

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

**November 19, 2025
Wednesday
6:30 P.M.**

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

CHAIR FRYMARK All right good evening, everyone. Thank you all for being here. I will go ahead and call this Planning Commission meeting to order November 19, 2025, at 6:30 PM. Let's please stand, if able, 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 Heavenly Father, we praise you Father. Protect our City, Father. Give us some clarity. You know, my hearts and minds and help us find good decisions today and every day. Please give a blanket protection upon the City and special prayer to my mother right now, for her health and also my Chairs' mother as well, next door neighbor. And all those in Irwindale all great ladies and men within the City. 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; Luis Pimentel, Engineer; Brandi Jones, Senior Planner; Jeff Tyler, Associate Planner; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Management Analyst; Cynthia Largaespada, Office Specialist, Kambiz Borhani, Director of Finance

AB 2449
DISCLOSURES

CHAIR FRYMARK We are going to skip Item E. Seeing that we are all here and move on to Item F.

ANNOUNCEMENTS

CHAIR FRYMARK Are there any announcements?

OFFICE SPECIALIST
LARGAESPADA No announcements from Staff.

CHAIR FRYMARK Any announcements from our Commissioners? And we will move on.

CONSENT CALENDAR

CHAIR FRYMARK

We do not have any Items for Consent so we're going to move on to Spontaneous Communications.

**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 physical 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.

CHAIR FRYMARK

Thank you. We will move on to... Oh, sorry are there anyone... Are there any members of in person attendees that would like to speak under Spontaneous Communication. Not seeing anyone running up so we will go ahead and move on to any teleconference attendees.

OFFICE SPECIALIST
LARGAESPADA No one in Tier 2.

CHAIR FRYMARK Tier 3, one last time?

OFFICE SPECIALIST
LARGAESPADA No one in Tier 3.

CHAIR FRYMARK Okay, thank you so we're going to go ahead and move on to Item Number 3, which is New Business.

NEW BUSINESS

CHAIR FRYMARK Seeing no items under New Business, we will go ahead and continue on to Number 4, Public Hearing.

PUBLIC HEARING

CHAIR FRYMARK We do have one Item tonight under Public Hearing and that is for Zone Ordinance Amendment No. 07- 2025. Which is Ordinance No. 817, to amend Chapter 17.05, Commercial Zone Districts, and 17.06, Industrial and Office, Zone Districts 17, of the Irwindale Municipal Code and I think we have a staff report?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yes, thank you Chair and Commission. This item, the Ordinance, it was regarding revising certain land uses and the regulations. So, what Staff is... Our report is very brief. Is that we're requesting that the Public Hearing for this item be continued to a date uncertain. We still need to have some further research and get some data. So, we will be noticing it appropriately for the date uncertain. We're hoping probably January but that's why the date is uncertain.

CHAIR FRYMARK Thank you. Are there any questions from the Commission to Marilyn regarding this Item? No, no questions? Okay then we will open up the Public Hearing there was no question. Right, I mean do we have anything else?

OPEN PUBLIC
HEARING At 6:36 p.m., Chair Frymark opened the Public Hearing.

CHAIR FRYMARK Okay.

CITY ATTORNEY
GUERRA Correct you would open up the Public Hearing if anybody 's here and then continue it.

CHAIR FRYMARK Thank you. So, are there any members of the public that would like to come forward and speak on this Item? Anyone on teleconference?

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OFFICE SPECIALIST LARGAESPADA	No one in Tier 2.
CHAIR FRYMARK	Thank you and Tier 3?
OFFICE SPECIALIST LARGAESPADA	No one in Tier 3.
CHAIR FRYMARK	So thank you very much. Is there any further discussion or any motions from the Commission?
COMMISSIONER CHICO	Motion to continue.
VICE CHAIR ACOSTA	Second.
CHAIR FRYMARK	Wonderful. So we have a first by Commissioner Chico and a second by Commissioner Acosta. Call Roll please.
CITY ATTORNEY GUERRA	And Madam Chair I just want to clarify that that's a motion to continue to a date uncertain, yes?
CHAIR FRYMARK	A date uncertain yes. Thank you for making that amendment for us, for a date uncertain for the minutes. Roll Call.
MANAGEMENT ANALYST HERNANDEZ	And then just to clarify, do you mind closing the Public Hearing?
CHAIR FRYMARK	Did I not? I apologize.
CITY ATTORNEY GUERRA	Actually we keep it open. Yes, we keep it open.
CHAIR FRYMARK	So we have the motion, we have the first and the second, and now we just need a Roll Call.
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. Do I need to close the Public Hearing now we just leave it as and continue?

CITY ATTORNEY
GUERRA Correct. We leave it open until the next hearing.

CHAIR FRYMARK Thank you.

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR FRYMARK We will go ahead and move on to Item Number 5, which is Discussion Items and Presentations. And I believe we have one item, which is the Hazard Mitigation Plan Update.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Chair and Commission. So tonight, this is a brief update regarding our Hazard Mitigation Plan presentation for you and... So the agenda for tonight we're just going to give an overview of Hazard Mitigation Plan and answer some questions that you might have. And what is being prepared it's the 2025 Hazard Mitigation Plan. They're calling it an update for this. The document itself is going to be prepared by Dynamic Planning and Science but tonight you're in for a treat because the dynamic duo is going to be presenting to you. Our Assistant and our Associate Planner and I'll allow them to introduce themselves.

ASSISTANT
PLANNER
PALMER Good evening, Commission. So, we are the dynamic duo.

CHAIR FRYMARK Now is that official or is that...

ASSISTANT
PLANNER
PALMER Unofficial.

CHAIR FRYMARK Yeah, got it. Got it.

ASSISTANT
PLANNER
PALMER So tonight, I'll go over the Hazard Mitigation Plan and overview of our HMP and Jeff, our Associate Planner, will give you an overview of the HMP update that we are currently in. So, what is a Hazard Mitigation Plan? It's a plan that helps to raise awareness in the community, to reduce risks exposure and impacts of natural and man-made hazards in the City. It ensures that there are future developments that are safer and integrates with our daily planning operations and long term... Said that word twice. Long-term planning. It determines what improvement projects are funded more likely. Why do we make a Hazard Mitigation Plan? Well, it was prepared initially in response to the Disaster Mitigation Act of 2000, also known as the DMA 2000, ever since then it's been updated on a continual basis. It documents the mitigation planning process, identifies what hazards there are, potential losses, needs, goals and strategies of the community. It's required by the federal government and must be approved by FEMA in order to be eligible. It's important for our land use planning, especially in our area. Hazards that most affect us include earthquakes and severe weather. So, our current plan includes a focus on six (6) natural hazards, as well as one (1) human caused hazard. It goes over code updates and enforcement protocols as well as focusing on emergency preparedness education, training, and coordination among local agencies. And it focuses also on what improvements to vital infrastructure can be done such as transportation and energy. For the organization of our plan, it's broken up into four (4) parts. We have a background which covers the planning process and community profile. A hazard analysis which covers the disaster possibilities such as earthquake, wildfire, dam failure, severe weather, and chemical spills. Then we have the mitigation strategies. This includes the planning approach of our HMP, the goals and objectives that we have, and analysis of the mitigation activities and prioritization of them, as well as future steps. And lastly there is an appendix which includes the benefit cost analysis of this plan, as well as FEMA reviewed tools. Our HMP is important because for every dollar invested in mitigation we save about \$6.00 in future losses. A quick overview. I'll hand it off to Jeff to give you an update on this year's Hazard Mitigation Plan Update.

CHAIR FRYMARK Thank you Jarrod.

ASSOCIATE
PLANNER
TYLER

Is the other half of the dynamic duo? I like to say hello to the Chair and the Commissioners. And I'll get into talking about what the next steps are now for the Hazard Mitigation Plan Update. And as you can see the City's working with our consultant, Dynamic Planning and Science. So... And then the grants been funded. We've applied for and gotten funding from CalOES and FEMA who are a part of this. And FEMA will be also reviewing the plan when it's completed. So why do we update the HMP? Also, there's some there's a few reasons why we do this. We want to maintain eligibility for funding, we want to identify new vulnerabilities, we want to address emerging hazard risks, we also want to continue funding improvement projects and mitigation programs that will come up during this process to keep the City safe. And public engagement, so we're identifying risks, refining priorities, and shaping the new Hazard Mitigation Plan. We're using multiple forms of our participation within the community, we're using technical assistance groups, we have focus groups, we have public outreach events, and we have been using surveys. I know you've seen those. Been requesting that businesspeople, and people that work here, and residents fill those surveys out. Then we have resources for the community, we have City and consultant websites, social media, we have virtual and in person opportunities, which Mi Fiesta was one of those. Had a really good turnout and we had residents filling out the applications there. And we had interactive materials that are provided and we've had incentivized participation. So now we're looking at the project timeline. And we have... So we're at the point where it kind of gives us the oops sorry... We are here... Section... So and what's coming up in December, we've got some big events in December. We have the Christmas Spectacular. We'll have a booth there on December 5th, and we're also going to have Pizza with the Planner which we'll be talking about... There you will be seeing the Hazard Mitigation Plan at that event but also talking about other planning issues with residents. And then we're going to also have the Technical Assistance Group. Meeting No. 3 will happen. And we'll also be doing the Focus Group No. 2, will be happening during that period. And this helps continue to get data in. The process for doing the final mitigation. So, what are we doing? We're updating the priority hazards. So, the new Hazard Mitigation Plan will focus on natural hazards. It will look at mitigation actions, it will look at funding for community needs and values. And these may change, as the survey continues to receive responses. So, as responses come in, things may change about what we see as newer priorities or newer needs that the communities provided to us. So, on this slide it's just talking about... Looking at... We have the dedicated City website for the Mitigation Plan, but also the people that are working on the plan right now, currently within the City and with our consultant. And we're also working on this day-to-day. So next we'll be... We'll be doing a City Council briefing coming up and you'll be able to learn more about future City Council meeting for the further information and data, for an update and provided by our consultant Dynamic Planning and Science. And the last is just showing

you what we've been doing for scanning for the QR code to do the surveys, and if you haven't done yet we would encourage you to do them. I know some people have already done them at Mi Fiesta and some of the other opportunities, but we really encouraging to get the data in to help build the new Hazard Mitigation Plan. And Jarrod and I are available to answer any questions.

CHAIR FRYMARK

Out of curiosity whenever you going to stop collecting data for the plan. Or will it be an ongoing process?

ASSISTANT
PLANNER
PALMER

So the survey, that's specifically what the data collection is, that will be ending in April of next year. So, we're keeping the survey open for that whole time period to collect as many responses from residents and people that work in the City as possible.

CHAIR FRYMARK

I'm curious, just out of general curiosity, how did we determine... How we were going to work with Dynamic? Like how does the selection process go in terms of determining which consulting group we're going to be working with?

ASSOCIATE
PLANNER
TYLER

We did an interview process, so they're selected based on the... Consultants applied to do the Hazard Mitigation Plan, and they were picked as being the best for doing... Plus you know, we checked on with the other cities and communities that worked with around here. That actually... Right now, they work in Monrovia too. That's how they've been working within the communities that they've been serving so.

COMMISSIONER
MIRANDA

Great.

CHAIR FRYMARK

In terms of the grant. Does the grant that we received from FEMA and CalOES, is that is all of the grant money being used for the development of the plan or are we having to use some of the general fund to cover some of the expenses for that?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commission, you knew I couldn't stay away. So yes and we made that very clear when we sent the RFP out, we had a finite amount of money with the grant. And the community was very fortunate, that in addition to CalOES, we did get an additional \$50,000.00 with FEMA you know because of the size of the community and that's covering it. So, no General Fund money but it's a reimbursable grant, just you know. So, what happens we have to pay them. And then we bill CalOES quarterly and then they refund the money for that you know. So, there's a bit of lag, lag time to that yeah.

CHAIR FRYMARK

Go back and forth.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes.

COMMISSIONER
MIRANDA

Okay.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you.

CHAIR FRYMARK

The current plan says that we have six (6) focuses which is great. Are we going to still cover, are those focuses is still going to be integrated into the new plan?

ASSISTANT
PLANNER
PALMER

Hello again, so it depends what the surveys' results are, what people think we should focus on more. Typically, most of these natural disasters are going to be covered, but what most people are impacted by will be more detailed, how that's covered.

CHAIR FRYMARK

Some of the projects that may be funneled or coming in like the hazards/ toxic chemical release may be of interest, just a thought. Those are all my questions. Well thank you very much, we appreciate it. Thank you. Moving on to Item 6, Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commission, just a couple of things. I do want to let you know the deadline for applications, we have two (2), Planning Commission positions there are some other Commissions, but I want to keep you focused on Planning Commission. There are... The deadline is December 1st, for that. And then you should have a flyer placed on the dais, this is regarding the harassment prevention training that there's two (2) dates in January. The Tuesday, January 20th or Wednesday, January 21st and to respond to Sandra Leon, in HR. And the best news here is that to make sure that you know you're invited to the Employee Holiday Luncheon. So, that the deadline to respond is November 27th for that, and that will be held Thursday, December 4th from 12:00 to 2:00 PM at Mountain Meadows Country Club, that's over by Fairplex there. So, please make sure to attend. And that's all I have thank you.

CHAIR FRYMARK

Thank you Marilyn, and we RSVP to Jesus or Berlyn it looks like? Please contact...

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COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes, that's correct.

LEGAL COUNSEL
COMMENTS

CHAIR FRYMARK

Do you have any comments from Legal Counsel?

CITY ATTORNEY
GUERRA

Happy Thanksgiving. Seems weird to say that so early but Happy Thanksgiving.

COMMISSIONER
MIRANDA

Gobble, gobble.

CHAIR FRYMARK

Thank you, thank you. Tamale season.

COMMISSIONER
COMMENTS

CHAIR FRYMARK

Any Commissioner comments? I just want to wish everyone a Happy Thanksgiving since we probably won't be well, we might see each other or talk to each other before then, but I just want to wish the community a Happy Thanksgiving. Thank the Public Works, I'm assuming Department, for putting out those festive decorations it looks beautiful and amazing and festive. It looks really good, makes my heart really happy. And so I want to thank them for their hard work and doing that.

ADJOURNMENT

And if there are no further comments we will go ahead and adjourn this meeting at 6:52 PM. Thank you everyone. Record time.

Attest:



Maricela Frymark, Planning Commission Chair



Jesus Hernandez, Management Analyst

Approved as presented at the meeting held December 17, 2025