



# CITY OF IRWINDALE

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

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RODRIGUEZ II  
COMMISSIONER

## AGENDA FOR THE REGULAR MEETING OF THE

### PLANNING COMMISSION

SEPTEMBER 17, 2025

6:30 P.M.

### IRWINDALE COUNCIL CHAMBER

Join Webinar at

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

Webinar ID

863 4969 1359

Listen Over Phone: 1-669-900-6833

**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](mailto: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. Special meeting held July 30, 2025
2. Regular meeting held August 20, 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. 06-2025 - ORDINANCE NO. 810 TO AMEND SECTION 17.13.120 PARKING AND STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES, C. RECREATIONAL VEHICLES OF TITLE 17 ZONING**

On July 23, 2025, the City Council, after reviewing the requested setback illustrations directed staff to amend IMC Section 17.13.120(C) Recreational Vehicles (1), to require the minimum setback for the parking of recreational vehicles on residential lots to be ten feet (10') from the sidewalk, street right-of-way, or property line, whichever is farther and to take this amendment to the Planning Commission to begin the approval process.

Ordinance No. 810 amends Section 17.13.120 "Parking and Storage of Commercial and Recreational Vehicles, (C) Recreational Vehicles (1) – Location." requiring that the location of recreational vehicle parking on residential lots maintain a minimum distance of ten feet (10') from the sidewalk, street right-of-way, or the property line, whichever is farther.

**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.

Adopt Resolution No. 868(25)

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ORDINANCE NO. 810, AMENDING SECTION 17.13.120 ("PARKING AND STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES") OF TITLE 17 ("ZONING") OF THE IRWINDALE MUNICIPAL CODE TO REQUIRE THAT RECREATIONAL VEHICLES PARKING ON RESIDENTIAL LOTS MAINTAIN A MINIMUM TEN FOOT (10') SETBACK FROM THE SIDEWALK, STREET RIGHT-OF-WAY, OR PROPERTY LINE, WHICHEVER IS FARTHER AND FINDING THE ORDINANCE EXEMPT FROM 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 September 17, 2025 to be posted at the City Hall, Library, and Post Office on September 11, 2025.

*Jesus Hernandez*

Jesus Hernandez,  
Management Analyst

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

**July 30, 2025  
Wednesday  
6:33 P.M.**

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

CHAIR FRYMARK                      Let's, if able, please stand for the Pledge of Allegiance.

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                      Lord, loving Father, be with us tonight and your City. Blanket the City with protection. And, also, tonight, at our meeting, give us wisdom and quicken our hearts and minds to see what's necessarily done. And the wisdom to do it, Father, Amen. Thank you for all your help here.

CHAIR FRYMARK                      Roll Call please.

**ROLL CALL:**                      Present: Commissioners: Albert Acosta; Casey Miranda; Richard Chico; Maricela Frymark, Commissioner Rodriguez

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

**AB 2449  
DISCLOSURES**

CHAIR FRYMARK                      Item E, AB 2449 Disclosures. We're all here, so we will go ahead and continue to Item F. Are there any Announcements?

**ANNOUNCEMENTS**

MANAGEMENT  
ANALYST  
HERNANDEZ                      No Announcements from Staff.

**CONSENT CALENDAR**

CHAIR FRYMARK                      That will take us to Consent. For Consent Calendar, we have two items for consideration. The first is the Regular Meeting held on December 18, 2024. And the second is a Regular Meeting held- excuse me, the Minutes of a Regular Meeting held on May 21, 2025.

COMMISSIONER  
CHICO                      Motion for approval.

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 2

|                              |                                                                                                          |
|------------------------------|----------------------------------------------------------------------------------------------------------|
| VICE-CHAIR ACOSTA            | Second.                                                                                                  |
| CHAIR FRYMARK                | Thank you. We have a first by Commissioner Chico and a second by Commissioner Acosta. Roll Call, please. |
| MANAGEMENT ANALYST HERNANDEZ | Commissioner Chico?                                                                                      |
| COMMISSIONER CHICO           | Yes.                                                                                                     |
| MANAGEMENT ANALYST HERNANDEZ | Commissioner Miranda?                                                                                    |
| COMMISSIONER MIRANDA         | Yes.                                                                                                     |
| MANAGEMENT ANALYST HERNANDEZ | Commissioner Rodriguez?                                                                                  |
| COMMISSIONER RODRIGUEZ       | Yes.                                                                                                     |
| MANAGEMENT ANALYST HERNANDEZ | Vice-Chair Acosta?                                                                                       |
| VICE-CHAIR ACOSTA            | Yes.                                                                                                     |
| MANAGEMENT ANALYST HERNANDEZ | Chair Frymark?                                                                                           |
| CHAIR FRYMARK                | Yes.                                                                                                     |
| MANAGEMENT ANALYST HERNANDEZ | Thank you.                                                                                               |
| CHAIR FRYMARK                | Moving on to Number 2, Spontaneous Communications.                                                       |

**SPONTANEOUS  
COMMUNICATIONS**

MANAGEMENT  
ANALYST  
HERNANDEZ

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CHAIR FRYMARK

With that, is there anyone in Tier 1 that would like to speak under Spontaneous Communication. Anyone in Tier 2?

MANAGEMENT  
ANALYST  
HERNANDEZ

No one in Tier 2.

CHAIR FRYMARK

And we will move on to Tier 3. Any last-minute individuals that would like to come forward?

MANAGEMENT ANALYST  
HERNANDEZ

No one in Tier 3.

CHAIR FRYMARK

Thank you, we'll move on

### **NEW BUSINESS**

CHAIR FRYMARK

Seeing no items under New Business. We will move on to items number- or Item Number 4, Public Hearing.

### **PUBLIC HEARINGS**

CHAIR FRYMARK

And we have a number of items under Public Hearing. Do we have a Staff Report on item A?

COMMUNITY DEVELOPMENT DIRECTOR  
SIMPSON

Thank you, Chair and Commissioners, yes, we do have a Staff Presentation. So, this item before you, Ordinance Number 799, this was originally scheduled for the June 18<sup>th</sup>, Planning Commission Meeting. And, at that time, the Planning Commission opened the Public Hearing and continued it to this meeting to allow us some additional time to review some State Legislation and requirements. So, the project is an Ordinance that the City Council, of the City of Irwindale, amending Chapter 17.20. Chapter 17 is the Zoning Code of the City of Irwindale Municipal Code, regarding new and converted digital displays of outdoor advertising structures, affecting properties citywide. So, this is a citywide Ordinance. So, just a little bit of history with this. So, in July of 2012, there was an Ordinance that amended the Irwindale Municipal Code to establish regulations, regarding digital billboards because they had not...We just had information from, I think, the original Los Angeles code, just regarding static billboards. Then, in September of 2024 the City Council enacted an Urgency Ordinance, it was Ordinance number 785, for a Temporary Moratorium on processing applications for billboards. And this was to give time to review the existing Ordinance and see if we were up to date with regulations. Then, in October 30<sup>th</sup> so, that first, just so you know, the first Temporary Moratorium, that was for 45 days. So, then, October 30<sup>th</sup> of 2024, the City Council enacted Ordinance Number 789, which extended the Temporary Moratorium. And that did it for another 10 and a half months. And so, here we are, you know, today. But, also, in October, the City contracted with Terra Realty Advisors Incorporated, to assist with this update. And, just, they're going to, also, be presenting, as part of Staff's Presentation to you. So, what was... who we have tonight is, we have Scott Sheldon from Terra Realty. The firm is 40 plus years with real estate experience. They do several things. This is definitely in their wheelhouse. That they look at real estate needs, they work for public agencies, when we need some kind of an assessment, or they do analysis of title, land matters, and building condition assessments. They do the full package. So, they were a really good firm to work with. They've done other Billboard

Ordinances with other jurisdictions in this area. So, the purpose of the Billboard Ordinance Update... So, this was to create an inventory of the existing billboards within the City. And, that included both, what we call, static and the digital billboards. And, also, to conduct a review of regulations applicable for regulating billboards. And, also, to study the location of existing billboards and analyze the impacts with that, if there was any increase or modification of billboards. And it was also to study the annual development fee to determine the need if there was an increase to mitigate impacts from the increase of other billboards, including the conversion of static to digital display billboards. This hadn't been looked at in more than 10 years. So, it was kind of timely to review this. And, also, it was to perform research on how other cities regulate billboards. And just to see where we compared with those cities. And have development standards necessary to ensure that they do not have a negative impact on the community. So, with that, that concludes my portion, right now. And, I'm gonna have Scott Sheldon come in and take it away.

CHAIR FRYMARK

Thank you, Marilyn. Welcome, Mr. Sheldon.

SCOTT SHELTON

Thank you, very much, Madam Chair, members of the Commission. My name is Scott Sheldon, with Terra Realty Advisors, and even though the 40-year sounds like a long time, I'm still only 45 years old. So, I've started really early. So, as Marilyn mentioned, and we've been working with Staff and Administration, here in the City, on taking a look at the- with the Ordinance that you have, especially in light of the Emergency Ordinance that's in place. And there's a timeline and it's a fairly short timeline on that, right now, of really addressing what it is that's there, what the City of Irwindale should look at, and what should they should consider in terms of moving forward or not moving forward, or whatever it is that the City and the and the Council would like to do. So, our practice extends from Sacramento, basically, to Orange County. We have a fairly broad scope. We're doing lots of these signs. We work only for public agencies and that's typically cities and school districts and, as well as, special agencies, so... And, that's not only in the real estate, but also in the sign world, also. So, we've been doing sign stuff for a long time. The things that have happened over the last 10 plus years has been really the introduction of digital signs. You know, from personal perspective, you know, static signs are typically ugly. A lot of times, they're not maintained very well and because there's very little capital expenses involved in putting up those kinds of signs. So, the digital signs introduced an entirely different metric to public agencies, where we've talked to a lot of cities and counties that we just don't like signs. And, well, you didn't like the static signs, but what about something that is more 21<sup>st</sup> century, and where it creates a revenue source and where it creates other benefits for you, as a city and for your residents? So, that's really where we are, right now, and how our approach is with cities in terms of coming up with Ordinances that give the best flexibility to Staff, and the Council, Planning

Commission, everybody that's involved in that, to really look at signs on an individual basis because it's like real estate. Every piece of real estate has a different value because it has a different location. It has something different that's going on with it. And it's the same thing with signs. So, it's important to understand that when you're setting out and negotiating fees, development fees, or any other part of it. And, again, there's lots of different things that... to consider, you know, when you're putting these things together. So, again, in terms of the sign evaluation, we always go in and take a look at the entire city. What are the signs? What are the zoning? What's there? You know, and, you know, basically, from a real estate perspective. So, we've done that. We've created an inventory. We'll get to that in a second. We've evaluated all of the different things and, again, right now, we're doing 60 digital signs. So, this is not our first rodeo. And, we have a pretty good idea about where things are being negotiated at, because we're doing most of them. So, we've got a very good database of who's doing what, what are they getting, and how does that work in terms of the location, and all of that. So, we've got the background on that. Again, the idea from our perspective is how can we clean up the stuff that's there, to the best of our ability. How can we create revenue for, and how can we create branding, and how can we create other benefits? That's really, in a nutshell, what it is that we're trying to do. So, in terms of the findings, obviously, the zoning regulations don't allow signs, right now, in standard, you know, digital or static. Yeah, you know, you have 33 billboards. We'll get to that in a second. And, you know, obviously, primarily along 210 and 605. You do have some along surface streets. Those are, typically, either Out Front or Clear Channel signs. We're we actually are going through a process. And, I've done a lot of work with Clear Channel, all throughout LA and down into San Diego, on potential conversions of those, too. So, that's one of the things that we're talking about and trying to put flexibility in for the City to really understand what does that mean. And, again, from the assessment perspective, you know, there's you got a lot of signs. I mean, what else can I say? That, you know, and you really don't have any digital signs, but I'm sure everyone of you has seen the digital signs, if you've been up and down the 10 or the 605 or the 5, whatever. It doesn't matter. They're there. So, it's pretty standardized, in terms of what the signs are and really the variances is where are they located, what kind of post are they on, is there any kind of other things that embellishments, or whatever, they go along with that. So again, in terms of that, the- we've talked about, you know, final static signs don't age well. So, something that's on there for a long time because they can't resell, it starts looking bad. Whereas, digital signs, there's a fairly significant capital expenditure, CapEx, that sign companies have to put in and depending on the location, depending on, you know, physical factors, and characteristics, how high is the sign, and stuff like that, they can cost upward to \$1,000,000.00. So, there's a reason to keep these things up. Because they've got a fairly significant capital investment in them. So that's really, you know, kind of the evaluation

side. Let's see if I can do this. What do you know? So, I mentioned before we went in and mapped both the 210 and the 605. We also looked at surface street signs too and gridded them out, and you can see all the red dots as they go along there where all the existing signs are. And every one of those have been inventoried, we've got that. That's in the background report. So, examples of a couple of signs that are currently there. These are static signs, obviously. And so, in terms of the billboard signs, whether they're static or whether they're digital, if they're within 660 feet of Caltrans right-of-way and they are promoting products or services that are not happening on that particular parcel, it is an off-premise sign and Caltrans regulates it. In other words, you have to get a state permit on top of the City approval. So, Caltrans has a lot of different rules, and regulations, and overlays, and things like that. The biggest ones are typically, you know, your landscape freeway designations, bonus segments of freeways, penalty segments of freeways, scenic highways where you can and can't do certain things, or there's certain requirements that go along with that. They also regulate the location spacing. So, static signs along the freeway, along Caltrans right-of-way, cannot be closer than 500 feet. And digital signs cannot be closer than 1,000 feet to another digital sign. A digital sign can be 500 feet from a static sign. So, that that's kind of the general rules of how that works on that. And again, there's been a lot of studies that have been done nationwide, not just in California, on traffic, safety, lighting, and all of that. And there's very specific standards that most public agencies, including Caltrans, Department of Transportation, and the outdoor sign company have adopted in order to regulate what the lighting is. And that's really a big thing, I mean from a safety perspective, and from an intrusion perspective, basically. So, one of the things that's really good about digital signs is that you can actually control what the lighting is. Whereas, a static sign is just a big flashlight in your face, being reflected off of a big piece of vinyl. So, much, much higher light impact from statics than there are from digitals. Also, digital signs have, if you get right next to them, they have louvers. So, every one of the little LED things has a louver that they make so it directs the light down. So, again, it's, whereas, if you've got fluorescent drive around, and you just see it's just blasting up and that's it. It goes everywhere. So, there's a lot of control on that. And, again, another reason why digitals are better, you know, from a light perspective, from a lot of different perspectives and static. So, in terms of the revisions to the existing billboard Ordinance that you have, I mean, what we've tried to incorporate is, obviously, the minimum standard has to be Caltrans and what their regulations are. You can always make them more restrictive, but you can't make them less restrictive. So, we've included the Caltrans portion of that, in terms of what they allow and what they don't allow and that's baked into the proposed Ordinance. We've also put in, you know, flexibility for height because, again, if you're driving down a highway you've got topography changes. Some things are very low. In terms the surrounding, some are very high, where if you're flying over, or whatever. Hmm, so, there's flexibility, in

terms of what that is, and that would be at the discretion of the City Manager. And, then, landscape requirements, I mean the one thing, if you're going to spend \$1,000,000.00 on something, you want your customer to be able to see it. So, it's, you know, addressing those kinds of things, but, again, giving staff the ability to regulate that and determine what is appropriate at every particular situation. And then, the lighting standards, like I said, what it is the lighting standards in the industry, again that, not only Caltrans is, you know, opted into, as well as, most Department of Transportation is 0.3 foot candles, at 250 feet over ambient light. So, what happens is that, you actually... The sign companies, if you go by one of these signs, you'll typically see a big outrigger that goes out. A big pole with a camera mounted on the end of it. If you haven't seen it, now the first thing you're going to do is do that. And, what that does, it is a twofold purpose. The first is it measures the light. It measures the output of the light. The second is it takes a picture of the ad, so they can send it to the advertiser, and say, "Yeah, look at a date stamped it, and here's your ad," so they get paid. So, there are two functions on that. But again, it's a regulated thing and so, obviously, in the daytime you're turning it up and at nighttime you're turning it down. So, again, it's for a 14 by 48 sign, which is very standard. 14 feet by 48 feet. It's 0.3-foot candles at 250 feet. That's what it is. It can't be more than that, so, over ambient light. So, continuing on, it includes, you know, requirements and flexibility for looking at sound, walls, screening. There are requirements that... Identification numbers, that's a Caltrans requirement that are located, so if somebody does have an issue, they can they can call them and say it's number XYZ, whatever it is, and, you know right where it is. And, it also establishes a process for... If a sign company wants to come in, and say, here's the process that you have to go through, and that would include, through planning, through all of that, as well as public works, as well as anything else that needed to happen on that to get it done. And, then, just a process for reviewing that through Planning Commission and through the City Council. Again, typically, these are done... If something is on City property, you don't need a Development Agreement because you control the land. And, that's a typical format that we use for public agencies, when it's on their property. And if it's on somebody else's property, it's through a Development Agreement, which is completely negotiated and has a maximum flexibility for the City to be able to say what they want. Not only, in terms of economics, but everything else. So, here's some examples of some digital billboards and the one in the middle on the top is my favorite, because I combined public art with a sign and that was a lot of fun. That was it's in Northern California, in Fairfield, which is the home of Travis Air Force Base. And, that's the largest Air Force Base in the western hemisphere that serves and protects everybody, everywhere in California. And, what we did was we negotiated with the sign company, and we got them to construct an absolute replica-scale model C5A Galaxy Transport plane. Cost 250,000 bucks. And have it taking off the top of the plane. And that was a lot of fun. So, it can be

fun. You can do different things. You can see different ways that we've looked at the pole design. I mean because a pole is a pole is a pole, right? Until you do so something with it. So, we always like to look at those kinds of things. And, you'll see cities, or, you know, from a branding perspective, you know, okay, I'm driving down, "Hey, I'm in Irwindale because the sign says I'm in Irwindale." And, so, different ways of doing that, and, again, it's branding. It's subtle, but it's effective. And I'm going to turn it back over to Staff because I have no recommendations.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Thank you, Scott. So, tonight's Staff's recommendation is to adopt Resolution Number 854(25), which is a Resolution of the Planning Commission, recommending that the City Council of the City of Irwindale adopt Ordinance Number 799, "An Ordinance of the City Council of the City of Irwindale, amending Chapter 17.20 of Title 17 of the City of Irwindale Municipal Code." And, also, to recommend finding that the Ordinance is exempt from the California Environmental Quality Act, CEQA, pursuant to section 15061 (B)(3). So, this concludes Staff and the Consultant's presentation. So, available for questions.

CHAIR FRYMARK

Thank you, Marilyn, and thank you, Mr. Sheldon, as well, for your presentation and for being here, tonight. Is there any member on the Commission that has any questions for Staff or for Mr. Sheldon?

COMMISSIONER  
MIRANDA

Question for Mr. Sheldon, actually, regarding the static signs. Presented some good reasons why they're, you know, outdated, faded, even graffiti, they're not ready, and then they go out. But, I know, there's people that advertising these that one of the reasons they do so is because it's there for a long period of time. Digital signs, while many advertisers are in, you can miss it quickly, your sign, your ad would not be there when someone comes by and the next guy behind you. So, that's a concern is there a way to address that, as well, to get it quick, or longer terms of ads.

SCOTT SHELDON

Yeah, that's a good point. And the reason why statics were there a long time is that you did get a lot of impressions, you know, from the same thing. Although, it's like a lot of other things. If you drink too much water, you get tired of water, and you start not seeing it anymore. So, there's... And again, I know that there's been a lot of studies on this from the outdoor advertising, you know, associations and stuff. And, they've been working on this for a long time. But the one thing that I do know is that, again, the same thing over and over again, yeah, you start getting... you don't see it after a while. I can't tell you how long that is. It probably depends on what the ad is. So, but the standard... So, Caltrans has a standard of 4 seconds. So, it's a minimum 4 seconds that Caltrans regulates that you can have an image that's there. And it has to be instantaneous change to the new image. So, it's not a motion. Unless you go to Inglewood. That is a different story, but it is... It's a single boom, boom. What the lighting

studies, and sort of how the eye sees things, and how the brain registers what you see, that 8 seconds was the ideal amount of time. So that is really the industry standard from all sign companies throughout the United States on the digital signs is 8 seconds. And you're right and that means that you... And each one is called a click or a turn. So you get 8 clicks in a minute. So, this goes back to what's the value of the sign. If you're sitting on the 605, you're going to see that thing a couple of times. You're going to get a different register on it. And, if you're driving on Interstate 5 through Bakersfield, you're going to get one look at it and that's it. So, it's the quality of the of the traffic that's there. And the quality of the traffic is inverse to what you and I want to be in. So it... And so, that's why that's the value of the sign, depending on where you are, depending on what time of day it is, and the pricing, and everything is regulated off of that. So, an ad at 2 o'clock in the morning is not going to have the same value as an ad at 7:00 in the morning, right. Just because of the time that you're there, but all the sign companies, to the extent they can, are getting away from the static signs.

COMMISSIONER  
MIRANDA

The clicks you're talking about. Do they change during the time periods? Obviously, the amount they cost, obviously, changed, but do the clicks changes or its 8 seconds all the time?

SCOTT SHELDON

8 seconds.

COMMISSIONER  
MIRANDA

It's the standard, all the time? Okay.

SCOTT SHELDON

That's the standard time, so. But again, a minimum of 4. But again, this is done by people way smarter than me, in terms of what does it take to register that image. And again, it's a function of how fast you are traveling, what lane are you in, what is the visibility of that. But 8 seconds that is the industry standard. And, I know these guys are selling a lot of sign ads, so there's a lot of buying on that.

COMMISSIONER  
MIRANDA

Are you getting a lot of push back from static sign owners that own these signs or do they want to change as well?

SCOTT SHELDON

I'm sorry?

COMMISSIONER  
MIRANDA

Some of the owners that own the static signs, are they getting push back for that or they want to go to the new digital?

SCOTT SHELDON

Well the...Here's the problem with, you know, somebody that's not in the digital business that has a fairly big inventory. And it's a fairly small group of sign companies that have these signs. And the reason for that, if you do the math, is that if you're turning that ad every 8 seconds, you've got to sell 4.4 million ads a year per face. That's the math. So, the reason why there's Outfront, and Clear Channel, and

- Lamar, and those guys, they've had tons of signs all throughout the United States. They have the ability to be able to place those kind of ad rates at that kind of frequency. So it's an entirely different model. It's an entirely different model. It's like a Volkswagen to a Porsche.
- COMMISSIONER MIRANDA Thank you. Yeah, I remember, very different cars.
- SCOTT SHELTON Yeah, so, anyway, I hope that answered your question.
- COMMISSIONER MIRANDA Thank you. You did. Thank you.
- CHAIR FRYMARK Any other questions for Staff?
- VICE-CHAIR ACOSTA Oh, Mr. Shelton, is there a weight difference for the digital sign as opposed to a static sign for the sign portion of itself?
- SCOTT SHELTON Yes, there is. So, a static sign is basically a metal frame that, you know, have a lightweight substrate that you're putting on vinyl. So, that's fairly. A digital sign is, just think of like a whole lot of television sets that are... They basically are... They come in sections. And, so, yeah, there is a significant weight differential between a static and a digital sign.
- VICE-CHAIR ACOSTA Would there be any need for Ordinance to reinforce the foundation of that, if you're changing from static to a digital?
- SCOTT SHELTON That would be, it's in the UBC code. Yeah, so, they have to... When they come in for a building permit, when any sign company comes in for a building permit, it has to go through the Building Department, has to meet all the ICBO, which is International, you know, building permit stuff, and be able to address that with a stamped structural engineering calc that goes along with that.
- VICE-CHAIR ACOSTA But they also need to increase the amount of electricity needed for that sign?
- SCOTT SHELTON No actually, digital signs only need a 200 amp. That's a house meter. That's all they need.
- CHAIR FRYMARK I have a question for Staff, if I may. In looking at some of the provisions in the Ordinance, on page 12, when it talks about structure design, "each structure should have no more than 2 poles and shall be constructed of noncombustible material." Are we thinking about putting and looking at some of the other signs and looking about branding and identity for the City of Irwindale, is their conversations to include any kind of city branding on any of those poles?

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Yes, thank you, Chair and Commission. That's come up when the Development Agreements get negotiated, you know, doing that. And the City actually owns 5 signs over at, formerly known as, the Reliance II site over there. So, 2 of those signs were converted from static to digital and that was something that was discussed with that. And then just to kind of piggyback on the question, you know, about reinforcing. They have to go through the Building Division. And, so, usually the static polls are not sufficient, anyway, and they're old and, yeah. So, they would replace those. But, yeah, there's, now, there's some flexibility in the Development Agreement and some negotiation of things, so. Not quite sure what we'd put on Irwindale digital signs. A plane or, you know, something, but it's really nice to be creative with that. |
| CHAIR FRYMARK                                   | Thank you. Questions for Staff or for Mr. Sheldon?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| COMMISSIONER<br>RODRIGUEZ                       | I'm just curious, has there been a study regarding traffic collisions and distracted drivers?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | That, I will defer to Scott on that, but the question has come up when we've had digital conversions before. And just so you know, before we bring anything even to the Planning Commission for recommendation to City Council, we do have them submit to Caltrans the outdoor advertising for that site. And if there was any kind of issues, you know, with that, it might come up with that, but I'll have Scott give more detail.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SCOTT SHELDON                                   | Yes, there's been a lot of studies on that. Not only from... Primarily from a lighting perspective and a distraction perspective, but all the studies have come back, and this has been nationwide, is that there really is no difference, you know, from what's there than what's there now.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| COMMISSIONER<br>MIRANDA                         | I've got a follow-up question for you. Regarding the distractions, some of the digitals, do they have, like, QR codes people can scan them? That way as a distraction trying to do that while you're driving.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SCOTT SHELDON                                   | I have not seen any QR codes on.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| COMMISSIONER<br>MIRANDA                         | Okay, good, okay.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SCOTT SHELDON                                   | But that would be like, "oh look at that."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| COMMISSIONER<br>MIRANDA                         | All right, thank you, appreciate it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHAIR FRYMARK                | I would like just a quick couple of comments. I like the provisions that were outlined in the Ordinance that speak specifically to no obscene language or images that was included. I want to make note that there was also language added that talks about "no billboard message shall move or include animation flashing lights or the varying of light intensity," so kind of going back and piggyback off of distractions. I like that that was included. I don't have any further questions. I actually propose a motion that the Planning Department, if there are no further- oh wait, you know what, no, pause. We have to open up the Public Hearing, just kidding. Scratch that from the record. No one heard that. Before we open up the Public Hearing anything else? Okay, so we're going to go ahead and open up the Public Hearing. |
| OPEN PUBLIC HEARING          | At 7:07 p.m., Chair Frymark opened the Public Hearing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| CHAIR FRYMARK                | Is there anyone in Tier 1 that wishes to speak on this item? Anyone on Tier 2?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| MANAGEMENT ANALYST HERNANDEZ | No one in Tier 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CHAIR FRYMARK                | Last call, Tier 3?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| MANAGEMENT ANALYST HERNANDEZ | And no one in Tier 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CHAIR FRYMARK                | Sounds good, any last-minute discussions? If there are no, then, further discussions I'd like to propose a motion that the Planning Commission take the, excuse me, that the Planning Commission approve or adopt the Resolution Number 854, a Resolution that the Planning Commission recommending that the City Council of the City of Irwindale adopt Ordinance Number 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 converting digital displays of outdoor advertising structures affecting property citywide and finding the Ordinance exempt from the California Environmental Quality Act.                                                                                                                           |
| CLOSE PUBLIC HEARING         | There being no speakers, Chair Frymark closed the Public Hearing at 7:07 p.m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| VICE CHAIR ACOSTA            | Second.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| CHAIR FRYMARK                | Okay, we have a first and a second. Roll Call, please?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 14

MANAGEMENT  
ANALYST  
HERNANDEZ Commissioner Chico?

COMMISSIONER  
CHICO Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Commissioner Miranda?

COMMISSIONER  
MIRANDA Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER  
RODRIGUEZ Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you. Moving on to Item B, Site Plan and Design Review Number 02-2025, building addition at 15801 East First Street.

ASSISTANT  
PLANNER  
PALMER Oh, our clicker is back. So, tonight, we're going to be doing Site Plan and Design Review (DA) Number 02-2025. This is at 15801 East First Street. The applicant is Phillip Bruttig of Yellow Iron Real Estate, LLC. And the property owner is Carlos Serra of Rexford Industrial Realty. So, the request is for the reconstruction of a 20,000 square foot building addition, accompanied by new landscaping and parking. This project is exempt to California Environmental Quality Act, also known as CEQA, pursuant to Section 15302 Class 2, Replacement or Reconstruction. Some background. Up until 1964, this was vacant land.

And in 1965, it became home to the Irwindale Raceway drag strip. In 1979, it became the home of the Miller Coors Brewery. In 2022, till now, we consider it the Irwindale Brew Yard, containing the Irwindale City Brewery, which is a campus totaling 990,219 square feet. Currently, there is a building known as the Spares Building. It is 20,000 square feet. This building is set to be demolished and will be replaced with the new reconstructed, 20,000 square-foot building. So, in the red circle on this slide, you see the subject site marked by the star. And, there is a smaller white circle, to the west, that represents the current spares building, which is set to be demolished. The zoning here is M-2 (Heavy Manufacturing) and the General Plan Designation is Industrial/Business Park. Here's a site plan of the entire brewery. In the center, the blue dot represents the addition of the spares building to the campus. And this is an enlarged site plan, which shows the building, as well as the additional parking, and the landscaping that will be going around it. For the floor plan, this building is 20,000 square feet, mostly empty, to be used as a warehouse for spare parts and mechanical appliances that are used at the brewery. There are a couple of restrooms and storage closets or janitorial closets inside. This is a rendering provided by the architect. It shows that the new building will draw upon the characteristics of the existing brewery and helps to create a more established feel for a campus. It has a flat roof with simple parapets, constructed of block, concrete blocks. And it's just a simple industrial design. And here we have some additional renderings, which show the one loading dock, on the east side of the building, as well as the fire lane, which will be between this building and the existing brewery. Here are some elevations, as well, which show the south and east elevations. These would possibly be seen by the public from First Street. And this is the north elevation, which would only be seen by employees of the brewery. Tonight's recommended action is that the Planning Commission adopt Resolution 862(25), recommending that the City Council approve Site Plan and Design Review (DA) Number 02-2025 for the reconstruction of a 20,000 square foot building addition at 15801 East First Street. There are alternative actions available tonight to the Commission. And Staff is here to answer any questions, as well as the applicant during the public comment period. Thank you.

CHAIR FRYMARK

Thank you. Commissioner have, Commissioners rather, have any questions for Staff or the applicant, tonight?

COMMISSIONER  
MIRANDA

Do you know how far? It's pretty far from the First Street to where it's located, right? Across that little bit, so, it's not that visible, right, I mean?

ASSISTANT  
PLANNER  
PALMER

No, we've been by there with the brush that's currently there, it's hard to see the brewery, itself. And this building is shorter than the existing brewery, so it's not likely to be seen.

CHAIR FRYMARK

Just out of curiosity, what do we anticipate being in that new building?

|                                    |                                                                                                                                                                                                                                                                                                                     |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ASSISTANT<br>PLANNER<br>PALMER     | So, the applicant currently has a building called the spares building, where they store spare parts and mechanical equipment. This is going to be the same use. So, they're just consolidating all of their stuff into one building, rather than the previous one, which is quite far away from the actual brewery. |
| COMMISSIONER<br>MIRANDA            | Demolishing that one and then re-building this new one closer, right?                                                                                                                                                                                                                                               |
| CHAIR FRYMARK                      | We have no other questions at this time we can go ahead and open up the Public Hearing. Is there anyone... Thank you, Jarrod.                                                                                                                                                                                       |
| OPEN PUBLIC<br>HEARING             | At 7:15 p.m., Chair Frymark opened the Public Hearing.                                                                                                                                                                                                                                                              |
| CHAIR FRYMARK                      | Is there anyone in the public that would like to come forward and speak on this item? Seeing none. We'll move into Tier 2. Is there anyone in our Zoom audience?                                                                                                                                                    |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | No one in Tier 2.                                                                                                                                                                                                                                                                                                   |
| CHAIR FRYMARK                      | Tier 3?                                                                                                                                                                                                                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | And no one in Tier 3.                                                                                                                                                                                                                                                                                               |
| CHAIR FRYMARK                      | Thank you, so we'll go ahead and close the Public Hearing.                                                                                                                                                                                                                                                          |
| CLOSE PUBLIC<br>HEARING            | There being no speakers, Chair Frymark closed the Public Hearing at 7:15 p.m.                                                                                                                                                                                                                                       |
| CHAIR FRYMARK                      | Any final discussion from the Commission?                                                                                                                                                                                                                                                                           |
| COMMISSIONER<br>MIRANDA            | Quick question, during demolition and construction, do they anticipate stopping the traffic and deliveries and brewery, causing more backup for their regular operations?                                                                                                                                           |
| ASSISTANT<br>PLANNER<br>PALMER     | So, I'll refer that back to the applicant, if they have any further information on the demolition for you.                                                                                                                                                                                                          |
| CRAIG WILLIAMSON                   | Good evening, Madam Chair and Commissioners. I'm Craig Williamson, GAA Architects. I'm not a contractor, but I understood the question was about construction materials or?                                                                                                                                         |

|                                    |                                                                                                                                                                                                                                                                                  |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMISSONER<br>MIRANDA             | Well, no. More about traffic during demolition and, of course, construction. Do you anticipate impeding on the actual business flow of the trucks going in there, and delivering, coming out, causing traffic in the main?                                                       |
| CRAIG WILLIAMSON                   | I'm sure they'll be, I haven't been part of any discussion about that, but I'm sure there will be coordination between brewery operations and the contractor and timing. I think the traffic can be coordinated, so it's not conflicting.                                        |
| CHAIR FRYMARK                      | During the location there's a lot of trucks that come in and out of there anyway.                                                                                                                                                                                                |
| COMMISSIONER<br>MIRANDA            | Yeah, I was wondering. Yeah. I appreciate it.                                                                                                                                                                                                                                    |
| CHAIR FRYMARK                      | Any other questions? Any motions? I'd like to make a motion to adopt Resolution Number 862(25), recommending that the City Council approve Site Plan and Design Review Number 02-2025 for the construction of a 20,000 square foot building addition at 15801 East First Street. |
| COMMISSONER<br>MIRANDA             | Second.                                                                                                                                                                                                                                                                          |
| COMMISSONER<br>CHICO               | Second.                                                                                                                                                                                                                                                                          |
| CHAIR FRYMARK                      | Paper rock scissors? Thank you, Mr. Chico. So, we have a first and then we have a second by Mr. Commissioner Chico. Thank you. Roll Call, please?                                                                                                                                |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Chico?                                                                                                                                                                                                                                                              |
| COMMISSIONER<br>CHICO              | Yes.                                                                                                                                                                                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Miranda?                                                                                                                                                                                                                                                            |
| COMMISSIONER<br>MIRANDA            | Yes.                                                                                                                                                                                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Rodriguez?                                                                                                                                                                                                                                                          |

COMMISSIONER  
RODRIGUEZ

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Vice Chair Acosta?

VICE CHAIR ACOSTA

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Chair Frymark?

CHAIR FRYMARK

Thank you, yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Thank you.

CHAIR FRYMARK

Moving on to Item C, consideration of the 6<sup>th</sup> Cycle Housing Element Update, for the years 2021 through 2029. Certification of the Program Environmental Impact Report, also known as PEIR. A focused update to the Safety Element of the General Plan. Amendments to the Community Development Element of the General Plan. And adding the new Environmental Justice Element to the General Plan. And Zone Changes required to implement the Housing Element. Do we have a Staff Report?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Yes, thank you, Chair and Commission. So, tonight's the night we've all been waiting for. Okay, maybe not as much anticipation as the Comprehensive Zoning Code, but this runs a close second. So, yes, so this is consideration of the 6<sup>th</sup> Cycle Housing Element Update, which is the 2021-2029 period, for this. So, I just wanted to kind of just cover briefly tonight's agenda. So, I want to introduce the project team. So, we have... Staff has been working on this, all Staff, has been working on this for several years. And we have, tonight, we have ESA, which is the consulting firm that prepared the EIR, or the Program EIR. They did the Safety Element and the Environmental Justice Element. And then, we have Matt Kowta, from BAE, who prepared the Housing Element. So, we're all going to be a part of this and taking a piece of it at a time. So, this is the next thing, you know, that Housing Element will be presented to you. Then, we'll discuss the General Plan Amendments for Housing and the Community Development Element. So, the Community Development Element is the Land Use Element, and you've had your, kind of, the overview of the General Plan the last couple meetings. So, then, we'll also have a Zone Ordinance Amendment; we'll have Zone Changes, we'll have the Program EIR, Safety Element, and Environmental Justice Element. Okay, so again, continue with this. So, this is the 6<sup>th</sup> Cycle Housing Element, so. Then, let's see, the

entitlements, I'm going to just skip down to that. So, these would be recommendations to the City Council. And we will, you know, go over this later in the presentation, but it's for the adoption of certification of the Program EIR that was prepared with this, the General Plan Amendments, the Zone Ordinance Amendment, and the Zone Changes. So, a little bit of background for this. So, every 8 years, the Housing Element is required to be updated. So, that's why the cycle is the 2021 to 2029. And when a Housing Element is updated, it's also required that the Safety Element be updated to reflect those changes that are in the Housing Element. And then, in 2018, the State passed Senate Bill 1000, which required that if two or more Elements were being updated, then you had to have an Environmental Justice Element and, particularly, if there was a community that was designated as disadvantaged, which Irwindale is designated as a disadvantaged community. So, the City Council would adopt the Housing Element, but it's the California Department of Housing and Community Development, or HCD, that we refer to, that they actually certify the Housing Element. And the RHNA is mandated by State Housing Law. And RHNA is, you'll see it two ways. I was looking that up today. It's the Regional Housing Needs Assessment or they'll say Regional Housing Needs Allocation. And it's really, to me, it's the allocation. They look at the assessment but it's the allocation. And it's SCAG, which is Southern California Association of Government, which covers most of Southern California. They are the ones who, when they're told by the state, how many millions of dwelling units, you know, need to be provided the locations for that. They adopted the 6<sup>th</sup> Cycle RHNA in 2021. And I just want to just, briefly. Two components to that RHNA, is that it's the number of dwelling units and the income levels, with that. And then, I do want to point out the Housing Element, with this, this is a policy document. And, so, I'll have Matt, will be discussing it a little further, you know. But, it is the General Plan. It's something that State Mandated. And we've been working long and hard on this. So, with that, I'm going to turn it over to Matt Kowta.

MATT KOWTA

Thank you, Marilyn. Good evening, Madam Chair, members of the Commission. I'll see if I can figure out how to work this, just that. There we go, okay. So, I'll probably cover a few things, maybe that Marilyn already mentioned, given that it's been a while since we've been here talking about the Housing Element. Some members of the public, maybe, might be interested if they haven't been following along all the way. So, overview of the Housing Element. Summary of the update process that we've gone through. Summary of the comments that we received on the Draft Housing Element Update from HCD. And then, a summary of the revisions that have been made that are highlighted in the document that you've had a chance to review. And for reference, the bottom of the slide shows where that document can be downloaded, for anybody who's interested in reviewing the whole document. So, what's the Housing Element? It's a plan to meet housing needs within the community and to provide access to opportunity. So,

for people to be able to live in the community and have access to amenities, job opportunities, and so forth. It's one of several elements of the General Plan that are required. And for the Housing Element, every city and county in California has to prepare one. There's a mandated cycle for these updates on an 8-year cycle. And, as Marilyn already mentioned, it's unique in that the state, the Housing and Community Development Department, actually reviews it for compliance with State Law. The Housing Element, 6<sup>th</sup> Cycle covers the 2021 to 2029 time period. And we're following all the Housing Element Law, which is in Government Code Section 65580. Some of the key objectives are to plan for housing production. So, kind of laying out the framework for new housing to be developed within the community to accommodate that RHNA, including housing to meet the various income levels, to be affordable to the various income levels, in the RHNA. Housing preservation, so protecting and rehabilitating existing housing units, affirmatively furthering fair housing as a new emphasis of the 6<sup>th</sup> Cycle. So, fostering this inclusive community that provides equal access to opportunity. And then, housing for all, this idea of promoting housing opportunities for all income levels, as well as various special needs populations. So, it's a tall order. A lot to accomplish in a single document. The process that we followed to date for updating the Housing Element. We started out with the community outreach, workshops, survey went out to all members of the community as well as to businesses, to distribute to their employees who may not live in Irwindale but might wish to, some key informant interviews people who are familiar with the needs of various special housing needs populations, lower income households, and so forth. All went into informing analysis. A lot of data mapping, and so forth, in that background document for the Housing Element. All of that was put together into a Draft Housing Element, which came to the Planning Commission and the City Council for review. And we got the go ahead to go ahead and submit that to the State of California for their statutory review of the document, for compliance with State Law. We got comments back from HCD on that. And since that time, we've been working on making those revisions in response to the comments. We've had a lot of technical assistance from HCD Staff, kind of going over what were their comments, what were some strategies to address them, what was going to work within the Irwindale context but also comply with State Law, and now, we're at a point where we're presenting those revisions, we've circulated the document, let folks in the community know that it's out there and ready for review, and asking for your, hopefully, blessing on this version. So, in terms of those comments on the draft that we got from the state. Just background, this 6<sup>th</sup> Cycle has been the most strenuous or arduous review cycle of Housing Elements since I've been doing this, which goes back to 1991. They really had a mandate to strive for a lot of compliance and this sort of affirmatively furthering fair housing goals that the State has. And, consequently, HCD was looking for a lot of background data. This focus on affirmatively furthering fair housing, sort of proactive actions,

documentation of the housing sites, and really verifying that there are good sites that can be used to accommodate housing within the planning period. And then, a lot of very specific commitments to implementation. So, you have the Housing Element programs that have very clearly defined objectives, metrics, timeframes for completion, and so forth. These are all things that that HCD really raised the bar much higher, so. We had, I think, 4 or 5 pages of comments from HCD on the Draft Housing Element. Many jurisdictions had twice that amount. They were very, very detailed and very extensive in their review this time around. They were also looking for some additional Zoning Amendments. So, there's a whole slew. As you know, the Comprehensive Zoning Update and they identified a few additional things they wanted to have included in that, again, to comply with specific State Laws. And then, looking at the housing sites. For Allen Drive, in particular, they wanted some alternative actions, they called them, in case the site doesn't develop with housing within the targeted time frame. So, they want to make sure, you know, we're putting a lot of emphasis on Allen Drive. If something goes wrong with that, things can't proceed, they want to see the City pivot to other actions to make sure that that RHNA can be accommodated within the time frame. So, we've worked through all those things, with them, and we've added more data and analysis. And, you'll see all of this in the red line, in the document, touching on housing needs, fair housing issues, governmental constraints to the production and preservation of housing, details on the housing sites, as I mentioned. We prioritize contributing factors to fair housing issues. Added some quantified objectives for conservation of housing units. Meaning specific numbers that would be targeted for assistance, rehabilitation, and so forth, during the time frame. And then, we made these modifications to that list of housing programs and added a few new programs, and those are in Table 2. And you can see the underline and strikethrough to show the changes that were made there. As mentioned, we work very closely with HCD Staff to sort of pre-clear these revisions. We wanted to know that, by the time we brought this document back to the Planning Commission and to the City Council, that we have a good confidence level that HCD Staff were comfortable with the revisions and that they would be ready to sign off on it if it is adopted as, in the substantial form is what they've already reviewed. So, they've given us that informal review. They've signaled, they're satisfied with all the revisions that we've made. And we believe that if it is adopted as presented, then we'll send it in to HCD, they'll do their final review, and we believe they'll certify it. If modifications are made to the document, such that HCD would say, "hey, we need to have another look at this, we need to see what's changed." Then, we go back through a cycle of formal review, revisions, readoption, more revisions potentially. So, it's just, it opens up kind of a realm of unknown as far as what the path is to get to certification. Here, we have a clear path, and we're hoping to stay on that path. So, for the next steps, then, your review this evening, then, presuming that you make a recommendation to the Council for adoption, it will go to City

Council, for review and adoption. As I mentioned, we'll submit the adopted element to HCD. They'll review that and then, hopefully issue their letter of certification, which means they found it to be in substantial compliance with State Law. I want to emphasize that the job is not done at that point. There is a lot of implementation to be done, in the use of those programs, with the time frames and so forth, that are outlined on that Table 3. So, that work will be ongoing during the course of the 6<sup>th</sup> Cycle planning period through 2029. And then, it will be time, again, to work on the 7<sup>th</sup> Cycle Update, when that happens. So, with that, go back to Marilyn.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Thank you, Matt. So, one of the entitlements is a Zone Ordinance Amendment. And, ZOA Number 05-2025, it adds Residential Overlay to Title 17, Zoning, of the Irwindale Municipal Code. So, this, at the time, I'm gonna back in a little history, here. When you were looking at the Comprehensive Zoning Code Update, the work that was being done with our consultant for the Zoning Code, it started kind of the timing of things, the Housing Element started coming into to play. So, the Zone Ordinance Amendment was not included in the Comprehensive Zoning Code Update because they weren't- that isn't something we contracted with them to do. But they did look at what our Housing Element was being proposed. So, any of the other things as far as R-1, R-2, R-3, the CR Zone, they're making sure it was consistent with that. So, what the Zone Ordinance Amendment, what it does it adds Chapter... It's 17.04.050 to Chapter 17.04, Residential Zoning Districts, in there. So, and it's your typical Zoning Ordinance, you know, that it mirrors the requirements for R-1, or R-2, or R-3, in there that it provides the different regulations for that. Now, the thing with the Overlay Zones is that the underlying zone still remains the same. So, it's just, it's an overlay on top of it. Same way that we have the Quarry Overlays and certain things. So, the underlying Zoning might be M-2 and that, so, they still have that, so, a property owner is not- they're not being displaced with this, so. And, again, I don't know, Matt may have mentioned this, but I'm just going to say that the purpose with the Housing Element is not a mandate to build those houses, in any of those sites in there. It's to provide the opportunity, should somebody want to come in and develop. So, that's in a nutshell, you know, the Zone Ordinance Amendment. So, what's also being considered are the Zone Changes. And I'm going to defer to legal, to give a commercial update for you.

ASSISTANT  
CITY ATTORNEY  
TRAXLER

Thank you, Marilyn. So, before we get into the Zone Changes, we do have a few Commissioners that have a conflict of interest for one of the sites that is being considered for the Zone Change. So, what we'll do is we will engage in a process called segmentation. And that means we announce the conflicts, and the Commissioners can remain on the dais for the presentation, for the rest of the presentation, but only when it comes to consideration of the item, will we ask the Commissioners to recuse themselves. In this case, we have 3 commissioners, I'm told,

that have an interest in real property within 500 or 1,000 feet of the 10-acre site at 5100 Allen Drive. And so, it would be Commissioners Rodriguez, Commissioner Miranda, and Commissioner Chico. Since we have three, what we would have to do is draw straws because we wouldn't have a quorum otherwise. So, we have to have one Commissioner draw the short straw, in order to engage in what's called legally required participation, when we wouldn't be able to make a decision otherwise. So, Jesus will have the Commissioners draw straws and then when it comes time to vote, the Commissioner who draws the short straw will stay, the two Commissioners who have the long straws, we will ask you to recuse yourselves and then come back in. Any questions? Okay.

CHAIR FRYMARK

Thank you, Jamie.

MANAGEMENT  
ANALYST  
HERNANDEZ

Ok, let's draw some straws. Close your eyes.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Did Jamie mention? The short straw wins and gets to stay.

COMMISSIONER  
MIRANDA

Drum roll.

CHAIR FRYMARK

Commissioner Miranda gets to stay. He's got the short straw. Congratulations.

COMMISSIONER  
MIRANDA

Finally.

CHAIR FRYMARK

So, for the Zone Changes, Marilyn, were we going to go through line by or parcel by parcel and have a conversation?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Yes, yes, for each one, each one has its own Resolution, so it'll be a separate action for each one, so.

CHAIR FRYMARK

Okay.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

To talk about the first one on Allen or?

ASSISTANT  
CITY ATTORNEY  
TRAXLER

Yeah, you can go ahead, Marilyn. You can go ahead.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Okay, so Zone Change Number 05-2025, this is the rezone of 5100 Allen Drive to R-2. This item has been... It's owned by the Housing Authority, and it's been presented to the City Council and the Housing Authority. And the Housing Element identified 6 acres of the 10-acre parcel on Allen. And it was divided into 3 acres at 1 density, 3 acres at another, and there is quite a bit of discussion with the Council and with the Housing Authority, and they voted and determined just do all 10 acres to R-2 with that. So, that's Medium Density Residential. So, the Zone Change Number is 06-2025. This one is an overlay. So, it's the rezoning of a property at 12881 Ramona Boulevard, adding residential overlay. And the existing zoning on that, right now, is M-2. So, it would look a little bit more complicated, but it's not it's... You still keep M-2, and then it's RO for Residential Overlay, at R-3. Then Zone Change Number 07-2025 is the rezone, again, it's 13201 Ramona Boulevard and it's adding a Residential Overlay. That one is, currently, the zoning is R-1 on that. It had been zoned A-1 and then, when all the Zone Changes went with the Zoning Code Update, it changed it to R-1. So, that one would be R-1/RO-R-3. Then, Zone Change Number 08-2025, is the rezone of just one acre at the site that, it was identified as Gold Line Reliance II site. The Reliance II has been renamed as Irwindale Business Center North. So, you'll see both, but it's the same site. So, that is adding Residential Overlay. And the zoning on that is Specific Plan, so the proposed zoning would be SP/Residential Overlay or RO. Then, the 5<sup>th</sup> site that we have is Zone Change Number 09-2025. It's rezoning of 2 acres, and it's been identified and there are several parcels that are listed that it's Irwindale Avenue and Avenida Padilla and adding Residential Overlay, so that it's all. In that area, it's zoned M-2, so there would be one acre at M-2/RO- R2, and then one acre at M-2/RO-R-3. So, again, I mentioned that the underlining zoning remains the same on that site, that just adding the residential overlay. Then one thing that I want to point out is that on June 30, 2025, the State passed certain legislation. It was SB 131 and AB 130, and it modified CEQA, which exempted rezoning actions from CEQA that implemented an adopted Housing Element. It provided that the development is consistent with the adopted Housing Element. So that was just recent, but meanwhile we have a Program EIR that has been prepared that did analyze all of the rezoning, analyze the residential overlay.

COMMISSIONER  
CHICO

I got a question. Aren't we, if we're going to rezone these parcels tonight, aren't we putting the cart before the horse? Because our Housing Element hasn't been certified.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

The reason that we're doing the rezoning at this time, thank you, Commissioner for that question, is that when we're thinking in a perfect world here, that the Planning Commission is going to recommend to the City Council to adopt the Housing Element. Once they adopt that, then the next step is to send it to HCD for certification. HCD will not certify it until the rezoning is done, so that's why we're taking this all together, you know. That's why you have so many resolutions and the numbers seem the same, but they're not all the same with that. Any other questions? None, okay. So, with that I'm going to turn it over to Megan Gibson from ESA, they're the ones who prepared the Program EIR, I have a very hard time, instead of just saying EIR saying PEIR, so I call it Program EIR, with that. And she'll explain what a Program EIR is and how this applies to the Housing Element. Thank you.

CHAIR FRYMARK

Okay, Welcome.

MEGAN GIBSON

Hi. Good evening Chair and members of the Commission, I'm Megan Gibson, with Environmental Science Associates. As Marilyn mentioned, we prepared the Program EIR. I'll briefly go through that. So, for everyone in the audience that's not familiar with CEQA, the purpose of the California Environmental Quality Act, or CEQA, is to inform governmental decision makers and the public about the potential significant environmental effects of proposed activities. CEQA is also aimed at allowing agencies and the public the opportunity to be involved in the environmental review process, in addition to disclosing the impacts of particular programs or projects. CEQA requires identification of feasible mitigation measures or alternatives, that would avoid or reduce potentially significant impacts. This slide shows the CEQA process that was undertaken for the Program EIR for the Housing Element Update. The process began with the scoping period last December, where the public and agencies were provided an opportunity to submit input on the contents of the PEIR. Then the Draft PEIR was prepared and circulated in April and May of this year, and comments were received and responded to, and we are now in the public hearing phase. So, what is a Program EIR? So, a Program EIR is prepared for projects that involve a series of actions, or for the issuance of plans or policies, such as the Housing Element Update. Program EIR's analyze at a higher level and allow tiering for subsequent site-specific projects. The analysis includes program level mitigation measures that will be applied to the projects that tier from this document. During the 30-day scoping period, comments were received from 4 different agencies, the California Governor's Office of Emergency Services, The Department of Toxic Substances Control, the Native American Heritage Commission, and the South Coast Air Quality Management District. And, for each of those, their comments were taken into consideration when preparing the Program EIR. In this slide the gray areas are including agriculture and forestry, hazards and hazardous materials, hydrology and water resources, mineral resources, recreation and wildfire were scoped out of the Program EIR

due to being determined to have less than significant impact. So, only the topics in black were fully analyzed in the Program EIR. And, as the impact summary, this slide shows that air quality impacts, cultural resources, impacts specifically for historic resources, and noise impacts associated with construction were found to be significant and unavoidable, even after implementation of mitigation measures. And all other topics were found to be less than significant, or less than significant with mitigation. This slide shows the overview of all the mitigation measures that were applied in the Program EIR. For air quality, they were provided for both construction and operational impacts. For biological resources, mitigation measures are provided to protect sensitive species at sites 1 and 4, nesting birds and aquatic resources at site 4. For cultural resources, mitigation measures are provided to protect historic and archaeological resources. And, for paleontological resources, under the geology issue area, there are protection measures there, as well. For noise mitigation measures are provided for both the noise and vibration during construction. And, lastly, for transportation impacts, for housing sites 1, 3 and, 5, project applicants, in the future, would need to demonstrate compliance with the Vehicle Miles Traveled Screening Criteria. As mentioned, the document underwent a public review period for the Draft Program EIR and the City received two comment letters. One, again, from the California Governor's Office of Emergency Services, and the other, from Los Angeles County Sanitation Districts. Of the two, the Los Angeles County Sanitation Districts did have some information that included updates that were included in the Final Program EIR. Now, this slide provides an overview of the alternatives that were analyzed and, as a reminder, CEQA requires that an EIR describe a reasonable range of alternatives to the project or to the location of the project, which would attain most of the basic objectives, but would avoid or lessen any significant impacts. So, for this PEIR, three alternatives were analyzed, including the required no project alternative, which would include development moving forward being guided by the existing Zoning and General Plan designations. The Las Casitas site alternative, which would shift some of the housing units from sites one and three. And the increased area at the Gold Line, IBC North Site, which would also shift units from sites one and three to site four. This slide provides a comparison of those three alternatives to the proposed project and shows where impacts are similar, less than, or greater than the proposed project. Overall, the no project alternative has increased impacts, regarding land use, and planning, and transportation, with decreased impacts associated with air quality and population and housing. For the Las Casitas alternative, impacts are increased for noise and decrease for transportation. Lastly, the increased area at the IBC North site has increased impacts regarding biological resources and decreased impacts for transportation. Now, CEQA requires a lead agency to identify an environmentally superior alternative. And, in cases where the no project alternative is environmentally superior, the environmentally superior development alternative must be identified. In

this case, the Las Casitas site alternative was determined to be environmentally superior, however, it only reduces one impact, and that's the transportation impacts. Now, I want to note that decision makers are not bound to accept the environmentally superior alternative, it's just the identification that's required, per CEQA. And I'll pause here for any questions. Marilyn.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Thank you, Megan. So, Staff's recommendation is to adopt the Resolution 866(25), recommending City Council certify the General Plan Program Environmental Impact Report, adopt a mitigation monitoring and reporting program, and adopt the statement of overriding considerations with that. Then, the recommendation is to adopt Resolutions Number 856(25), which is the recommending to the City Council to approve the General Plan Amendment 03-2025, which is the Housing Element, which would replace the existing Housing Element with the new one. And, also, to adopt Resolution Number 865(25), recommending that the City Council approve the General Plan Amendment 06-2025, which is amending the Irwindale Community Development Element and the General Plan Map to be consistent with the 2021-2029 Housing Element. And this would add the Land Use category to the Land Use Element, the Community Development Element, with Residential Overlay to the text and modify a table. It's Table Number 2-3 in the Community Development Element. And then, last, but not least, it's adopting the Resolutions for the, well, the Zone Ordinance Amendment, which is Resolution Number 867(25) recommending City Council approve the Zone Ordinance Amendment Number 05-2025. And then, it's adopting the Resolutions for the Zone Change and those include 857(25) which is the Zone Change for 5100 Allen Drive, 858(25) for 12881 Ramona Boulevard, 859(25) which is for 13201 Ramona Boulevard, 860(25) for the Gold Line Reliance II or Irwindale Business Center North site, and finally 861(25), to rezone the Irwindale Avenue, Avenida Padilla site. So, this concludes Staffs' presentation and available for questions.

CHAIR FRYMARK

Thank you, Marilyn. Is there any members on the Commission that have any questions for Staff? I know it's a lot. It was a lot that we reviewed. I don't have a question; I just have a comment. I know that there was a lot of time and effort put into putting these documents together and I just want to recognize that effort and say thank you.

VICE-CHAIR ACOSTA

That was a lot of work and we really appreciate all your time and effort in that.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Thank you, too, it took a village, here. Well, and, I do want to say, it did when I say take a village, we had a lot of community outreach and community input, so it really did. So, I thank the community, as well.

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHAIR FRYMARK                | If there are no comments, we'll go ahead and open the floor for public- or if there are no more questions we'll go ahead and open up the Public Hearing.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| OPEN PUBLIC HEARING          | At 7:56 p.m., Chair Frymark opened the Public Hearing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CHAIR FRYMARK                | Is there anyone in Tier 1 that would like to come forward and speak under, for this item? Then Tier 2?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| MANAGEMENT ANALYST HERNANDEZ | No one for Tier 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CHAIR FRYMARK                | Last call, for Tier 3?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| MANAGEMENT ANALYST HERNANDEZ | No one in Tier 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| CHAIR FRYMARK                | And we will go ahead and close the Public Hearing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CLOSE PUBLIC HEARING         | There being no speakers, Chair Frymark closed the public hearing at 7:57 p.m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| CHAIR FRYMARK                | So, there's a lot of different Resolutions on the table and I think that we... Or considerations on the table for Resolutions, that I think it might be, might behoove us to separate some of the items and bifurcate them, so that we are able to discuss them independently. So, the first one, if we go just kind of down the line, would be the motion or the consideration of certifying the General Plan, Program EIR, adopt the mitigation monitoring and reporting program, and adopt a statement of overriding considerations. That would be the first motion to consider, or the first topic to consider. |
| COMMISSIONER CHICO           | I'll make a motion on Resolution Number 866(25) as presented. Do we need restatement by our Counsel?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COMMISSIONER RODRIGUEZ       | I'll second the motion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| CHAIR FRYMARK                | So, we have a first by Commissioner Chico and a second by Commissioner Rodriguez to adopt Resolution Number 866, as stated in the Staff Report. Roll Call, please?                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| MANAGEMENT ANALYST HERNANDEZ | Commissioner Chico?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

COMMISSIONER  
CHICO

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Commissioner Miranda?

COMMISSIONER  
MIRANDA

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Commissioner Rodriguez?

COMMISSIONER  
RODRIGUEZ

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Vice Chair Acosta?

VICE-CHAIR ACOSTA

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Chair Frymark?

CHAIR FRYMARK

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Thank you.

CHAIR FRYMARK

The next would be Resolution Number 856 and 865, recommending that the City Council approve General Plan Amendment Numbers 03-2025 and 06-2025. Marilyn.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Chair and Commission, those are separate Resolutions. So, if you take Resolution Number 856(25), which is for General Plan Amendment. 03-2025, which is the Housing Element Update. And, then the second one take it separately to vote on.

CHAIR FRYMARK

So, Resolution 856(25) is 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 Number 03-2025 to adopt the Housing Element, for the 2021-2029 planning period. Is that what we're talking about, right?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Yes.

CHAIR FRYMARK

Okay. Thank you, just wanted to clarify. I, actually think that given the complexity and the impact of the proposed changes within the Housing Element, especially because it has to do with housing, I think it would be prudent for us to just continue this item for our future meeting. Just to give us a little more time for thorough analysis. And I do understand it will create a ripple effect, in terms of the timeline. But that is that is my motion.

COMMISSIONER  
MIRANDA

Yeah, he mentioned that it will be back in review and the whole process start over, possibly.

CHAIR FRYMARK

If amendments are made, if that's my understanding, if amendments are made they would go back and...

COMMISSIONER  
MIRANDA

Only amendments only?

CHAIR FRYMARK

They will go back and review the amendments, is that correct?

MATT KOWTA

Yes, so, amendments would trigger rereview, if you will. I would say that, if it's possible to move forward, that would be beneficial because we're overdue and the State could come back, at any time, and say, "Look, you're out of compliance. We have to start taking actions here." So, we want to move it along, as quickly as possible, if the Commission were comfortable with that, but that is your decision.

CHAIR FRYMARK

Understood. I mean, we understand that we are under the gun and that it is past due, if you will, but this has been a project that has been under development for years. This is a project that we are seeing for a smaller amount of time. But it's up for consideration.

COMMISSIONER  
MIRANDA

I definitely see your point, but I'm also seeing, maybe because we're against the gun, put a little more trust in, obviously, Council to make that decision final and push it, push it forward possibly. But if you feel like you need more time, we can also do that. I mean, we can go through it and handle this next meeting?

CHAIR FRYMARK

About possibly...

COMMISSIONER  
MIRANDA

Yeah.

CHAIR FRYMARK

I'll restate my motion. My motion is to postpone, or to push, this item for a future date, to allow more thorough review.

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMISSIONER<br>MIRANDA                         | Can I get some clarity for the motion? I'm sorry, from the Staff I'm sorry before we...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| CHAIR FRYMARK                                   | The question was, I think, the Commissioners want to know what would be the impact if we were to push it for a future date?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| COMMISSIONER<br>MIRANDA                         | Yes, thank you.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | That's where we were whispering about over there. So, then... It would be helpful to find out, you know, why or what, you know, the reason, you know, to continue it, or to amend it, or change it. But if we send it, we would have to go back for the review with HCD. Which would take up to 60 days for that, right? Oh, see. I misquoted, see.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| MATT KOWTA                                      | Let's make sure we are coordinated in the response. So, it's your decision whether you want to proceed or not to proceed. If you don't proceed, we just pause everything and we wait. And then, we wait for that decision or recommendation to the Council. Once the recommendation is made to the Council, then they'll consider their action. And then, if they adopt it, it will be submitted to HCD. They have 60 days to conduct their final review, and then, issue that letter of either certification or a letter of noncompliance. So, we're really just talking about that time frame and decisions about, you know, how quickly you want to get this completed and of course, you know, things can happen beyond everybody's control during those time frames, but that's the way these things go. |
| COMMISSIONER<br>MIRANDA                         | Do we have a date on the next council meeting, after this meeting, before our next one? So, if we held off, if we made a motion next month, for our decision next month, would be have to wait in two months for the council to review it?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Thank you, Chair and Council. Yeah, tentatively was scheduled for... There's one meeting for the City Council in August, which would be August 27 <sup>th</sup> . So, the Planning Commission meeting is August 20 <sup>th</sup> , but we wouldn't have time to get it, no. Because of the noticing requirements. So, it would... We'd be looking at City Council in September and I don't know the date off hand. September 10 <sup>th</sup> .                                                                                                                                                                                                                                                                                                                                                               |
| CHAIR FRYMARK                                   | Our next meeting August 20 <sup>th</sup> ?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| CHAIR FRYMARK                                   | Any other questions, comments or motions?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

COMMISSIONER RODRIGUEZ I have a question. Regarding the identified housing sites for development, is it mandated that we developed during a certain period of time?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you, Chair and Commission. No, it's not mandated to actually build. It was... What the mandate is, to be able to provide the opportunities, and there they were called opportunity sites, that fit the criteria that HCD had identified things close... That Matt had mentioned. Close to amenities that transportation facilities, like Kaiser facilities, close to the Ramona properties, and those but there's not a mandate to actually have to build. Yeah.

COMMISSIONER RODRIGUEZ That was going to be my next question, are those sites realistic?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes, and thank you for that. Those were the items that we actually had, because we ended up with five sites, opportunity sites. I think we had identified seven of them. The City Council had rejected two of them and had decided on these sites with the densities and with the size of the sites.

COMMISSIONER MIRANDA Now, I have a question regarding that, I believe, one of the properties was that Schabarum area was that denied they didn't want that area?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes. That was one that was rejected.

COMMISSIONER MIRANDA And it was because they were afraid, they were going to have to build there, even though it's not mandated? But even when you designate something there's possibilities.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON No, you know, that was always explained that it wasn't a mandate to have to do that. But that one, specifically, I think that it was a little, Schabarum, it was a little tucked in a little bit more than Ramona. Across the street from Ramona you have Baldwin Park housing, you know, so, they already had some of those amenities across the street.

COMMISSIONER MIRANDA Thank you. Umm. I mean obviously they've gone through great deal of work on this and, actually, I have confidence in it, as far as our time crunch, I think. What do you think Chair? You're still feeling you want to wait?

CHAIR FRYMARK My position hasn't changed.

COMMISSIONER MIRANDA Okay. More questions?

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHAIR FRYMARK                          | We could... Would... Is it possible, I know we still need to consider the Zone Ordinance Changes. Can we, can one move without the other?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| ASSISTANT<br>CITY ATTORNEY<br>TRAXLER  | So, in this case, no. They are hierarchical, if you will. So, you start with the EIR and then you have to go next to the General Plan. If anything is inconsistent with the General Plan, then it would be essentially void from the time of inception. So, you have to have the General Plan, the Housing Element, and the Land Use Element done first.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| CHAIR FRYMARK                          | Right. Thank you.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COMMISSIONER<br>CHICO                  | (Inaudible)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MANAGEMENT<br><br>ANALYST<br>HERNANDEZ | Commissioner Chico? Do you mind speaking up a bit closer to the mic?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| COMMISSIONER<br>CHICO                  | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ     | Do you mind speaking up a bit closer to the mic?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| COMMISSIONER<br>CHICO                  | There. My thinking is that, even though, because there were a couple of issues, that I was concerned with, that I chose to let it go because I think, in the final analysis, when this is presented to the HCD, they're only going to allow us to do certain things that they want us to do, period. And I'm talking, specifically, about zoning. So, as much as we might take issue with some of the items that are part of this package, if you will, I'm not sure we're going to have very much success with our final presentation. I just don't. I'm not sure that taking another month to analyze this is going to do us any benefit. And, in fact, if we, as a City, do accept the Planning Commission's changes and we present the package, that's another 60- or 90-day delay. And, as it is, as has been said, we're already under the gun here, so. Food for thought. |
| COMMISSIONER<br>MIRANDA                | Yeah.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| CHAIR FRYMARK                          | I mean it's definitely something to consider. It's just a very complex, layered, piece of framework, that I think it's important that we just take the time to like fully review and flush out. Which is what's giving me the hesitancy, but you know we are a body of 5, and so.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| COMMISSIONER<br>CHICO                           | But some of this is not so much, and it is somewhat complex, but it's not so much the package is not so big because it's complex, it's so big because it's redundant. Let's be honest. It's the same thing over, and over, and over, and over again. I understand the methodology behind it. But conceptually, other than the fact that we don't like some of the zoning issues, it's not that difficult to understand.                                                                                                                                                                                                                                                                                                                                                         |
| CHAIR FRYMARK                                   | Are there any motions on the table?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| COMMISSIONER<br>MIRANDA                         | Start with 866(25), that starts the whole process right there, right?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| CHAIR FRYMARK                                   | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| COMMISSIONER<br>MIRANDA                         | I like to see it go forward. Like you mentioned. I think we're delaying the inevitable. You know, trusting Staff and also Council's wisdom, as well. Very comprehensive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| ASSITANT<br>CITY ATTORNEY<br>TRAXLER            | Commissioner Miranda, just to clarify, so the Commission already voted to approve Resolution 866(55), which is the Program EIR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| COMMISSIONER<br>MIRANDA                         | Oh, sorry. Next one.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ASSISTANT<br>CITY ATTORNEY<br>TRAXLER           | So, the next one is 856(25), which is the Housing Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| COMMISSIONER<br>MIRANDA                         | Correct, sorry. Correct, thank you.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Chair and Commission, one of the things I want to bring to your attention, you know, for consideration and Matt can really clarify a little bit better. But this... We have worked with the reviewer at HCD, you know, on this and gotten it to this point that there's no rubber stamp or anything, but they were satisfied with this, that it met all of the requirements, you know, with the HCD. So, there is a chance. We're going to have to talk to our reviewer again, there's a chance that, then, the state can start issuing penalties against the City for that. There is, also, this has been, because it's not in compliance, this is another thing that, since the deadline of 2021, that someone could come in with something that's called a builder's remedy. |
| COMMISSIONER<br>MIRANDA                         | Correct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

And I think you've seen that, you know, that's been presented at some of the workshops that we had. And the builders' remedies, someone would have the right to come in, they have a particular number of units, a percentage, that has to be for affordable housing. That's basically the only restriction with that. But I do want to bring that to the Planning Commission's attention that it potentially could open up to penalty fines against the City. Or anybody else who, you know, had- might challenge that we do not have a certified Housing Element.

CHAIR FRYMARK

Historically has that happened? Have we seen where the state will come and fine cities for not having a Housing Element that is within compliance?

MATT KOWTA

So, one of the things that happened in the 6<sup>th</sup> Cycle was the Governor or the State Legislature put a real high priority on compliance. And they staffed up a whole unit within HCD that's tasked with enforcement. And so, their objective is to make sure that all the jurisdictions comply, so. Unlike previous cycles, where there was more of a situation where somebody would have to bring a lawsuit to enforce the Housing Element laws. Now, HCD can take action on their own if they see a jurisdiction that's out of compliance. And, so, we say out of compliance is because the deadline for adoption of a Housing Element has already passed. So, you're sort of in that gray area where we've gotten some grace from HCD, in terms of being able to work through what we needed to, to get to the point where we are. But there's nothing to say that the next day somebody upstairs, higher ups, could say, "Hey, you know, why hasn't this happened, what's going on, we want you to, you know, press the matter more." There are penalties for not being in compliance. Things like being ineligible for certain state funding sources. There's potential for fines, on a daily basis, during the time a jurisdiction's out of compliance. There's this whole land use control issue, where a judge could say, "You're not in compliance. We're going to have to, you know, take authority over certain land use decisions." And that's to either approved projects or deny projects. So, there... It's not just an academic situation. There's some real risk there. So, of course, you know, everybody's doing their best to try to move forward as quickly as possible. So, I think Marilyn is right to just inform that, you know, this is a concern. Not saying it will happen. I think there have been other jurisdictions that have faced certain actions as a result of that, and a perception that they were kind of thumbing their noses at the obligation to comply with these laws. Not saying that will happen here, but the possibility is there. And we know that these things are all being watched carefully. And the longer it goes, the more chance we have of something, some kind of steps being taken. I think, also, with respect to, I mentioned those time frames in the programs for certain things to be done. So, it's possible, if we're delayed that we have to go back to our reviewer, revisit those different time frames, and get sign off, again, on time frames that are pushed back. And, so, we're kind of getting pushed into a smaller and smaller window for the end of the planning

period. We don't have to have housing units built, but there has to be a plan that shows that they could be built. And, so, the more we compress things at the back end of this planning period, the more potential challenge there would be, as to whether housing units can actually be built, once that Housing Element is finally adopted, once the zoning is finally adopted. So, we'll just be mindful of that situation.

CHAIR FRYMARK                      I mean, we definitely don't want to be seen, and we're not, a community that's dragging our feet or is trying to, you know, just not take action for whatever reason. It's not about that. It's... And what I was really hoping for is that we would be able to consider the rezoning Ordinance without having to approve the Housing Element, at this point. But it doesn't sound like that's a possibility. It sounds like one needs to happen concurrently with the other. Okay.

COMMISSIONER  
MIRANDA                      Honestly, the Housing... The rezoning, what was your hesitation with that, possibly?

CHAIR FRYMARK                      There's no hesitation with the Ordinance for the rezoning. It was mostly just actual the Housing Element and reviewing, initially taking a deeper dive into some of the redlines.

COMMISSIONER  
MIRANDA                      Redlines, yeah there's quite a few. And, in a perfect world, like to take a little time, as well, but I think where we're at, I think, most prudent thing would be we move forward. In my...

COMMISSIONER  
RODRIGUEZ                      I would. I feel like all the information was there and we did take a pretty deep dive into it. We've had the information for a period of time, so I would motion to adopt the Resolution Number 856(25), as stated in the Staff Report.

COMMISSIONER  
MIRANDA                      Second.

MANAGEMENT  
ANALYST  
HERNANDEZ                      Commissioner Chico?

COMMISSIONER  
CHICO                      Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ                      Commissioner Miranda?

COMMISSIONER  
MIRANDA                      Yes.

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 37

MANAGEMENT  
ANALYST  
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER  
RODRIGUEZ Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Chair Frymark?

CHAIR FRYMARK No.

MANAGEMENT  
ANALYST  
HERNANDEZ Thank you.

CHAIR FRYMARK The next item for consideration is, if I'm not mistaken, Marilyn, it's Resolution Number 865(25).

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON 865(25). Yes, and that is for General Plan Amendment Number 06-2025, which is amending the Community Development Element to add the Residential Overlay and change to the map.

CHAIR FRYMARK And for this particular Resolution, is this where we need to recuse ourselves, or not yet?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON No, not on this one.

CHAIR FRYMARK Okay. So, this one can still be taken as is. Do we have any motions or any questions on this particular item?

COMMISSIONER  
CHICO That was 865(25).

CHAIR FRYMARK 865(25).

COMMISSIONER  
CHICO Motion to approve or to adopt Resolution Number 865(25).

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 38

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| COMMISSIONER<br>RODRIGUEZ                       | Second.                                                                                                                    |
| CHAIR FRYMARK                                   | You have a first and a second. Roll Call, please. Commissioner Rodriguez second the motion. Roll Call, please.             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | Commissioner Chico?                                                                                                        |
| COMMISSIONER<br>CHICO                           | Yes.                                                                                                                       |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | Commissioner Miranda?                                                                                                      |
| COMMISSIONER<br>MIRANDA                         | Yes.                                                                                                                       |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | Commissioner Rodriguez?                                                                                                    |
| COMMISSIONER<br>RODRIGUEZ                       | Yes.                                                                                                                       |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | Vice Chair Acosta?                                                                                                         |
| VICE-CHAIR ACOSTA                               | Yes.                                                                                                                       |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | Chair Frymark?                                                                                                             |
| CHAIR FRYMARK                                   | No.                                                                                                                        |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | Thank you.                                                                                                                 |
| CHAIR FRYMARK                                   | Next one, I believe, is Resolution Number 867(25).                                                                         |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Yes, this one is for the Zone Ordinance Amendment Number 05-2025, adding...That is adding Residential Overlay to Title 17. |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| CHAIR FRYMARK                                   | And, for this, we would take each Resolution, individually? Is that correct?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | No, this one for the Ordinance Amendment, it's one Resolution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CHAIR FRYMARK                                   | And then it's the following one. Thank you.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | It's the Zone Changes that individual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CHAIR FRYMARK                                   | All these numbers. Thank you for clarifying. So, this one includes Environmental Impact, as well.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Would it have been easier if I called it 867-5309. I'm glad you got the reference. I'm sorry, excuse me.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| CHAIR FRYMARK                                   | Jokes over here.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Delete- delete that, Jesus.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| COMMISSIONER<br>MIRANDA                         | Strike that from the record.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COMMISSIONER<br>CHICO                           | Who is that person, anyway? Right.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| CHAIR FRYMARK                                   | I motion to approve the Resolution of the Planning Commission of the City of Irwindale recommending that the City of Council, or the City Council of the City of Irwindale adopt Ordinance Number 803, to amend Chapter 17.04, Residential Zone Districts of the Irwindale Municipal Code 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 prepared for the project pursuant to the California Environmental Quality Act. |
| COMMISSIONER<br>MIRANDA                         | Second.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 40

CHAIR FRYMARK First, and a second by Commissioner Miranda, thank you. Roll Call, please.

MANAGEMENT ANALYST  
HERNANDEZ Commissioner Chico?

COMMISSIONER CHICO Yes.

MANAGEMENT ANALYST  
HERNANDEZ Commissioner Miranda?

COMMISSIONER MIRANDA Yes.

MANAGEMENT ANALYST  
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER RODRIGUEZ Yes.

MANAGEMENT ANALYST  
HERNANDEZ Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

MANAGEMENT ANALYST  
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

MANAGEMENT ANALYST  
HERNANDEZ Thank you.

CHAIR FRYMARK So, at this time then, we will ask that those members of the Commission that are within the 1000 radius, 500 to 1000 radius?

COMMUNITY DEVELOPMENT  
DIRECTOR SIMPSON 500-1000.

|                                                 |                                                                                                  |
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| COMMISSIONER<br>CHICO                           | I have to leave. I don't wanna. Okay.                                                            |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | For the record, Commissioner Rodriguez and Commissioner Chico have left.                         |
| CHAIR FRYMARK                                   | Are there any discussions or questions, regarding this particular item?                          |
| COMMISSIONER<br>MIRANDA                         | One drive and all the properties proposed.                                                       |
| VICE CHAIR ACOSTA                               | One for Allen Drive.                                                                             |
| CHAIR FRYMARK                                   | Parcels. Yeah, this one is specific to Allen Drive. 5100 Allen Drive, for the record.            |
| COMMISSIONER<br>MIRANDA                         | You mean, individually?                                                                          |
| CHAIR FRYMARK                                   | I believe so.                                                                                    |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Yes. Yes, each Resolution.                                                                       |
| CHAIR FRYMARK                                   | So, the Allen Drive Resolution would be number 857(25).                                          |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Yes, that's correct.                                                                             |
| CHAIR FRYMARK                                   | So I'd like to make a motion to approve as stated for Resolution Number 857(25) for Allen Drive. |
| COMMISSIONER<br>MIRANDA                         | Second that.                                                                                     |
| CHAIR FRYMARK                                   | So, we have a first and a second. Roll call.                                                     |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | Commissioner Chico's is not here.                                                                |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | Commissioner Miranda?                                                                            |

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 42

|                                       |                                                                                                                                                                 |
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| COMMISSIONER<br>MIRANDA               | Yes.                                                                                                                                                            |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ    | Commissioner Rodriguez is not here.                                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ    | Vice Chair Acosta?                                                                                                                                              |
| VICE-CHAIR ACOSTA                     | Yes.                                                                                                                                                            |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ    | Chair Frymark?                                                                                                                                                  |
| CHAIR FRYMARK                         | Yes.                                                                                                                                                            |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ    | Thank you.                                                                                                                                                      |
| CHAIR FRYMARK                         | Thank you. Probably having a party out there.                                                                                                                   |
| COMMISSIONER<br>MIRANDA               | This one is Ramona, 1281? Okay. Okay. I'm missing it. I am not seeing it. Okay. Thank you. Well, I recommend that we adopt Resolution 858(25) let's discussion. |
| CHAIR FRYMARK                         | You have to wait for them to come.                                                                                                                              |
| COMMISSIONER<br>MIRANDA               | Oh, that's right. Was only Allen Drive? Only Allen Drive.                                                                                                       |
| ASSISTANT<br>CITY ATTORNEY<br>TRAXLER | Yes.                                                                                                                                                            |
| COMMISSIONER<br>MIRANDA               | Sorry about that. They got the long straws, though.                                                                                                             |
| CHAIR FRYMARK                         | Love the enthusiasm, though, Commissioner Miranda. I love that you're ready to go. Welcome back. For the minutes, do we need to say that they're back?          |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ    | So, Commissioner Chico and Commissioner Rodriguez have have returned to the dais.                                                                               |

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 43

|                                    |                                                                                                          |
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| COMMISSIONER<br>MIRANDA            | I'd like to recommend adopting Resolution 858(25).                                                       |
| VICE-CHAIR ACOSTA<br>CHAIR FRYMARK | Second.<br>Have a second by Commissioner Acosta. Do we have a Roll Call, please?                         |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Chico?                                                                                      |
| COMMISSIONER<br>CHICO              | Yes.                                                                                                     |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Miranda?                                                                                    |
| COMMISSIONER<br>MIRANDA            | Yes.                                                                                                     |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Rodriguez?                                                                                  |
| COMMISSIONER<br>RODRIGUEZ          | Yes.                                                                                                     |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Vice Chair Acosta?                                                                                       |
| VICE-CHAIR ACOSTA                  | Yes.                                                                                                     |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Chair Frymark?                                                                                           |
| CHAIR FRYMARK                      | Yes.                                                                                                     |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Thank you.                                                                                               |
| CHAIR FRYMARK                      | Next item we're discussing is the Resolution 859(25), which is for the parcel at 13201 Ramona Boulevard. |
| COMMISSIONER<br>CHICO              | Motion to adopt Resolution Number 859(25).                                                               |

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 44

|                                    |                                                                                                                  |
|------------------------------------|------------------------------------------------------------------------------------------------------------------|
| COMMISSIONER<br>MIRANDA            | Second.                                                                                                          |
| CHAIR FRYMARK                      | We have a first by Commissioner Chico and a second by Commissioner Miranda. Roll Call, please?                   |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Chico?                                                                                              |
| COMMISSIONER<br>CHICO              | Yes.                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Miranda?                                                                                            |
| COMMISSIONER<br>MIRANDA            | Yes.                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Rodriguez?                                                                                          |
| COMMISSIONER<br>RODRIGUEZ          | Yes.                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Vice Chair Acosta?                                                                                               |
| VICE-CHAIR ACOSTA                  | Yes.                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Chair Frymark?                                                                                                   |
| CHAIR FRYMARK                      | Yes.                                                                                                             |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Thank you.                                                                                                       |
| CHAIR FRYMARK                      | Thank you. Next one is the parcel at the Gold Line, also known as the IBCN site, and that is Resolution 860(25). |
| VICE CHAIR ACOSTA                  | I motion to approve Resolution 860(25) as stated.                                                                |
| CHAIR FRYMARK                      | Do we have a second?                                                                                             |

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 45

COMMISSIONER  
CHICO Second.

CHAIR FRYMARK Thank you, Commissioner Chico. Roll Call, please?

MANAGEMENT  
ANALYST  
HERNANDEZ Commissioner Chico?

COMMISSIONER  
CHICO Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Commissioner Miranda?

COMMISSIONER  
MIRANDA Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER  
RODRIGUEZ Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you. And the last is for the parcel at Irwindale Avenue or Avenida Padilla site. And that is Resolution Number 861(25). I motion to approve as stated.

COMMISSIONER  
MIRANDA Second.

|                              |                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHAIR FRYMARK                | Thank you. We have a second by Commissioner Miranda. Do we have Roll Call, please?                                                                                                                                                                                                                                                                          |
| MANAGEMENT ANALYST HERNANDEZ | Commissioner Chico?                                                                                                                                                                                                                                                                                                                                         |
| COMMISSIONER CHICO           | Yes.                                                                                                                                                                                                                                                                                                                                                        |
| MANAGEMENT ANALYST HERNANDEZ | Commissioner Miranda?                                                                                                                                                                                                                                                                                                                                       |
| COMMISSIONER MIRANDA         | Yes.                                                                                                                                                                                                                                                                                                                                                        |
| MANAGEMENT ANALYST HERNANDEZ | Commissioner Rodriguez?                                                                                                                                                                                                                                                                                                                                     |
| COMMISSIONER RODRIGUEZ       | Yes.                                                                                                                                                                                                                                                                                                                                                        |
| MANAGEMENT ANALYST HERNANDEZ | Vice Chair Acosta?                                                                                                                                                                                                                                                                                                                                          |
| VICE-CHAIR ACOSTA            | Yes.                                                                                                                                                                                                                                                                                                                                                        |
| MANAGEMENT ANALYST HERNANDEZ | Chair Frymark?                                                                                                                                                                                                                                                                                                                                              |
| CHAIR FRYMARK                | Yes.                                                                                                                                                                                                                                                                                                                                                        |
| MANAGEMENT ANALYST HERNANDEZ | Thank you.                                                                                                                                                                                                                                                                                                                                                  |
| CHAIR FRYMARK                | Thank you. I believe the last item under Public Hearing is Item D. Which is the General... Right, is that where we're at? The General Plan Amendment Number 04-2025. To adopt the Updated Safety Element and General Plan Amendment Number 05-2025 to adopt a new Environmental Justice Element within the City's General Plan. Do you have a Staff Report? |

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Yes, thank you, Chair and Commissioners and public. So, with this, we have a Housing Element Update. When the Housing Element is updated, the Safety Element needs to be updated. So, these are taken separately. And then, when two or more elements are being updated, we have the new Environmental Justice, or you'll hear us say the EJ Element, with that. So, just briefly, with this, the Safety Element, it's a state mandated component of the General Plan. And it addresses a variety of safety issues that are important to the City. And those issues are identified with the community workshops that we had. We look at our existing Safety Element and then it gets updated accordingly. And the Safety Element, like the Housing Element, it does include some implementation actions. Then the Environmental Justice Element, it's a new state mandated element for the General Plan. So, it... I had mentioned before, but, again, if a community is defined as disadvantaged, which Irwindale is, they must prepare an EJ Element, and it addresses many things that do also comply with safety. But it addresses health risks and things. And it includes implementation actions. So, with this I'm going to turn this over to our consultant who helped to prepare this. Amanda Murray will be presenting. Thank you.

CHAIR FRYMARK

Welcome, Ms. Murray.

AMANDA MURRAY

Madam Chair, Commissioners, City staff, community members, thank you for having me here, tonight. My name is Amanda Murray. I'm an Urban Planner with ESA. And, tonight, I will be providing an overview of the updates to the General Plan for both the Safety Element, as well as the Environmental Justice Element. The Safety Element outlines risks to life and property from natural hazards, like earthquakes and floods, and man-made hazards, such as air pollution and water contamination. The Safety Element is a state-required component of the General Plan, meaning every city and county in California must have one. We're also required to keep it updated regularly and updates are specifically triggered by two things. The Hazard Mitigation Plan, which must be updated every 5 years. And the Housing Element, which follows an 8-year cycle. Once updated, the Safety Element goes through a formal review process by multiple agencies, including the HCD, California Office of Emergency Services, Cal Fire, and FEMA. Community feedback and public engagement was essential for the Safety Element and the EJ Element, which is why we have prioritized multiple community workshops, surveys, and stakeholder meetings, while developing these updates, spanning from 2022 to today. The Safety Element is shaped by specific requirements in California law, starting with the Government Code Section 65302-G, which broadly outlines what the Safety Element must cover. There are then additional state laws that focus on specific hazards and preparedness, such as AB 162, which mandates the Safety Element, explicitly including flood hazard information and risk reduction measures, and SB 379, which requires a Safety Element to include climate adoption strategies. The Safety Element addresses a range of topics that reflect Irwindale specific risk

and safety priorities, such as air quality, drought, extreme weather, flooding, geological and seismic hazards, hazardous materials, law enforcement and crime, wildfire, and emergency preparedness. In terms of how the Safety Element is structured, is organized into five sections, introduction, existing conditions, goals, policies and actions, implementation, and references. We've also included appendices, which contain the full existing conditions report and the full community engagement report, which summarizes what we learned from residents to help shape priority strategies and actions. This slide gives a snapshot of some of the main safety priorities for Irwindale that are addressed in the Safety Element, including air pollution exposure. The City currently has high air pollution, especially ozone and diesel PM, due to its industrial land uses and proximity to major freeways. Extreme heat vulnerability. Temperatures are projected to reach 91 degrees by 2100 and there is currently only 7% tree canopy that help reduce heat exposure. Flood risk, while the City is not within a FEMA flood zone, Irwindale is a high risk of catastrophic flooding from a potential Santa Fe Dam failure. The City faces seismic risks from fault lines liquefaction and landslide hazards, near the many mining pits. Hazardous materials are concerned as all residential areas are near the industrial zones, with active transport and use of hazardous substances. Wildfire risk is present in the very high fire hazard severity zones near the Santa Fe Dam and the base of the San Gabriel Mountains. These areas include homes, businesses, and even critical facilities. And, last, but not least, emergency access, some neighborhoods lack sufficient evacuation routes, which could delay emergency response during a fire and other disaster. Taking account all of these safety risks, we created goals to mitigate each risk from each category. For air quality, the goal is to discuss how the City can advance air quality, reduce pollution exposure, and improve public health. For drought, the goals ensure a substantial water supply that meets domestic industrial and recreational needs. Extreme weather flooding and seismic hazard goals focus on creating a resilient and adaptive community, while preventing injury and property damage. Hazardous material goals minimize public health risk from hazardous materials and waste. And the law enforcement, wildfire, and emergency preparedness goals involve systems of departments responding swiftly to disasters to minimize harm and disruptions. Before moving on to the EJ Element, I can pause here if we have any questions. Okay. So, what is EJ Element. The Environmental Justice Element or EJ Element is focused on ensuring that planning decisions address inequalities and environmental conditions and resource access. First, it aims to address existing disparities whether that's in air quality access to green space or exposure to hazards, like industrial pollution. Second, the EJ Element is designed to identify low-income communities and communities of color who have historically borne a disproportionate share of environmental burdens. And, finally, the goal is to reduce disproportionate exposures to pollution and hazards, especially for the most vulnerable communities. Overall, it is about making sure that all residents, regardless of income or background,

have access to a healthier safer environment. The Environmental Justice Element is also a state required part of the General Plan for any city or county in the state of California, that includes disadvantaged communities, also known as DACs. Like the Housing and Safety Elements, EJ Element is typically updated on an 8-year cycle, which aligns with the update schedules for those elements. In terms of state oversight, the California Office of Planning and Research, or OPR, provides guidance and technical support to help jurisdictions develop the EJ Elements. However, unlike the Housing or Safety Elements, there is no formal state approval process for the EJ Element. OPR may review it and provide comments or recommendations, but they don't officially approve it. So, the state's role here is more advisory, but the requirements to include EJ in the General Plan is still mandated by law if the city has disadvantaged communities, such as, in this case, with City of Irwindale. Along with the mandate CA Government Code Section 65302H, there are also state laws that shape the Environmental Justice Elements, such as SB 1000, which reinforces the mandate by requiring EJ policies whenever a city updates 2 or more General Plan elements at the same time, which the City of Irwindale is currently doing. There is also AB 617 which focuses on pollution and air quality in DACs, requiring air districts to reduce emissions in disadvantaged communities by creating community air monitoring and emission reduction programs. There is also AB 1550 that focuses on climate and resilience in DACs ensuring that a portion of state climate funds are invested directly in projects that benefit disadvantaged communities. The Environmental Justice Element focused on 6 key topics that reflect the environmental and social priorities of Irwindale. Reduce pollution exposure and improve air quality, promote safe and sanitary homes, and neighborhoods, promote health and physical activity, promote health- healthy food access, promote access to public facilities, and promoting civic engagement. The organization of the element follows a similar structure to the Safety Element, starting with the introduction, existing conditions, goals, policies and actions, implementation, and references. We also include the existing condition report in full, again, here, as well as the community engagement report, in full. The Environmental Justice Element addresses the following threats to the community. The threat that the entire city is considered- or sorry- the entire city is considered a disadvantaged community under the states Cal Enviro Screen tool, which reflects a combination of environmental burdens and socioeconomic vulnerabilities. Air pollution is a major concern with ozone and diesel particle levels placing Irwindale well above the state average. There is significant groundwater threats and hazardous waste facilities with Irwindale ranking in the top 7% of census tracts statewide for both. When it comes to healthy food only 6% of residents live near a healthy food source while 70% live near fast food. On green space access, 40% of residents don't live within walking distance of a park and tree canopy coverage is only 7%. On the social side nearly half of the community survey respondents said that they don't feel heard in the public process. All of this illustrates the need for

focused Environmental Justice policies that are responsive to local conditions and community voices. With all this in mind, the EJ Element formed 14 goals. Here they are, organized by pillar. The air quality goals for this element focus on reducing pollution sources and protecting sensitive uses, like homes, schools and parks. Safe and sanitary homes goals promotes all residents having access to safe and sanitary housing. Physical activity goals promote access to healthcare, pedestrian infrastructure, and reduced-rate recreational programs. Food goals aim to expand access to fresh affordable food through programs, like community gardens and farmers' market. Public facility goals address improving lighting, sidewalks, bike lanes, and overall street safety. And the civic engagement goals aim to create accessible and transparent government practices. We move over to Staff Recommendations.

CHAIR FRYMARK

Thank you. Any questions before we move on?

COMMISSIONER  
MIRANDA

Regarding the process of the input of the residence, 42% said they're not heard, is this a poll or it's door to door? How is it done?

AMANDA MURRAY

The surveys.

COMMISSIONER  
MIRANDA

Surveys. How many... Who... How many people answered the survey?

AMANDA MURRAY

I don't have that number on me at the moment. I can get back to you on that, but I don't have that number on me, right now.

COMMISSIONER  
MIRANDA

That is quite a large number. I am just concerned. I want to make sure they're heard, you know, that's... Yeah.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

If I may, Chair and Commission. So, when we had the surveys, they were on the web. We had surveys that flyers that went out to every household. They were put in the weekly update that it was available. And we did have... We had a box that we put, yeah, because we wanted people to remain anonymous. That, because sometimes, if they do it over the Internet, you know, if they feel that they might be identified with that. So, we had a wrapped box at City Hall that they could put the survey in there. So, there was a concerted effort to get input. And, as I recall, I think we only- I- we received back, it was less than 20, sorry.

COMMISSIONER  
MIRANDA

Thank you.

COMMISSIONER  
RODRIGUEZ

It does seem like we have a low participation by the community with these surveys. Is there anything that the City's doing to increase that? Like, maybe, at the Music in the Park, having a booth set up or, you know, at the different functions that the City does have for residents?

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|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMISSIONER<br>MIRANDA                         | Good idea, Music in the Park, because people there. That's a good idea.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Yes, thank you for the question. Yes, we've had that at some of the events. And what we did find with Music in the Park is that draws a lot of people who are outside of Irwindale. And the one that gets the best result is National Night Out. And, especially, if they have an In-In-Out truck, you know, in there, with that, and before you get your burger.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| COMMISSIONER<br>MIRANDA                         | Survey, burger, there you go, I like that.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Okay, you have to get that, yeah. So, sometimes, it is the direct face to face, with that. We did, with this, we went... We had... This has been going on for a long time. We had something. It was when, the event that the book signing that they had local authors, you know, because it attracts different people. But we had local authors that were there, so we had a blue both set up, you know, to provide information. And we really encourage that, too. And, this is, again, you know, it's a goal that we strive for. So, if the Commission has any suggestions, like that you know, of some of these events or something else you know we definitely want to implement that. Not everybody wants to use technology, you know, but that seems to be, sometimes, an easier a quick way to do it, but. |
| COMMISSIONER<br>RODRIGUEZ                       | Maybe at the at the senior dances would be something good. Or trying to connect with some of our younger population. A lot of the younger population, they take their kids to Kids Zone. So, maybe face-to-face with them, but I think it's a problem because we just don't have that community engagement. We ask our police to do community policing and to be engaged with the community, so I think it would be a good idea for us to do the same.                                                                                                                                                                                                                                                                                                                                                            |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | We have pastries with a planner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| COMMISSIONER<br>RODRIGUEZ                       | Yeah, yeah.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| COMMISSIONER<br>MIRANDA                         | Well, they're having a breakfast with the mayor. Maybe that kind of stuff.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | They were going to have that Cookies with a Rookie. I like that.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMISSIONER<br>RODRIGUEZ                       | That's a great idea.                                                                                                                                                                                                                                                                                                                                                           |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Well, first rule of planning, you never reinvent the wheel. So, we'll copy what their good idea was.                                                                                                                                                                                                                                                                           |
| CHAIR FRYMARK                                   | Any other questions for Staff? So, if there are no further questions, I'll go ahead and open up the public hearing for this particular item.                                                                                                                                                                                                                                   |
| OPEN PUBLIC<br>HEARING                          | At 8:49 p.m., Chair Frymark opened the Public Hearing.                                                                                                                                                                                                                                                                                                                         |
| CHAIR FRYMARK                                   | Thank you, thank you, both. Is there anyone in Tier 1 that would like to come forward and speak on this item? Not seeing anyone. We'll move on to Tier 2. Anyone in our Zoom audience?                                                                                                                                                                                         |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | No one for Tier 2.                                                                                                                                                                                                                                                                                                                                                             |
| CHAIR FRYMARK                                   | Thank you. And last call for Tier 3.                                                                                                                                                                                                                                                                                                                                           |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ              | No one for Tier 3.                                                                                                                                                                                                                                                                                                                                                             |
| CHAIR FRYMARK                                   | Thank you, so we'll go ahead and close the Public Hearing.                                                                                                                                                                                                                                                                                                                     |
| CLOSE PUBLIC<br>HEARING                         | There being no speakers, Chair Frymark closed the Public Hearing at 8:49 p.m.                                                                                                                                                                                                                                                                                                  |
| CHAIR FRYMARK                                   | Marilyn.                                                                                                                                                                                                                                                                                                                                                                       |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | I just want to mention. I know the Public Hearings not open, but I do want to mention that we have on here is the Staff Recommendation. In here, we have the program EIR, but that's already been approved and that would cover the safety and the EJ Element. I just want to point that out. Jamie, I don't know, do they have to vote on that again, or no? Okay, thank you. |
| CHAIR FRYMARK                                   | So, then it would be Item 863 and 864.                                                                                                                                                                                                                                                                                                                                         |
| ASSISTANT<br>CITY ATTORNEY<br>TRAXLER           | Correct, yes.                                                                                                                                                                                                                                                                                                                                                                  |
| CHAIR FRYMARK                                   | Thank you.                                                                                                                                                                                                                                                                                                                                                                     |

ASSISTANT  
CITY ATTORNEY  
TRAXLER

Thank you.

CHAIR FRYMARK

So, I think, just for the minutes, we did close the Public Hearing. Thank you. Is there any discussion by the Commission?

COMMISSIONER  
MIRANDA

I'm just thinking, like, some of the mitigation and resolution to try to address the things in the EJ, how are we going to implement those things? I'm looking to the report, and I didn't really see the resolution there. As far as timetable, what are we doing? I'm sure it's here, it's comprehensive.

CHAIR FRYMARK

So, you mean, like, specifically, to help reduce, like, air quality, which was an area of concern?

COMMISSIONER  
MIRANDA

Correct. Or hazardous groundwater threat, stuff like that?

CHAIR FRYMARK

Can Staff provide a summary on that?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Thank you, Chair and Commission. So, what was included with the Environmental Justice Element was the section for the implementation.

COMMISSIONER  
MIRANDA

Yea I'm looking for that on here.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

That should have been...

COMMISSIONER  
MIRANDA

I know, I went through it, already, but I should go through it again.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Yeah, that should be one of the one of the final things and, yeah, so, it looks- it's a chart looking.

COMMISSIONER  
MIRANDA

I'm trying to go through it. Yeah, it's probably at the end.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

And what that has, it has different action items and then who would lead that, what department, and if there's any kind of partnership. They did put something in there about relative cost because some of the things there is a cost to it. And then, the timeframe, whether it was near term or if it was ongoing or... Most of those are near term, in here. So, let's see, so, I'm just going to give a couple of examples, you know, things. So, one of them was that, establish a regular water testing program in area surrounding industrial sites, focusing on both surface water and groundwater and publicize the results of water quality test to keep residents informed. There's always a concern with that. So, that it'd be working with Code Enforcement, but also, with Public Works Engineering for that, okay. That would be something that, yes, there's a cost to that because you have to have the equipment, you'd be working with the water agencies for that. The City does have monitoring wells throughout the city. So, it's just providing that information to the public, as well. So, and then, you know, it... There's a variety of different actions, so another one is completely different. It's the Community Development Department will conduct community workshops and our surveys. So, you're going to see me dancing at the senior dances down and Music in the Park and they'll kick me out of Kids Zone. But anyway, surveys to gather interest in investing and prioritizing EV infrastructure consideration. And, also, for needs of bicycle and pedestrian infrastructure, so that's Community Development. And, it says we're looking with Code Enforcement that would also be with Public Works, Engineering. And the City has, we have an adopted Active Non-Motorized Active Transportation Plan that was implemented, I think, that was 2020 or 2021. And that just was, kind of, an overview. And there are certain things that have been implemented. That there's a trail by one of the washes and that's something that, you know, the City had given the information to, but, I think, that was done by the County. So, that was one of the implementation type things. And, then, we do work with California Consulting, it's a grant research firm and they help to locate grants. So, they're actively looking for things for providing for EV infrastructure. That also includes, it's not just Public Works Engineering, but it's Public Services, too. And then, you know, any of the implementation would involve, maybe there's trails, anything to help with bicycle paths, and, I think, that they have that signal that's off of Vincent, you know, for people who do bike ride. They can follow that along that. And connecting areas, not just within Irwindale but surrounding communities. So, we will have our work cut out for us, with all of these action items. And much like, really, just going back to the Housing Element, just for an explanation. Every year, we have to provide to the State, they have a, it's a report that they require, how are we implementing our Housing Element, with that? So, we would have to do that with the Safety Element and the EJ as well, you know...

COMMISSIONER  
MIRANDA

A timetable then.

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | ... to provide that, yeah. A lot of these things, it's providing information or encouraging things. It's not so much that the City would have to build additional markets or things like that to provide healthy food. But it's putting that information that's out there and attracting that. And that would be something that, from Economic Development standpoint, you know, to encourage that here that. You know, there's, obviously there's a need for it here. But we also have to demonstrate that there's a demand for it, you know, for someone to come in. So, those would be things that are ongoing efforts. Does that help answer?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| COMMISSIONER<br>MIRANDA                         | Yes, absolutely. Thank you.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Okay. You want me to keep talking?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| COMMISSIONER<br>MIRANDA                         | Yeah, you're all jokes, tonight. I love it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | There's a "no" vote at the end.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| COMMISSIONER<br>RODRIGUEZ                       | You had brought up housing. I did have a question about housing. Well, I have it. Will future housing developments remain affordable for low-income families?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | That, that is a good question. That is... It's a goal that the State wants. It's a goal that even, you know, if you just keep going down, you know, each level of government, but it's a goal that the City has, as well. And, you know, again, we have to meet the income levels that were required with the RHNA numbers that we had. But, I think, every meeting that I've had, everything I've heard, I know that that's a tremendous goal that the City Council has and the Housing Authority. So, doing that, it's working closely with developers, for developing housing here. And it's a general answer, but, yeah, but it is something that definitely, that comes up, you know, every time if somebody should come in. And, as part of that, going in, one of the programs that we had that was actually in with the Housing Element, was creating a Linkage Fee, for development to provide a certain amount of, similar to the Development Impact Fee. But if you had certain industrial or commercial development they'd have to pay into that, specifically, for affordable housing. So, that's something that's already in place that we have. And the City and the Housing Authority has a commitment to help use those funds. |

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|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMISSIONER<br>RODRIGUEZ                       | And, then, this keeps coming up, but healthy food in Irwindale. So, it says right here, "6% of homes are near healthy food and 71% are near fast foods." And, I mean, I fall into that fast food rut, because that's what's available. But, in Irwindale, there's not really that much healthy food available. And, it seems, like, you have to drive a distance in order to get anything healthy. Is there a plan for anything? Because I know it did say, I think, it was mentioned about yeah, I forgot what it, it's like the farmers market.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| COMMISSIONER<br>MIRANDA                         | Farmers markets particularly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COMMISSIONER<br>RODRIGUEZ                       | Farmers market, but I haven't seen a farmers market, so. But is there... What are the plans for healthy food?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | With that, you know as I recall, when the Kaiser development happened, that's off of Schabarum, one of the things that they had included, and I think they've done that at some of their other facilities, is to have a farmers' market. And then, unfortunately, COVID hit and, you know, that went, but that's something that, I think, that we can reach out again, you know, to have that because there's plenty of parking there's, you know, they have an interest, with that. So, we can definitely reach out, to do that. And, I know, when we've reached out to even City of Hope, you know, they of course want healthy living, you know, that. So, that's a good idea and community gardens. We hear that, you know. You know, to have something like that and, you know, just working with City Staff, you know, to look at locations, you know, where that that could be possible. One of the other things I know, that has always come up since I've been here, is to have some kind of a grocery store and, whatever kind of grocery store, but if we have something smaller, that they could have the fresh fruit and vegetables and, you know, healthier meals. In a perfect world, we get a Sprouts or Trader Joe's, with that. So, the thing is that those companies, they look at rooftops, meaning residential rooftops, but what has happened is, Administration has really worked really hard on that to expand out because the City, the workforce that's here, you know, gets into the, you know, 10s of thousands here. And, you know, if they're working, if they can shop here on their way home, and I've seen that. And so, Administration and City Council, they've gone to... Las Vegas has that convention, that ISCC International Shopping Center Convention. And, tried to schedule meetings to show these opportunities that are here. And we'll just keep working away at them. And when developers do come in, you know, if they're asking, you know, "What do you want to see," you know here, you know, they want to know and what would be encouraged. We definitely... You know that, you know, and they'll hear that at the public meetings. They'll hear that even at the scoping meetings, you know, for a project, you know, if they can get it and we do get some feedback from it. But we have some developers that they're just fearless of who they go for because they know that it will |

bring you back to the community and it's something the community would support to have that but again, you know, some of it is having a cheerleader for Irwindale to provide that opportunity.

CHAIR FRYMARK I think it's important to, also, recognize that, depending on the type of demographics that reside within the city, will determine what type of draw we get. So, companies, like Sprouts or Trader Joe's, they look at our demographics and they look at the housing, the number of population, the income level. We're not going to get those kinds of stores here.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON And, I do want to say, there are some other really good markets, whether it's like Vallarta Market or Baja Ranch. Or, you know, some of those, that the turnover of the produce is, don't hear me Vons, you know, or Stater Brothers, the turnover of some of that is even higher than at those stores, so, you know. And the price point is wonderful with that. Of course, they have the tamales, and the other things in the store that, maybe, not so healthy, but, yeah. But, you know, that's something that, I think that we can, you know, keep putting that out there. Thank you.

CHAIR FRYMARK Other questions? So, if there are no further questions, I'd like to propose a motion to approve Resolution Number 863(25), recommending that the City Council adopt General Plan Amendment Number 04-2025 for The Safety Element.

COMMISSIONER CHICO Second.

CHAIR FRYMARK Thank you. We have a first and a second by Commissioner Chico. Roll Call, please.

MANAGEMENT ANALYST HERNANDEZ Commissioner Chico?

COMMISSIONER CHICO Yes.

MANAGEMENT ANALYST HERNANDEZ Commissioner Miranda?

COMMISSIONER MIRANDA Yes.

MANAGEMENT ANALYST HERNANDEZ Commissioner Rodriguez?

PLANNING COMMISSION MINUTES  
REGULAR MEETING

July 30, 2025  
PAGE 58

|                                    |                                                                                                 |
|------------------------------------|-------------------------------------------------------------------------------------------------|
| COMMISSIONER<br>RODRIGUEZ          | Yes.                                                                                            |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Vice Chair Acosta?                                                                              |
| VICE-CHAIR ACOSTA                  | Yes.                                                                                            |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Chair Frymark?                                                                                  |
| CHAIR FRYMARK                      | Yes.                                                                                            |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Thank you.                                                                                      |
| CHAIR FRYMARK                      | Thank you. Next is Resolution Number 864(25), which is the Environmental Justice Element.       |
| COMMISSIONER<br>CHICO              | Motion to approve.                                                                              |
| COMMISSIONER<br>MIRANDA            | Second.                                                                                         |
| CHAIR FRYMARK                      | Have a first with Commissioner Chico and a second with Commissioner Miranda. Roll Call, please? |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Chico?                                                                             |
| COMMISSIONER<br>CHICO              | Yes.                                                                                            |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Miranda?                                                                           |
| COMMISSIONER<br>MIRANDA            | Yes.                                                                                            |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Rodriguez?                                                                         |

COMMISSIONER  
RODRIGUEZ

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Vice Chair Acosta?

VICE-CHAIR ACOSTA

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Chair Frymark?

CHAIR FRYMARK

Yes.

MANAGEMENT  
ANALYST  
HERNANDEZ

Thank you.

CHAIR FRYMARK

Thank you. So, thank you Staff for all of your time and effort in getting all of those Resolutions and presentations together. Your work definitely did not go unnoticed, so, thank you. We're going to move on to Item Number 5.

**DISCUSSION ITEMS/  
PRESENTATIONS**

CHAIR FRYMARK

Is there any discussion items or any additional presentations?

MANAGEMENT  
ANALYST  
HERNANDEZ

None, tonight.

CHAIR FRYMARK

Thank you. Is there a Community Development Director Report?

**COMMUNITY  
DEVELOPMENT  
DIRECTOR REPORT**

COMMISSIONER  
CHICO

Who is that Lady, anyway?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Just put a mic in front of my face, with that. No, thank you, I really appreciate the effort that you've put into this. But I... The only thing I wanted to just tell you. We will have... We warn you with this, we'll have some more Zoning Ordinance Amendments that will be coming through. And there are... Will be some other General Plan Amendments coming through because the State mandates certain

things. So, we'll be bringing those to you. That's all I have to say. Thank you, thanks.

CHAIR FRYMARK

Thank you, Marilyn. Any comments from our Legal Counsel?

**LEGAL COUNSEL  
COMMENTS**

ASSISTANT  
CITY ATTORNEY  
TRAXLER

No, Chair. Thank you.

CHAIR FRYMARK

Thank you. And any Commissioner Comments?

**COMMISSIONER  
COMMENTS**

COMMISSIONER  
CHICO

What will it take to form our own state?

COMMISSIONER  
MIRANDA

In announcements, I have an announcement. Tomorrow, my father is turning 92 years young. So, if you see my father, Ignacio, give him a happy birthday cheer. Thank you. Thankfully, he's still doing well.

CHAIR FRYMARK

Happy birthday to Mr. Nacho.

COMMISSIONER  
CHICO

How's his back? About the same?

COMMISSIONER  
MIRANDA

It's the same, you know, he's getting around. Get some chili... I am making some chili con carne for him, tomorrow. So, there you go.

COMMISSIONER  
RODRIGUEZ

What time?

COMMISSIONER  
CHICO

That'll straighten his back up.

CHAIR FRYMARK

I just have a quick comment and it's more of a thank you to City Staff for putting together the Mad City event, last week, for the kiddos that are participating in our Summer Youth. I had the opportunity and the privilege to volunteer my time and be there, working alongside some really awesome individuals. I saw Ms. Theresa there, as well, and some other city folks that were there. And I just wanted to thank the City for putting that together. And I believe Ms. Suzanne Gomez is a big part in some of that. And, so, I just wanted to publicly say thank you to all of those that were involved. My daughter participates in summer youth and she came home and just had, like, a different appreciation that night when we were at Target. She learned a lot and really

recognized the value of a dollar and having a budget. And, so, I think it's important that we continue to have those types of programs for the future generation of Irwindale, so that they can be smart and money wise. So, with that, that's my only comment. And if there are no further comments from the Commissioners, then I will go ahead and adjourn this meeting at 9:07 PM. Thank you everybody.

**ADJOURNMENT**

There being no further business to conduct, the meeting adjourned at 9:07 p.m.

Attest:

---

Maricela Frymark, Planning Commission Chair

---

Jesus Hernandez, Management Analyst

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

**August 20, 2025  
Wednesday  
6:31 P.M.**

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

VICE CHAIR ACOSTA      Okay, I call to order the meeting of the Planning Commission on August 20, 2025, at 6:31p.m. Let's start with the Pledge of Allegiance. Please, stand, if you can.

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  
RODRIGUEZ      Dear Heavenly Father, we come before you this evening thanking you so much for your love, your grace, and your mercy, Father. Dear Lord, we just ask that you bless this nation. I pray for the state, for this country, for the county, dear Lord, for the City. I pray for all of our staff and our residents. And ask that you would just bless this Commission, Dear Lord, to make decisions that are pleasing to you. In Jesus name, amen.

VICE CHAIR ACOSTA      Roll Call.

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

Absent: Chair Maricela Frymark

Also present: Theresa Olivares, Assistant City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; Alyssa Daskas, Associate City Attorney; Jesus Hernandez, Management Analyst

**AB 2449  
DISCLOSURES**

VICE CHAIR ACOSTA      Then, we'll move on to E, AB 2449 Disclosures.

MANAGEMENT ANALYST  
HERNANDEZ      At this time, we do not have any Disclosures.

**ANNOUNCEMENTS**

VICE CHAIR ACOSTA      Okay. Next on the agenda, F, is Announcements. The only announcement I have is that we are going to, probably, be doing a few things out of order on the agenda. We may be going, jumping back and

forth, but we'll cover everything on the agenda. So, does anybody else have anything? Okay, let's go to Number 6 on the agenda. If we can go to Community Development Director Report?

**COMMUNITY  
DEVELOPMENT  
DIRECTOR REPORT**

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Thank you, Chair and Commission, members of the audience. So, the Community Development Department, we're in the process of updating our Hazard Mitigation Plan. And, one of the biggest parts of this update is to get community input. We did receive a grant from Cal OES and FEMA for this grant and for the update and it's the Hazard Mitigation Plan. It's a plan that has to be updated every 5 years. We're a little bit behind with it, but it was good because now we have money that funds the preparation of it. So, one of the things is that we will have a lot of public participation for this. And, really, the Hazard Mitigation Plan, it has to do mostly with natural hazards, or, you know, potential disasters, with that. So, anyway, so, there is going to be a survey and there's a QR code on it. If anyone, when they get this survey. And, you should see at your desk, or on the dais, that you can scan the QR code. This... It's going to be put into the City Manager's weekly update. We're going to be distributing it with social media, as well. And distributing it to the business community. But we're really encouraging residents and Staff to really participate with this. Because they really would like, you know, see what is the community feel is really important. And that's how we can frame this. So, anyway, there's a couple of other things that when they do the public participation or outreach. They're going to be going to Mi Fiesta. And, the consultant who's working with staff is going to have a booth. And to encourage people, there will be some giveaways, you know, some, you know, to make it kind of fun, you know, little surprises. And there will be the opportunity to fill out the questionnaire, right there, at the table for that. So, just want to encourage you to do that. You never know where we'll pop up with community outreach. At the last meeting, it was discussed. So, you know, could be a dance, and I might bust out a move and, you know, but I'll have a survey in my hand. So, anyway. But please reach out to your family members and the community, you know, to really encourage them to participate and do that. And that is all I have for you, tonight. Thank you.

VICE CHAIR ACOSTA

Thank you, Marilyn. Yeah, I've seen the tables at the different nights, the Night Out, Music in the Park. And I'd like the idea of the QR code. That easily accessible and hopefully that will encourage participation in the surveys.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Yes. Thank you. Yes.

VICE CHAIR ACOSTA      Okay. Let's move on to Number 7, Legal Counsel Comments.

**LEGAL COUNSEL  
COMMENTS**

ASSISTANT CITY  
ATTORNEY  
TRAXLER      Thank you, Chair. I only have a brief update for you all. I am pushing up on my maternity leave. So, I'm looking at a mid-September date. I am planning on being here for the September meeting and then going on maternity leave. But I just wanted to put it on your radar that I may not be.

VICE CHAIR ACOSTA      Okay. Thank you, Jamie. Alright, we're gonna jump back on the agenda. Let's see if we can go back to Number 2, Spontaneous Communications. Jesus.

**SPONTANEOUS  
COMMUNICATIONS**

MANAGEMENT  
ANALYST  
HERNANDEZ      Okay. 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, as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevances, 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.

VICE CHAIR ACOSTA  
MANAGEMENT  
ANALYST  
HERNANDEZ

Thank you, Jesus.  
So we are in a hybrid format. So, we do have both in-person and hybrid audience members and they will participate in the following order. So, we have 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.

VICE CHAIR ACOSTA

Thank you, Jesus. Alright, let's start Tier 1. All right, we have someone.

ASSISTANT  
CITY MANAGER  
OLIVERAS

Hi, good evening, Planning Commissioners. I'm here tonight to invite you to the library's steel beam signing that will be taking place next Tuesday the 26<sup>th</sup>. We're starting at 1:30pm, with the Council signing. And immediately following that, the signing will be open to the public up until 8:00pm. So, we've sent out notices to all of the community members. We've posted it on social media and just wanted to make sure that you're aware of that event, as well. Thank you.

VICE CHAIR ACOSTA

Thank you. Yep. I saw that. I got it on my calendar. All right, anybody else in Tier 1? Okay, Tier 2, teleconference attendees. Do we have anybody?

MANAGEMENT  
ANALYST  
HERNANDEZ

Looks like we have no one for Tier 2.

VICE CHAIR ACOSTA

And Tier 3, in-person that haven't spoken already and any teleconferencing?

MANAGEMENT  
ANALYST  
HERNANDEZ

No one for Tier 3.

VICE CHAIR ACOSTA

Jump back. We're going to go back to Number 1, the Consent Calendar.

### **CONSENT CALENDAR**

MANAGEMENT  
ANALYST  
HERNANDEZ

Yeah, so, the Consent Calendar contains matters of routine business and it is to be approved within 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. So, the only item we do have on Consent Calendar is A. minutes, which are the Regular Minutes being held on June 18, 2025.

|                                    |                                                                                                          |
|------------------------------------|----------------------------------------------------------------------------------------------------------|
| VICE CHAIR ACOSTA                  | Okay. Can I have a motion?                                                                               |
| COMMISSIONER<br>RODRIGUEZ          | Motion to approve.                                                                                       |
| COMMISSIONER<br>CHICO              | Second.                                                                                                  |
| VICE CHAIR ACOSTA                  | Make a motion and a second, motion by Commissioner Rodriguez<br>second by Commissioner Chico. Roll call? |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Chico?                                                                                      |
| COMMISSIONER<br>CHICO              | Yes.                                                                                                     |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Miranda is absent.                                                                          |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Commissioner Rodriguez?                                                                                  |
| COMMISSIONER<br>RODRIGUEZ          | Yes.                                                                                                     |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Vice Chair Acosta?                                                                                       |
| VICE CHAIR ACOSTA                  | Yes.                                                                                                     |
| MANAGEMENT<br>ANALYST<br>HERNANDEZ | Chair Frymark is absent.                                                                                 |
| VICE CHAIR ACOSTA                  | Now, we're going to move up, again on the agenda. We're going<br>Number 3, New Business.                 |
| <b><u>NEW BUSINESS</u></b>         |                                                                                                          |
| VICE CHAIR ACOSTA                  | Not seeing anything under New Business. We'll go to Number 4, Public<br>Hearings.                        |

**PUBLIC HEARINGS**

VICE CHAIR ACOSTA      I don't have anything under 4. So next, we'll go to Number 5, Discussion Items/Presentations, A, Importance of Findings of Fact.

**DISCUSSION ITEMS/  
PRESENTATIONS**

COMMUNITY                      Thank you, Chair and Commission. So, tonight, this presentation  
DEVELOPMENT                will be given by Alyssa Daskas, from Aleshire and Wynder.  
DIRECTOR  
SIMPSON

ASSOCIATE                      Good evening, everyone. Thank you, so much for your time and being  
ATTORNEY                      here. My name is Alyssa Daskas. As stated before, I'm one of the  
DASKAS                           Associate Attorneys at Aleshire and Wynder. And this presentation is  
going to be on the importance of findings of fact. Sorry. There we go.  
So, just a brief agenda, I'm going to be going through what are findings,  
how to make those findings and what are some required findings for  
various Land Use Entitlements, and, finally, why those findings are  
important. So, first, I'm going to be going through what findings are. So,  
a finding is a statement of the standard facts and conclusions used in  
making a decision. Essentially, findings are the Planning Commission's  
explanation of its actions. So, why a particular project was approved or  
not approved. And, it must be clearly stated before making a decision is  
made. So, findings consists of Planning Commissioners expressly  
stating their findings during the meeting. And, as the name applies,  
findings of fact should be based on fact, rather than- sorry, fact and  
substantial evidence, rather than opinion. So, this doesn't necessarily  
mean every single piece of evidence, but, rather, key facts and  
documents that support the decision when making that decision. And  
evidence should also be included in the record of the meeting. So, this  
can consist of Staff Reports, random verbal testimony, and other  
documentation. And it can even be based on the Planning  
Commission's own research. So, findings are important to those  
interested in the Planning Commission's decisions, such as the  
project's proponent or members of the public, as well as the City  
Council. And, also, courts, in reviewing the Planning Commission's  
action, if there is a legal challenge to that decision. With respect to land  
use decisions, findings of fact are particularly important because they  
are a city's written explanation of how the city processed the evidence  
presented to reach this decision. And the findings must support that  
decision. And that's especially important to ensure the decision is  
upheld, if it is ever challenged in court. So, next, how do you make  
findings? So, there's a 3-step overview that you can use to help make  
those findings. So, first, you want to make sure you identify the  
applicable laws. So, Planning Commissions should identify what laws  
apply to the request, in order to understand any criteria or any  
standards that apply. Step two is identifying facts from opinions. So,

facts related to the request should be identified and supported by substantial evidence. And Planning Commission should avoid using opinions in rendering decisions, as most opinions cannot be supported by substantial evidence. And, finally, the Planning Commissions should form a decision that links the applicable law with the supporting facts or absence of the same. So, this is a checklist you can use to remember what to do when you're making those findings. So, you want to make sure you put those findings in writings. You want to make sure you spell out findings, so that anyone who has an interest in the project has an understanding of why a particular project was approved or not approved. And a good rule of thumb is to always use the term "because" to clearly bridge the gap between the evidence and facts and the ultimate decision. And you also want to make sure to tie the findings back to city plans, statutory standards, and codes to illustrate the basis or rationale for the decision, as the decision must, again, be supported by substantial evidence. So, there are such things as bad findings. So, what is a bad finding? It's simply using the facts to repeat the legal standard, which is not sufficient. Conclusory statements do not help anyone understand why the Planning Commission reached the conclusion that it did. So, to avoid this, the finding should be clear enough so that any questions of how or why a decision was made are not raised. And this can be done by incorporating the facts and standards. So, an example of a bad finding would be something like, "the proposed water park is inconsistent with the General Plan." This is conclusory and it fails to include any facts or evidence that support why the water park would be inconsistent with the General Plan. So, it doesn't answer specific questions like, "how or why the proposed water park is inconsistent, whether the area is primarily residential or commercial, what effect it would have on the character of the area, whether the effects of this project are positive or negative, how the proposed water park fits with the goals and policies related to that specific area and whether it will enhance a community." So, next I'm going to go through some examples of required findings for various land use entitlements. So, these are based on the Irwindale Municipal Code that was recently updated. So, first, Planned Development Overlay Zone. These are required findings under 17.09.060. So, these would include that the proposed development is consistent with the General Plan and any applicable Specific Plan, including the density and intensity limitations that the subject site is physically- sorry, physically suitable for the type and intensity of land being proposed. And that adequate transportation facilities and public services exist, or will be provided, in accordance with the conditions of Development Plan approval to serve the proposed development. And the approval of the proposed development will not result in a reduction of traffic, levels of service, or public services, as to be a detriment to the public health safety or welfare. Also, that the proposed development will not have a substantial adverse effect on surrounding land uses, and will be compatible with the existing and planned use, character of the surrounding area. That the development generally complies with

applicable design guidelines, found in the City of Irwindale Commercial and Industrial Design Guidelines document. And, finally, that the proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base zone and will achieve superior community design, environmental preservation, and/or substantial public benefit. So, these are some other required findings, so these are for, specifically, the Conditional Use Permits. So, reading through these. Again, these would be a proposed use that's allowed within the applicable zone and complies with all other applicable provisions of this title, and all the titles of the IMC, that it's consistent with the General Plan and any applicable Specific Plan. That any use would not be adverse to the public health safety or general welfare of the community nor detrimental to surrounding properties or improvements. That it complies with any designer development standards applicable to the zone or the use in question, unless waived or modified, pursuant to the provisions of this Title. That the design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in circulation in the vicinity. And that the design is physically suitable for the type, density, and intensity of these being proposed, including access utilities and the absence of physical restraints. So, these are just a few more required findings within the Municipal Code related to zoning. So, this would be the plan- sorry, Site Plan and Design Review. So, these are in the purpose section, but these are findings that are required, which is to promote excellence in Site Planning and Design and the harmonious appearance of buildings and sites, to ensure that new and modified uses and development will be compatible with the existing and potential development of this surrounding area, and supplement other city regulations and standards to ensure control of aspects of Site Planning and Design that are not otherwise addressed. And I do have a quick example. So, for instance, a bad finding would be something like, "this promotes excellence and Site Planning and Design and the appearance of buildings." That would be a conclusory statement. So, something that would be more substantial would be something like, "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 design elements from the Commercial and Industrial Design Guidelines, including a multicolor palette..."

MANAGEMENT  
ANALYST  
HERNANDEZ

For the record, Commissioner Miranda has just entered. (arrived 6:51p.m.)

COMMISSIONER  
MIRANDA

Excuse me, thank you.

ALYSSA DASKAS

“...And, in addition, that the site includes new layered landscaping and parking.” So that's something where it incorporates more detail and substantial evidence to support the finding that it would promote excellence in Site Planning and Design, rather than just stating that it would do so. So, these are other required findings for minor variances. The Community Development Director must make all of the findings listed to approve a minor variance. And the inability to make one or all of these could lead to a denial of the application. So, this would include that the minor variance is necessary, due to physical characteristics of the property. And the proposed use or structure or other circumstances, including topography and noise exposure, irregular property boundaries, or other unusual circumstances. That there are no equivalent alternatives. And that the granting of their requested minor variance would not be detrimental to the health or safety of the public or occupants of the property, or result in a change in land use or density that would be inconsistent with the requirements of the title. I do have just a few more of these examples. So, this is also in required findings under 17.32.060 and these are for other variances. So, these findings include exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to the property in the vicinity and identical zone. And that the granting of the variance will not constitute a granting of a special privilege inconsistent with the limitations on the property, in the vicinity, and identical zone. Another finding includes that the variance is a process for the city to waive or modify certain standards of the Zoning Code. When, because of special circumstances applicable to the property, including the location size, shapes, surroundings, topography, and other physical features. The strict application of the zone denies the property owner privileges enjoyed by other property owners in the same zone. A variance cannot be used to grant special privilege not afforded to other property owners similarly situated. A third finding would be the granting of the application is necessary to prevent a physical hardship, which is not the applicants' own actions or the actions of a predecessor in interest. That'd be granting of the application will not be detrimental to the injurious to-sorry, detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience. And, finally, that the granting of the variance will be consistent with the general purposes and objectives of this title and any Specific Plans and the General Plan. They're also required findings for Development Agreements, which includes that the City Council must make a finding that proposed Development Agreement and its provisions are consistent with the General Plan, and any applicable Specific Plan to approve a Development Agreement. And this requirement may be satisfied by finding that the provisions of the Development Agreement are consistent with the proposed General Plan or Specific Plan provisions to be adopted concurrently with the approval of the proposed Development Agreement. I believe I have just two more of these findings. So, these are for use permit approvals and reclamation plans for service mining operations. So, these are findings

of approval under 17.220.- sorry 090. So, in addition to other findings, use permits for surface mining operations include a finding that the project complies with the provisions of the surface mining and reclamation act and the state regulations thereunder. So, this includes a list of findings that must be approved before any reclamation plan is approved. So, this includes that the reclamation plan complies with the Surface Mining and Reclamation Act, that the plan and potential uses of reclaimed land- sorry, pursuant to the plan are consistent with the code the City's General Plan, and all applicable Irwindale guidelines, and any applicable resource planner element. That it has been reviewed pursuant to CEQA, and the city's environmental review and all significant adverse impacts from what reclamation of the service mining operations will be mitigated to the maximum extent feasible. That the land or resources, such as water bodies, to be reclaimed will be restored in a condition that is compatible with the surrounding natural environment, topography, and other resources. That it will restore the mined lands to a usable condition, which is readily adaptable for alternative land uses consistent with the General Plan and any applicable resource plan. A statement obligating the operator to utilize all inner-mine waste materials for the fill operations, or divert such materials to other sites in the city, or provide an explanation as to why diversion is not feasible, and a written response to the Office of Mine Reclamation that has been prepared describing the disposition of major issues raised by that department, in accordance with Irwindale Municipal Code section 17.22.060, Subdivision K. And finally, for another example of required findings are reasonable accommodations. So, these include whether the housing, which is the subject of the request will be used by an individual defined as disabled under the Acts, whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts, whether the requested reasonable accommodation, would impose an undue financial or administrative burden on the City, and whether requested reasonable accommodation would require a fundamental alteration of a city program or law, including, but not limited to, land use and zoning. So, why are all of these findings important? These findings are important because they enhance the integrity of the administrative process, by providing a framework for it to make principal decisions. They also facilitate orderly analysis and reduce the likelihood that the city is going to leap from evidence to a conclusion. And they help provide evidence that should ultimately make the planning decisions, the Planning Commission's decision's legally defensible in the case of any challenges. So, essentially, findings of facts solidify the Planning Commission's decision and thought process in a manner that shows that that the reason and decision was made not arbitrarily, but, rather, was carefully made, was well-reasoned and was equitable. So, as a result, the parties and members of the public have a better understanding of the Planning Commission's actions. And it also, will enhance parties to determine whether, and on what basis, they should seek judicial review and remedies. Findings also, apprise the

- reviewing court of the basis for the City's actions. There are any questions or comments?
- VICE CHAIR ACOSTA      Thank you. Have any questions/comments?
- COMMISSINER  
MIRANDA                      Well done.
- VICE CHAIR ACOSTA      Thank you, Marilyn.
- COMMUNITY  
DEVELOPMENT  
DIRECTOR                      Thank you, Chair and Commission, Commissioners. So, you've seen a few of these findings. You've had Site Plan Design Review. You've had Specific Plan. You've had the Development Agreements, you know. And, you'll get some of the SMARA-type things in there. So, typically- and then Staff will, you know, has written the findings and legal has looked at it. And, you know, those are the things that we have, but it's not a rubber stamp for you, you know, just to know because Staff makes the recommendation so, if there's something else. But I think it's really important for you to know the findings of fact, you know. So, this is a really good reference for you. Thank you.
- VICE CHAIR ACOSTA      Thank you. Right, the next one, I guess, we're going to Number 8. Sorry, Commissioner Miranda. We've kind of jumped around on the agenda a little bit. So, we are actually on Number 8, now. We're going to Commissioner Comments.

**COMMISSIONER  
COMMENTS**

- VICE CHAIR ACOSTA      Any Commissioners have any comments?
- COMMISSIONER  
MIRANDA                      Regarding that?
- VICE CHAIR ACOSTA      Anything, now.
- COMMMISSIONER  
MIRANDA                      Well, can I make a quick announcement?
- VICE CHAIR ACOSTA      Of course.
- COMMISSIONER  
MIRANDA                      I just came back from the hospital for my father who had surgery. And he's doing well. He's recovering, so he's doing very well. So, praise God. That's why I was a little late.

VICE CHAIR ACOSTA      Got no other comment? And, also, we got the beam signing on Tuesday. So, they're going to be signing the last beam that's going to be going on to the library. It's gonna be available in the service road? Yeah, on Tuesday. And is that in the service road in front of City Hall? Okay, Tuesday.

COMMISSIONER  
MIRANDA      Will there be a large area where I can do John Hancock-kind of thing?

ASSISTANT  
CITY MANAGER  
OLIVARES      No, name only.

VICE CHAIR ACOSTA      Okay, I guess, with that, we are going to adjourn the meeting at 7:00 o'clock.

**ADJOURNMENT**      There being no further business to conduct, the meeting was adjourned at 7:00 p.m.

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Maricela Frymark, Planning Commission Chair

Attest:

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Jesus Hernandez, Management Analyst



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



**Date:** September 17, 2025 **Agenda Item No. 4-A**

**To:** Honorable Chair and Members of the Planning Commission

**From:** Marilyn Simpson, AICP, Community Development Director

**Prepared by:** Jeff Tyler, Associate Planner

**Project:** Zone Ordinance Amendment No. 06-2025 - Ordinance No. 810 to Amend Section 17.13.120 Parking and Storage of Commercial and Recreational Vehicles, C. Recreational Vehicles 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. 868(25) entitled, **“A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ORDINANCE NO. 810, AMENDING SECTION 17.13.120 (“PARKING AND STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES”) OF TITLE 17 (“ZONING”) OF THE IRWINDALE MUNICIPAL CODE TO REQUIRE THAT RECREATIONAL VEHICLES PARKING ON RESIDENTIAL LOTS MAINTAIN A MINIMUM TEN FOOT (10’) SETBACK FROM THE SIDEWALK, STREET RIGHT-OF-WAY, OR PROPERTY LINE, WHICHEVER IS FARTHER 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 May 9, 2025 the City Council approved the new zoning code for the City of Irwindale. The new zoning code included the following section for the parking of recreational vehicles on residential lots, Irwindale Municipal Code (IMC) Section 17.13.120 Parking and Storage of Commercial and Recreational Vehicles, (C) Recreational Vehicles (1) Location as follows.

17.13.120 (C) Recreational Vehicles (1) – Location. Recreational vehicles parked on residential lots which were of record on or before the adoption of this Chapter, must be parked at least five feet from the sidewalk, street right-of-way or property line, whichever is farther. Recreation vehicles parked on residential lots created after the adoption of this Chapter, may not be parked in a required setback adjacent to a public street.

On July 9, 2025, the City Council after reviewing the updated draft Recreational Vehicle Ordinance directed staff to provide illustrations for recreational vehicle parking setbacks on private property based on IMC 17.13.120 (C) (1). The illustrations were to show setbacks of five feet (5'), ten feet (10') and twenty feet (20'). This information was asked to be brought back to the July 23, 2025 City Council meeting for review and recommendations.

On July 23, 2025, the City Council after reviewing the requested setback illustrations directed staff to amend IMC Section 17.13.120 (C) Recreational Vehicles (1), to require the minimum setback for the parking of recreational vehicles on residential lots to be ten feet (10') from the sidewalk, street right-of-way, or property line, whichever is farther and to take this amendment to the Planning Commission to begin the approval process.

## Proposed Ordinance No. 810

Ordinance No. 810 amends Section 17.13.120 "Parking and Storage of Commercial and Recreational Vehicles, (C) Recreational Vehicles (1) – Location." requiring that the location of recreational vehicle parking on residential lots maintain a minimum distance of ten feet (10') from the sidewalk, street right-of-way, or the property line, whichever is farther.

17.13.120 (C) Recreational Vehicles (1) – Location. Recreational vehicles parked on residential lots ~~which were of record on or before the adoption of this Chapter,~~ must be parked at least ~~five~~ ten feet from the sidewalk, street right-of-way or property line, whichever is farther. ~~Recreation vehicles parked on residential lots created after the adoption of this Chapter, may not be parked in a required setback adjacent to a public 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 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. 868(25) recommending that the Irwindale City Council adopt Ordinance No. 810.

**EXHIBITS:**

- A. Resolution No. 868(25)
- B. Proposed Ordinance No. 810

**EXHIBIT “A”****RESOLUTION NO. 868(25)**

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT ORDINANCE NO. 810, AMENDING SECTION 17.13.120 (“PARKING AND STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES”) OF TITLE 17 (“ZONING”) OF THE IRWINDALE MUNICIPAL CODE TO REQUIRE THAT RECREATIONAL VEHICLES PARKING ON RESIDENTIAL LOTS MAINTAIN A MINIMUM TEN FOOT (10’) SETBACK FROM THE SIDEWALK, STREET RIGHT-OF-WAY, OR PROPERTY LINE, WHICHEVER IS FARTHER AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- (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. 06-2025) to amend Section 17.13.120 Parking and Storage of Commercial and Recreational Vehicles 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 the zoning code for the parking of recreational vehicles on residential lots in order to protect the health, welfare, safety, and quality of life for the general public, to ensure compatible land uses in the residential areas affected by the parking of recreational vehicles.
- (iv) On May 9, 2025 the City Council approved the new zoning code for the City of Irwindale. The new zoning code included the following section for the parking of recreational vehicles on residential lots, Irwindale Municipal Code (IMC) Section 17.13.120 Parking and Storage of Commercial and Recreational Vehicles, (C) Recreational Vehicles (1) Location as follows.

17.13.120 (C) Recreational Vehicles (1) – Location. Recreational vehicles parked on residential lots which were of record on or before the adoption of this Chapter, must be parked at least five feet from the sidewalk, street right-of-way or property line, whichever is farther. Recreation vehicles parked on residential lots created after the adoption of this Chapter, may not be parked in a required setback adjacent to a public street.

- (v) On July 9, 2025, the City Council after reviewing the updated draft Recreational Vehicle Ordinance directed staff to provide illustrations for recreational vehicle parking setbacks on private property based on IMC 17.13.120 (C) (1). The illustrations were to show setbacks of five feet (5'), ten feet (10') and twenty feet (20'). This information was asked to be brought back to the July 23, 2025 City Council meeting for review and recommendations.
- (vi) On July 23, 2025, the City Council after reviewing the requested setback illustrations directed staff to amend IMC Section 17.13.120 (C) Recreational Vehicles (1) Location, to require the minimum setback for the parking of recreational vehicles on residential lots to be ten feet (10') from the sidewalk, street right-of-way, or property line, whichever is farther and to take this amendment to the Planning Commission to begin the approval process.
- (vii) On August 28, 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.
- (viii) 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.
- (ix) On September 17, 2025, the Planning Commission conducted a duly noticed public hearing on Zone Ordinance Amendment No. 06-2025, 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 Section 17.13.120, "Parking and Storage of Commercial and Recreational Vehicles, C. Recreational Vehicles 1. Location" to read as follows:
 

17.13.120 (C) Recreational Vehicles (1) – Location. Recreational vehicles parked on residential lots, must be parked at least ten feet from the sidewalk, street right-of-way or property line, whichever is farther.
  - 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 establish a required minimum set-back for the parking of recreational vehicles on residential lots to protect the health, welfare, safety, and quality of life for the general public within the City.
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. 810 (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 17<sup>th</sup> day of September 2025.

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Maricela Frymark, Chair  
City of Irwindale Planning Commission

ATTEST:

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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 17<sup>th</sup> day of September 2025, by the following vote:

AYES:           COMMISSIONERS:

NOES:           COMMISSIONERS:

ABSENT:       COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

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Marilyn Simpson, AICP, Secretary

Exhibit to Resolution No. 868(25):

B:       Ordinance No. 810

**EXHIBIT “B”****ORDINANCE NO. 810**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING SECTION 17.13.120 (“PARKING AND STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES”) OF TITLE 17 (“ZONING”) OF THE IRWINDALE MUNICIPAL CODE TO REQUIRE THAT RECREATIONAL VEHICLES PARKING ON RESIDENTIAL LOTS MAINTAIN A MINIMUM TEN FOOT (10’) SETBACK FROM THE SIDEWALK, STREET RIGHT-OF-WAY, OR PROPERTY LINE, WHICHEVER IS FARTHER AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)**

**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**, on May 9, 2025 the City Council approved the new zoning code for the City of Irwindale. The new zoning code included a section for the parking of recreational vehicles on residential lots within the City of Irwindale, Irwindale Municipal Code (IMC) Section 17.13.120 Parking and Storage of Commercial and Recreational Vehicles, (C) Recreational Vehicles (1) Location; and

**WHEREAS**, on July 9, 2025, the City Council after reviewing the updated draft Recreational Vehicle Ordinance directed staff to provide illustrations for recreational vehicle parking setbacks on residential property based on IMC 17.13.120 (C) (1). The illustrations showed setbacks of five feet (5’), ten feet (10’) and twenty feet (20’). This information was asked to be brought back to the July 23, 2025 City Council meeting to review and give recommendations; and

**WHEREAS**, on July 23, 2025, the City Council after reviewing the requested setback illustrations directed staff to amend IMC Section 17.13.120 (C) Recreational Vehicles (1), to require the minimum setback for the parking of recreational vehicles on residential lots to be ten feet (10’) from the sidewalk, street right-of-way, or property line,

whichever is farther and to take this amendment to the Planning Commission to begin the approval process; and

**WHEREAS**, on September 17, 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 September 17, 2025, the Planning Commission adopted Resolution No. 868(25), recommending that the City Council approve proposed Ordinance No. 810, amending Section 17.13.120 of Title 17 of the Irwindale Municipal Code [with/without recommendations]; and

**WHEREAS**, the City Council now desires to amend the Section 17.13.120 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 Section 17.13.120 of Title 17 (Zoning), including without limitation, information provided to the City Council by City staff; and

**WHEREAS**, 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.

**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.** Section 17.13.120 "Parking and Storage of Commercial and Recreational Vehicles, C. Recreational Vehicles 1. Location" is hereby amended, and shall read as follows:

17.13.120 (C) Recreational Vehicles (1) – Location. Recreational vehicles parked on residential lots, must be parked at least ten feet from the sidewalk, street right-of-way or property line, whichever is farther.

**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.** 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. 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.** Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentences, 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.** 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. 810 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:

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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. 810, 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