

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

**October 29, 2025
Wednesday
6:31 P.M.**

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

CHAIR FRYMARK Good evening, everyone. I would like to call our Planning Commission meeting to order of October 29, 2025, at 6:31 P.M. If able, please stand for the Pledge of Allegiance. Ready, begin.

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

**INVOCATION
COMMISSIONER
MIRANDA** Heavenly Father, we you praise you, Father, for your son's glory. We thank you and ask you for your guidance today, wisdom in our minds and our hearts to guide us to good resolutions today. Also, Father, we ask you for comfort and protection of Deputy Nunez, Sheriff, that passed away recently, his daughter, his wife and unborn child. Give them the support they need and hold their hearts please in that to guide them. Thank you, we ask this in the name of your son, Jesus Christ. 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, Associate 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, Michelle Hernandez, Associate Attorney

**AB 2449
DISCLOSURES**

CHAIR FRYMARK We're all here we're going to move on from Item E, which is AB 2449 Disclosures. Item F, are there any Announcements?

ANNOUNCEMENTS

**OFFICE SPECIALIST
LARGAESPADA** No announcements from Staff.

CHAIR FRYMARK Thank you, do we have any Commissioners that would like to make an announcement at this time? Hearing and seeing none we're going to go ahead and move on thank you, to our first Item on the Agenda which is the Consent Calendar.

CONSENT CALENDAR

CHAIR FRYMARK We have one Item which is the Minutes of the Regular Meeting held September 17, 2025. Were there any thoughts or comments on the Minutes?

COMMISSIONER CHICO Motion to approve.

CHAIR FRYMARK Great, we have a first, do we have a second?

VICE CHAIR ACOSTA Second.

CHAIR FRYMARK Wonderful. So, we have a first by Commissioner Chico and a second by Commissioner Acosta. Roll Call, please.

OFFICE SPECIALIST LARGAESPADA Commissioner Chico?

COMMISSIONER CHICO Yes.

OFFICE SPECIALIST LARGAESPADA Commissioner Miranda?

COMMISSIONER MIRANDA Yes.

OFFICE SPECIALIST LARGAESPADA Commissioner Rodriguez?

COMMISSIONER RODRIGUEZ Yes.

OFFICE SPECIALIST LARGAESPADA Vice Chair Acosta?

VICE CHAIR ACOSTA Yes.

OFFICE SPECIALIST LARGAESPADA Chair Frymark?

CHAIR FRYMARK

Yes. Thank you. Move 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 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. Tier 1?

CHAIR FRYMARK

Do we have anyone for Tier 1? Then we will move onto Tier 2.

OFFICE SPECIALIST
LARGAESPADA

No one in Tier 2.

CHAIR FRYMARK Thank you. Last call, Tier 3 which is anyone in person who hasn't spoken or anybody via teleconference.

OFFICE SPECIALIST
LARGAESPADA No one in Tier 3.

CHAIR FRYMARK Thank you, so we'll go ahead and move on to New Business.

NEW BUSINESS

CHAIR FRYMARK Not seeing anything on the agenda for New Business we're going to move on to Public Hearing.

PUBLIC HEARING

CHAIR FRYMARK We have a number of Items for discussion and consideration tonight under Public Hearing. The first is the Development Agreement No. 01-2025, a Site Plan and Design Review, a Zone Variance, and that is the only thing for Item A. Do we have a Staff Report for Item A?

SENIOR PLANNER
JONES Yes, good evening, Chair, members of the Planning Commission. The next request is for a 400-megawatt Battery Energy Storage System also known as BESS, on 15.94 acres located at 13620 Live Oak Lane at the Irwindale Gateway Specific, in the Irwindale Gateway Specific Plan. This request also includes the construction of a 1200-square foot operations and maintenance building, on site collector substation, overhead electrical tie line and a 130-foot point of change of ownerships (POCO) line, (POCO) pole. I also wanted to note that there was an updated copy of the Development Agreement put on the dais for your review. So, this will be a two-part presentation, I'll start and then the applicant will come up with additional information regarding battery storage and then I'll conclude. So again, this project which you already saw earlier this year, is part of the Irwindale Gateway Specific Plan, so the triangular piece is the subject property. So, some background, in November of 2024, the Planning Commission recommended approval of this project to the City Council. January 2025, the City Council continued the item to February 2025. During that meeting they made a substitute motion to reconsider option 2. March 12, 2025, the City Council approved the entitlements with both options, option 1 and option 2 and certified the Environmental Impact Report. And on March 26, 2025, the second readings for Ordinances 787 and 788 were done on Consent. So, we have 3 Entitlement Applications. We have a Development Agreement; the Irwindale Gateway Specific Plan requires a Development Agreement to establish a BESS. We have a Site Plan Design Review, that Specific Plan requires Site Plan, Design Review for the construction of a BESS including the 1,200 square foot operations building substation everything. The exterior design of the building must comply with

Chapter 7 of the Specific Plan entitled design guidelines, which are very similar to the Irwindale Commercial and Industrial Design Guidelines. And finally, we have a Zone Variance, which is to exceed the maximum height of 65 feet for the highest on-site structure. And also, to have an overhead electrical tie line. So, for the Development Agreement, a DA's an agreement between the applicant and the City and is required to establish a BESS. Key provisions of the DA include a payment of \$8,000,000.00 to the City for community benefits to be determined by the City, employment outreach for local residents, project sales and use tax maximization, financial assurance for decommissioning and fire safety training. Again, for the Site Plan and Design Review it's required for the building plus the substation or any other structures, so it's just the same process as any other Site Plan and Design Review would be. So, here's the Site Plan which shows the interior, circulation, the location of the building, the enclosures. Now the enclosures may, the location may change depending on what Building and Safety and Fire say but they will still meet all the minimum requirements. So, if there's any distance requirements between enclosures that they have to meet then they'll meet those. This is just a rendering of the operations and maintenance building. And as far as Development Standards this project meets or exceeds all of the Development Standards with regards to setbacks, lot coverage, building height, landscaping and parking. Let's see, and finally we have the Zone Variance. So, any new development, the dry utilities would need to go underground so like electrical things like that. But after further review Staff found that there were high pressure gas lines along Live Oak Avenue and Live Oak Lane and a water line. And if this proposal was to underground that tie line, then it would be problematic when it comes to proximity with the gas line. This one just shows, we got this from the water company, just like a general location of where that water line is, where, and it's pretty much exactly the area where it would cross from the Gateway over to the Rio Hondo substation. And this graphic shows the dead-end elevation, the 65 foot, and then the point of change of ownership line at 130, 130 feet and it had to be that high because there are existing lines out there that it has to be higher than, and there has to be a minimum distance between those. And let's see, there's also a code section in the updating Municipal Code that allows the City Engineer to waive these requirements for undergrounding. And based on the information that was provided to the City Engineer, he agreed based on the information and as stated in the report. So, I'll just go through like some quick information because we've already seen a lot of this information. So, it's approximately 400 freestanding enclosures housing lithium-ion batteries. The facility is going to be located behind a decorative 10-foot blast-rated wall. There are comprehensive site wide security measures, including, you know, like remote monitoring. So, like if a battery is not performing then that can be like taken offline remotely. Commercial operation is scheduled for mid-2027 and is anticipated to operate for about 25 years.

PLANNING COMMISSION MINUTES
SPECIAL MEETING

October 29, 2025
PAGE 6

COMMISSIONER CHICO	Question.
SENIOR PLANNER JONES	Mm-hmm.
COMMISSIONER CHICO	Didn't our information say that the permit expires in 36 years? Is that correct?
SENIOR PLANNER JONES	Is that the Development Agreement? Which...
COMMISSIONER CHICO	Uh, I'm not sure?
SENIOR PLANNER the JONES	I don't recall anything for 36 years. Do you know which? Was it one of conditions?
COMMISSIONER CHICO	I'd have to look for it.
SENIOR PLANNER JONES	Okay.
COMMISSIONER CHICO	I have to look for it. Go ahead.
SENIOR PLANNER JONES	So again would be operational for 25 years and there is a condition of approval that talks about decommissioning. So, I'll hand this over to Sam Holing, from AYPa Power, and then I'll conclude.
CHAIR FRYMARK	Thank you.
SENIOR PLANNER JONES	You are welcome.
SAM HOLING	Good evening Brandi, and thank you for the opportunity. I've been to countless meetings for this particular project, but this is the first time that I've had the opportunity to speak. So to introduce myself, my name is Sam Holing. I'm the Director of Development for the Gabriel Battery Energy Storage System. I'm the Project Manager and I work on the CAISO California team at AYPa Power, the applicant, behind Gabriel BESS.
CHAIR FRYMARK	Welcome.

SAM HOLING

Thank you. So by way of background just some further contacts on the applicant AYPa Power. Since 2018 AYPa Power has been building and operating standalone to energy storage and hybrid projects to strengthen community resilience and advance a more secure reliable energy future. We're the largest BESS developer globally. We have the largest pipeline under development of standalone battery energy storage assets, in California, at over 9 gigawatts. And to put that in context this project that we're talking about here today is approximately 0.4 gigawatts. And we're not only the leading developer in California, but also, here in LA County. And where the owner and operator of the largest standalone BESS facility in LA County that I personally was the Project Manager on. And that facility went into operation Summer 2024. So, we're very familiar with LA County's rigorous standards, some of the most rigorous safety standards in the country. So we've been through that process. We're proven in that process and will advance this project under LA County jurisdiction as well.

COMMISSIONER
MIRANDA

Where is it located at?

SAM HOLING

That's in the Florence/Firestone neighborhood of LA County, so it's unincorporated LA County. It's... I think of it as like east of LAX. Fifteen/ twenty, 20 minutes. So, as I mentioned AYPa, you know, we're an owner operator of these facilities, so a priority for us is being good partners and neighbors in the communities where we operate these facilities. And to date we've hosted multiple open houses; we did two (2) community open houses in March of this year to inform, educate the public, address any concerns. We had technical experts, project staff and those were successful conversations with the public. Obviously ongoing consultation coordination with LA County, as they develop and we you know continue to be partners in their in their battery energy storage safety standards. And then of course as Brandi highlighted, the Development Agreement. You know we've... You know, there's a strong commitment to the City through the Development Agreement. There's the \$8,000,000.00 that Brandi highlighted but in addition, not included in her presentation, we've committed to \$5,000,000.00 in guaranteed Sales and Use Tax for the project. So that \$13,000,000.00 is payable you know within the first two (2) years of the project, the way the way it's currently structured so. The schedule, you know, we're scheduled to bring this project online Summer 2027 to meet California and critical like grid reliability needs for the summer. So that \$13,000,000.00 you can think of that as that, you know, that's coming in the next 2 years. And then outside of the Development Agreement we've been you know donating our time, donating our resources to other local organizations listed here below. Site Plan, a lot of this is covered under Brandi 's presentation but again I'll just highlight, you know, we've designed this project to, you know, meet Staff, Commissioners, Council's priorities. So we've got conformance with the

Specific Plan, Irwindale Gateway Specific Plan, conformance with the BESS Ordinance both of these were approved as we discussed end of last year and the BESS Ordinance over the summer. Significant setbacks to protect sensitive receptors, well over the 1000-foot requirement under the BESS Ordinance, for residential schools, hospitals. And then, you know, increased general liability insurance levels again aligning with Commission expectations for risk management and accountability. And then a responsible decommissioning plan support supported by strong financial security. And again as Brandi pointed out, you know, we've increased the wall height from what was originally proposed to eight (8) to, excuse me, from eight (8) to ten (10) feet consistent with, you know, feedback from the stakeholders. I'll provide a little bit more color on the tie line and the variance. What's shown here is a rendering. So just to give some further detail on the profile of the of the pole. It's a single monopole, tubular steel pole that's approximately 130 feet on the project property set back from Live Oak Avenue providing, you know, additional visual screenings due to the setback. It's a single pole physically interconnects the project substation to SCE Rio Hondo substation which is our point of interconnection. So, we span Live Oak Avenue at a height that's safe to clear existing SCE infrastructure. Mitigates any risk of crossing as Brandi mentioned on high pressure gas line buried under Live Oak Avenue, so this is the safest solution for the project to interconnect. So, I just wanted to provide a visual rendering so you can get some context of how this pole sits against the existing landscape, you know, we've pushed it as close as we can to a transmission corridor. You could see in the background there there's those are SCE lattice structures so we're, we're close as we can to SCE's transmission corridor to kind of generally align with the with the use in that area. And I just want to stress like this variance is, it's essential for the project to advance our tie line is required by SCE to be overhead for safety standards. So, we need to connect overhead and so just wanted to, you know, stress that that the Variance is critical for this project.

CHAIR FRYMARK

Can't go underground, right? So, it has to be up above.

SAM HOLING

Right. And then just schedule, I won't cover kind of what's happened today. Brandi kind of laid out how we got here, all the approvals, and meetings I have been a part of, but just really wanna kind of paint a picture of like what the next steps are. We're here. It's a little bit maybe cut off on the schedule there, but October, Planning Commission hearing. September, excuse me, November, City Council hearing and this is all to meet are critical milestones in bringing the project online in 2027, so, we can start construction. Next year, go through the construction period, commissioning period, and meet the obligations that we have to our project off takers to be online by the peak summer capacity in 2027, to support California's Reliability Standards. I think

that's it. Thank you. Thank you for the opportunity. Be here to address any questions and again thank you for the time.

CHAIR FRYMARK

Thank you Mr. Holing we appreciate you making the time to be here in person. Brandi is there any additional staff reporting?

SENIOR PLANNER
JONES

Yeah, I did want to address Commissioner Chico's question regarding the 36 years. So, under Item 2, Terms in General Covenants of the DA, the term of this agreement starts the effective date and shall expire 36 years after the City's approval. So, the agreement itself, not the decommissioning of the project.

CHAIR FRYMARK

There's language in the data that specifies that the DA is good for 35 years?

SENIOR PLANNER
JONES

36 years.

CHAIR FRYMARK

36 years.

SENIOR PLANNER
JONES

Page 6 of the DA.

CHAIR FRYMARK

Thank you. Is that the revised copy or the one that was included in the Staff Report?

SENIOR PLANNER
JONES

This is the revised, but I don't think that language changed.

CITY ATTORNEY
GUERRA

I believe that's correct and if you don't mind Madam Chair, my colleague Michelle Hernandez, who's been working with me on the negotiation of this agreement, is online she can kind of clarify how we got to the 36. Michelle?

COMMISSIONER
CHICO

That's not my point. My question is since you say it expires in 35 or 36 years, can the projects continue operating without a Development Agreement?

ASSOCIATE
ATTORNEY
HERNANDEZ

Hello, hello, can you hear me?

CHAIR FRYMARK

We can hear you.

CITY ATTORNEY
GUERRA

Yeah, go for it.

ASSOCIATE ATTORNEY HERNANDEZ	Okay great. Hi, just as Adrian mentioned I'm Michelle from Aleshire and Wynder. And I am just... I guess just to clarify, sorry about that, so the Development Agreement would be effective for 36 years and the BESS would be operational for 35. Uh and that additional year is to account for the decommissioning of the BESS once the operations are ceasing. So, to answer your question, yes, the operations would continue until 35 years, and it would still be covered by the Development Agreement.
COMMISSIONER CHICO	Excuse me the last sentence. Restate your last sentence.
ASSOCIATE ATTORNEY HERNANDEZ	Oh so to confirm yes, the BESS would continue operational for 35 years and that would occur still subject to the Development Agreement. And then that final 36 th year is for decommissioning, so it would no longer be operational, it would be the decommissioning of the structure and that is still covered under the Development Agreement as well. So, the Development Agreement will be active and valid during that entire period.
COMMISSIONER CHICO	36 years?
ASSOCIATE ATTORNEY HERNANDEZ	Correct. Mm-hmm.
COMMISSIONER CHICO	I understand. I just wanted to clarify. Thank you.
CHAIR FRYMARK	Yeah thank you for that question.
ASSOCIATE ATTORNEY HERNANDEZ	Thank you.
CHAIR FRYMARK	I was under the impression and maybe I read this incorrectly somewhere in the hundreds of pages that Staff prepared. Thank you, Staff it was a very busy weekend. I believe I had read somewhere in the report... And I don't mean that sarcastically. I really thank you for providing such a comprehensive report. I recall reading that the BESS was going to be an operation for 25 years, not 35 years.
SENIOR PLANNER JONES	Right, I believe that this project is for 25 years, but you could have a BESS operation for 35.
COMMISSIONER MIRANDA	New technology would come along and...

- CITY ATTORNEY GUERRA I'll have Michelle explain that it relates to the ground leases available to the project.
- CHAIR FRYMARK Not necessarily to the operation of the BESS itself, but the land use.
- CITY ATTORNEY GUERRA That is correct. Michelle, can you explain.
- CHAIR FRYMARK Yeah, I would love further clarity on that.
- ASSOCIATE ATTORNEY HERNANDEZ Yes, so just to elaborate a little bit, basically it's required for the developer to have an invested interest, a legal interest, in the property. And as a result of that they have agreed to enter into a ground lease, that would ensure they have a property interest in the property, in order, to enter into the Development Agreement. That ground lease is requiring up to 35 years, the initial term of the ground lease would be 20 years. There's two (2), 5-year extensions, which brings us to 30 years, and then one more extension that's for four (4) years and eleven (11) months, so that brings us to 35 years. And so, in order to match the terms of the ground lease, the Development Agreement and the operations of the BESS, all agreements essentially were shifted to meet that 35-year ground lease term, with an additional year for the decommissioning of the project. In addition to that, the reason we had to align the Development Agreement and the ground lease, in addition to the requirements for the Development Agreement, is also so that there was sufficient revenue to meet the financial modeling and projections for the developer. So, my understanding is the BESS will be operational for the full 35 years, barring something that comes up either under the ground lease or under the Development Agreement, that triggers an early termination or anything like that. So, it should be fully operational for that 35-year period with 1 year for decommissioning of the project.
- CHAIR FRYMARK Thank you for that clarity that was different from my understanding, so I appreciate you elaborating on that further.
- ASSOCIATE ATTORNEY HERNANDEZ Of course.
- CHAIR FRYMARK Do we have any other questions for Staff or Mr. Holing? Or our Counsel? I have a couple of questions, shockingly. I was looking at the Site Plans, specifically, and I was noticing a couple of the sheets were missing and I'm just curious to know why they weren't included so for specifics, it was C 3.2, the Electrical Staging Plan, was not included the Truck Turning Plan was not included, the Grading and Draining Plan, the Cross Section, 7.1 A 1.1. Is that simply because it wasn't relevant to what we're discussing today?

SENIOR PLANNER JONES	Correct. So typically, in a set of plans we will have a plan set for the Planning Division, which is typically like Site Plan, Floor Plan, Elevation. And then there's sets for like Engineering which may include like grading and drainage. So those additional sheets were pretty much like construction and grading type sheets.
CHAIR FRYMARK	I figured as such, but I wanted to make sure. Quick comment on the color of the 1200-foot building. Thank you that it's not an awful color, I know it's specific for our design, but it's very in palette with what's included in our Design Plan, so thank you for that. Did you guys see the color it's like a gray, soft grey, taupe color very consistent to Irwindale. A couple of other questions. Uh let's see. It was mentioned in the Staff Report that the City Engineer supports the Zone Variances, I'm just wondering like is that simply because without the Variances this project wouldn't be able to move forward.
SENIOR PLANNER JONES	Well based on the information that was provided, in order to make the findings for the Variance he was in agreement with that.
COMMISSIONER MIRANDA	Was it the danger of it really yeah.
SENIOR PLANNER JONES	Correct.
CHAIR FRYMARK	Are there any risks associated with overhead tie lines?
SENIOR PLANNER JONES	I can defer to the applicant to speak on that. Do you mean just like a fire risk?
CHAIR FRYMARK	Yeah, like has there been... Do they know... I don't know. I'm not familiar with tie lines but I'm reading them, and I'm trying to like make sure that I'm considering all the risks associated with the development of this type of plan, because you know we have future generations of Irwindale that want to be around, and so we need to be asking these types of questions just to make sure we're covering our bases.
SAM HOLING	So the tie line is no different than like a high voltage transmission line that you know you'll see...
CHAIR FRYMARK	That you see already?
SAM HOLING	That you see in the neighborhood that this facility is directly adjacent to which is a high voltage transmission SCE transmission corridor. And so, there's codes and standards in place for high voltage utility both, you know, the wiring, the physical pole, seismic standards that we have to adhere to for you know earthquakes. We're in California, so

earthquakes happen and same with fire. So, they're standards in place that guide the design and engineering of these utility structures. And then also as Brandi, Brandi mentioned you know, these projects are remotely monitored there's a lot of safeguards in place to quickly and remotely shut down the system and to, you know, de-energize the system. So, if there if there is a risk or there is, you know, potential, you know, weather event that these projects can be, extreme weather event, that these projects can be remotely de-energized.

CHAIR FRYMARK Yes, Commissioner Chico.

COMMISSIONER CHICO Have you ever, has one ever been struck by lightning?

SAM HOLING There are actually are features in place to absorb a potential lightning strike. There's a mast on top of the tallest structure on the project site that is designed to mitigate lightning.

COMMISSIONER CHICO So the chances of lightning breaking the line in half are very minimal?

SAM HOLING I'd say so. Yes.

CHAIR FRYMARK There is reference in the Staff Report on a C8 SCADA system. It says that there's... I'm just curious to know like, it says the system will also communicate with the transmission service provider grid operator and the projects remote operations center. The SCADA system also controls critical site functions, what if that system goes down? Like has it...

SAM HOLING They're backup systems in place.

CHAIR FRYMARK That will like pick up if that for whatever reason just becomes inoperative.

SAM HOLING Correct yeah. There's backup facilities that are off the grid. So we'll have like backup generators that provide telecom and communication services if, you know, the grid goes down that you could still remotely control the site.

CHAIR FRYMARK That's reassuring.

COMMISSIONER CHICO Does the system have, I don't know how to phrase this, automatic shut off if something occurs out of the ordinary?

SAM HOLING Yes, yes.

COMMISSIONER Automatically yes, okay.

CHICO

SAM HOLING

Heat detection, gas buildup, I've got a colleague here who can address, you know, the latest safety standards for the for the BESS units and, you know, their safety standards, as well, that carry on to other infrastructure on the project, the substation and inverters. So yeah, the project has a myriad of controls in place to detect any sort of faults.

VICE CHAIR

ACOSTA

Quick question, the agreement also includes that the developer shall pay for training for the LA Fire Department and IPD for responding, is this a one-time training or would this be ongoing?

SAM HOLING

Typically a series of trainings throughout the permitting process and like initial commissioning for the project. so, it's ongoing training.

CHAIR FRYMARK

If there are no other questions at this moment, we'll go ahead and open up the Public Hearing. Thank you so much. There may be more though I can't promise you that there won't be. Okay, so we're going to go ahead and open up the Public Hearing. Is there any members of the public that would like to come forward to speak on this item?

OPEN PUBLIC
HEARING

At 7:07 P.M., Chair Frymark opened the Public Hearing.

FRED BARBOSA

Good evening Mayor, Mayor, head Commissioner, Commissioners, residents, Staff. My only question is this comes in phases, right? First there's a 2-year contract, and you get (two)2 different, 5-year extensions or renegotiations, and then one (1) year to decommission right? The total of like that. So, anyway, the City can renegotiate after the first part of that contract because those places are going to be gold mines, because of all the power that AI is going to take. That's going to be a goldmine. So, is the City going to be able to grab, get any of that money that's going to be rolling in? Or are we just going to be locked in that we got done at the one (1) year and not think about what's going to happen the next 15 or 20 years, any chance or renegotiating as we go along? And if they say that's not possible, well maybe they can increase the property tax. They say that's going to be great, well bump it up another 2-3%. If they say they can't do it in another way but let's get some money out of these guys while we can, cause this this business is going to go through the ceilings. Thank you.

CHAIR FRYMARK

Thank you. Is there any other members in the public that would like to speak under Tier 1? Okay seeing none, Tier 2.

OFFICE SPECIALIST
LARGAESPADA

No one in Tier 2.

CHAIR FRYMARK

Thank you. And last call for Tier 3.

OFFICE SPECIALIST LARGAESPADA	No one in Tier 3.
CLOSE PUBLIC HEARING	There being no speakers, Chair Frymark closed the Public Hearing at 7:09 p.m.
CHAIR FRYMARK	I do have a question for Council regarding the DA. I reviewed the initial DA included in the Development Agreement. I'd like to know what were some of the major changes that would require revision, because I read the first one and now, I have the new one, but we just got it so.
CITY ATTORNEY GUERRA	I'll have my colleague Michelle go through it. She's been working with me on the details of this thing. I will, while she's being brought back on. The question about the trainings it does, it's silent as to how often or whether it's a onetime thing one thing we could ask the developer is maybe to do the training every three (3) years. I believe it's a developer to answer that on the record after we're done answering your question, Chair, but because fire safety standards change regularly, so it may be a good idea to have the training done every three (3) years, five (5) years or whatever is comfortable with the Commission and with the applicant.
CHAIR FRYMARK	Thanks for clarifying that.
CITY ATTORNEY CUERRA	But with that I'll turn it over to Michele.
CHAIR FRYMARK	Hi Michelle, welcome back.
ASSOCIATE agreement ATTORNEY HERNANDEZ	Hello thank you. Uh so there were two (2) main changes to the from the one that was published on the agenda. I'll start with the later one because it's a little simpler. At the very end the guarantee that has been included in the agreement included language regarding when the guarantee would terminate. So essentially right now the Development Agreement will be entered with subsidiary companies that are owned by a parent company. And so, to ensure that we have recourse in case any kind of issue arises, that, you know, maybe the subsidiary company doesn't make a certain payment that's due or something like that, we have security guarantee from the developer indicating that the parent company will take on that legal obligation, that financial obligation. So, you'll see in Section 11B of that guarantee, that there were there was a slight adjustment because we had adjusted the timeline to ensure the guarantee would be active all the way through decommissioning. And what the developer requested is for administrative purposes to reduce the amount of obligatory reporting that would need to be done. They would have the guarantee essentially spring back to life in the case that

anything occurs after they have posted the financial assurance that's required under the BESS Ordinance. So in practical terms, what that means is, on paper it will have been terminated once the financial assurance is provided that's required by the BESS Ordinance, however, if for whatever reason the developer is unable to make a certain payment that's due or does not meet some kind of obligation, then the guarantee would spring back to life and still be an effective tool for us to be able to seek whatever we need from the developer at that time. So that's one change that occurred. And then going back up to the main Development Agreement in Section 3 point or 3 Section 3 Developers' Obligations. In 3.31, we had a provision regarding Sales and Use Tax which was included in there. We have been negotiating with the developer and essentially this issue turned on the fact that to approve of this agreement our understanding and the City's expectation was that a certain amount of sales and use tax would be coming through the City because of the location of the project and how materials for the project would be purchased. That being said, uh the way that funds are allocated to the city occurs through two (2) avenues. The first is through the state so we get the normal allocation through the state and the second is local measures that allow certain sales and use tax to be dedicated specifically to Irwindale. So essentially because of this the developer was willing to agree to guarantee a certain amount of sales tax and working with City Staff and working with the Finance Director we determined that an appropriate amount was 2% of the total estimated cost of project materials. And so that amounts essentially to \$5,000,000.00 currently based on the current estimations. So, this is a community benefit that would be on top of the community benefit payment which is \$8,000,000.00. And essentially, we would receive whatever ends up coming either through the state or through local measures in sales and use tax. And if that amount is less than the \$5,000,000 we've already anticipated would be received, the developer has agreed to pay the shortfall, so that we can make sure that we at least have \$5,000,000.00 in Sales and Use Tax. And so, we have essentially revised that provision to include the terms for that and to include kind of walk through practically what documentation we would need to make sure, you know, both sides are meeting the requirements of that agreement.

CHAIR FRYMARK

Thank you. So those were the only two (2)?

ASSOCIATE
ATTORNEY
HERNANDEZ

Those are the only two (2) substantive changes. Apart from that, everything else was just adjusting to meet defined terms and make sure we're using the same terminology throughout the contract.

CHAIR FRYMARK

Thank you. I may have noticed... I may have missed this. I meant to say, I didn't see anything specific in the Development Agreement that spoke specific to like independent auditing of like safety is that

something that the developer would consider or is that already in the in the Development Agreement that maybe I just missed.

ASSOCIATE
ATTORNEY
HERNANDEZ

I would see if Adrian might know who can appropriately respond to that one.

CITY ATTORNEY
GUERRA

I defer to Staff on that one I'm not, I don't believe there's anything in there on that point in this agreement, but if that's something that we're interested in exploring, we can.

CHAIR FRYMARK

Just maintaining the facility, doing general audits to make sure that they're safe, up to code, regulated. I mean is there going to be some assuming there's going to be some kind of agency that's going to be monitoring the safety of this thing. It's important for our community.

CITY ATTORNEY
GUERRA

Fair point.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commission. I'm going to do my best here that that I think there there's no standard after speaking with Assistant Fire Chief Stillwagon you know for auditing, but we would have the City Engineer, the Building Official would look at anything anytime something new was being constructed, any change to the plans those would be looked at.

CHAIR FRYMARK

At what frequency might we would be doing that? I just know that this facility in and of itself is a concern to some members of the community because of safety, and so I want to make sure that we have it documented that the City will maintain and like audit the facility for safety, X amount of times per year or at some kind of frequency.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

As far as I know, we don't have any kind of standard for that you know for any other kind of development with that but, every year oh that Fire, Fire would inspect every year for that.

CHAIR FRYMARK

So we can put it on the record, and I can call you if it's not happening. I'm just joking.

ASSISTANT
FIRE CHIEF
STILLWAGON

Thank you Madam Chair. Richard Stillwagon, Assistant Fire Chief and Fire Marshall for LA County. So, our Fire Department comes out and inspects annually the local fire station. It's their jurisdictional handle. All three (3) shifts will come out and do so. It's really three (3) inspections. So, each shift will come out though, inspect the facility they'll make sure the weeds are cut down, they're going to make sure there's no encroachment next to the batteries to keep them safe, and they're

going to check for the water and the access and make sure everything 's good on the facility. They report any of their findings to the company. So, if they did find something they would write them an inspection report and then the company would have 30 days to comply with that inspection report and or face the normal administrative process for delinquency. Does that answer your question ma'am?

CHAIR FRYMARK

It does thank you.

CITY ATTORNEY
GUERRA

Madam Chair, if I may ask a follow up question?

CHAIR FRYMARK

Of course, Adrian.

CITY ATTORNEY
GUERRA

Is that set in a code or where does that come from if I may ask?

ASSISTANT
FIRE CHIEF
STILLWAGON

That is the Fire Department, LA County Fire Department standard and it is our policy so making this a since it's new technology we would consider it high risk right. So, without the data to support anything other than it becomes an annual inspection by all three (3) shifts of the jurisdictional fire station and that is our standard practice throughout Los Angeles County.

CITY ATTORNEY
GUERRA

Okay, thank you.

CHAIR FRYMARK

Do we need that in writing in some way somehow.

CITY ATTORNEY
GUERRA

I was going to ask the applicant if he would be agreeable to adding some language to that extent of and if you want to take a break to think about it of agreeing to participate in that audit annually or as required by by Fire Department. If you want to think about it that's fine but you can get comfortable with that. Okay great.

CHAIR FRYMARK

Appreciate it.

CITY ATTORNEY
GUERRA

So he's noting for the record he's agreeable to that. I would ask when we make the motion to adopt... if that's the will of the Commission to make a recommendation on this to include authorization to the City Attorney to incorporate language into the section regarding the training to also add in that that we have this audit, annual audit as well. So, I'll bring that up when we do the motion.

CHAIR FRYMARK

Thank you including that because it's relevant to that particular point is there any plans in place to do like an annual joint drill with some of the first responders in the area, so that we're all you know preparing for worst case scenario, which won't happen, but it's important to include

	all first responders. And so I'm wondering if there is the possibility to have like a joint drill between like fire or police and any other relevant agencies public safety agencies in the event of a fire eruption or a natural act.
ASSISTANT FIRE CHIEF STILLWAGON	Absolutely, so that is normally in conjunction with the City Manager and the local Assistant Fire Chief of our Division 2 and they work closely together so they can put together that annual drill. And I agree that Law Enforcement and Fire coming together because we do have, we would have road closures, we would have to work together.
CHAIR FRYMARK	100%.
ASSISTANT FIRE CHIEF STILLWAGON	Right, and look for best opportunities for the citizens. You know, we don't want to keep them out of their homes. We don't want to keep them out of their paths to travel to and from work. So those are always excellent, and we do drill regularly in the area. So I think we're covered on that end.
CHAIR FRYMARK	So you're open to it but it sounds like that's something the City Manager would have to coordinate with the local Irwindale Police Department and LA County to do the joint drills.
ASSISTANT FIRE CHIEF STILLWAGON	Yes. And that's only because personnel are going to rotate.
CHAIR FRYMARK	Of course.
ASSISTANT FIRE CHIEF STILLWAGON	And so that's going to keep everybody on that page to make sure that it's being done annually in the best interest of the City.
CITY MANAGER MIRANDA	Madam Chair, we'll be working with...Madam Chair, we'll be working with AYPa Power to make sure that that happens on a yearly basis.
CHAIR FRYMARK	Is there any other, Commissioner Miranda, I apologize, it looks like you have a question?
COMMISSIONER MIRANDA	Quick question, you mentioned when you go on site which will be happening annually, you're looking for drainage. What do you look for exactly? What you're seeing if you might check for water drainage, for instance what you're seeing or looking for, it might be something of concern?
ASSISTANT FIRE CHIEF STILLWAGON	Not water drainage, that the water is accessible. So, the fire hydrants are in place there's no infrastructure damage that type of.

COMMISSIONER MIRANDA	I know drainage is a concern as residents is for us for the runoff stuff but I know it's quite a bit to walls covered distance, but I misheard you sorry.
ASSISTANT FIRE CHIEF STILLWAGON	Perfect. Thank you.
CHAIR FRYMARK	Thank you.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair, Commission. Okay, found out through the Engineering Department. They do annual reviews of the NPDES so there'd be a onesie review through Engineering.
CHAIR FRYMARK	For auditing?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes.
CHAIR FRYMARK	Thank you. What I've heard... Actually I have one more question regarding safety. God forbid there ever be some kind of disaster, fire, just uncanny situation that would require, or that there is going to be like a some damage, or health impact is there any kind of like compensation included in this DA that speaks specifically to like cost remediation or like an emergency fund for residents should there be any kind of like I don't know explosion in the area.
COMMISSIONER MIRANDA	Oh liability insurance, all the insurance is here. What would be covered by something like that maybe the general policy?
CHAIR FRYMARK	I didn't see any language specific to like what if scenarios in case of a natural disaster.
CITY MANAGER MIRANDA	Yeah, Madam Chair I would like to have a AYPa respond to that if you you don't mind. And Mr. Holing if you can provide a response.
SAM HOLING	Do you mind restating the question?
CHAIR FRYMARK	Yeah, I was curious to know if the Development Agreement included any kind of like emergency like... In case of an emergency and something were to happen and there was a fire that erupted, and there was like I don't know, just a lot of like, there was an explosion or a fire or some kind of like a restoration that needed to happen to that particular area. Is there any kind of like emergency cost bond that's included in this DA that I maybe missed in case of a situation like that?

SAM HOLING	Those would be addressed in the insurance provisions so the general liability and other...
COMMISSIONER MIRANDA	Also pollution liability possibly environmental.
SAM HOLING	Liability limits. Yeah.
CHAIR FRYMARK	That would be included in there.
SAM HOLING	Yeah, insurance would step in in those situations.
CHAIR FRYMARK	Thank you. Any other questions?
CITY ATTORNEY GUERRA	And Madam Chair that is in Section 9 of the agreement.
CHAIR FRYMARK	Yeah thank you, it's 9.1 through 9.2.
CITY ATTORNEY GUERRA	That is correct.
CHAIR FRYMARK	Yeah, thank you. Are there any other points of discussion, points of clarity? Anything else we need to consider?
COMMISSIONER MIRANDA	I think it's pretty clear. I mean the for the Variance I mean it's a very high risk going underground so it has to be where you gotta go, it's necessary.
CHAIR FRYMARK	Adrian would you... I would like to, umm... What would the motion be then because we are asking to make some modifications? So should the Commission, choose to move forward what would the motion that we would be considering?
CITY ATTORNEY GUERRA	So I would I'll read the motion for the Commission before I do with respect to I guess the two points. Number one regarding the fire trainings, how often would the Commission like that? I'm thinking three (3) years but if the Commission thinks differently.
VICE-CHAIR ACOSTA	I prefer three (3) years.
COMMISSIONER MIRANDA	Three years is agreeable.
CITY ATTORNEY GUERRA	Okay, we've got general consensus. Okay so that will be part of my motion and I believe the applicant is good with that. Okay, they have noted yes for the record. And then with the with respect to the audit

we'll provide something in there asking the City Attorney to draft language providing for an annual audit as may be required by the Fire Department or something to that effect. Fire policy. If that's good with the Commission? Okay, so that will be an annual requirement. Okay, so with that then... And I will note for the record that we are also, we're still finalizing some of the language. I think substantively everything that is presented to you tonight will be what is presented to the City Council there may be some tweaks, you know, attorneys we like.... We're never happy until we get to the finish line so there may be some minor tweaks to the agreement between now and when it goes to the City Council but substantively everything that the Council will see is exactly what you're going to be approving tonight. So, I did want to note that for the record. So, with that I'm going to recommend... And I think Jamie usually reads the titles into the record as part of the motion. I don't know why I started that process, but I did I did. So, I'll go ahead and read the titles with the motion. So, the... And I'm going to break it up into three (3) separate items. So, the first one will be to adopt Resolution No. 872(25), a Resolution of the Planning Commission of the City of Irwindale, California, finding that the Environmental Impact Report for the Irwindale Gateway Specific Plan (SCH No. 2023020290) has fully analyzed this project and recommending the City Council adopt an Ordinance approving the Development Agreement by and between the City of Irwindale and San Gabriel Project I LLC, San Gabriel Project II LLC, San Gabriel Project III LLC, and San Gabriel Project IV LLC pursuant to Article 2.5 of Chapter 4 of Division 1 of Title 7, Sections 65864 through 65869.5 of the Government Code and Article XI, Section 2 of the California Constitution, with direction to the City Attorney to include in section 3.5, that the developer shall provide trainings as stated here in every 3 years. After issuance of the C. of O. and also requiring them to participate in an annual audit for their operation in accordance with applicable LA County Department policy or procedure and authorizing City Attorney to wordsmith that into that section, and then also with any additional non substantive revisions to the agreement for purposes of clarification. So that would be the motion is there a motion and a second.

COMMISSIONER
RODRIGUEZ

Motion to approve.

COMMISSIONER
MIRANDA

Second.

CHAIR FRYMARK

We have a first and a second. Roll Call, please.

OFFICE SPECIALIST
LARGAESPADA

Commissioner Chico?

COMMISSIONER

Yes.

PLANNING COMMISSION MINUTES
SPECIAL MEETING

October 29, 2025
PAGE 23

CHICO

OFFICE SPECIALIST Commissioner Miranda?
LARGAESPADA
COMMISSIONER Yes.
MIRANDA

OFFICE SPECIALIST Commissioner Rodriguez?
LARGAESPADA

COMMISSIONER Yes.
RODRIGUEZ

OFFICE SPECIALIST Vice Chair Acosta?
LARGAESPADA

VICE CHAIR Yes.
ACOSTA

OFFICE SPECIALIST Chair Frymark?
LARGAESPADA

CHAIR FRYMARK Yes.

CITY ATTORNEY The second motion would be to adopt Resolution No. 873(25).
GUERRA A Resolution of the Planning Commission of the City of Irwindale,
California, finding that the Environmental Impact Report for the
Irwindale Gateway Specific Plan (SCH No. 2023020290) has fully
analyzed this project, recommending City Council approval of Site Plan
and Design Review DA No. 03-2025, for the construction of a 400-
megawatt (MW) Battery Energy Storage System (BESS) including a
1,200 square foot operations and maintenance building, onsite collector
substation, overhead electrical tie-line and Point of Change of
Ownership (POCO) pole for property located at 13620 Live Oak Lane,
Irwindale, California (APNs 8532-002-046) in the Irwindale Gateway
Specific Plan (IGSP) subject to conditions as set forth herein, making
findings in support thereof. Is there a motion and a second?

COMMISSIONER Motion to approve.
CHICO

VICE-CHAIR ACOSTA Second.

CHAIR FRYMARK Thank you we have a first by Commissioner Chico and a second by
Commissioner or Vice Chair Acosta. Roll Call, please.

OFFICE SPECIALIST Commissioner Chico?
LARGAESPADA

PLANNING COMMISSION MINUTES
SPECIAL MEETING

October 29, 2025
PAGE 24

COMMISSIONER CHICO	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Miranda?
COMMISSIONER MIRANDA	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	Yes.
OFFICE SPECIALIST LARGAESPADA	Vice Chair Acosta?
VICE-CHAIR ACOSTA	Yes.
OFFICE SPECIALIST LARGAESPADA	Chair Frymark?
CHAIR FRYMARK	Yes.
CITY ATTORNEY	Thank you and the final Resolution for this project is Resolution... Motion to adopt Resolution No. 874(25). A Resolution of the Planning Commission of the City of Irwindale, California, finding that the Environmental Impact Report for the Irwindale Gateway Specific Plan (SCH No. 2023020290) has fully analyzed this project, recommending City Council approval of Zone Variance No. 01- 2025 to allow for an overhead electrical tie-line and to exceed the maximum on site structure height of 65'-0" for the installation of a 130'-0" Point of Change of Ownership (POCO) pole, for a 400-megawatt (MW) Battery Energy Storage System (BESS), located at 13620 Live Oak Lane, Irwindale, California (APN's 8532-002-046) in the Irwindale Gateway Specific Plan (IGSP) subject to conditions as set forth herein, making findings and support thereof. Is there such a motion and a second?
COMMISSIONER MIRANDA	Yes.
CHAIR FRYMARK	Do we have a second?
COMMISSIONER RODRIGUEZ	Second.

CHAIR FRYMARK	Thank you, so we have a first by Commissioner Miranda a second by Commissioner Rodriguez, I apologize. Roll Call, please.
OFFICE SPECIALIST LARGAESPADA	Commissioner Chico?
COMMISSIONER CHICO	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Miranda?
COMMISSIONER MIRANDA	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	Yes.
OFFICE SPECIALIST LARGAESPADA	Vice Chair Acosta?
VICE-CHAIR ACOSTA	Yes.
OFFICE SPECIALIST LARGAESPADA	Chair Frymark?
CHAIR FRYMARK	Yes.
CITY ATTORNEY GUERRA	And for the record so this is approved or approved for recommendation to the City Council and this project will go before the City Council I believe on November 24 th ?
CITY MANAGER MIRANDA	Correct.
CITY ATTORNEY GUERRA	November 24 th for final approval. Thank you.
CHAIR FRYMARK	Sounds good. Thank you. Okay we're going to go ahead and move on to Item B on our agenda, that is Zone Ordinance Amendment Number 06-2025, Ordinance Number 810 to amend Section 17.13.120, Parking and Storage of Commercial and Recreational Vehicles, C. Recreational Vehicles of Title 17 zoning.
ASSOCIATE PLANNER	So good night, Chair and Commissioners, I will be talking tonight, to

TYLER

you tonight about Ordinance Number 810. Which is the Irwindale Municipal Code Section 17.13.120 Amendment, Recreational Vehicle Parking Setbacks on Residential Lots. The Ordinance Number 810 is 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 of Zoning, of the Irwindale Municipal Code to require recreational vehicles parked on residential lots to maintain a minimum 10-foot set back from the property line, and finding the Ordinance exempt from the California Environmental Quality Act, CEQA, pursuant to CEQA guidelines Section 15061 Subsection (B)(3). So, amending the Irwindale Municipal Code Section 17.13.120. So on September 17, 2025 the Planning Commission after reviewing the proposed Zone Ordinance Amendment Number 06-2025 for Ordinance Number 810 to amend IM Section 17.13.120 Subsection (C), recreational vehicles number 1 Location, voted continue the Public Hearing and directed Staff to number 1 conduct a windshield survey to identify properties with recreational vehicles and 2, mail a citywide notice to advise the community of the Planning Commission Public Hearing on this matter. On September 24, 2025, the, this, the, excuse me, the City Council reviewed the Planning Commission's request and directed staff to bring proposed Ordinance Number 810 back to the Planning Commission for the recommendation to the City Council and to not proceed with the windshield survey or citywide notice. The proposed Ordinance Number 810. Ordinance Number 810 amends Section 17.13.120 Parking and Storage of Commercial and Recreational Vehicles Subsection (C), Recreational Vehicles Number 1 Location, requiring that the location of recreational vehicle parking on residential lots maintain a minimum distance of 10 feet from the property line. Which would read as follows 17.13.120, Subsection C, Recreational Vehicles Number 1, Location, recreational vehicles parked on residential lots shall be parked at least 10 feet from the property line. So, the Environmental Review in accordance with California Environmental Quality Act (CEQA) 1970 as amended 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, Subsection (B) (3), which states that the activity is covered by the general rule that secret applies only to projects that have the potential for causing the significant effect on the environment, or it can be seen with certainty that there's 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 in 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. So, the conclusions and recommendation, Staff recommends that the Planning Commission adopt attach the Resolution Number 868(25), recommending that the Irwindale City Council adopt Ordinance Number 810.

CHAIR FRYMARK	Thank you so much for that presentation, does anyone on the Commission have any questions for Mr. Tyler, I believe right?
ASSOCIATE PLANNER TYLER	Yes.
COMMISSIONER RODRIGUEZ	I have some questions or statements, and this is for maybe the City Attorney and the City Manager, after that meeting, the City Council meeting on the 24 th , I received phone calls or and you know information from city residents stating that Commission or Councilman Ambriz was disrespectful to City Staff as well as the Planning Commission. He had aggressive and angry comments regarding our conduct, and stated that the Planning Commission overstepped their boundaries, you know. So, I have some concerns regarding that. Let me see. So, what I would request is that we can listen to the audio of Councilman Ambriz, during that meeting prior to moving forward with this Ordinance. Because I did request to see the minutes but they're not verbatim. It's a summary of what was said.
CHAIR FRYMARK	Commissioner Rodriguez, if I may, there is a recording available through Zoom and you just ask Armando, I believe he is who I asked for the audio to review it. And watch the video, listen to the Council Meeting. I don't agree that there was comments that were disrespectful. They were just comments but absolutely urge you to review it.
CITY MANAGER MIRANDA	Yeah, Commissioner Rodriguez, definitely we can make the audio and even the video available to any Commissioner that would like to view it and hear it. So, we can make plans offline and for you to come in and to view that, if you so desire.
COMMISSIONER RODRIGUEZ	Yes, I would.
CITY MANAGER MIRANDA	Thank you.
CHAIR FRYMARK	Are there any other comments from fellow Commissioners? Or questions to Staff before I open up the Public Hearing.
COMMISSIONER MIRANDA	Well I have questions, I know we weren't able to do the windshield survey and a few things to get more information. I did a few actual drive-bys as far as Sabre Lane different places and saw some recreational vehicles over there. Still not sure. I didn't talk to anybody about how the distance would affect them. I'm wondering and the last time we had this meeting we were we were discussing, you know it's from 5 feet to go to 10 feet. It was going 20 maybe going to 10 would be a compromise that the Council has recommended, but I'm wondering if

we can if we consider something in between like 7 and a half feet or is 10 feet absolute?

COMMISSIONER
RODRIGUEZ

Also like I would like to say that I did drive around the City, as well, you know because this was not approved for the windshield, and it seems like the majority of RVs that we're looking at are in that area. I would say within the two-block radius of the Mayor's home. And by passing the Ordinance of the RVs not being parked on the streets, that will take about half of the problem away. And then because Sabre Lane and that area right there there's really small homes and small lots, there's nowhere for the owners to park their RVs. Some of them do have them in the driveways but they'll never meet that 10-foot radius. So, I think that's the problem. Is it's pretty much in that one area, if you drive around the rest of the city it seems like everybody else is in compliance. And then when we're speaking about Recreational Vehicles, is that going to be also related to boats or there's a couple sprinter vans in the area that are pretty you know tall and meet that description as well.

CITY MANAGER
MIRANDA

So Mr. Tyler, does that meet that the definition?

ASSOCIATE PLANNER
TYLER

Yeah, basically in our Zoning Code the recreational vehicles are designated as campers, RVs, boats, those type of things off road type vehicles might be on a trailer those type of things are included.

CHAIR FRYMARK

Tyler and Staff, I would like to also just for the record thank you for providing the data on vehicle incidences that was something that was a point to some of my colleagues, and so that information was provided and I do appreciate it being included in the Staff Report. If there are no further questions to Staff, then I will go ahead and open up the Public Hearing?

OPEN PUBLIC
HEARING

At 7:43 P.M., Chair Frymark opened the Public Hearing.

FRED BARBOSA

Madam Chairwoman, Commissioners. My name is Fred Barbosa, 16104 Calle de Paseo. My question is when is this going to start and number two, does that mean even those storage pods are considered, they're not vehicles, all those have to go to then right?

CITY MANAGER
MIRANDA

So I believe, I believe the Ordinance takes into effect on November 9th. That's when it goes into effect. In relation to storage pods I don't believe that's a part of this.

FRED BARBOSA

November 9th. Well, this is, it doesn't have wheels on it. So now we're gonna start picking it apart again. And the disconnect I think between the Commissioners and the Council the way I read it was, they didn't

like the answers that they got from you guys, because you wanted to look into it. That was a disconnect between you and the Council. They didn't want to hear, we want to get more information. They wanted a cut and dry didn't fit the rhetoric that was the clash. That's how I saw it because I saw both of it and I was there okay. Thank you.

CHAIR FRYMARK

Thank you for your feedback.

CITY ATTORNEY
GUERRA

Madam Chair, if I may, one clarification on the effective date of the Ordinance, so it would go we would have a first reading at the City Council level, second reading at the City Council level, and then it would be effective 30 days after adoption. I think if we go to the 12th is the first reading, the second reading would have to be at a regular meeting so that would be the December meeting, I don't know, it would be December 10th. So then we're looking at about 30 days after that for the effective date of the Ordinance.

CHAIR FRYMARK

It sounds like the pod wasn't included in this Ordinance or in this conversation so if that's something that's going to be taking up it might have to be taken up at a later time, but of course I defer that to City Staff.

CITY MANAGER
MIRANDA

Yeah and thank you for the clarification, Adrian.

CHAIR FRYMARK

Any other members of the public that would like to speak? Seeing none lets go onto to Tier 2.

OFFICE SPECIALIST
LARGAESPADA

No one in Tier 2.

CHAIR FRYMARK

Thank you. Tier 3? Ok, so we will go ahead and move on thank you so much I'll go ahead and close the Public Hearing on this Item. Are there any points of discussion from our fellow Commissioners different from what we already discussed?

CLOSE PUBLIC
HEARING

There being no speakers, Chair Frymark closed the Public Hearing at 7:46 P.M.

CHAIR FRYMARK

Okay, seeing or hearing none I, where are we at, B, I'd like to propose a motion that we approve Zone Ordinance Amendment Number 06-2025, Ordinance Number 810 to amend Section 17.13.120, Parking and Storage of Commercial Recreational Vehicles (C) Recreational Vehicles of Title 17 Zoning.

VICE-CHAIR ACOSTA

I second.

PLANNING COMMISSION MINUTES
SPECIAL MEETING

October 29, 2025
PAGE 30

CHAIR FRYMARK	Thank you we have a first by myself and a second by Vice Chair Acosta. Do we have Roll Call, please.
OFFICE SPECIALIST LARGAESPADA	Commissioner Chico?
COMMISSIONER CHICO	I have a conflict of interest, so I abstain.
OFFICE SPECIALIST LARGAESPADA	Commissioner Miranda?
COMMISSIONER MIRANDA	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	No.
OFFICE SPECIALIST LARGAESPADA	Vice Chair Acosta?
VICE-CHAIR ACOSTA	Yes.
OFFICE SPECIALIST LARGAESPADA	Chair Frymark?
CHAIR FRYMARK	Yes. Thank you. Moving on to Item C, Zone Change Number 10-2025, rezoning of two (2) parcels from R-1, Residential Low-Density Zone to Public/Semipublic at 5050 North Irwindale Avenue APN's 8417-030-901 and 8417-031-900, Irwindale City Hall. I believe is that Mr. Palmer?
ASSISTANT PLANNER PALMER	It is good evening, Commission.
CHAIR FRYMARK	Do you prefer Jarrod or Mr. Palmer?
ASSISTANT PLANNER PALMER	Whichever you prefer is fine by me. So tonight, we have Zone Change Number 10-2025. This is a City-initiated proposal to revise the zoning map to reconcile inconsistencies and make appropriate changes to support the highest and best uses. Some background, the General Plan, is the City's blueprint for future planning and development. The Zoning Code and Map as well as related Zoning Designations are required to be consistent with this plan. In November of 2018

inconsistencies were first discovered and following the adoption of the new Zoning Code in April of 2025, Staff determined that several city owned properties should be made consistent with their existing uses. It's just consistency between the General Plan and Zoning is a commonsense approach to planning and transparency. It's not commonplace for cities to spot zone for a couple of parcels, usually for a group or large parcels. The timeline, on October 5th of 2025, Staff initiated the application for remediation of these inconsistencies between the Zoning and General Plan Maps, ensuring that Irwindale City Hall and the Annex Building would be zoned as and identified as Public/Semipublic in both the Zoning and General Plan Maps. The subject properties include Irwindale City Hall at 5050 North Irwindale Avenue and the Irwindale Community and Senior Center, also known as the Annex, Building at 16102 and 16116 Arrow Highway. All properties are city owned. On October 16, 2025, property owners within 500 feet of subject properties were notified by mail and a public notice was published in the newspaper the following day. On October 29th, the Planning Commission will hear the proposed Zone Change Number 10-2025 for Irwindale City Hall at 5050 North Irwindale Avenue. So currently, Irwindale City Hall encompasses two APNs tonight, that's 8417-030-901 and 8417-031-900. The General Plan Designation for this is Public/Institutional as well as Parks. The current zoning though is R-1, which is Residential Low Density and the proposed zoning is P/SP which is Public/Semipublic. Here's the current Zoning Map for your reference. As well as the City's General Plan Map. And on this slide, we have exhibit A, which shows the existing map, the yellow representing Residential Low Density and the light blue color, tealish color, that's the proposed which represents Public/Semipublic. This project was determined to qualify for the 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 Change by itself would have a significant effect on the environment. And it is Staff's recommendation that the Planning Commission adopt Resolution Number 869(25) recommending that the City Council approve Zone Change Number 10-2025. There are alternative actions as well that the Planning Commission may take, and Staff is available for questions.

CHAIR FRYMARK

Thank you so much. Are there any questions regarding these Zone Changes to or that we have for City Staff. Okay, there are no questions we'll go ahead and open up the Public Hearing. Thank you. Do we have any members of the public that would like to come forward under Tier 1?

OPEN PUBLIC
HEARING

At 7:52 P.M., Chair Frymark opened the Public Hearing.

FRED BARBOSA	Madam Chairperson, Commissioners. Fred Barbosa. The only question I have is that part of that map is flawed because the last, the last property is misaligned and so part of that property is Irwindale Park and part of it is not. So, what we have to do is we have to clean up that corner where that last property is because the owner has a cloud on his title and now, we're just throwing more mud on that cloud. Okay so the corner property has to be recognized how it is, it's cut wrong okay. Part of it was donated, part of it was taken so you have to straighten it out for the property owner right now before you make it worse for him okay. Does that make sense? That property is misaligned or is this not in that?
CITY MANAGER MIRANDA	We could have Planning staff just answer that that particular question.
ASSISTANT PLANNER PALMER	So just to clarify, what which parcel are you talking about this one?
FRED BARBOSA	Okay, okay well where's Allen Street. See it has a...
ASSISTANT PLANNER PALMER	Okay, that one. Is on the corner I believe it's the property on the corner of Calle de Paseo and Allen Drive. That parcel isn't included in this Zone Change?
FRED BARBOSA	Ohh.
ASSISTANT PLANNER PALMER	Its just umm...
FRED BARBOSA	So you mean so the zone changes is not up to the property line?
ASSISTANT PLANNER PALMER	It is to the property line. it's just not the parcel that's located on Allen Drive and Calle de Paseo. That corner lot where the parking lot is at the far eastern side right that's not included in this Zone Change. We're not touching that one.
FRED BARBOSA	Oh okay all right thank you for the clarification.
CHAIR FRYMARK	Thank you for clarifying that. We appreciate it. Thank you, Mr. Barbosa. Is there anyone else in Tier 1? Seeing none we're going to move on to Tier 2.
OFFICE SPECIALIST LARGAESPADA	No one in Tier 2.
CHAIR FRYMARK	Thank you. Tier 3?
OFFICE SPECIALIST	No one in Tier 3.

LARGAESPADA

CHAIR FRYMARK We'll go ahead and close the Public Hearing thank you.

**CLOSE PUBLIC
HEARING**

There being no speakers, Chair Frymark closed the Public Hearing at 7:54 P.M.

CHAIR FRYMARK Any discussions? If there are no discussions, I'd like to propose a motion that we do, we adopt Zone Change Number 10-2025, rezoning of two (2) parcels from R-1, Residential Low Density Zone to P/SP, Public/Semipublic at 5050 North Irwindale Avenue, APN's 8417-030-901 and 8417-031-900, Irwindale City Hall.

COMMISSIONER
CHICO Second.

CHAIR FRYMARK Thank you, so we have a first and we have a second by Commissioner Chico. Do we have a Roll Call please?

OFFICE SPECIALIST
LARGAESPADA Commissioner Chico?

COMMISSIONER
CHICO Yes.

OFFICE SPECIALIST
LARGAESPADA Commissioner Miranda?

COMMISSIONER
MIRANDA Yes.

OFFICE SPECIALIST
LARGAESPADA Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ Yes.

OFFICE SPECIALIST
LARGAESPADA Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

OFFICE SPECIALIST
LARGAESPADA Chair Frymark?

CHAIR FRYMARK Yes, Thank you. And our final Item. Under the section is the Item D, Zone Change Number 11-2025, rezoning of two (2) parcels from C-2,

ASSISTANT PLANNER
PALMER

General Commercial Zone, and two parcels from C-3, which is Commercial/ Residential Zone to PSP which is Public/Semipublic at 16102 and 16116 Arrow Highway. APN's 8417-029-910 and 8417-029-911 and 841-7029-912 and 84170-029-913 and this is known as our Irwindale City Hall Annex.

Hello again. So this is Zone Change Number 11-2025, this is another request City-initiated proposal to revise the Zoning Map to reconcile inconsistencies and make appropriate changes to support the highest and best uses. These background slides are the same as the previous one, so I'll skip it if that's all right with the Commission. So, for the timeline of this, October 5th it was the same thing City Staff initiated these applications for City Hall and the Annex building. Located at 5050 North Irwindale Avenue and 16102 and 16116 Arrow Highway all properties are city owned. On October 16th, property owners within 500 feet of these properties were notified by mail with a public notice going in the next day. And tonight, the Planning Commission will hear proposed Zone Change Number 11-2025 for the Irwindale Community and Senior Center also known as the Annex building located at 16102 and 16116 Arrow Highway. So, the designations here, they're split. The Irwindale Community Center that's the western half of the Annex building that's APN 's 8417-029-910 and 8417-029-911, these both have a General Plan Designation of Public Institutional. The current Zoning Designation is C-2, General Commercial, and the proposed is PSP, Public/Semi Public. The Irwindale Senior Center that's the eastern half of the Annex building APN 's 8417-029-912 and 8417-029-913 also have a General Plan Designation of Public/Institutional although they are zoned C-3, which is Commercial/Residential. The proposed Zoning Designation is PSP which is Public/Semi Public. Again, this is our current Zoning Map and General Plan Map. So, the proposed... The four (4) parcels here, the two (2) on the left or western side represent where the Community Center is, as well as the parking lot, those are zoned C-2 that's the lighter red color. And on the right or eastern side of the Annex building is a brighter red those are zoned C-3, which is the Commercial/ Residential. The proposed would turn all four parcels to PSP which is the Public/Semi-Public Zone. This project was determined to qualify for the general rule exemption pursuant to CEQA Section 15061 (B)(3) and that it can be seen with certainty that there is no possibility that this Zone Change by itself would have a significant effect on the environment. Staff recommendation to the Planning Commission is to adopt Resolution Number 870(25), recommending that the City Council approve Zone Number 11-2025, there are alternative actions available tonight as well and staff is on hand to answer any questions thank you.

CHAIR FRYMARK

Thank you. Are there any questions for Staff before I open up the Public Hearing?

COMMISSIONER

There's a property on Ayon Drive that's listed as C-3, is there a reason

RODRIGUEZ	why we that wouldn't be changed to residential at this time?
ASSISTANT PLANNER PALMER	So, are you referring, on the slide here, are you referring to the bright red just south of where the Senior Center is located?
COMMISSIONER RODRIGUEZ	Yes.
ASSISTANT PLANNER PALMER	Okay, so those aren't City owned so we can't change them. That would have to be something initiated by the property owner in conjunction with the City. So, we can't really do anything with it right now, alone just.
CHAIR FRYMARK	Property owner would request to get it accurately.
ASSISTANT PLANNER PALMER	Well it is C-3, which is Commercial/Residential. So Residential is allowed in that zone; it's not a problem, it can either be Commercial or Residential in that zone.
COMMISSIONER RODRIGUEZ	Another question is, and this might be for the City Manager, has there been any talk amongst the City about possibly purchasing that auto parts store as City property and expanding the Senior Center and...
CITY MANAGER MIRANDA	Uh there hasn't been any discussions. I know it's under lease right now. So one thing that we have engaged in and is opening up some parking spots there, given the fact that our Community Center and our Senior Center the parking lot is getting rather full day by day. So, they have agreed to allow City vehicles and also City employees to park there in the adjacent parcel, that you that you've mentioned but as to any discussions about acquiring the site we have not had any discussions. I do believe from what I understand that there's going to be a... The lease is current until next year. I believe the summer of next year, so then there after that we can probably engage with them and see what the likelihood it would be.
COMMISSIONER RODRIGUEZ	That would be great, thank you.
COMMISSIONER MIRANDA	Good question because that means a great place for a ballroom or you know for citizens.
CITY MANAGER MIRANDA	Yeah. We'll definitely take a look at that.
CHAIR FRYMARK	Great thank you. If there are no other questions from the Commission we will go ahead and open up this Item for Public Hearing?
OPEN PUBLIC HEARING	At 8:03 P.M., Chair Frymark opened the Public Hearing.

CHAIR FRYMARK	Is there anyone Tier 1 that would like to come forward and speak? Tier 2?
OFFICE SPECIALIST LARGAESPADA	No one in Tier 2.
CHAIR FRYMARK	Thank you, and Tier 3? We will go ahead and sorry I think you were just about to say no and I just moved on.
OFFICE SPECIALIST LARGAESPADA	No one in Tier 3.
CHAIR FRYMARK	Perfect. For the minutes there was no one in Tier 3. We'll go ahead and close this Item for Public Hearing.
OPEN PUBLIC HEARING	At 8:03 P.M., Chair Frymark opened the Public Hearing.
CHAIR FRYMARK	Any further discussions from our Commission? There are none then, I would like to propose a motion to adopt Resolution Number 870(25) recommending that the City Council approve Zone Change Number 11-2025 as presented.
COMMISSIONER MIRANDA	Second.
CHAIR FRYMARK	Thank you, so we have a first and a second by Commissioner Miranda. Roll Call, please.
OFFICE SPECIALIST LARGAESPADA	Commissioner Chico?
COMMISSIONER CHICO	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Miranda?
COMMISSIONER MIRANDA	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	Yes.

OFFICE SPECIALIST
LARGAESPADA Vice Chair Acosta?

VICE-CHAIR ACOSTA
OFFICE SPECIALIST
LARGAESPADA Yes.
Chair Frymark?

CHAIR FRYMARK Yes.

OFFICE SPECIALIST
LARGAESPADA Thank you.

CHAIR FRYMARK Moving on to Item Number 5 on our Agenda we have Item Number 5,
is there any Discussion Items or any Presentations?

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR FRYMARK Seeing none and seeing Jesus say no, is there a Community
Development Director Report?

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Chair and Commission, would you like the good news or
the bad news first?

COMMISSIONER
CHICO Okay, that is long enough.

CHAIR FRYMARK Only if there's good news is that the Dodgers are winning.

COMMISSIONER
MIRANDA Yeah.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON No, I don't think that's it.

CHAIR FRYMARK No there's no Dodger update? Cool.

COMMISSIONER
MIRANDA No.

COMMISSIONER
CHICO

No you don't want to know the Dodger update.

CHAIR FRYMARK
COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Oh no. Okay go.
Well, if you're talking to me good news always involves food so
anyway to put this on your radar, Pizza with the Planners. See the
bad news was no pastries with the planners. So, December 9th it's
a Tuesday, 6:30 PM that you can have Pizza with the Planners, talk to
Planners about anything and everything but also about the Hazard
Mitigation Plan that's being prepared. And that's all I've got.

CHAIR FRYMARK

Thank you, that sounds exciting I hope that there is cauliflower pizza.

COMMISSIONER
CHICO

If it been up to Jesus, it would have been on a Monday.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

So noted.

COMMISSIONER
MIRANDA

Olives, pepperoni.

CHAIR FRYMARK

I'm hearing olives and pepperoni over here okay.

COMMISSIONER
MIRANDA

Pepperoni, Mushrooms, yeah.

CHAIR FRYMARK

Thank you Marilyn. December 9th, noted.

**LEGAL COUSEL
COMMENTS**

CHAIR FRYMARK

Any comments from our Legal Counsel? Thank you, thank you for
being here by the way.

CITY ATTORNEY
GUERRA

None tonight. No, happy to be here definitely happy to be here.

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR FRYMARK

Is there any other additional comments from our Commissioners? Yes,
Commissioner Chico?

COMMISSIONER

Yes, I would like to thank the staff for the flowers and tribute of my

CHICO brothers passing very much appreciated. And the Planning Department for the card, that was also very much appreciated, thank you.

CHAIR FRYMARK If there are no further comments, I will go ahead and adjourn the meeting at 8:06 p.m. Thank you everybody.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 8:06 p.m.



Maricela Frymark, Planning Commission Chair

Attest:



Jesus Hernandez, Management Analyst

Approved as presented at the meeting held December 17, 2025