

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

December 17, 2025
Wednesday
6:30 P.M.

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

CHAIR FRYMARK Good evening everyone. I would like to call our Planning Commission Meeting of December 17, 2025 to order at 6:30 PM. If able let's rise, for the Pledge of Allegiance. Ready begin.

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

INVOCATION
COMMISSIONER
MIRANDA Father, we praise you Father, we lift you up our city here, our beautiful city we're blessed to live in. Be with our leaders, all our workers and we're so blessed and thankful we have them. And we're a great city and just want to open our minds and hearts today and quicken them so we can make good decisions today, and thank you for his blessings here. Amen.

CHAIR FRYMARK Roll Call, please.

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

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

AB 2449
DISCLOSURES

CHAIR FRYMARK Seeing that we're all here we're going to skip E, AB 2449 Disclosures, and move on to Item F.

ANNOUNCEMENTS

CHAIR FRYMARK Are there any announcements?

OFFICE SPECIALIST
LARGAESPADA No announcements from Staff.

CONSENT CALENDAR

CHAIR FRYMARK Sounds good. Any announcements from our Commissioners? Okay then, we're going to go ahead and move on to Item Number 1, which is our Consent Calendar.

CONSENT CALENDAR

CHAIR FRYMARK Tonight, we have two items under Consent. We have Minutes of the regular meeting held on October 29, 2025, that is the first item, and the second item is the regular meeting held on November the 19th of 2025. Do we have a motion?

VICE-CHAIR ACOSTA Motion to approve as stated.

CHAIR FRYMARK Thank you.

COMMISSIONER
MIRANDA Second.

CHAIR FRYMARK Thank you. So, we have a first and we have a second. The first was Commissioner Acosta, and the second was Commissioner Chico. Call Roll please.

OFFICE SPECIALIST
LARGAESPADA Commissioner Chico.

COMMISSIONER
CHICO Yes.

OFFICE SPECIALIST
LARGAESPADA Commissioner Miranda.

COMMISSIONER
MIRANDA Yes.

OFFICE ASSISTANT
LARGAESPADA Commissioner Rodriguez.

COMMISSIONER
RODRIGUEZ Yes.

OFFICE ASSISTANT
LARGAESPADA Vice Chair Acosta.

VICE-CHAIR ACOSTA Yes.

OFFICE ASSISTANT
LARGAESPADA Chair Frymark.

CHAIR FRYMARK Yes.

OFFICE ASSISTANT
LARGAESPADA Thank you.

CHAIR FRYMARK Thank you. Moving on to Item Number 2, Spontaneous Communication.

**SPONTANEOUS
COMMUNICATIONS**

OFFICE SPECIALIST
LARGAESPADA 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 provided comments on the matters being discussed by the legislative body. Tier 1?

CHAIR FRYMARK Thank you. Is there any members in attendance that would like to speak under Tier 1? Seeing none, anybody in Tier 2?

OFFICE SPECIALIST
LARGAESPADA No one in Tier 2.

CHAIR FRYMARK Okay, last call for Tier 3?

OFFICE SPECIALIST
LARGAESPADA No one in Tier 3.

CHAIR FRYMARK We're going to go ahead and move on to Item Number 3, New Business.

NEW BUSINESS

CHAIR FRYMARK Seeing no New Business, we're going to move on to Item Number 4, which is our Public Hearing.

PUBLIC HEARING

CHAIR FRYMARK But it doesn't seem like we have anything for Public Hearing tonight. So, we're going to go ahead and continue and just move on to Item Number 5 which are, which is one Item rather a discussion Item.

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR FRYMARK A presentation sounds like an update regarding our Hazard Mitigation Plan update, and I believe we're going to have Brandi or Jarrod? Hi Jarrod, welcome.

ASSISTANT PLANNER
PALMER Good evening Commissioners.

CHAIR FRYMARK Thank you.

ASSISTANT PLANNER
PALMER So, tonight is going to be Part 2 of the Hazard Mitigation Plan for 2025 update. This will be 2 parts, so we'll have the public outreach overview as well as the results from the survey, with data provided by our consultant Dynamic Planning and Science. So, for the public outreach aspect of this update, we've been going through a couple of different types of outreach approaches. One of those has been the City's and the consultant's web pages, that are available for the public. Both of these pages from the City and our consultant offer the public ways to learn more about the HMP, the update that we're doing as well as to take the survey and to inform them on upcoming events where they might be able to participate in person. So, for that survey it is open to

the public and it's available in English or Spanish. As of Monday, we have a little over 90 responses to the survey, which is really good, and the goal is 150. So, we hope that more people will take it. If you haven't already we do encourage you to spread the word and take that survey. So, some other events we've been doing have been in person ones. Mi Fiesta had a great turnout. We were there to help raise awareness in the community and we had goodies for everybody young and old. Surveys could be filled out in person or digitally and you can also take those at home, so again if you haven't, please try and take it it's very important. More recently though we were at the Christmas Spectacular. So, we had a booth there. That had a great turnout that night. It was cold, but a lot of people were there. Great resources for everybody. The parents that came by were able to take the survey, and the children were able to take our word searches. We had some really great word search results come out of that. And everyone of course loved the chocolates.

CHAIR FRYMARK

I mean who wouldn't.

ASSISTANT PLANNER
PALMER

We also had our Pizza with a Planner event. So, this was here at City Hall. It was a bit more of a smaller group but that was good, because we were able to hear from a lot of people on what their specific interest was regarding planning as well as regarding the HMP update. As you can see Cynthia is there handing out pizza. So, for the survey results so far, we have information on opinions of those who live and or work here in the city, as well as what hazards have been experienced by people. It's helped us to determine potential severity of impacts from natural hazards or disasters, and we're understanding what concerns people the most with this update. So as of December 15th, it has been 93 responses. Again, that goal is 150. Approximately 48% of those who replied to the survey do live in Irwindale. The rest are people that just work here in the City. But again, we want 150 so spread the word. Anyone who hasn't taken it, please do take the survey. So, with this you can see some of the results from one of the questions. What we found here is that most people have experienced the hazard of earthquakes, as most of us have in Southern California. Followed by that is severe weather, so a lot of people have been experiencing the effects of severe weather in our area. And approximately 61% of the respondents to the survey, believe that their property could be at risk of damage due to an event from a natural hazard or disaster that might occur. And the top concerns from people that replied to our survey were earthquake, severe weather, and drought. Followed by wildfires and climate change related disasters. So, we have recently finished with our in-person activities, so the Christmas Spectacular booth that we had, as well as the Pizza with the Planner event. We'll have some more activities in the late spring around April, I believe we'll have a booth at the Easter Extravaganza. As well as some other outreach opportunities later in the spring but currently our consultant is helping to develop the actual documentation for the HMP. And so they'll be hard at work with that for

the first three (3) months of the year. And if you want to hear more about the HMP update, we will have our consultant here on January 14th for the City Council Meeting. They'll be able to provide even more data from the survey that we've had so far, as well as future glimpses of what the new HMP will look like. So, I thank you for listening tonight. Again, here are some resources you can use such as our City's website. And if you have any questions, you can reach out to City Staff or even our consultants. At these e-mail addresses or phone numbers. And again, please take our survey. It's available in English or Spanish and anyone can take it. Thank you, Commissioners, that's all for tonight.

CHAIR FRYMARK

Thank you Jarrod. I do have a quick comment, I want to just say thank you to you and the Planning Department for all of its outreach efforts. I've heard from multiple residents in the community, and they really like being able to go to City functions and be able to provide their feedback. So, I think that what we are doing is working and I just want you guys to know and to hear that, if you're not hearing that already. Cynthia, thank you for being at Pizza with the Planner. We just see more visibility coming from the team and it's noticeable. And I just want to say thank you to everyone that's putting forth the effort. Not that it wasn't there before, but it's very visible there and so I think that speaks volumes to efforts to engage with our community, so thank you.

ASSISTANT PLANNER
PALMER

If you have any other questions, we're here to answer them. So.

COMMISSIONER
MIRANDA

A few. I was curious I missed that slide, Jarrod, looking down here that split of the residents versus workers in the City, what was the split again?

ASSISTANT PLANNER
PALMER

Forty-eight percent residents. Though the rest is people that just work in the City they might live nearby or just in the area.

COMMISSIONER
MIRANDA

And as far as the engagement results, as far as, what they think would damage their property. What they are basically fearful. What was that exactly that they're fearful of exactly and why? And in the context.

ASSOCIATE PLANNER
TYLER

Could you repeat the question?

COMMISSIONER
MIRANDA

Yeah in the results he mentioned natural hazards, what were they practically fearful of, or what was their concern in that context of their, that engagement results. And probably the risk of damages. What was the risk they were feeling it was risking their property particularly?

ASSOCIATE PLANNER
TYLER

They didn't get into too much.

PLANNING COMMISSION MINUTES
REGULAR MEETING

December 17, 2025
PAGE 7

COMMISSIONER
MIRANDA Specifics?

ASSOCIATE PLANNER I think a lot of it had to do you know we're just earthquake damage
TYLER like, it made possibly damaged the foundation or the walls you know
 those kind of things.

COMMISSIONER
MIRANDA Okay.

ASSOCIATE PLANNER There was some concern, I think we've talked with a few people about
TYLER like you know what happens if we lose our electricity or gas. So those
 are a couple of other issues that come up when we had the
 conversations at some of the meetings too that we've been doing, the
 community meetings. So, yeah that's kind of been where people are
 coming from.

COMMISSIONER
MIRANDA Right. And the other question is as our Chair mentioned, I'm really
 happy with the responses we're getting. This is one of the best
 responses we had any outreach we've had but we were a little short.
 But are we, when people get into the QR codes for instance, are we
 getting contact information like opting in for instance like an SMS, MS
 campaign where we can follow with them in the future kind of thing like
 that? I guess...

CHAIR FRYMARK Like track them down? Commissioner Miranda.

COMMISSIONER
MIRANDA No just saying other events where you know other surveys we
 get very poor responses so this is a very good response so....

ASSOCIATE PLANNER Yeah, I think a lot of it, I'm sorry I don't mean to interrupt, a lot
TYLER of it has to do with the giveaway stuff but also engagement and that's
 been really impressive. We've actually had people do the surveys in
 Spanish too that don't speak English. That's really hopeful that, you
 know, we're actually meeting, reaching out to a larger group of people
 too which I think is pretty awesome.

COMMISSIONER
MIRANDA Yeah, it's great, yeah.

ASSOCIATE PLANNER Yeah, so it's really nice and fun because sometimes the kids are a good
TYLER way to get to the parents because the parents are like yea I'll do that.

COMMISSIONER
MIRANDA Oh, yeah.

ASSOCIATE PLANNER We've had activities and other things to do so that's been really helpful.
TYLER

PLANNING COMMISSION MINUTES
REGULAR MEETING

December 17, 2025
PAGE 8

COMMISSIONER
MIRANDA Speaking of the word search for the kids, any savants we can like you know foster up you know.

ASSOCIATE PLANNER
TYLER We got a couple of kids who, well one he did it really quick up there like wow so yeah.

COMMISSIONER
MIRANDA So a future Jarrod.

ASSOCIATE PLANNER
TYLER Good response.

COMMISSIONER
MIRANDA Excellent, thank you.

CHAIR FRYMARK Commissioner comments. Okay well, thank you so much for this update and we look forward to participating and hearing in the Council Meeting where it sounds like there's going to be a lot more detailed information in the new year so sounds good. Thank you very much. Okay, so we are going to move on from Item Number 5 and move on to Item Number 6 Community Development Director Report, and I believe that is... Okay, wonderful thank you.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

SENIOR PLANNER
JONES Good evening Chair, members of the Planning Commission. I'll be speaking on Marilyn's behalf tonight. So, we just have a few updates, the 2026 Planning Commissioners Academy has been announced. So that'll be Wednesday, March 11th through Friday, March 13th at the Sheraton Park Hotel in Anaheim. So, for registration you can contact Jesus directly. We would also like to congratulate Commissioner Miranda on his reappointment.

COMMISSIONER
MIRANDA Thank you very much. I appreciate it. I think it was my punctuality that won them over. Thank you, Brandi, I appreciate it.

SENIOR PLANNER
JONES And we'd also like to thank Commissioner Rodriguez for his service on the Planning Commission. And wish him well on any future endeavors.

COMMISSIONER
MIRANDA Thank you Sir.

COMMISSIONER
RODRIGUEZ I appreciate that.

COMMISSIONER
MIRANDA Proud of you man.

SENIOR PLANNER JONES That's all we have.

CHAIR FRYMARK Thank you Brandi.

**LEGAL COUNSEL
COMMENTS**

CHAIR FRYMARK Do we have any comments from our amazing Legal Counsel?

CITY ATTORNEY GUERRA No but you have comments for me. Merry Christmas everybody and on behalf of Jamie and all my team, Merry Christmas.

COMMISSIONER MIRANDA Merry Christmas.

COMMISSIONER RODRIGUEZ Merry Christmas.

COMMISSIONER MIRANDA Send our wishes to her.

CHAIR FRYMARK Are there any... Moving on to Item Number 8, are there any Commissioner Comments?.

**COMMISSIONER
COMMENTS**

COMMISSIONER MIRANDA I have a few, of course. Just want to echo what Adrian says Merry Christmas to the Staff. This was a great year. I really thank you for your hard work dedication, even Jesus, it was fantastic. No but I really do appreciate it, your dedication is seen in the work you do here. We appreciate it, really makes our job really really much easier. And I'm really grateful for the dais here. The people here are amazing, my Chair, awesome Vice Chair, Albie. And thank you, Mr. Rodriguez, you're amazing, your insight was great thank you for... I know we'll get more insight for you as a... What do you call it now? A civilian, but I'm really looking forward to that as well thank you so much.

COMMISSIONER RODRIGUEZ Thank you.

COMMISSIONER MIRANDA And Merry Christmas to all.

- CHAIR FRYMARK Thank you Commissioner Miranda. I have a couple of comments as well. I also want to echo a sincere thank you to Commissioner Rodriguez for your service, to this team, to this community, your contributions do not go unseen. It is bittersweet but I applaud your efforts and you being here, and I wish you nothing but the best of luck and hope to continue to see you be of service in a different capacity to our lovely community, but sincerely I just wish you all the luck in the world.
- COMMISSIONER RODRIGUEZ Thank you. I appreciate that.
- CHAIR FRYMARK Yeah and I also want to congratulate Commissioner Miranda on your appointment.
- COMMISSIONER MIRANDA Thank you.
- CHAIR FRYMARK That was exciting to be able to continue to serve in this capacity for the next couple of years. I look forward to continuing to do the great work that we are doing here on the dais with this great team. I understand that we do have a new member joining us and it is public record because it was a Council Meeting and so we will be having Commissioner Kelly join us.
- COMMISSIONER MIRANDA Yeah.
- CHAIR FRYMARK He's going to be moving from Parks and Rec., over to the Planning Commission and so we look forward to working with him. I do also want to congratulate our new Mayor, Mayor Ortiz and new Mayor Pro Tem Ambriz. There was a reorganization that happened recently and so it looks like we have a little bit of movement, so I wish them nothing but luck in their new roles along with the fellow Council Members. But I do also want to send my condolences to the Miranda family, we lost Maja, who as many of you know has been a pillar of the community for a long time. I mean she, I'm going to date myself but that's fine, when she worked at the Parks and Rec. and she was my day camp leader, I was close friends with her daughter. I don't know 30 years ago, so it's just... It was sad to see and hear of her loss, so I wanted to just send my condolences to the Miranda family.
- COMMISSIONER MIRANDA Thank you so much. That's sweet, I'll tell them you will.
- CHAIR FRYMARK And yeah with that I just want to wish everyone a happy holiday. I hope you guys are able to get some well deserved rest, and are able to reset to come back and keep on kicking in in the new year. That's all from me. Yeah.

COMMISSIONER
RODRIGUEZ

Yeah, I just want to say thank you, well first off, Merry Christmas to everybody and thank you. Each one of you all of the City Staff, the fellow Commissioners. You know we've we had a rough time with that Zoning Update, you know, and walking into it, it was pretty intense. And everybody was so kind, and compassionate, and knowledgeable, and easily approachable. And I've grown and learned so much during my time here as a Commissioner and that will just follow me through my next path wherever that leads me. But I'm hoping that's just into retirement. Retirement and traveling. So as law enforcement officer I'm going to be retiring in July, and I just wanted to take some time to enjoy, you know, a year or two of just myself and family. And during a career in law enforcement, you kind of lose touch with family. You're not around very often there's long nights, you know, sleepless days and you're just like never around. So it's time for me to take that time reconnect with family with friends with the community just as a civilian. And it's a transition so... But thank you all for everything it was it didn't go unnoticed. Thank you.

CHAIR FRYMARK

Big shoes to fill.

COMMISSIONER
MIRANDA

Yeah.

CHAIR FRYMARK

So if there are no further comments then we will go ahead and adjourn this record-breaking meeting at 6:52 PM. Thank you everybody.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:52 p.m.

Attest:



Maricela Frymark, Planning Commission Chair



Jesus Hernandez, Management Analyst

Approved as presented at the meeting held January 21, 2026