plan Program Environmental Impact Report (SCH# 2023120387), adopt a Mitigation Monitoring and Reporting Program (“MMRP”), & adopt a Statement of Overriding Considerations
 - 2) Adopt Resolution Nos. 856(25) and 865(25) recommending that the City Council approve General Plan Amendment Nos. 03-2025 and 06-2025
 - 3) Adopt Resolution No. 867(25) recommending that the City Council approve Zone Ordinance Amendment No. 05-2025
 - 4) Adopt Resolution Nos. 857(25), 858(25), 859(25), 860(25), and 861(25), recommending that the City Council approve zone changes to 5100 Allen Drive, 12881 Ramona Blvd., 13201 Ramona Blvd., the Gold Line/IBCN site, and the Irwindale Avenue/Avenida Padilla site
-

Project Summary:

Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of the City’s General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The City’s Housing element was adopted by the City Council in 2013 for the 2013-2021 planning period. The City of Irwindale is updating the Housing Element for the 2021-2029 planning period. An adopted Housing Element must then be submitted to the California Department of Housing and Community Development (HCD) to certify that the document meets all requirements under state law.

The most significant update included in the 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Assessment (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statutes. The City’s 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing units, but rather to demonstrate that the city has the land capacity to address RHNA through a required sites inventory analysis.

The 2021-2029 Housing Element update required updates to the Community Development Element, which serves as the Land Use Element, and the Safety Element. The Environmental Justice Element is a new element that is now required by State law to be added to the General Plan. The Safety and Environmental Justice Elements are being processed concurrently.

Background and Analysis:

Staff, along with Environmental Science Associates (ESA) and Bay Area Economics (BAE) , has prepared a draft Housing Element for public review and Planning Commission consideration and recommendation to the City Council.

The purpose of this report is to provide the Planning Commission and public with an overview of the Draft Housing Element and formalize the draft document. Following Planning Commission recommendation, the draft Housing Element will be presented for City Council review and adoption.

Project Entitlements:

The following is a list of the entitlements under consideration:

Certification of a Program Environmental Impact Report (SCH#2023120387)

General Plan Amendments:

- General Plan Amendment No. 03-2025 for the Housing Element Update
- General Plan Amendment No. 04-2025 for the Safety Element Update (processed concurrently)
- General Plan Amendment No. 05-2025 for the Environmental Justice Element (processed concurrently)
- General Plan Amendment No. 06-2025 for the Community Development Element Update

Zone Ordinance Amendment:

ZOA No. 05-2025 to add Residential Overlay to the Zoning Code

Zone Changes:

- Zone Change No. 05-2025 Rezone of 5100 Allen Drive to R-2
- Zone Change No. 06-2025 Rezone of 12881 Ramona Boulevard to add Residential Overlay
- Zone Change No. 07-2025 Rezone of 13201 Ramona Boulevard to add Residential Overlay
- Zone Change No. 08-2025 Rezone of 1 acre of the Gold Line/Reliance II site to Residential Overlay
- Zone Change No. 09-2025 Rezone of 2 acres of the Irwindale Avenue/Avenida Padilla site to Residential Overlay

Housing Element:

The final 6th Cycle Regional Housing Needs Allocation (RHNA) includes both a total number of dwelling units and various income levels. The RHNA for Irwindale is shown in the table below:

Income Level	# of Units
Very-Low	36
Low	11
Moderate	17
Above-Moderate	55
TOTAL	119

The Housing Element process includes identifying potential housing sites, densities, and proposed zoning. With the City Council's direction, the following five (5) sites were identified:

Address/Cross Streets	Size (Acres)	Proposed Zoning	Proposed Density
5100 Allen Dr.	6	3 acres – R1; 3 acres – R-2	R-2 for 10 acres
12881 Ramona Blvd.	1	Residential Overlay M-2/RO-R-3	R-3
13201 Ramona Blvd.	4	Residential Overlay R-1/RO-R-3	C-3
Gold Line/ Irwindale Business Center North (formerly Reliance II) 15990 Foothill Blvd.	1	Residential Overlay SP/Residential Overlay	C-3
Irwindale Ave. & Avenida Padilla sites	2	Residential Overlay 1 acre: M-2/RO-R-2 1 acre: M-2/RO-R-3	1 acre:R-2 1 acre:R-3

Organization of the Housing Element includes the following major components:

- Section 2. Review of Prior Housing Element. A review of the 2013-2021 Housing Element.
- Section 3. Housing Policies, and Programs. A series of goals, policies, and programs to address the City's housing needs.
- Section 4. Quantified Objectives. An estimate of the anticipated and potential housing development during the planning period, including units assisted through programs.
- Section 5. Housing Needs Assessment. Analysis of housing conditions and needs in Irwindale.
- Section 6. Assessment of Fair Housing. Analysis of Fair Housing Issues in Irwindale.
- Section 7. Regional Housing Needs Allocation. A summary of the Regional Housing Needs Allocation for the 2021 to 2029 planning period.
- Section 8. Constraints Analysis. An evaluation of Governmental and Non-Governmental constraints on housing.
- Section 9. Housing Sites Inventory. Analysis and identification of sites to accommodate the City's Regional Housing Needs Allocation.

Community Outreach:

The preparation of a Housing Element is driven by requirements for community input under State law Government Code Section 65583(c)(7) that requires local governments to make diligent efforts to solicit public participation from all economic segments of the community in the development of the Housing Element.

The Irwindale public participation process included:

- A community housing survey
- A community workshop (in-person and virtual participation) held on April 7, 2022 to provide an overview of the Housing Element update process and solicit community input
- A City Council study session (in-person and virtual participation) on April 25, 2022 to brief the City Council on the Housing Element update process and solicit community input
- A community workshop (in-person and virtual participation) held on May 25, 2022 to begin engaging the community on identification of housing opportunity sites for 2021 to 2029
- A City Council study session on June 22, 2022 seek City Council direction on housing opportunity sites for 2021 to 2029.
- A follow-up City Council study session on July 13, 2022 to obtain City Council direction on housing opportunity sites for 2021 to 2029
- Notices in the City Manager's Weekly Update
- Informational flyers throughout the process on the Housing Element, Safety Element, and Environmental Justice Element
- A dedicated webpage for the project

Zone Changes (Zoning Text and Map):

The proposed Zone Changes will rezone the sites identified in the 2021-2029 Housing Element to comply with Irwindale's 6th Cycle RHNA requirements.

The Zone Changes Include:

Site #	Address/Location	Existing Zoning	Proposed Zoning
1	5100 Allen Dr.	M-2	R-2
2	12881 Ramona Blvd.	M-2	M-2/RO-R-3
3	13201 Ramona Blvd.	R-1	R-1/RO-R-3
4	Gold Line/ Irwindale Business Center North (formerly Reliance II) 15990 Foothill Blvd.	SP	SP/Residential Overlay
5	Irwindale Ave. & Avenida Padilla	M-2	1 acre:M-2/RO-R-2 1 acre: M-2/RO-R-3

On June 30, 2025, California Governor Newsom signed Senate Bill 131 (SB 131) and Assembly Bill 130 (AB 130, two budget trailer bills that significantly modify the California Environmental Quality Act (CEQA). These bills were effective immediately. SB 131 exempts local governments from CEQA review for rezoning actions that implement an

adopted housing element, so long as the rezoning complies with local planning and zoning laws. Under existing law, a decision to rezone certain land could trigger a CEQA review. SB 131 eliminates CEQA review where the local government seeks to align a zoning designation with the locality's approved housing element. More specifically, Section 21080.085 was added to the Public Resources Code (PRC), to read:

21080.085. (a) This division does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.

Per SB 131 and PRC Section 21080.085, while the rezoning to align with the City's Housing Element is exempt from CEQA review.. However, the Program EIR evaluated the Housing Element and future development and operation of the housing units that could be developed as a result of the Project. The mitigation measures, which will reduce potentially significant impacts during the construction and operation of the future housing remain relevant and applicable to individual future housing development projects in the City.

Zone Ordinance Amendment:

The proposed Zone Ordinance Amendment will amend Chapter 17.04 Residential Zoning Districts to add a section for Residential Overlay as a zone district. The base zoning district will remain, but the overlay will allow for residential development to meet the 6th Cycle RHNA requirements.

CEQA/Program Environmental Impact Report:

The City of Irwindale (City), as lead agency pursuant to the California Environmental Quality Act (CEQA), has prepared a Draft Program Environmental Impact Report (PEIR) for the proposed City's 2021–2029 Housing Element and General Plan Update (Project). The Project would amend the City's General Plan and Zoning Code to implement the City's 6th cycle 2021–2029 Housing Element (Housing Element), update the Safety Element, and create a new Environmental Justice (EJ) Element.

A Final Program Environmental Impact Report has been prepared to analyze environmental impacts, discuss feasible alternatives and recommend mitigation measures related to implementation of the proposed Housing Element and General Plan Update. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report (EIR) analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision makers. Certification of a PEIR will enable the City of Irwindale to adopt the 6th Cycle Housing Element in compliance with State law and update the Community Development Element and Safety Element, and add the Environmental Justice Element to the General Plan.

The Final PEIR includes the Mitigation Monitoring and Reporting Program (MMRP). The MMRP also includes mitigation measures to be followed when construction is proposed. The Findings of Fact and Statement of Overriding Considerations is also part of the PEIR.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as a Lead Agency, analyzed the project and the Environmental Impact Report ("PEIR") State Clearinghouse (SCH# 2023120387) was prepared.

Purpose of the Program EIR

The primary intent of CEQA is to ensure that public agency decision-makers document and consider the environmental implications of their actions in order to avoid or minimize environmental damage that could result from the implementation of a project wherever feasible, and to balance environmental, economic, and social objectives. In accordance with CEQA Guidelines Section 15121, the purpose of an EIR is to serve as an informational document that: *"... will inform public agency decisionmakers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project."*

The purpose of this Draft PEIR is to inform decision-makers and the general public of the potential programmatic environmental impacts resulting from the Project. The City is the lead agency under CEQA and is responsible for preparing this Draft PEIR. This Draft PEIR has been prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.), and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) and the City's procedures for implementing CEQA. The principal CEQA Guidelines sections governing content of this document are Sections 15120 through 15132 (Contents of an EIR), and Section 15168 (Program EIR). This Draft PEIR serves the following purposes:

- To satisfy CEQA requirements for analysis of environmental impacts by including a complete and comprehensive programmatic evaluation of the physical impacts of adopting and implementing the Project;
- To recommend a set of measures to mitigate any significant adverse impacts;
- To analyze a range of reasonable alternatives to the Project;
- To inform decision-makers and the public of the potential environmental impacts of the Project prior to taking action on the Project, and to assist City officials in reviewing and adopting the 2021-2029 Housing Element, Safety Element, EJ Element and Zoning Code Update; and
- To provide a basis for the review of subsequent development projects and public improvements proposed within the City. Subsequent environmental documents may be tiered from the PEIR.

The Project consists of policies, diagrams, and standards to guide land use and development decisions for the City, as described in greater detail in Chapter 2, *Project Description*. Chapter 4, *Environmental Impact Analysis*, of this Draft PEIR contains analysis of all potential environmental impacts expected to result from implementation of the policies and programs provided in the Elements, including those policies that serve to avoid or minimize potentially adverse environmental impacts. In accordance with CEQA

requirements, the Draft PEIR also identifies and evaluates mitigation measures in an effort to mitigate potentially significant impacts where feasible. Chapter 5, *Alternatives*, of this Draft PEIR contains an analysis of alternatives to the Project, including an analysis of the No Project Alternative, which represents the continued implementation of the current General Plan. An environmentally superior alternative has also been identified as part of the alternatives analysis.

The FEIR analyzed the environmental impacts to the following study areas:

- Aesthetics (Chapter 4.1)
- Air Quality (Chapter 4.2)
- Biological Resources (Chapter 4.3)
- Cultural Resources (Chapter 4.4)
- Energy (Chapter 4.5)
- Geology & Soils (Chapter 4.6)
- Greenhouse Gas Emissions (Chapter 4.7)
- Land Use and Planning (Chapter 4.8)
- Noise (Chapter 4.9)
- Population and Housing (Chapter 4.10)
- Public Services (Chapter 4.11)
- Transportation (Chapter 4.12)
- Tribal Cultural Resources (Chapter 4.13)
- Utilities and Service Systems (Chapter 4.14)

Based on the Initial Study, which is contained in Appendix A of the Draft PEIR and public comments received during the NOP circulation period, it was determined that multiple issue areas, Agriculture and Forestry Resources, Geology and Soils (all except for paleontological resources), Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Recreation, and Wildfire would not be subject to potentially significant impacts due to implementation of the Project. Four comment letters were received from the California Governor's Office of Emergency Services (Cal OES), Department of Toxic Substances Control (DTSC), Native American Heritage Commission (NAHC), and the South Coast Air Quality Management District (SCAQMD)

Mitigation Monitoring and Reporting Program

A Lead Agency is required to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Public Resources Code Section 21081.6). In addition, CEQA Guidelines Section 15097(a) requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it requires to mitigate or avoid significant environmental effects.

The mitigation measures included in the PEIR as certified by the City serve that function. The Mitigation Monitoring and Reporting Program (MMRP), which is provided with Exhibit B, includes all the mitigation measures adopted by the City in connection with the approval of the Project and has been designed to ensure compliance with such measures during implementation of the Project. The mitigation measures will be implemented, as applicable, during the future development and operation of the housing that will result

from the Project. In accordance with the requirements of Public Resources Code Section 21081.6, the City hereby adopts the MMRP.

Statement of Overriding Considerations

Three (3) areas were determined to have significant and unavoidable impacts during construction. These are 1) Air Quality, 2) Cultural Resources, and 3) Noise. A Statement of Overriding Considerations is a document required under CEQA when a project is approved despite having significant and unavoidable environmental impacts. It explains why the benefits of the project outweigh those environmental drawbacks. This statement must be a written finding, based on the Final Program Environmental Impact Report (FPEIR) and other evidence, detailing the specific reasons for approving the project despite the identified negative impacts. Findings of Fact and a Statement of Overriding Considerations (SOC) has been prepared and is included with the PEIR.

ATTACHMENTS

- Exhibit A: Resolution No. 866(25) for the PEIR
- Exhibit B: Draft & Final PEIR, MMRP, Findings of Fact, Statement of Overriding Considerations
- Exhibit C: Resolution No. 856(25) for General Plan Amendment No. 03-2025
- Exhibit D: Resolution No. 865(25) for General Plan Amendment No. 06-2025
- Exhibit E: Resolution No. 867(25) for Zone Ordinance Amendment No. 05-2025
- Exhibit F: Ordinance No. 803
- Exhibit G: Resolution No. 857(25) for ZC No. 05-2025
- Exhibit H: Resolution No. 858(25) for ZC No. 06-2025
- Exhibit I: Resolution No. 859(25) for ZC No. 07-2025
- Exhibit J: Resolution No. 860(25) for ZC No. 08-2025
- Exhibit K: Resolution No. 861(25) for ZC No. 09-2025

EXHIBIT “A”**RESOLUTION NO. 866(25)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARING HOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT NO. 05-2025 **

A. RECITALS.

- (i) Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of the City’s General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The City’s Housing element was adopted by the City Council in 2013 for the 2013-2021 planning period. The City of Irwindale is updating the Housing Element for the 2021-2029 planning period.
- (ii) As a result, the following entitlements are being considered for approval for the 2021-2029 Housing Element Update (collectively referred to herein as “Project”):
 - Program Environmental Impact Report (SCH#2023120387)
 - General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025
 - Zone Ordinance Amendment No. 05-2025
 - Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025
- (iii) In compliance with Public Resources Code Section 21080.4, a Notice of Preparation (“NOP”) was released by the City for public comment on December 14, 2023 and concluded on January 13, 2024. Two (2) comments were received during the comment period. The NOP was distributed for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties for a 30-day public review.
- (iv) On June 30, 2025, CEQA was amended via SB 131 stating that CEQA does not apply to a rezoning that implements the schedule of actions

contained in an approved housing element, pursuant to subdivision (c) of Section 65583 of the Government Code; and

- (v) In an abundance of caution and prior to the effective date of SB 131, the City, as the Lead Agency, has analyzed the Project and prepared a Program Environmental Impact Report; and
- (vi) Pursuant to the authority and criteria contained in CEQA, and the City of Irwindale environmental guidelines, the City of Irwindale, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR") for the Project. The Notice of Availability related to the PEIR was released by the City for public comment on April 4, 2025 and concluded on May 19, 2025.
- (vii) Said comments were responded through a Comments and Responses section as part of the PEIR for the Project; and
- (viii) A copy of the PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and Community Development Department. A copy of the PEIR and Mitigation Monitoring and Reporting Program (Exhibit B) was posted on the project's dedicated website <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>; and
- (ix) The public review period for the Draft EIR ended on May 19, 2025, and two (2) comments were received during the comment period; and
- (x) A Program Environmental Impact Report ("PEIR"), SCH# 2023120387 was prepared for the proposed Project, including the Draft PEIR, comments received on the Draft PEIR and responses to those comments, and revisions and corrections to the Draft PEIR made in response to comments received, and CEQA Findings of Fact (FOF) and a Statement of Overriding Considerations (SOC) (Exhibit B); and
- (xi) The PEIR provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the Project, and has been prepared in accordance with Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and
- (xii) The Planning Commission of the City of Irwindale (Planning Commission) has considered the PEIR and its implementing actions (State Clearinghouse No. SCH# 2023120387) for the Project, which provides, among other provisions, for the amendment to the City's General Plan and

Zoning Code to implement the City's 6th Cycle 2021-2029 Housing Element; and

- (xiii) Notice of public hearing before the Planning Commission concerning its consideration of the PEIR was given in accordance with the laws, including CEQA, and policies of the City of Irwindale; and
- (xiv) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Project and corresponding General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025, Zone Ordinance Amendment No. 05-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, at which time, the Planning Commission opened the public hearing, took testimony on the Application, at which time they received input from staff, the Assistant City Attorney, and the Applicant, heard public testimony, discussed the Proposed Project; and closed the public hearing; and
- (xv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION of the City of Irwindale, having reviewed and considered the information in the PEIR and supporting documents and materials, does hereby find, determine, resolve and order as follows:

1. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at its public hearing on the Final PEIR held on July 30, 2025, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision-makers, including all documents specified under applicable State law shall comprise the entire record of proceedings under CEQA.

2. FINAL ENVIRONMENTAL IMPACT REPORT CONTENTS

In accordance with CEQA Guidelines, Section 15132, the FPEIR consists of the following:

- a. The Draft Program Environmental Impact Report (DPEIR) or a revision of the Draft;
- b. Comments and recommendations received on the DPEIR either verbatim or in summary;
- c. A list of persons, organizations, and public agencies comments on the DPEIR;

- d. The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- e. Any other information added by the Lead Agency.

(All hereafter collectively referred to as “FPEIR”)

3. ACCOMPANYING DOCUMENTS TO FPEIR.

Documents that shall accompany the FPEIR are:

- a. Mitigation Monitoring and Reporting Program; and
- b. Findings of Fact; and
- c. Statement of Overriding Considerations

4. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL REGARDING CEQA FINDINGS OF FACT, MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS

- a. *Recommendation to Adopt Findings of Fact.* The Planning Commission hereby recommends to the City Council that it approve, accept as its own, incorporate as if set forth in full herein, and make each and every one of the findings contained in the Findings of Fact, attached as Exhibit “B” of this Resolution.
- b. *Recommendation to Certify Final Environmental Impact Report.* The Planning Commission hereby recommends to the City Council that it certify that (1) the FPEIR has been completed in compliance with CEQA; (2) that it has reviewed and considered the information contained in the FEIR prior to approving the project; and (3) that the FPEIR reflects the City Council’s independent judgment and analysis. .
- c. *Recommendation on Mitigation Monitoring and Reporting Program.* As more fully identified and set forth in FPEIR and in the Findings of Fact for this Project, which is Exhibit “B” to this Resolution, the Planning Commission hereby recommends to the City Council that it find that the mitigation measures described and specifically identified in the above referenced documents are feasible and shall become binding upon the entity (such as the project proponent or the City) assigned thereby to implement the particular mitigation measures as identified in the Mitigation Monitoring and Reporting Program.
- d. *Recommendation to Adopt Statement of Overriding Considerations.* Even after the adoption of all feasible mitigation measures, certain significant or potentially significant environmental effects caused by the Project directly, or cumulatively, will remain. Therefore, the Planning Commission hereby

recommends that the City Council issue and adopt a Statement of Overriding Considerations in the form set forth in the attached Exhibit “B” a copy of which is also on file in the office of the City Clerk, identifying the specific economic, legal, social, technological and other considerations that render the unavoidable significant adverse environmental effects acceptable, either in its current form or as may be modified or amended by the City Council.

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibits:

- A. Final Environmental Impact Report (SCH #2023020290)
- B. CEQA Findings of Fact which include: Impacts Determined to be Less Than Significant; Impacts Mitigated to Less Than Significant; Significant Unavoidable Adverse Impacts; Alternatives Considered and Rejected; and Statement of Overriding Considerations
- C. Mitigation Monitoring and Reporting Program

Exhibit “B” to HE Report

Draft and Final Program Environmental Impact
Report (DPEIR) & (FPEIR w/MMRP)

(links below)

1. Draft Program EIR

(<https://www.irwindaleca.gov/DocumentCenter/View/11368/Draft-PEIR-04012025>)

2. Final Program EIR

(<https://www.irwindaleca.gov/DocumentCenter/View/11695/Irwindale-GPU-and-HEU-Final-PEIR-with-Appendix-A>)

3. CEQA Findings of Fact and Statement of Overriding Considerations

(<https://www.irwindaleca.gov/DocumentCenter/View/11741/CEQA-FINDINGS-OF-FACT-SOC>)

EXHIBIT “C”**RESOLUTION NO. 856(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 03-2025, TO ADOPT THE IRWINDALE HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 03-2025) to adopt the 2021-2029 Housing Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 04-2025, 05-2025, and 06-2025, Zone Ordinance Amendment No. 05-2025, Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025); and
- (ii) Pursuant to Government Code Section 65302, the General Plan includes eight mandatory elements, including the Housing Element; and
- (iii) State law requires that the City Council adopt a Housing element for the eight-year period 2021-2029 to accommodate the City of Irwindale Regional Housing Needs Allocation (RHNA) of 119 housing units, comprised of 36 very-low income units, 11 low income units, 17 moderate income units, and 55 above moderate income units; and
- (iv) The Housing Element must be adopted to comply with state law, accommodate the City’s Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and
- (v) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and
- (vi) General Plan Amendment No. 03-2025 amends the 2008 Irwindale General Plan by adopting the 2021-2029 Housing Element, labeled as Exhibit “A”, attached hereto and made a part hereof, incorporating all revisions made to date, and repealing the 2013-2020 Housing Element in its entirety; and

- (vii) On April 7, 2022, a community workshop was held to provide an overview of the Housing Element and solicit community input; and
- (viii) On April 25, 2022, a joint City Council and Planning Commission Study Session was held on the Housing Element to solicit comments; and
- (ix) On May 25, 2022, a community workshop for the Housing Element was held to identify potential housing opportunity sites; and
- (x) On June 22, 2022 and July 13, 2022, City Council Study Sessions were held and direction was provided to staff and consultant on the housing opportunity sites for 2021-2029; and
- (xi) On November 10, 2022, a community workshop was held for the public review of the 2021-2029 draft Housing Element; and
- (xii) The City circulated the draft Housing Element for more than the required 30-day public review period, in compliance with Government Code Section 65583. The review period ran from November 9, 2022 to December 21, 2022. The draft Housing Element was available for review on the City's website, at City Hall, the Irwindale Public Library, and the Irwindale Community Development Department; and
- (xiii) The Planning Commission reviewed the draft Housing Element at the December 21, 2022 meeting and provided comments; and
- (xiv) On January 19, 2023, in accordance with Government Code Section 65585(b), the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for state mandated review; and
- (xv) On April 19, 2023, the City received a letter from HCD providing comments regarding the draft Housing Element; and
- (xvi) On March 4, 2024, the City submitted a revised draft Housing Element and response letter to HCD for its review; and
- (xvii) On May 3, 2024, the City Received a letter from HCD providing additional comments regarding the draft Housing Element; and
- (xviii) On August 1, 2024, HCD provided an Informal Preliminary Review to address comments from HCD; and
- (xix) A Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and

- (xx) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Housing Element (SCH# 2023120387); and
- (xxi) The Planning Commission has considered proposed General Plan Amendment No. 03-2025 to adopt the 2021-2029 Housing Element; and
- (xxii) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (xxiii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. That the proposed General Plan Amendment is in the public interest because the amendment will further the goals and policies of the General Plan Housing Element, to promote a mix of housing types and affordability throughout the city that meets the needs of existing and future residents, and promotes a diversity of household types and housing choices for residents of all ages and income levels.
 - b. The proposed opportunity housing sites are physically suitable in terms of design, location, shape, size, topography, and the provision of public and emergency vehicle access, and are served by adequate size roadways and streets.
3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended via SB 131

(effective June 30, 2025), the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>. The Planning Commission recommends that the City Council find that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of General Plan Amendment 03-2025 for the purposes of CEQA review, and General Plan Amendment 03-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed General Plan Amendment No. 03-2025 to adopt the 2021-2029 Housing Element attached herein as "Exhibit A".

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

EXHIBIT “D”**RESOLUTION NO. 865(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 06-2025, TO AMEND THE IRWINDALE COMMUNITY DEVELOPMENT ELEMENT AND GENERAL PLAN MAP TO BE CONSISTENT WITH THE 2021-2029 HOUSING ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 06-2025) to amend the Community Development Element in order to implement the 2021-2029 Housing Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, and 05-2025, Zone Ordinance Amendment No. 05-2025, Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to herein as the “Project”)); and
- (ii) Pursuant to Government Code Section 65302, the General Plan includes eight mandatory elements, including the Housing Element, and the Land Use Element which is implemented by the City through it’s Community Development Element; and
- (iii) State law requires that the City Council adopt a Housing element for the eight-year period 2021-2029 to accommodate the City of Irwindale Regional Housing Needs Allocation (RHNA) of 119 housing units, comprised of 36 very-low income units, 11 low income units, 17 moderate income units, and 55 above moderate income units; and
- (iv) The Housing Element must be adopted to comply with state law, accommodate the City’s Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and
- (v) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and

- (vi) General Plan Amendment No. 06-2025 amends the 2008 Irwindale General Plan Community Development Element with the adoption of the 2021-2029 Housing Element to include the new residential sites identified in the 2021-2129 Housing Element; and
- (vii) General Plan Amendment No. 06-2025 amends the 2008 Irwindale General Plan Community Development Element to add the Land Use category of Residential Overlay to the text and Table 2-3; and
- (viii) General Plan Amendment No. 06-2025 amends the Irwindale General Plan Map to add the Residential Overlay to the map; and
- (ix) A Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and
- (x) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project; and
- (xi) The Planning Commission has considered proposed General Plan Amendment No. 06-2025 to amend the Community Development Element of the Irwindale General Plan to be consistent with the 2021-2029 Housing Element; and
- (xii) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approve; and
- (xiii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:

- a. That the proposed General Plan Amendment is in the public interest because the amendment will further the goals and policies of the General Plan Housing Element, to promote a mix of housing types and affordability throughout the city that meets the needs of existing and future residents, and promotes a diversity of household types and housing choices for residents of all ages and income levels. General Plan Amendment No. 06-2025 amends the 2008 Irwindale General Plan Community Development Element with the adoption of the 2021-2029 Housing Element to include the new residential sites identified in the 2021-2129 Housing Element, adds the Land Use category of Residential Overlay to the text and Table 2-3;, and amends the Irwindale General Plan Map to add the Residential Overlay to the map.
 - b. The proposed opportunity housing sites are physically suitable in terms of design, location, shape, size, topography, and the provision of public and emergency vehicle access, and are served by adequate size roadways and streets.
3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended via SB 131 (effective June 30, 2025), the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>. The Planning Commission recommends that the City Council find that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of General Plan Amendment 06-2025 for the purposes of CEQA review, and General Plan Amendment 06-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.
 4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning

Commission hereby recommends the City Council adopt and approve proposed General Plan Amendment No. 06-2025, attached herein as Exhibit "A", to amend the Community Development Element for consistency with the 2021-2029 Housing Element.

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

EXHIBIT “E”**RESOLUTION NO. 867(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ORDINANCE NO. 803 TO AMEND CHAPTER 17.04 (RESIDENTIAL ZONE DISTRICTS OF THE IRWINDALE MUNICIPAL CODE (“IMC”) TO ADD RESIDENTIAL OVERLAY ZONE DISTRICT TO THE CHAPTER TO ENSURE COMPLIANCE WITH THE 2021-2029 HOUSING ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) Zone Ordinance Amendment No. 05-2025 will amend the IMC to add Residential Overlay as a zone district, consistent with the 2021-2029 Housing Element. (This ZOA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, and 06-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to herein as “Project”)); and
- (ii) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 03-2025) to adopt the 2021-2029 Housing Element.
- (iii) The Housing Element must be adopted to comply with state law, accommodate the City’s Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and
- (iv) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and
- (v) Zone Ordinance Amendment No. 05-2025 amends Chapter 17.04 of the Irwindale Municipal Code (IMC) to add Residential Overlay as a zone district to be consistent with the 2021-2029 Housing Element; and
- (vi) A Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and

- (vii) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project; and
- (viii) The Planning Commission has considered proposed Zone Ordinance Amendment No. 05-2025 to amend Chapter 17.04 (Residential Zone Districts) of the Irwindale Municipal Code; and
- (ix) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (x) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

- 1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.
- 2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. That the proposed Zone Ordinance Amendment is in the public interest because the amendment will further the goals and policies of the 2021-2029 General Plan Housing Element, to promote a mix of housing types and affordability throughout the city that meets the needs of existing and future residents, and promotes a diversity of household types and housing choices for residents of all ages and income levels. Zone Ordinance Amendment No. 05-2025 amends Chapter 17.04 of the Irwindale Municipal Code (IMC) to add Residential Overlay as a zone district to be consistent with the 2021-2029 Housing Element.
 - b. The proposed opportunity housing sites are physically suitable in terms of design, location, shape, size, topography, and the

provision of public and emergency vehicle access, and are served by adequate size roadways and streets.

3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended via SB 131 (effective June 30, 2025), the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>. The Planning Commission recommends that the City Council find that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of Zone Ordinance Amendment 05-2025 for the purposes of CEQA review, and Zone Ordinance Amendment 05-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Ordinance Amendment No. 05-2025 to amend Chapter 17.04 (Residential Zone Districts) of the Irwindale Municipal Code adding Residential Overlay, herein attached as Exhibit "A", as a zone district in compliance with the 2021-2029 Housing Element.

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibits:

A. Ordinance No. 803, Zone Ordinance Amendment No. 05-2025

EXHIBIT “F”**ORDINANCE NO. 803**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING AND ADDING SECTION 17.04.050 (“RESIDENTIAL OVERLAY”) TO CHAPTER 17.04 (“RESIDENTIAL ZONE DISTRICTS”), OF THE IRWINDALE MUNICIPAL CODE (“ZONING”), TO ADD RESIDENTIAL OVERLAY AS A ZONE DISTRICT, MAKING FINDINGS IN SUPPORT THEREOF AND FINDING THE PROJECT CONSISTENT WITH THE PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH#2023120387) FOR THE 2021-2029 HOUSING ELEMENT UPDATE

WHEREAS, the City of Irwindale Municipal Code section 17.35.040 provides that, “An Amendment to the General Plan, General Plan Map, Zoning Code or Zoning Map may be initiated by any qualified applicant identified in Section 17.25.020, Application Forms and Fees, the Community Development Director or by motion of the City Council or Planning Commission;” and

WHEREAS, the City of Irwindale has initiated the request for a Zone Ordinance Amendment (ZOA No. 05-2025) to amend Chapter 17.04 of Title 17 to add Residential Overlay to the City’s Zoning Code to implement the 2021-2029 adopted Housing Element, . (This ZOA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, and 06-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to as the “Project”); and

WHEREAS, the Irwindale Community Development Department, Irwindale Planning Division, and other City of Irwindale staff have prepared, since June 2021, the Housing Element Update, Safety Element Update, and new Environmental Justice Element; and

WHEREAS, State law requires that the City Council adopt a Housing element for the eight-year period 2021-2029 to accommodate the City of Irwindale Regional Housing Needs Allocation (RHNA) of 119 housing units, comprised of 36 very-low income units, 11 low income units, 17 moderate income units, and 55 above moderate income units; and

WHEREAS, the Housing Element must be adopted to comply with state law, accommodate the City’s Regional Housing Needs Allocation, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing; and

WHEREAS, the City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and

WHEREAS, Ordinance No. 803 will amend Chapter 17.04 Residential Zone Districts of the Irwindale Municipal Code to add Residential Overlay as a zone district to be consistent with the proposed 2021-2029 Housing Element; and

WHEREAS, a Draft Program Environmental Impact Report (DPEIR) was prepared by the City of Irwindale as the lead agency and circulated for the 45-day public review period from April 4, 2025 to May 19, 2025; and

WHEREAS, a Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project; and

WHEREAS, on July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Ordinance Amendment 05-2025; and

WHEREAS, the City Council now desires to approve Ordinance No. 803 to amend Chapter 17.04 of Title 17 to add Residential Overlay to the City's Zoning Code to comply with the adopted 2021-2029 Housing Element.

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. The facts set forth in the recitals in this Ordinance are true and correct and incorporated herein by reference.

SECTION 2. Based upon substantial evidence and testimony taken from the record as a whole, and received at the public hearing, both oral and written, including the recommendation of the Planning Commission, the staff report, and all attachments thereto, all of which shall constitute the entire record of the matter, the City Council hereby finds that the proposed Zone Ordinance Amendment, attached herein as Exhibit "A", is necessary and consistent with and will implement the City's vision, goals, and policies of the 2021-2029 Housing Element Update to the Irwindale General Plan. The City Council further finds, that the Zone Ordinance Amendment is consistent with state law, and the proposed revisions to the Zoning Code are in the interest of the public and are necessary to comply with state law. In particular:

- a. Chapter 17.04 contains three (3) residential zone districts that do not include a residential overlay district that is necessary to comply with the 2021-2029 Housing Element. The Zone Ordinance Amendment will create a new zoning district to be consistent with the 2021-2029 Housing Element Update to the Irwindale General Plan; and

- b. The Zone Ordinance Amendment will modify Zoning Code districts/regulations to add a residential overlay zone and allow the base zoning district to remain; and
- c. The Zone Ordinance Amendment will update the Zoning Code to comply with State mandates, including SB 35, SB 330, the Housing Accountability Act, SB 9, and other Accessory Dwelling Unit Requirements.

SECTION 3. The City Council hereby amends Chapter 17.04 Residential Zone Districts of Title 17 of the Irwindale Municipal Code (“Zoning”) to add Residential Overlay as a zone district.

SECTION 4. The City Council hereby adopts and adds section 17.04.050 (“Residential Overlay”) to Chapter 17.04 (“Residential Zone Districts”), of the Irwindale Municipal Code (“Zoning”), to read in its entirety as set forth in Exhibit “A”, attached hereto and incorporated herein by this reference as though set forth in full.

SECTION 5. The City Council hereby finds and determines based upon the independent judgment of the City Council, after consideration of the whole of the administrative record, that the Program Environmental Impact Report (“PEIR”) prepared for the Project adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of Zone Ordinance Amendment 05-2025 for the purposes of CEQA review, and Zone Ordinance Amendment 05-2025 is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations. The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City’s website, and was available at the Irwindale Public Library, City Clerk’s Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Program Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft PEIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft PEIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>.

SECTION 6. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional due to the writs of mandate issued by the Court.

SECTION 7. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect 30 days after its final passage. City Staff are directed and authorized to inform and educate the public regarding the adoption of this Ordinance prior to its taking effect.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Irwindale this _____th day of _____, 2025.

Larry G. Burrola, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF IRWINDALE)

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale do hereby certify that the foregoing Ordinance No. 803 was introduced for first reading at a regular meeting of the City Council of the City of Irwindale held on _____, 2025, and adopted on second reading at a regular meeting of the City Council of the City of Irwindale held on _____, 2025, and was carried by the following roll-call vote of the Council:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Laura M. Nieto, MMC, Chief Deputy City Clerk, certify that I caused a copy of Ordinance No. 803 adopted by the City Council of the City of Irwindale at its regular meeting held _____, 2025 to be posted at the City Hall, Library, and Post Office on _____, 2025.

Laura M. Nieto, MMC
Chief Deputy City Clerk

Dated:_____

EXHIBIT “A”

Zone Ordinance Amendment No. 05-2025

Ordinance No. 803

Adding 17.04.050 to Chapter 17.04 Residential Zoning Districts

17.04.050 Purpose

The Residential Overlay (RO) Zone implements the City of Irwindale’s Sixth Cycle (2021–2029) Housing Element by facilitating residential and mixed-use development on designated sites within the M-2 (Heavy Industrial), R-1 (Residential – Low Density), and R-2 (Residential – Medium Density) zones.

The RO Zone establishes residential development regulations different from the base zoning district while retaining the base zoning’s regulatory authority over non-residential uses. This zoning structure ensures:

- A. Ministerial approval for developments with at least 20% affordable units (per GC §65583.2(h)).
- B. Housing production on designated sites that accommodate RHNA allocations.
- C. Preservation of non-residential zoning provisions for sites retaining industrial or commercial functions.

17.04.050.1 Zoning Map Designation

A. Dual Zoning Designation. Each parcel within the RO Zone shall have a dual zoning designation to signify the base zone and the zone that will govern residential uses on the site:

- Non-residential uses remain subject to the underlying base zone, if permitted (e.g., M-2).
- Residential uses are governed by a designated residential zone (R-2, R-3, or C-3) assigned through the RO overlay.

B. Zoning Map Labels. The zoning map shall reflect the dual zoning designation by using dual zoning labels as follows:

- M-2/RO-R-2, M-2/RO-R-3, M-2/RO-C-3, and SP/RO-C-3 for industrial or specific plan sites with residential overlays.

17.04.050.2 Land Use Regulations

A. Residential Uses

- Residential uses shall be permitted per the RO governing zone (R-2, R-3, or C-3) assigned to the parcel.

- Developments containing at least 20% affordable units shall be permitted by right and subject only to ministerial review.

B. Non-Residential and Mixed Uses

1. Non-residential uses shall be permitted in accordance with the base zoning district.
2. Mixed-use projects shall comply with C-3 development standards unless a specific regulation is modified by overlay provisions or approval of a Variance.
3. Mixed-use projects on sites with lower-income RHNA allocations must allocate at least 50% of the total floor area to residential uses.

17.04.050.3 Development Standards

A. Table 1. Development Standards – Residential Overlay, prescribes the special development standards for the RO Zone parcels. Additional regulations are denoted in the righthand column. The specific regulations in the referenced section shall apply to the use in addition to other applicable provisions in other sections of this Zoning Code.

Table 1: Development Standards-Residential Overlay				
Standard	RO-R-2	RO-R-3	RO-C-3	Notes and Additional Regulations
Minimum Density (units/acre)	8.0	21.0	21.0	
Maximum Density (units/acre)	14.0	30.0	30.0	
Maximum Building Height (feet)	35.0	50.0	48.0	See Section 17.04.030 for measurement of heights of residential structures.
Minimum Residential Floor Area (Mixed-Use Only) (percent)	N/A	N/A	50.0	

B. Density Bonuses, Concessions and Incentives

Projects may receive density bonuses, parking reductions, and development concessions per State Density Bonus Law (Government Code §§ 65915-65918) in compliance with Chapter 17.15, Affordable Housing, Density Bonuses, and Other Incentives, as may be amended.

17.04.050.4 Design & Development Standards

A. Objective Design Standards

Multi-Family Residential. All multi-family residential developments shall comply with the development and design standards in Chapter 17.14, Multifamily Objective Design Standards and applicable site planning standards in Chapter 17.13 - Site Planning and General Development Standards.

B. Parking Standards

1. For projects within ½ mile of a major transit stop as defined in Section 21155 of the Public Resources Code, no minimum parking shall be required, per Government Code § 65863.2.
2. For projects exceeding 20% affordability, parking requirements shall comply with Government Code § 65915(p)(1) and require no more than 1 space per unit maximum.
3. Mixed-use projects may satisfy parking requirements through shared or off-site parking agreements, consistent with Chapter 17.16 – Parking & Loading Standards.

C. Setbacks and Screening in M-2 Zone

1. A 30-foot landscaped setback shall be provided from any property line that abuts an industrial zone or use. This setback may be reduced by the Review Authority on the basis that the reduced setback will achieve the intended immediate and long-term effect of buffering residential uses from industrial impacts.
2. This setback area shall include required screening types as described in Section 17.17.040 (Screening), with the exception that Evergreen trees shall be planted at a maximum spacing of 20 feet on center within buffer areas.
3. The setback area shall include a double row of staggered tree plantings, where feasible.
4. Trees shall be a minimum of 24-inch box size at the time of planting to provide immediate screening and noise reduction benefits. Species selection shall prioritize fast-growing, dense-foliage trees such as:
 - I. Coast Live Oak (*Quercus agrifolia*)
 - II. California Sycamore (*Platanus racemosa*)
 - III. Italian Cypress (*Cupressus sempervirens*) (for narrow buffer zones)

D. Noise & Air Quality Mitigation

1. Windows facing industrial areas shall include soundproofing materials to mitigate industrial noise per Title 24, Part 11 (California Green Building Standards Code).
2. Mechanical ventilation or HVAC systems with MERV-13+ filters shall be required to minimize exposure to industrial pollutants, per California air quality standards.
3. Site design must orient residential units away from truck-intensive areas and use double-glazing or laminated glass for sound reduction.

17.04.050.5 Administrative Procedures

A. Ministerial Approval for Qualifying Projects

Housing projects with 20%+ affordable units shall be approved ministerially within 60 days, consistent with Government Code § 65583.2(i).

Chapter 17.04 contains four zoning districts that permit residential uses. These zone districts include the following:

- **R-1: Single Family Residential.** This zone district is the most restrictive residential zone, permitting one single-family home per lot. This zone also contains base standards that are applicable to the remaining zone districts.
- **R-2: Light/Multiple Residential.** In addition to permitting those uses permitted under the R-1 zoning, this district also permits two units on a lot.
- **R-3: Heavy/Multiple Residential.** This zone district permits multiple-family development including apartments and condominiums.
- **C-3: Heavy Commercial Residential.** This zone district permits the uses that are permitted in the R-1 and C-2 zone districts.
- [Zoning Map and General Plan Map Designations](#)
- **The following table indicates the proposed Zoning and General Plan Land Use Map Amendments required to implement the Housing Sites Inventory of the Housing Element:**

Housing Site	APN	Existing Zoning	Proposed Acres to Amend	Proposed General Plan Land Use designation	Proposed Zoning
1 – 5100 Allen Drive	8417 - 034-912	M-2	10.0	Residential	R-2
2 – 12881 Ramona	8546 - 031-082	M-2	2.0	Residential Overlay	M-2/RO-R-3
3 – 13201 Ramona	8546 - 002-088	R-1	8.0	Residential Overlay	R-1/RO-C-3
4 – Gold Line IBCN (formerly Reliance II)	8604 - 019-001 8604 -	SP	1.0	Residential Overlay	SP/RO-C-3

Housing Site	APN	Existing Zoning	Proposed Acres to Amend	Proposed General Plan Land Use designation	Proposed Zoning
	019-003 8604 - 019-010				
5 – Irwindale/ Padilla	8615 - 001-072	M-2	2.0	Residential Overlay	M-2/RO-C-3 (1 Acre) M-2/RO-R-2 (1 Acre)
	8615 - 001-047				
	8615 - 001-063				
	8615 - 001-049				
	8615 - 001-050				
	8615 - 021-005				
	8615 - 021-012				
	8615 - 021-006				
	8615 - 021-007				

Housing Site	APN	Existing Zoning	Proposed Acres to Amend	Proposed General Plan Land Use designation	Proposed Zoning
	8615 - 021-008				
	8615 - 021-017				
	8615 - 021-018				
	8615 - 021-013				
	8615 - 021-011				
	8615 - 021-015				

EXHIBIT “G”**RESOLUTION NO. 857(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 05-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM M-2 (HEAVY INDUSTRIAL) ZONE TO R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE LOCATED AT 5100 ALLEN DRIVE (APN 8417-034-912); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 05-2025) to amend the City’s Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 05-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and
- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from M-2 (Heavy Industrial) to R-2 (Medium Density Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The property listed is currently a ten (10) acre site that has not been developed is located at 5100 Allen Drive. The Medium Density Residential, R-2 design standards will allow a housing density standard of 14 units per acre with a minimum lot size of 6,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. If adopted, 5100 Allen Drive would be included as one of the identified sites that would support future housing development, The map will be updated to reflect the proposed change.
 - d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element. The Planning Commission recommends that the City Council find that pursuant to Public Resources Code Section 21080.085, CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 05-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

} ss.

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

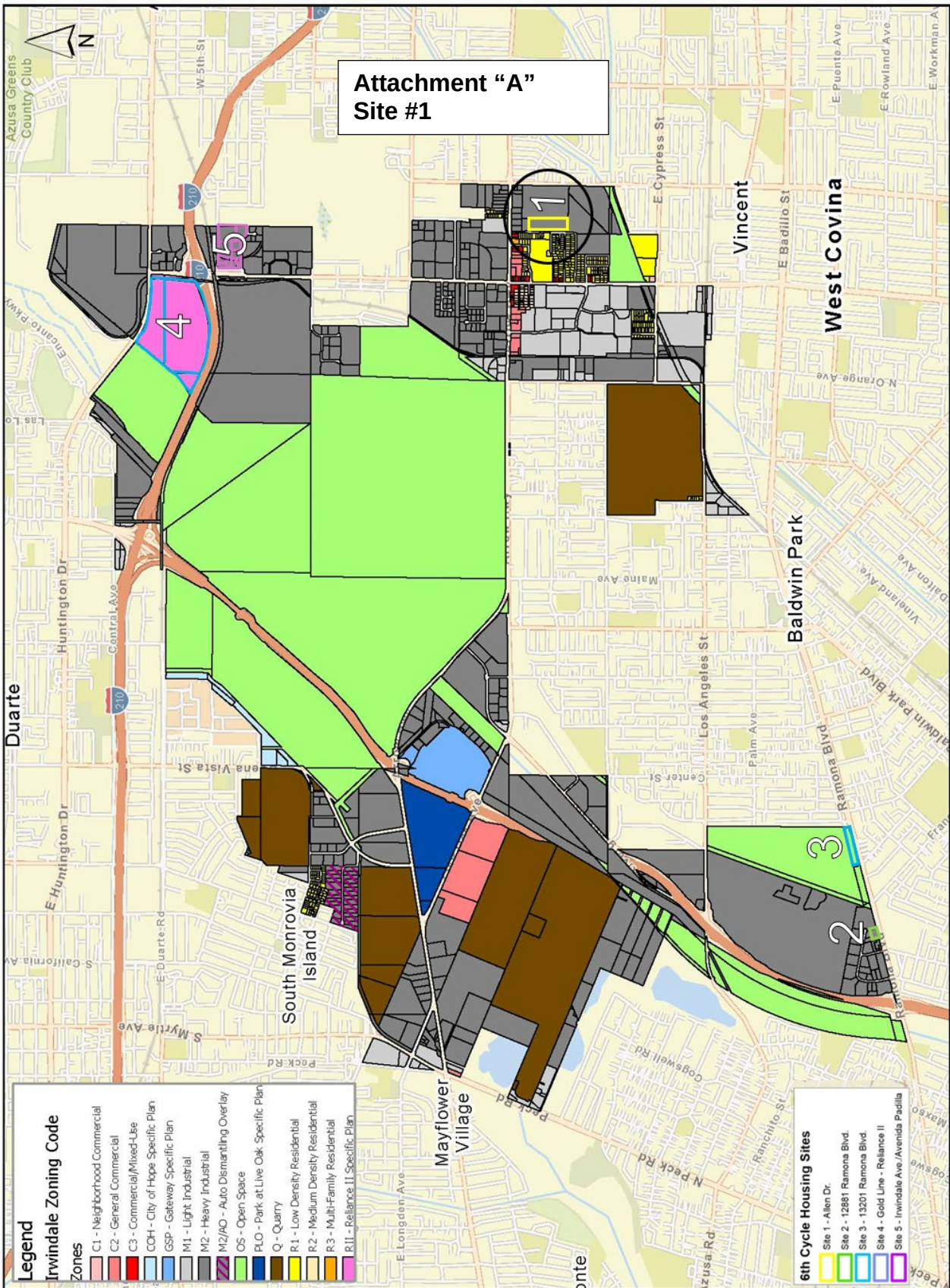
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary



Adopted: 05/9/2025

EXHIBIT “H”**RESOLUTION NO. 858(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 06-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM M-2 (HEAVY INDUSTRIAL) ZONE TO M-2/RO-R-3 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-RESIDENTIAL MULTIFAMILY) ZONE LOCATED AT 12881 RAMONA BOULEVARD (APN 8546-031-082); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085.

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 06-2025) to amend the City’s Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 06-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and
- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element ; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from M-2 (Heavy Industrial) to M-2/RO-R-3 (Heavy Industrial/Residential Overlay-Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The property listed is currently a two (2) acre site developed as an industrial/manufacturing use located at 12881 Ramona Boulevard. The Heavy Industrial/Residential Overlay-Residential, M-2/RO-R-3 design standards will allow a housing density standards of 21 units per acre with a minimum lot size of 12,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. If adopted, 12881 Ramona Boulevard would be included as one of the identified sites that would support future housing development, The map will be updated to reflect the proposed change.
 - d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) will not endanger, jeopardize, or otherwise constitute a hazard

to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element from CEQA review and the Planning Commission recommends that the City Council find that pursuant to Public Resources Code Section 21080.085, CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 06-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

} ss.

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

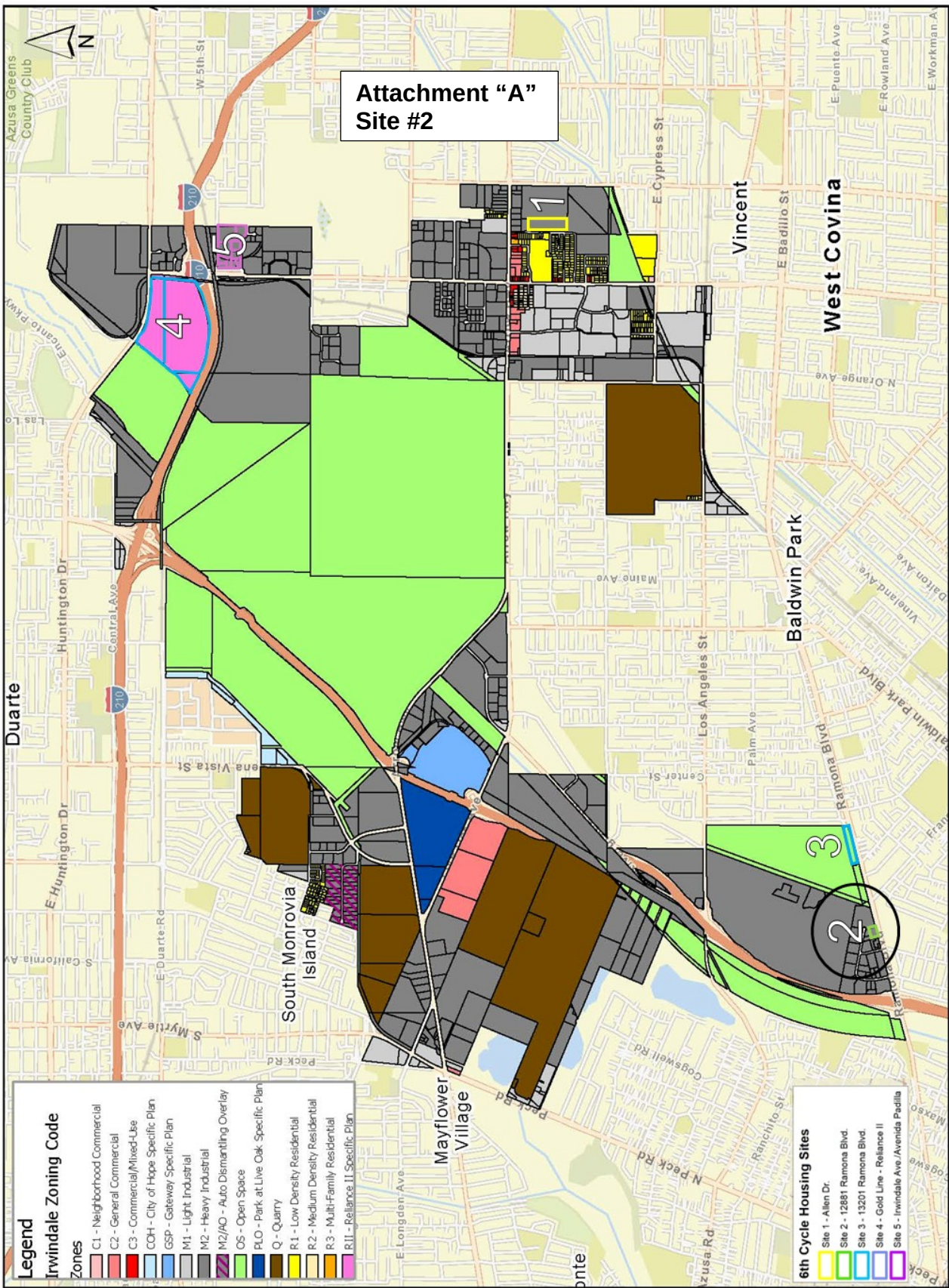
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary



Adopted: 05/9/2025

EXHIBIT "I"**RESOLUTION NO. 859(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 07-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE A PARCEL FROM SINGLE FAMILY RESIDENTIAL ZONE TO R-1/RO-C-3 (RESIDENTIAL - LOW DENSITY/RESIDENTIAL OVERLAY - COMMERCIAL/RESIDENTIAL) ZONE LOCATED AT 13201 RAMONA BOULEVARD (APN 8546-002-088); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 07-2025) to amend the City's Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 07-2025, an amendment to the Zoning Map designation for one (1) parcel of land located at the above referenced location; and
- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

PC Resolution No. 859(25)
 Zone Change No. 07-2025
 Page 1 of 5

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from R-1 Single Family Residential to R-1/RO-C-3 (/Residential Overlay-Commercial Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The property listed is currently a four (4) acre site developed as an industrial/manufacturing use located at 13201 Ramona Boulevard. The Single Family Residential/Residential Overlay-Commercial Residential, R-1/RO-C-3 design standards will allow housing density standards of 20 units per acre with a minimum lot size of 10,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. If adopted, 13201 Ramona Boulevard would be included as one of the identified sites that would support future housing development. The map will be updated to reflect the proposed change.
 - d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed

use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element from CEQA review. The Planning Commission recommends that the City Council find that that pursuant to Public Resources Code Section 21080.085, CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 07-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

} ss.

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

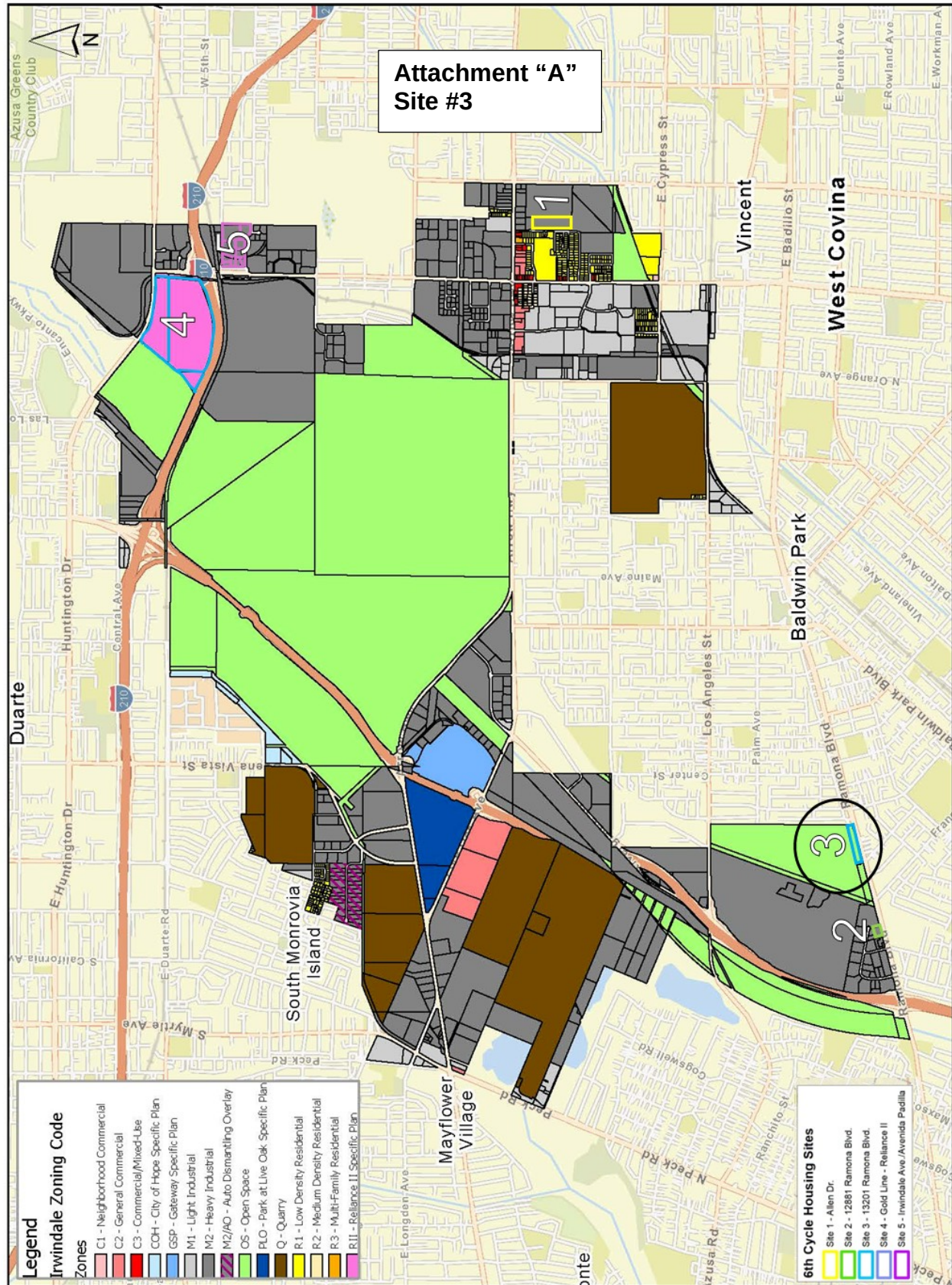
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary



Adopted: 05/9/2025

EXHIBIT “J”**RESOLUTION NO. 860(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 08-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE ONE (1) ACRE OF THE GOLD LINE/IRWINDALE BUSINESS CENTER NORTH (FORMERLY KNOWN AS RELIANCE II) SITE FROM SP (RELIANCE II SPECIFIC PLAN ZONE) TO SP/RO-C-3 (SPECIFIC PLAN/RESIDENTIAL OVERLAY-COMMERCIAL RESIDENTIAL) ZONE LOCATED AT 15990 FOOTHILL BOULEVARD (APN 8604-019-001, APN 8604-019-003, APN 8604-019-010); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085.

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 08-2025) to amend the City’s Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 08-2025, an amendment to the Zoning Map designation for one (1) acre of land located at the above referenced location; and
- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from SP (Reliance II Specific Plan) to SP/RO-C-3 (Specific Plan/Residential Overlay-Commercial Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The one (1) acre portion of the site listed has not been developed and is located at 15990 Foothill Boulevard. The Specific Plan/Residential Overlay-Commercial Residential, SP/RO-C-3 design standards will allow housing density standards of 20 units per acre with a minimum lot size of 10,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. If adopted, 15990 Foothill Boulevard would be included as one of the identified sites that would support future housing development. The map will be updated to reflect the proposed change.
 - d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the

proposed use would likely generate, to ensure that the proposed use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element from CEQA review. The Planning Commission recommends that the City Council find that that pursuant to Public Resources Code Section 21080.085, CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 08-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

} ss.

PC Resolution No. 860(25)
Zone Change No. 08-2025
Page 3 of 5

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

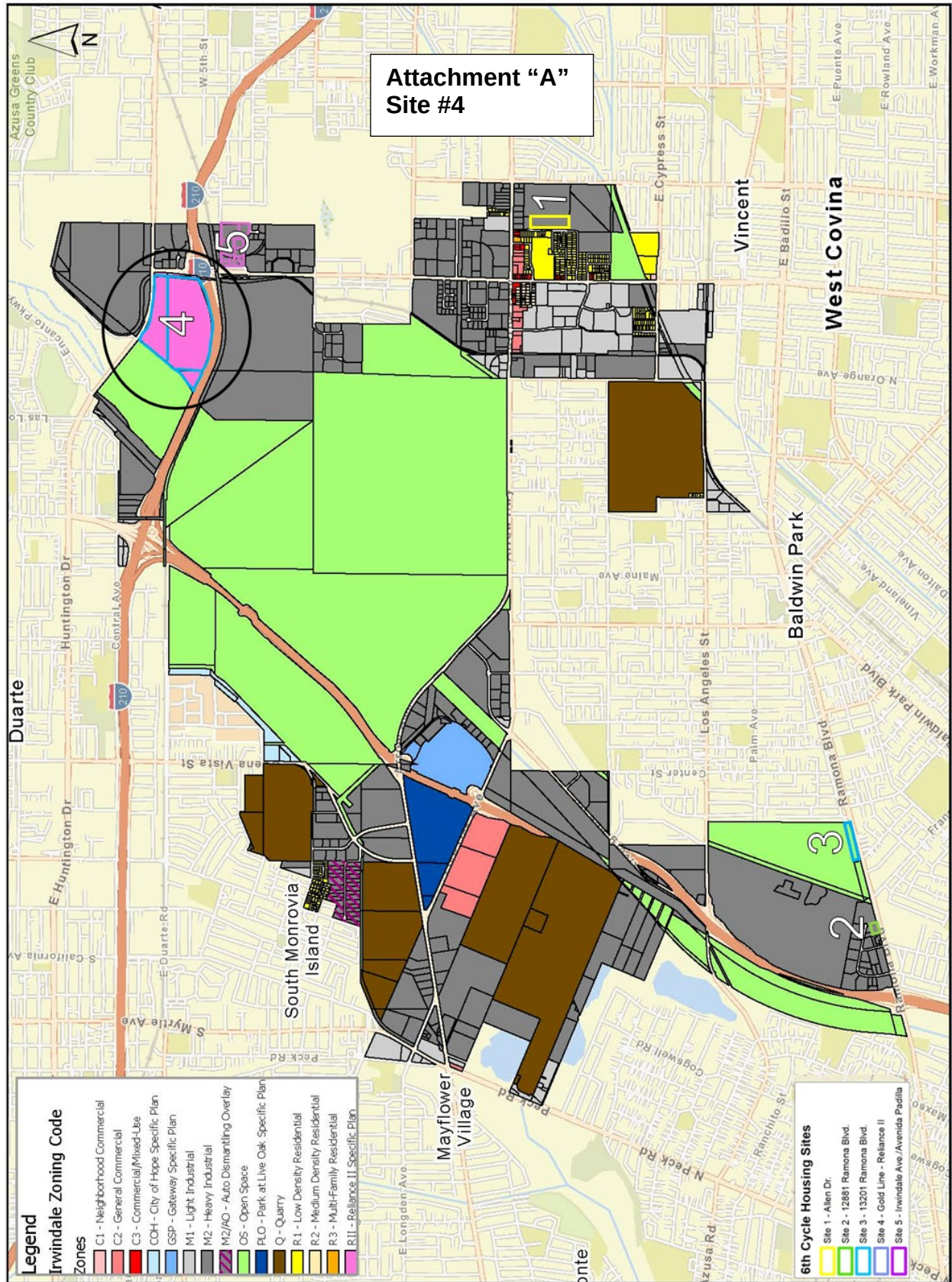
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary



Adopted: 05/9/2025

EXHIBIT “K”**RESOLUTION NO. 861(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ZONE CHANGE NO. 09-2025 AND MODIFY THE CITY OF IRWINDALE ZONING MAP TO REZONE TWO (2) ACRES OF IRWINDALE AVENUE/AVENIDA PADILLA FROM M-2 (HEAVY INDUSTRIAL ZONE) TO ONE (1) ACRE AS M-2/RO-C-3 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-COMMERCIAL/RESIDENTIAL) ZONE LOCATED AND ONE (1) ACRE AS M-2/RO-R-2 (HEAVY INDUSTRIAL/RESIDENTIAL OVERLAY-MEDIUM DENSITY RESIDENTIAL) 16009 AVENIDA PADILLA (APN 8615-001-072), 16103 AVENIDA PADILLA (APN 8615-001-047), 16117 AVENIDA PADILLA (APN 8615-001-063), 16135 AVENIDA PADILLA (APN 8615-001-049), 16147 AVENIDA PADILLA (APN 8615-001-050), 6370 N. IRWINDALE AVENUE (APN 8615-021-005), 16006 AVENIDA PADILLA (APN 8615-021-012), 6364 N. IRWINDALE AVENUE (APN 8615-021-006), 6360 N. IRWINDALE AVENUE (APN 8615-021-007), 6356 N. IRWINDALE AVENUE (APN 8615-021-008), 16016 AVENIDA PADILLA (APN 8615-021-017), 16120 AVENIDA PADILLA (APN 8615-021-018), 16015 ADELANTE STREET (APN 8615-021-013), 16019 ADELANTE STREET (APN 8615-021-011), 16021 ADELANTE STREET (APN 8615-021-015); AND FIND THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) DOES NOT APPLY TO A REZONING THAT IMPLEMENTS THE SCHEDULE OF ACTIONS CONTAINED IN AN APPROVED HOUSING ELEMENT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a Zone Change (Zone Change No. 09-2025) to amend the City’s Zoning Map and make appropriate changes to support the highest and best use and modify the Zoning Map to reflect the updated zoning designations at the above referenced property; and
- (ii) Chapter 17.35 (Amendments to the General Plan, General Plan Map, Zoning Code and Zoning Map) of the Irwindale Municipal Code allows for changes to the classification of property whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan; and
- (iii) The Planning Commission has considered proposed Zone Change No. 09-2025, an amendment to the Zoning Map designation for two (2) acres of land located at the above referenced location. One (1) acre as R-2 zoning and one (1) acre as M-2/RO C-3; and

- (iv) On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately which states that CEQA does not apply to rezoning actions that implement an adopted housing element; and
- (v) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application and recommended that the City Council approve the Zone Change, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. The proposed Zone Change from M-2 (Heavy Industrial) to M-2/RO-C-3 (Heavy Industrial/Residential Overlay-Commercial Residential) and M-2/RO-R-2 (Heavy Industrial/Residential Overlay-Medium Density Residential) is intended to encourage the highest and best use for the subject property and is determined to be in the best interests and welfare of the City and its residents.
 - b. The two (1) acre portions of the parcels listed have been developed as Heavy Industrial and are located at Irwindale Avenue and Avenida Padilla. One of the one acre sites will be zoned as Heavy Industrial/Residential Overlay-Commercial/Residential, M-2/RO-C-3 design standards which will allow housing density standards of 20 units per acre with a minimum lot size of 10,000 square feet and the other one acre site will be zoned as Heavy Industrial/Residential Overlay-Medium Density Residential, M-2/RO-R-2 design standards which will allow housing density standards of 14 units per acre with a minimum lot size of 6,000 square feet.
 - c. The proposed Zone Change will not be detrimental to the public interest, health safety, convenience, or welfare of the City. The

purpose of the proposed Zone Change is to properly rezone existing parcels in support of the 2021-2029 General Plan Housing Element Update which includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the Regional Housing Needs Assessment (RHNA). While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development. If adopted, 15990 Foothill Boulevard would be included as one of the identified sites that would support future housing development. The map will be updated to reflect the proposed change.

- d. The affected property is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.
3. On June 30, 2025, Senate Bill 131 (SB 131) became effective immediately and states that CEQA does not apply to rezoning actions that implement an adopted housing element. The Planning Commission recommends that the City Council find that pursuant to Public Resources Code Section 21080.085, CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.
 4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed Zone Change No. 09-2025 to change the Zoning Map as shown in attached "Exhibit A".

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

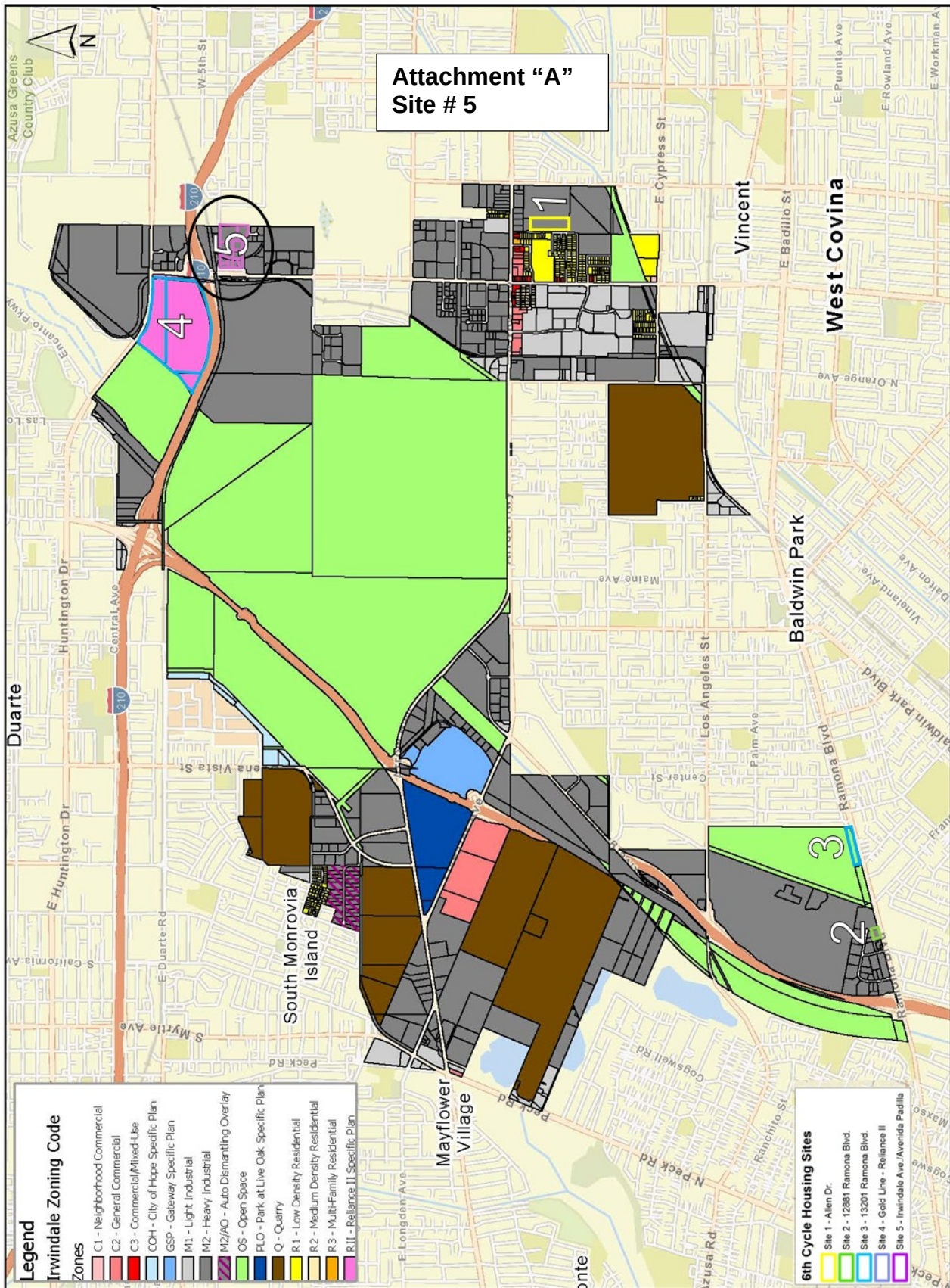
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary



Adopted: 05/9/2025



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



Date: July 30, 2025 **Agenda Item No. 4-D**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

Project Planners: Community Development Staff

Project: General Plan Amendment No. 04-2025 to Adopt an Updated Safety Element and General Plan Amendment No. 05-2025 to Adopt a New Environmental Justice Element Within the City's General Plan

Applicant: City of Irwindale

Project Location: Citywide

Summary:

State law requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The 2021-2029 Housing Element is being updated per the State mandate.

General Plan Amendment No. 04-2025 updates the General Plan Safety Element. General Plan Amendment No. 05-2025 adds a new Environmental Justice (EJ) Element to the General Plan. State law mandates that the Safety Element be updated alongside the Housing Element, which is being processed concurrently with these two elements. The Environmental Justice Element is a new element that is now required by State law to be added to the General Plan.

Background and Analysis:

Staff, along with Environmental Science Associates (ESA) have prepared the Safety Element update and the new EJ Element for Planning Commission recommendation for adoption by the City Council. On July 24, 2024 and August 28, 2024, both Elements were presented to the City Council for their input and comments on each of the element's policies, goals, and programs. The City Council did not make any changes to the documents.

Safety Element:

The Safety Element is a State-mandated component of a General Plan and State law requires that it be updated as needed to address fire risk and climate adaptation and resiliency strategies (Government Code Section 65302(g) and Section 65302.15). The updated Safety Element (previously named the Public Safety Element) identifies the potential risks to life and property resulting from naturally occurring hazards, such as earthquakes and floods, and man-made hazards, such as air pollution and contamination of water quality. In addition, the updated Safety Element identifies the appropriate public safety providers, such as law enforcement, emergency preparedness, and response teams necessary to handle the different types of safety hazards and risks. Specifically, the updated Safety Element identifies locations within the City that may be inappropriate for certain land uses due to potential risks and hazards as well as areas where hazards are present but can be mitigated through special design and site planning measures. The updated Safety Element also considers economic and social dislocation resulting from natural and human-made hazards, including long-term costs to the City, such as maintenance, liability exposure, and emergency services, where high hazards exist. To address these hazards and risks, the City has established goals, policies, and implementation actions to guide the City's planning and decision-making processes for future projects within the City to ensure that various health and safety hazards are considered in planning the location, design, intensity, density, and type of land uses in each area. The Safety Element and Implementation Program are attached as Exhibits B and C.

The draft updated Safety Element includes updated and new goals, policies and actions, which have been prepared to comply with the following State requirements:

- SB 379 (2015): Requires the City to address climate adaptation and resiliency through the preparation of a vulnerability assessment, or reliance on a Local Hazard Mitigation Plan that addresses climate adaptation risks and vulnerabilities.
- AB 747 (2020): Mandates that the City include an analysis of evacuation routes in the Safety Element. The analysis must assess the capacity, safety, and viability of existing and proposed evacuation routes under a range of emergency scenarios, such as wildfires, floods, earthquakes, and hazardous material incidents.
- SB 99 (2020): Requires the Safety Element to identify residential developments in any hazard areas that do not have at least two emergency evacuation routes.

While preparing the Safety Element Update, staff and consultants worked with outside public safety agencies, as well as City departments. The Irwindale Police Department, Public Works Engineering and Public Services provided comments and information. The Los Angeles County Fire Department provided information that was included in the document and the Board of Forestry gave positive feedback on the proposed Safety Element programs.

Environmental Justice (EJ) Element:

California Government Code Section 65302(h) requires jurisdictions to adopt an Environmental Justice Element if it contains a defined “disadvantaged community”. The California Environmental Protection Agency (Cal EPA) defines a “disadvantaged community” as a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation (Section 39711 of the Health and Safety Code). Adoption of an EJ Element can occur at any time but is required when the jurisdiction is adopting or revising two or more General Plan elements concurrently. Since the City is in the process of updating its Housing Element and Safety Element, the City is also required to adopt an EJ Element at this time. The EJ Element and Implementation Programs are attached with Exhibits D and E.

The entire City of Irwindale meets the State-defined criteria for disadvantaged communities, where the EJ Element’s purpose is to address the unique or compounded health risks throughout the City. The EJ Element includes policies, programs, and measures to reduce these health risks, such as improving air quality; promoting public facilities, food access, safe and sanitary homes; and physical activity. In addition, the EJ Element serves to promote civic engagement in the public decision-making process and prioritize improvements and programs that address the needs of these communities. The EJ Element will aid the City in the planning and decision-making process to ensure that the City is a safe and healthy place for everyone and focus on goals that improve communities and reduce inequities

Community Outreach:

The following community outreach efforts were held for the preparation of the Safety Element and Environmental Justice Element.

- On August 9, 2022 the City hosted a community workshop in person and virtually on the Safety Element and Environmental Justice Element to explore safety and environmental justice issues and solutions and solicit public input for the elements.
- On September 19, 2023, the City hosted a community workshop in person and virtually to review the drafted elements and the policies and actions included in the Safety and Environmental Justice Elements.
- On October 18, 2023, the City hosted an encore community workshop in person and virtually to review the drafted elements and the policies and actions included in the Safety and Environmental Justice Elements.

Safety & Environmental Elements Public Review:

Environmental Science Associates (ESA) has prepared the draft Safety and Environmental Justice Elements. The 30-day public review and comment period for the two Elements began on May 16, 2024 and ended on June 17, 2024. Staff did not receive any comments. In June, ESA attended a meeting with the Board of Forestry (BOF), one of the reviewing agencies. The BOF gave positive feedback on the proposed Safety Element programs.

Environmental Review:

The City of Irwindale (City), as lead agency pursuant to the California Environmental Quality Act (CEQA), has prepared a Program Environmental Impact Report (PEIR) (SCH# 2023120387) for the proposed City's 2021–2029 Housing Element and updated Safety Element, new Environmental Justice Element, a new zone designation of Residential Overlay, and zone changes to the 6th Cycle RHNA sites (Project). The collective project would amend the City's General Plan and update the Zoning Code to implement the City's 6th Cycle 2021–2029 Housing Element (Housing Element), update the Safety Element, and create a new Environmental Justice (EJ) Element.

Purpose of the Draft Program EIR

The primary intent of CEQA is to ensure that public agency decision-makers document and consider the environmental implications of their actions in order to avoid or minimize environmental damage that could result from the implementation of a project wherever feasible, and to balance environmental, economic, and social objectives. In accordance with CEQA Guidelines Section 15121, the purpose of an EIR is to serve as an informational document that: *"... will inform public agency decisionmakers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project."*

The purpose of the PEIR is to inform decision-makers and the general public of the potential programmatic environmental impacts resulting from the Project. The City is the lead agency under CEQA and is responsible for preparing this PEIR. The PEIR has been prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.), and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) and the City's procedures for implementing CEQA. The principal CEQA Guidelines sections governing content of this document are Sections 15120 through 15132 (Contents of an EIR), and Section 15168 (Program EIR). The PEIR serves the following purposes:

- To satisfy CEQA requirements for analysis of environmental impacts by including a complete and comprehensive programmatic evaluation of the physical impacts of adopting and implementing the Project;
- To recommend a set of measures to mitigate any significant adverse impacts;
- To analyze a range of reasonable alternatives to the Project;
- To inform decision-makers and the public of the potential environmental impacts of the Project prior to taking action on the Project, and to assist City officials in reviewing and adopting the 2021-2029 Housing Element, Safety Element, EJ Element and Zoning Code Update; and
- To provide a basis for the review of subsequent development projects and public improvements proposed within the City. Subsequent environmental documents may be tiered from the PEIR.

The Project consists of policies, diagrams, and standards to guide land use and development decisions for the City, as described in greater detail in Chapter 2, *Project Description*. Chapter 4, *Environmental Impact Analysis*, of the PEIR contains analysis of all potential environmental impacts expected to result from implementation of the policies

and programs provided in the Elements, including those policies that serve to avoid or minimize potentially adverse environmental impacts. In accordance with CEQA requirements, the PEIR also identifies and evaluates mitigation measures in an effort to mitigate potentially significant impacts where feasible. Chapter 5, *Alternatives*, of the PEIR contains an analysis of alternatives to the Project, including an analysis of the No Project Alternative, which represents the continued implementation of the current General Plan. An environmentally superior alternative has also been identified as part of the alternatives analysis.

Conclusion

It is recommended that the Planning Commission take the following action:

-
1. Approve Resolution No. 866(25), recommending that the City Council adopt the General Plan Program Environmental Impact Report (SCH# 2023120387) for the Safety and Environmental Justice Elements
 2. Approve Resolution No. 863(25), recommending that the City Council adopt General Plan Amendment No. 04-2025 for the Safety Element
 3. Approve Resolution No. 864(25), recommending that the City Council adopt General Plan Amendment No. 05-2025 for the Environmental Justice Element
-

ATTACHMENTS

- Exhibit A: Resolution No. 866(25), Program Environmental Impact Report (SCH#2023120387)
<https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>
- Exhibit B: Draft & Final PEIR, MMRP, Findings of Fact, Statement of Overriding Considerations
- Exhibit C: Resolution No. 863(25) for GPA No. 04-2025, Draft Safety Element
- Exhibit D: Safety Element
- Exhibit E: Resolution No. 864(25) for GPA No. 05-2025, Draft Environmental Justice Element
- Exhibit F: Environmental Justice Element

EXHIBIT “A”**RESOLUTION NO. 866(25)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL (1) CONSIDER AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT, STATE CLEARING HOUSE (SCH# 2023120387); (2) ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REQUIRED BY CEQA GUIDELINES, SECTIONS 15091 AND 15093; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE 2021-2029 HOUSING ELEMENT UPDATE, THE SAFETY ELEMENT UPDATE, COMMUNITY DEVELOPMENT ELEMENT UPDATE, THE NEW ENVIRONMENTAL JUSTICE ELEMENT, AND ZONE ORDINANCE AMENDMENT NO. 05-2025 **

A. RECITALS.

- (i) Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of the City’s General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of the community, establish an action plan, and report on progress toward meeting the goals of the Housing Element. The City’s Housing element was adopted by the City Council in 2013 for the 2013-2021 planning period. The City of Irwindale is updating the Housing Element for the 2021-2029 planning period.
- (ii) As a result, the following entitlements are being considered for approval for the 2021-2029 Housing Element Update (collectively referred to herein as “Project”):
 - Program Environmental Impact Report (SCH#2023120387)
 - General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025
 - Zone Ordinance Amendment No. 05-2025
 - Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025
- (iii) In compliance with Public Resources Code Section 21080.4, a Notice of Preparation (“NOP”) was released by the City for public comment on December 14, 2023 and concluded on January 13, 2024. Two (2) comments were received during the comment period. The NOP was distributed for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties for a 30-day public review.
- (iv) On June 30, 2025, CEQA was amended via SB 131 stating that CEQA does not apply to a rezoning that implements the schedule of actions

contained in an approved housing element, pursuant to subdivision (c) of Section 65583 of the Government Code; and

- (v) In an abundance of caution and prior to the effective date of SB 131, the City, as the Lead Agency, has analyzed the Project and prepared a Program Environmental Impact Report; and
- (vi) Pursuant to the authority and criteria contained in CEQA, and the City of Irwindale environmental guidelines, the City of Irwindale, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR") for the Project. The Notice of Availability related to the PEIR was released by the City for public comment on April 4, 2025 and concluded on May 19, 2025.
- (vii) Said comments were responded through a Comments and Responses section as part of the PEIR for the Project; and
- (viii) A copy of the PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and Community Development Department. A copy of the PEIR and Mitigation Monitoring and Reporting Program (Exhibit B) was posted on the project's dedicated website <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>; and
- (ix) The public review period for the Draft EIR ended on May 19, 2025, and two (2) comments were received during the comment period; and
- (x) A Program Environmental Impact Report ("PEIR"), SCH# 2023120387 was prepared for the proposed Project, including the Draft PEIR, comments received on the Draft PEIR and responses to those comments, and revisions and corrections to the Draft PEIR made in response to comments received, and CEQA Findings of Fact (FOF) and a Statement of Overriding Considerations (SOC) (Exhibit B); and
- (xi) The PEIR provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the Project, and has been prepared in accordance with Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and
- (xii) The Planning Commission of the City of Irwindale (Planning Commission) has considered the PEIR and its implementing actions (State Clearinghouse No. SCH# 2023120387) for the Project, which provides, among other provisions, for the amendment to the City's General Plan and

Zoning Code to implement the City's 6th Cycle 2021-2029 Housing Element; and

- (xiii) Notice of public hearing before the Planning Commission concerning its consideration of the PEIR was given in accordance with the laws, including CEQA, and policies of the City of Irwindale; and
- (xiv) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing on the Project and corresponding General Plan Amendment Nos. 03-2025, 04-2025, 05-2025, 06-2025, Zone Ordinance Amendment No. 05-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, at which time, the Planning Commission opened the public hearing, took testimony on the Application, at which time they received input from staff, the Assistant City Attorney, and the Applicant, heard public testimony, discussed the Proposed Project; and closed the public hearing; and
- (xv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION of the City of Irwindale, having reviewed and considered the information in the PEIR and supporting documents and materials, does hereby find, determine, resolve and order as follows:

1. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at its public hearing on the Final PEIR held on July 30, 2025, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision-makers, including all documents specified under applicable State law shall comprise the entire record of proceedings under CEQA.

2. FINAL ENVIRONMENTAL IMPACT REPORT CONTENTS

In accordance with CEQA Guidelines, Section 15132, the FPEIR consists of the following:

- a. The Draft Program Environmental Impact Report (DPEIR) or a revision of the Draft;
- b. Comments and recommendations received on the DPEIR either verbatim or in summary;
- c. A list of persons, organizations, and public agencies comments on the DPEIR;

- d. The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- e. Any other information added by the Lead Agency.

(All hereafter collectively referred to as “FPEIR”)

3. ACCOMPANYING DOCUMENTS TO FPEIR.

Documents that shall accompany the FPEIR are:

- a. Mitigation Monitoring and Reporting Program; and
- b. Findings of Fact; and
- c. Statement of Overriding Considerations

4. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL REGARDING CEQA FINDINGS OF FACT, MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS

- a. *Recommendation to Adopt Findings of Fact.* The Planning Commission hereby recommends to the City Council that it approve, accept as its own, incorporate as if set forth in full herein, and make each and every one of the findings contained in the Findings of Fact, attached as Exhibit “B” of this Resolution.
- b. *Recommendation to Certify Final Environmental Impact Report.* The Planning Commission hereby recommends to the City Council that it certify that (1) the FPEIR has been completed in compliance with CEQA; (2) that it has reviewed and considered the information contained in the FEIR prior to approving the project; and (3) that the FPEIR reflects the City Council’s independent judgment and analysis. .
- c. *Recommendation on Mitigation Monitoring and Reporting Program.* As more fully identified and set forth in FPEIR and in the Findings of Fact for this Project, which is Exhibit “B” to this Resolution, the Planning Commission hereby recommends to the City Council that it find that the mitigation measures described and specifically identified in the above referenced documents are feasible and shall become binding upon the entity (such as the project proponent or the City) assigned thereby to implement the particular mitigation measures as identified in the Mitigation Monitoring and Reporting Program.
- d. *Recommendation to Adopt Statement of Overriding Considerations.* Even after the adoption of all feasible mitigation measures, certain significant or potentially significant environmental effects caused by the Project directly, or cumulatively, will remain. Therefore, the Planning Commission hereby

recommends that the City Council issue and adopt a Statement of Overriding Considerations in the form set forth in the attached Exhibit "B" a copy of which is also on file in the office of the City Clerk, identifying the specific economic, legal, social, technological and other considerations that render the unavoidable significant adverse environmental effects acceptable, either in its current form or as may be modified or amended by the City Council.

BE IT FURTHER RESOLVED THAT a copy of this resolution be transmitted to the City Council and to the Applicant.

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibits:

- A. Final Environmental Impact Report (SCH #2023020290)
- B. CEQA Findings of Fact which include: Impacts Determined to be Less Than Significant; Impacts Mitigated to Less Than Significant; Significant Unavoidable Adverse Impacts; Alternatives Considered and Rejected; and Statement of Overriding Considerations
- C. Mitigation Monitoring and Reporting Program

Exhibit “B” to Safety & EJ Elements Report

Draft and Final Program Environmental Impact Report (DPEIR) & (FPEIR w/MMRP)

(links below)

1. Draft Program EIR

(<https://www.irwindaleca.gov/DocumentCenter/View/11368/Draft-PEIR-04012025>)

2. Final Program EIR

(<https://www.irwindaleca.gov/DocumentCenter/View/11695/Irwindale-GPU-and-HEU-Final-PEIR-with-Appendix-A>)

3. CEQA Findings of Fact and Statement of Overriding Considerations

(<https://www.irwindaleca.gov/DocumentCenter/View/11741/CEQA-FINDINGS-OF-FACT-SOC>)

EXHIBIT “C”**RESOLUTION NO. 863(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 04-2025, TO ADOPT THE UPDATED SAFETY ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 04-2025) to update the Safety Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 03-2025, 05-2025, 06-2025, Zone Ordinance Amendment No. 05-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025, collectively referred to herein as the “Project”); and
- (ii) Local governments are authorized by Government Code Section 65350, *et. seq.* to prepare, adopt, and amend General Plans; and
- (iii) The Irwindale Municipal Code provides that the adoption or amendment of any General Plan within the City shall be accomplished by resolution; and
- (iv) Senate Bill (SB) 379 requires that the City update its Safety Element in conjunction with the Housing Element update; and
- (v) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and
- (vi) General Plan Amendment No. 04-2025 for the Safety Element Update is processed concurrently with General Plan Amendment Nos. 03-2025 and 06-2025 to adopt the 2021-2029 Housing Element, and General Plan Amendment No. 05-2025 to adopt the Environmental Justice Element; and
- (vii) The Safety Element is also being processed concurrently with Zone Ordinance Amendment No. 05-2025 to add Residential Overlay to the Title 17 (Zoning) of the Irwindale Municipal Code, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025; and
- (viii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency,

has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>; and

- (ix) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Housing Element, Safety Element Update, Community Development Element Update, and the Environmental Justice Element; and
- (x) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the draft Safety Element Update and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (xi) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:
 - a. That the proposed General Plan Amendment is internally consistent with all other provisions of the General Plan. The City's General Plan Safety Element focuses on identifying and avoiding or mitigating hazards present in the environment that may adversely affect

property and lives. The Safety Element Update will further strengthen this aim by addressing increasing risks associated with climate change, wildfire, and evacuation routes. These updates serve to bring the Safety Element into compliance with State law and reflect changes that have occurred in the City and environment over the past several years since the Safety Element was previously adopted. Changes and updates to the Safety Element's goals and policies are consistent with other elements in the General Plan.

- b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience or general welfare of the City. The proposed Safety Element Update are in the public's interests by furthering the General Plan's goals of creating a safe, healthy, and resilient community and reduce risk from hazards in the City.
3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>. The Planning Commission recommends that the City Council find that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of the Safety Element Update for the purposes of CEQA review, and the Safety Element Update is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.
4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed General Plan Amendment No. 04-2025 replacing the Public Safety Element and incorporating the Safety Element Update to the City's General Plan.

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibit “D”
to
Safety Element & EJ Report

Safety Element
(link below)

[Irwindale_SafetyElement_DRAFT_2024-04-30_CLEAN](#)

EXHIBIT “E”**RESOLUTION NO. 864(25)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF IRWINDALE ADOPT GENERAL PLAN AMENDMENT NO. 05-2025, TO ADOPT THE ENVIRONMENTAL JUSTICE ELEMENT, AND FIND THE PROJECT CONSISTENT WITH THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH# 2023120387) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECITALS.

- (i) The City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, acting as the Applicant, has initiated the request for a General Plan Amendment (GPA No. 05-2025) to prepare an Environmental Justice Element. (This GPA is being processed concurrently with General Plan Amendment Nos. 03-2025, 04-2025, 06-2025, Zone Ordinance Amendment No. 05-2025, and Zone Change Nos. 05-2025, 06-2025, 07-2025, 08-2025, and 09-2025); and
- (ii) Local governments are authorized by Government Code Section 65350, *et. seq.* to prepare, adopt, and amend General Plans; and
- (iii) The Irwindale Municipal Code provides that the adoption or amendment of any General Plan within the City shall be accomplished by resolution; and
- (iv) Senate Bill (SB) 1000 was passed by the California Legislature in 2016 with the aim to improve the health of local jurisdictions in California through adoption of an Environmental Justice (EJ) Element in its General Plan; and
- (v) SB 1000 requires that the City implement an Environmental Justice Element when two or more elements are updated and where the City also has a “disadvantaged community” pursuant to Government Code Section 65302(h)(4)(A); and
- (vi) The City has prepared the 2021-2029 Irwindale Housing Element for the sixth cycle planning period (“Housing Element”) in compliance with state law; and
- (vii) State law requires the Safety Element of a General Plan to be updated with the Housing Element. General Plan Amendment No. 04-2025 for the Safety Element Update is being processed concurrently with General Plan Amendment No. 03-2025 to adopt the 2021-2029 Housing Element; and

- (viii) State law requires that when two or more General Plan elements are adopted, an Environmental Justice Element must be prepared, and
- (ix) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the Project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>; and
- (x) A Final Program Environmental Impact Report (FPEIR) and Mitigation Monitoring and Reporting Program were prepared for the Housing Element, Safety Element Update, Community Development Element Update, and the Environmental Justice Element; and
- (xi) On July 30, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, on the draft Environmental Justice Element and recommended that the City Council approve the General Plan Amendment, subject to the approval of a Resolution, which details the specific conditions under which the application is approved; and
- (xii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.
2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, and evidence in the City's record for the project, this Planning Commission hereby specifically finds as follows:

- a. That the proposed General Plan Amendment is internally consistent with all other provisions of the General Plan. The City's General Plan Environmental Justice Element will be consistent with all other provisions of the General Plan. The new goals, policies, and implementation actions have been prepared to enhance existing policies and programs contained within the General Plan by prioritizing or emphasizing environmental justice goals. The Environmental Justice Element recognizes that many other elements already support environmental justice goals relating to hazards and health.
- b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience or general welfare of the City. In compliance with State law, the goals and policies in the new Environmental Justice Element aim to improve environmental equity throughout the City and promote equitable access to clean air, safe housing, and healthy livability, improving overall quality of life, which supports the health, safety, and general welfare of the City's residents.

Additionally, to further the public interest, the proposed amendment was analyzed to ensure that no impacts to the public's health, safety, or welfare would result from the new Environmental Justice Element.

3. Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the project and has prepared a Program Environmental Impact Report ("PEIR"). The Draft PEIR was circulated for public review for 45 days from April 4, 2025, through May 19, 2025. A copy of the Draft PEIR and Final PEIR was circulated through the State Clearinghouse (SCH# 2023120387), posted on the City's website, and was available at the Irwindale Public Library, City Clerk's Office, and the Community Development Department. The public review period for the Draft PEIR ended on May 19, 2025. A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared on the proposed project, including the Draft EIR, comments received on the Draft EIR and responses to those comments, revisions and corrections to the Draft EIR made in response to comments received. Environmental documents can be found at: <https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>. The Planning Commission recommends that the City Council find that the Final PEIR adequately describes the Project and its potential impacts, as well as the impacts potentially resulting from the approval of the Environmental Justice Element for the purposes of CEQA review, and the Environmental Justice Element is consistent with the analysis of the Project within the FPEIR, Mitigation Monitoring and

Reporting Program, Findings of Fact, and Statement of Overriding Considerations.

4. Based upon substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove, the Planning Commission hereby recommends the City Council adopt and approve proposed General Plan Amendment No. 05-2025 adding the Environmental Justice Element to the City's General Plan.

The Secretary shall:

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

ADOPTED AND APPROVED this 30th day of July 2025.

Maricela Frymark, Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

CITY OF IRWINDALE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Irwindale held on the 30th day of July 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibit “F”
to
Safety & EJ Element Report

Environmental Justice Element
(link below)

[IrwindaleEJElement_Final_Draft_2024-04-30_CLEAN](#)