

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

**September 17, 2025
Wednesday
6:35 P.M.**

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

CHAIR FRYMARK Good evening, everyone. I'd like to call the Planning Commission meeting of September 17, 2025, to order at 6:35 P.M. Please stand, if able, 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** Lord, we praise you, Father, for your mercy and grace. And, we thank you for your wisdom. Give us the wisdom today, Father, quicken our minds and hearts. That we'd be open to your word and to everybody's open mind, to their thoughts, and what we can do to help our City. I would like to raise up to Mr. Chico, our colleague's brother, who passed away today. Mr. Rudy Guerrero, fantastic, good man, great man, actually. And give him all our best to his family and sons, all his family, and give him our love. Thank you. Amen.

CHAIR FRYMARK Thank you, Commissioner Miranda. Roll Call, please.

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

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

AB 2449 DISCLOSURES

CHAIR FRYMARK Thank you. We will go ahead and move right along. AB 2449 Disclosures. We're all here, so we're going to go ahead and move on to Item F.

ANNOUNCEMENTS

CHAIR FRYMARK Any announcements?

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

CHAIR FRYMARK Thank you. Any announcements from our fellow Commissioners? We're going to move on to the Consent Calendar.

CONSENT CALENDAR

CHAIR FRYMARK Item Number 1 on our agenda. There are 2 Items under Consent, which are the Minutes of the Special Meeting, held July 30, 2025, and then the second Item is the Regular Meeting Minutes, held August 20, 2025. Is everyone- are you guys comfortable if we were to separate these items and vote each one separately? Perfect. So, then we're going to go ahead and take action on Number 1, first. That would be the Special Meeting held July 30, 2025. Do we have a motion to approve those minutes?

COMMISSIONER RODRIGUEZ Motion to approve.

VICE CHAIR ACOSTA Second.

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

OFFICE SPECIALIST LARGAESPADA Commissioner Chico?

CHAIR FRYMARK I'm sorry, Commissioner Acosta, I meant to say. My apologies.

COMMISSIONER CHICO What's his name?

CHAIR FRYMARK I caught myself.

OFFICE SPECIALIST LARGAESPADA Commissioner Chico?

COMMISSIONER CHICO Yes.

OFFICE SPECIALIST LARGAESPADA Commissioner Miranda?

COMMISSIONER MIRANDA Yes.

OFFICE SPECIALIST LARGAESPADA Commissioner Rodriguez?

PLANNING COMMISSION MINUTES
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COMMISSIONER
RODRIGUEZ Yes.

OFFICE SPECIALIST
LARGAESPADA Vice Chair Acosta?

VICE CHAIR
ACOSTA Yes.

OFFICE SPECIALIST
LARGAESPADA Chair Frymark?

CHAIR FRYMARK Yes. Thank you, everyone. The second Item is the Regular Meeting Minutes held August 20, 2025.

OFFICE SPECIALIST
LARGAESPADA Chair? We're going to do a modification to the minutes for August 20th, removing Casey Miranda from "Present" and adding him to "Absent," stating Casey Miranda arrived at 6:51 P.M.

CHAIR FRYMARK Any objections? Concerns? Okay, do we have any motions?

VICE CHAIR
ACOSTA Motion to approve as amended.

CHAIR FRYMARK Ok, we have a first. Do we have a second?

COMMISSIONER
CHICO Second.

CHAIR FRYMARK Thank you. So, Commissioner Acosta, first, Commissioner Chico, second. 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. Moving on to Number 2, 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 One, 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. Do we have any members of the public that would like to come forward to speak on anything under Spontaneous Communication. Seeing no one come up. Do we have anyone in Tier 2?

OFFICE SPECIALIST LARGAESPADA No one in Tier 2.

CHAIR FRYMARK And Tier 3? Last call for any in-person attendee?

OFFICE SPECIALIST LARGAESPADA No one in Tier 3.

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

NEW BUSINESS

CHAIR FRYMARK We're going to skip over that. We don't have any items under New Business. And we'll move on to Item Number 4, which is Public Hearing.

PUBLIC HEARING

CHAIR FRYMARK And in- under Public Hearing, we have one Item, Zone Ordinance Amendment Number 06-2025. Hi, good afternoon, Marilyn. Good evening, Marilyn.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you. Thank you, Chair and Commissioners. This item will be presented by our, one and only, Associate Planner, Jeff Tyler.

ASSOCIATE PLANNER TYLER So, tonight, I'd like to say good evening to Chair Frymark, Vice Chair Acosta and the rest of the Planning Commission. I'm going to be speaking to you on the Zoning Amendment Number 06-2025, which is Ordinance Number 810, which will be the Irwindale Code Sections... Amending Irwindale Code Section 17.13.120, the recreational vehicle parking setbacks on residential lots. So, Ordinance 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, "Zoning", of the Irwindale Municipal Code, to require that recreational vehicles parking on recreational- on residential

lots maintain a minimum 10-foot setback from the sidewalk, street right-of-way, or property line, whichever is farther. And, finding the Ordinance exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061 Subsection (B)(3). So, to speak about the amendment of this Irwindale Code Section 17.13.120. On May 9, 2025, the City Council approved the new Zoning Code Section, which included Section 17.13.120, "Parking and Storage of Commercial and Recreational Vehicles," which is in Section C, "Recreational Vehicles." Item 1, "Location," as follows, "Location. Recreational vehicles parked on residential lots, which were of record on or before the adoption of this chapter, must be parked at least 5 feet from the sidewalk, street right-of-way, or property line, whichever is farther. Recreational vehicles parked on residential lots created after the adoption of this chapter may not be parked in a required setback adjacent to a public street." On July 9, 2025, the City Council, after reviewing the updated draft Recreational Vehicle Ordinance, directed staff to provide illustrations showing RV parking set box- setbacks on private property, based on the IMC 17-17.13.120 Section (C)(1). And these illustrations showed a 5-foot setback, a 10-foot setback, and a 20-foot setback. And this information was supposed to be- was to be brought back to the July 23, 2025, City Council meeting for review and recommendations. So, on this next slide, it shows the slides that were prepared. And these are actual Irwindale lots. One's a corner lot and one was interior lot, showing current RV setbacks in the City. So, the red zones, on these setbacks, were for 5-feet. The orange add an additional 5 for 10. And then, the green added an additional 10 for 20-foot setback. So, the City Council, after reviewing the requested setback illustrations, directed Staff to amend IMC Sections 17.13.120, Section C, "Recreational Vehicles," and then the Section 1, on the land area, to require that the minimum setback of the parking of recreational vehicles on residential lots to be 10 feet from the sidewalk, street right-of-way, or property line, whichever is farther. And, to take this amendment to the Planning Commission to begin the approval process. So, the proposed Ordinance Number 810, which amends this Section, with providing this 10-foot setback, would read as follows 17.13.120, Section C, "Recreational Vehicles," at area 1, "Location. Recreational vehicles parked on residential lots must be parked at least 10 feet from the sidewalk, street right-of-way, or property line, whichever is farther." So, under the environmental review and accordance with CEQA of 1970, as amended, and the City of Irwindale Environmental Guidelines, the City, as the lead agency, has analyzed the project and has determined that the project is exempt from the provisions of CEQA pursuant to Section 15061 Subsection (B)(3), which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment, or it can be seen, with certainty, that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In this case, the Ordinance has no potential to result

in physical change to the environment, directly or indirectly. The Ordinance does not authorize any specific development or installation on any specific piece of property within the City's boundaries. So, based on these findings, the conclusion recommendation is that Staff recommends that the Planning Commission adopt the attached Resolution Number 868(25), recommending that the Irwindale City Council adopt Ordinance Number 810. I'm open for any questions.

CHAIR FRYMARK

Thank you very much. Are there any questions from the Commissioners?

COMMISSIONER
RODRIGUEZ

I do have a question. So, the photos that were shown in the slides, were those the only two properties that you looked at, regarding RV parking?

ASSOCIATE PLANNER
TYLER

Yeah, they asked- they- I'm sorry. Yes, they did. They asked us to show, like, a corner lot and an interior lot, where there was existing RV parked within the City. Thanks to Jarrod, we were able to colorize it. So, that we could show what the setbacks, you know, where the RVs were placed on the property. And then, showing what 5-foot setback would look like from the property line, which is at the sidewalk area. What a 10-foot setback would be where the RV is. Or if it was placed back 20-feet. And, when the City Council looked at it, they recommended the 10-foot setback. So, just for safety issues, so that people backing out with their cars or other, or people backing on the street could actually see. That was one of the reasons why they based that.

COMMISSIONER
RODRIGUEZ

I have some concerns regarding those two lots because they're rather large lots. I know, exactly, which homes these are. And they're large lots. And our residents don't, normally, have lots that are this large. So, was there any properties that- or how many properties, currently, have RVs parked at less than 10 feet?

ASSOCIATE PLANNER
TYLER

Don't currently- I don't currently have that information, I can- we can look it up and find it, but I don't have it at this time.

COMMISSIONER
RODRIGUEZ

And what prompted the change from 5 feet to 10 feet?

COMMISSIONER
CHICO

Good question.

ASSOCIATE PLANNER
TYLER

That was recommended- that was a recommendation from the City Council.

COMMISSIONER
MIRANDA

Great question.

COMMISSIONER
RODRIGUEZ

The reason I'm asking is because was this a complaint based recommendation?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commission. So, there was another RV Ordinance that had to do with parking on the street, and I think the discussion came up after that. They were talking about properties. And they'd ask- or someone had asked what is our current Zoning Code? The one that was just recently adopted. That did have that it would have to be a 20-foot setback, which would match whatever structure. So, when that came up for discussion at a Council meeting, there were some comments from the public that- that seemed excessive. And, so, that's when the Council had asked, "can you bring something back?" And they wanted to have some visuals. So, these two properties there, we weren't singling, or, trying to select, somebody, but trying to get an example of a corner lot. Which has some other vision issues and then a mid-block one. So, out of that, you know, then there was a discussion between all the Council Members that, whether it would be 5-foot, which was the old code, and 20-foot, and they decided on the 10-foot. So, these were not- just for clarification, these weren't selected because they were larger lots, they were selected as examples of a corner and a mid- mid-block.

COMMISSIONER
CHICO

Question. What was the rationale to having 10 feet as opposed to 5 feet?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

I think that, you know, as I recall with the discussion with the 5 feet, when you have it 5 feet, typically, we measure setbacks from the property lines there. That when a car was backing out, if you have an RV, which typically those would be maybe 8-feet high, 9-feet high, you know, tall, as a vehicle backing up 5-feet, the car would have to be almost out in the street before they would be able to, you know, to see if somebody was coming. I think that was the rationale, with it being less than 10 feet. And as I recall, it was it was either 5 feet, 10 feet, or the 20. It wasn't anything in between, like an 8-foot, or anything like that. And that- the idea that, you know, we talked to with the City Engineer, so the vision clearance is always important with that. So, the maximum height, if someone was to put a fence in the front yard, the maximum height would be 4 feet. And most of the recreational vehicles that are taller than that. And, so, at least if it was 4 feet and a car was backing out, they'd be able to see. And, so, it really was an issue of vision clearance and safety.

CHAIR FRYMARK

Marilyn, if I may, I believe, too, having listened to some of those conversations that were taking place at the meeting, at the City Council meeting and feedback received from residents, it was from a safety concern. That was what I recall the conversation being, regarding the amount of setback, whether it's 5, 10, or 20. And then even the visibility that was just mentioned.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair. That is correct.

CHAIR FRYMARK

Any other questions from Commissioners, before we open the Public Hearing?

COMMISSIONER
MIRANDA

Question, you answered most of them, actually, Marilyn, but this is probably a bad example because, clearly, you can see these properties and there would be no danger sightline because they'll be backing this way and the traffic is going that way, so it wouldn't be in their way. So, another thing in this, also, the other one- the same thing. That property is far away. The driveway wouldn't be hinder them. They'd be seen that way. So, I'm sure there's some properties that would hinder, but these two are not those ones. Is- have you talked to the residents that have this, their neighbors and the people who own these RVs? Do- have you talked to anybody regarding this situation? Not really. Not yet.

COMMUNITY
DEVELOPEMNT
DIRECTOR
SIMPSON

Thank you, Chair and Commission, but no. That- and since this came out, we haven't gotten any calls, or anything regarding.

COMMISSIONER
MIRANDA

I- I know that, for sure, in our audience, we have one member who owns RV. Maybe, he might be able to lend some, his neighbor have told him anything. I don't know. We'll see. Mister Barbosa's here.

CHAIR FRYMARK

My guess is, during Public Hearing, he may come up and speak.

COMMISSIONER
MIRANDA

Okay, yeah, yeah, sure.

CHAIR FRYMARK

That is my guess.

COMMISSIONER
RODRIGUEZ

A concern of mine is that by changing this to 10 feet, it would eliminate on-site RV parking for the smaller lots. And Irwindale does have a large amount of smaller lots.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commission. The concern did come up about, when it was the 20-feet, that some didn't feel that they even had enough room for that. So that's an accurate observation.

CHAIR FRYMARK Interestingly, this has been on the agenda for a couple of cycles, now. And we have heard from the public. Not those that have RVs, except for a few exceptions, from what I recall. Those were colorful conversations, but not many residents speaking out that would be affected. Any other questions, before we open up the Public Hearing? Thank you, Marilyn. So, we will go ahead and open up the Public Hearing.

**OPEN PUBLIC
HEARING**

At 6:55 P.M., Chair Frymark opened the Public Hearing.

CHAIR FRYMARK Is there anyone in Tier One that would like to come forward and speak on this item? Thank you, Mr. Tyler.

FRED BARBOSA Good evening, Chairperson, Commissioners, Staff, residents. Yeah, basically, the City got what it wanted and that was getting the RVs off the street, okay? The 7 RVs. We're 9.8 miles a city. So, they really impacted us with not even a mile per motorhome, okay? But now, this, I think, is overreach. The reason is the City designed 80% of its own housing with a 20-foot driveway. Okay, this is designed by the City. So, now, you're putting a burden on people that can't really utilize their full driveway. And it's not their fault. And then, somebody mentioned that the uh- the setback was going to- somebody was going to be grandfathered in for setback. Remember that was mentioned at the meeting by Councilman Garcia? Is that going to happen?

CITY ATTORNEY
GUERRA Can we have Planning Staff address that question?

ASSISTANT
CITY ATTORNEY
TRAXLER I can address that. Unless Jeff wants to?

ASSOCIATE PLANNER
TYLER Excuse me, yes. So, that was brought up at the City Council meeting, but they did- they did listen to the comments were made. But that's the one that came back with a recommendation for the 10-foot set back on all lots. So, they- that's what they asked for at the- when we- that's what we came forward with the Ordinance. To change that section in that zone. The current Zoning Code.

FRED BARBOSA Thank you. So, in this sense, you're depriving residents of their due process and using a really- utilize their full property. Then, if you're going to do the 10-foot setback, there's no grandfather in, there's nothing like that, you all have to do it. But, right now, we've got quite a few people that do not- that are right up to the property line. And that's why Councilman Garcia blocked on it till he makes sure his sister, his brother, and his niece were covered. That's wrong, okay? If you're going to protect one, you're going to protect them all. Let's be fair, alright? Another question is this, for the City Attorney. It's- if a

homeowner is going to sell their house, is there going to be... what kind of paperwork is it going to have on it- selling it, that they have restrictions on the sale of that house? And, if you put restrictions on that property, I'll bet you, you'll get a real estate agent that's going to jump on you guys because you're violating their rights. No. They did what they want with the motorhomes. Leave the people alone. Let it stop at the property line, okay? As you're creating a problem. We're going to get sued. Thank you very much.

CHAIR FRYMARK

Thank you, Mr. Barbosa. Is there any other member in the audience that would like to come forward and speak on Spontaneous Communion-excuse me, Public Hearing? How about anyone in Tier 2?

OFFICE SPECIALIST
LARGAESPADA

No one in Tier 2.

CHAIR FRYMARK

Thank you. And last call for Tier 3, in-person or teleconference.

OFFICE SPECIALIST
LARGAESPADA

No one in Tier 3.

CHAIR FRYMARK

So, we will go ahead and close the Public Hearing for this particular item.

**CLOSE PUBLIC
HEARING**

There being no speakers, Chair Frymark closed the Public Hearing at 6:55 P.M.

CHAIR FRYMARK

Are there any further discussions or motions from fellow Commissioners?

ASSISTANT
CITY ATTORNEY
TRAXLER

Chair?

CHAIR FRYMARK

Yes?

ASSISTANT
CITY ATTORNEY
TRAXLER

If I may respond to Mr. Barbosa's question very quickly to provide clarification? So, this is going to be a generally applicable Citywide standard for all residential properties. So, there would be nothing specific in any sale documents. It would just be included in the Municipal Code as a regulation that applies to everyone.

CHAIR FRYMARK

So, there would be no violation of rights or anything like that? Because it's just a standard as part of the General Plan?

ASSISTANT
CITY ATTORNEY
TRAXLER

No, it's- there's nothing included in any kind of housing document or anything like that.

- CHAIR FRYMARK Thank you for making that clarification, Jamie. I mean, regarding the comment of, "protect one, protect all," I think that's what we're trying to do with this Ordinance- is trying to protect the safety of the larger Irwindale community, not just a few individuals that own RVs. Although I respect and appreciate the joys that come with having an RV, there's also responsibility with owning one. And I don't think that it is a responsibility of the larger Irwindale community, as a whole, to have to take on that responsibility. That responsibility should lie on the actual owner of the RV. So, I think that we should take this into consideration and really think about the safety of the entire community and not just a few parcels that may be impacted.
- COMMISSIONER RODRIGUEZ Chair, I have a question. So, regarding- so the- the current code is at 5 feet. Has there been any recorded accidents caused because of this?
- CHAIR FRYMARK You want to wait for an accident to happen?
- COMMISSIONER RODRIGUEZ I mean, if it's been 50 years and there's been no accidents?
- COMMISSIONER MIRANDA Well, to Mr. Barbosa's point, they're taking the RVs off the street, on the property, and they're forced to do this. Now, they're going impeding in this area. And, I believe in safety, as well. I mean, this is a bad example, these two examples, because then, they wouldn't get hit in the way they're leaving the property, but I'm sure there's other examples that they may. And we don't want that chance, but we're in a situation where we removed them from the streets already. So, we're in a pickle, in a sense, for these people because we are impeding on their right of, you know, pursuit of happiness, basically. Because they have proper- small properties. And, again, these properties are a bad example because there are large lots who can park deep. Most people are on the street, you know. So, it was a difficult one for me.
- CHAIR FRYMARK Marilyn, did you have a comment? Thank you, Commissioner.
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you, Chair, Commissioner. I just want to be clear that the current code, one with the comprehensive Zoning Code update, the setback is 20 feet, with that. But, it was the previous code that was 5 feet.
- CHAIR FRYMARK It was already 20 feet.
- COMMISSIONER RODRIGUEZ During the time that that code was in effect, was there any reported accidents due to RV's being parked at 5 feet away from the property line?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Not that I'm aware of. And, you know, that there was nothing that was ever reported, you know, to us. And nothing that Code Enforcement was made aware of.

COMMISSIONER
RODRIGUEZ

But my question is, what problem is the 10-foot rule going to solve that the 5-foot rule didn't? If there's not a problem, I don't understand the change.

CHAIR FRYMARK

It's not that it's addressing a problem. I think it's just creating regulatory, like, Setbacks. So, that there isn't an obstruction of the sidewalk. So, that there isn't a visual impact when people are trying to come out of their property. These examples are a little tricky because they are on the corner. So, I can see your point, but, sometimes, like, if there is an RV that is parked really close to the sidewalk, I mean, that could impede somebody from walking by or somebody on a bicycle that is using the public sidewalk. That could obstruct their ability to go through. I mean, we're really talking about 5 feet here.

COMMISSIONER
MIRANDA

Yeah, but the 5 feet would be away from the sidewalk, so they wouldn't be on the sidewalks, yeah?

CHAIR FRYMARK

That's further and further back. Are there any other comments or questions?

COMMISSIONER
CHICO

Well, I kind of agree with Commissioner Rodriguez's philosophy. Is there- if it's not a problem, why are we changing it? Or in other words, if 5 feet didn't cause any kind of a problem, why are we not going to 5 feet and to benefit the homeowner? I just- that- that's my thinking, right now. I don't know.

COMMISSIONER
RODRIGUEZ

And that's coupled with Commissioner Miranda's comment on the residents that were parking on the streets are now forced to park in their driveways, and some of them may not be able to if we move that line to 10 feet.

CHAIR FRYMARK

Have you heard of any that are concerned with the 10-foot setback?

COMMISSIONER
RODRIGUEZ

That would be a question for the Planning Commission, but I mean- I mean- I'm sorry, I'm sorry- Planning Department.

CHAIR FRYMARK

Planning Commission?

COMMISSIONER
RODRIGUEZ

I don't feel this has been looked into.

COMMISSIONER
MIRANDA

I don't think so, either.

CHAIR FRYMARK	I, actually, disagree. Because I've heard a lot of conversations with the Staff and with Council speaking on this 5, and 10-foot, and 20-foot setback. There has been a lot of conversations surrounding it. So, I- I don't- I don't agree that there hasn't been studied.
COMMISSIONER MIRANDA	There's conversation, but I don't think there was any investigation, just a conversation. As far as, getting the facts, and talking to the residents, and people who have these situations, neighbors who are next to people who own them, and vice versa. You know, the- probably a handful of them we can reach out to.
COMMISSIONER CHICO	Right.
CHAIR FRYMARK	Are you suggesting going door to door?
COMMISSIONER MIRANDA	Yeah, we already have 10 people here- 15 people in the city? Like?
VICE CHAIR ACOSTA	But they've- it's been discussed at Council meetings, too. They've had plenty of opportunity to come in and present their case and explain it. I- I'm, actually, in agreement with the 10-foot. I- I'd like the safety- the safety of it. To me, backing out of your driveway, you're going to want to be able to see around the vehicle that's parked there. You don't want it closer to the street and because, then, you lose visual of anything, anyone coming down the sidewalk or close to the curb. I totally understand being closer the 5-foot, but 10, actually, looks logical to me. It makes sense the safety concern is something that I- I stand for, I stand behind.
COMMISSIONER MIRANDA	Oh. I concur with that. But, is the option- what if I don't have an option? Now, they can't park in the street and now they're in violation.
VICE CHAIR ACOSTA	I totally understand, I see that.
COMMISSIONER MIRANDA	And it could be a moot point. What if they all can't do it? And we should find out if they could. Maybe we were just talking in circles and they can all qualify for 10 feet. I don't even know.
CHAIR FRYMARK	There was a- there was plenty of opportunity for residents to come forward and speak on that issue. Of those that were impacted, but didn't.
COMMISSIONER CHICO	That is a good point.

CHAIR FRYMARK	I'd, actually, like to make a motion to adopt Resolution Number 868, recommending that the City of- the City- Irwindale City Council adopt Ordinance Number 810.
VICE CHAIR ACOSTA	Second.
CHAIR FRYMARK	We have a first and we have a second. Roll call, please.
OFFICE SPECIALIST LARGAESPADA	Commissioner Chico?
COMMISSIONER CHICO	I don't know how many people were being affected. I say no.
OFFICE SPECIALIST LARGAESPADA	Commissioner Miranda?
COMMISSIONER MIRANDA	No.
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.
OFFICE SPECIALIST LARGAESPADA	Thank you.
CHAIR FRYMARK	So, Jamie, since the motion didn't pass, or- do we just continue to make for modifications and just continue to go through the process? Ask it to go back? What would you recommend?
ASSISTANT CITY ATTORNEY TRAXLER	Since there's been no action taken, the Commission can continue to discuss, someone can make a new motion, you can do, at this point, whatever you'd like to do.
CHAIR FRYMARK	Thank you.

COMMISSIONER CHICO	And, right now, the existing setback is 20 feet? So, we have to do something.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes.
CHAIR FRYMARK	It's- it's already 20 feet? We were, actually, improving it by making it 10.
COMMISSIONER MIRANDA	Yeah.
CHAIR FRYMARK	Is there anyone on the Commission that has a request for a modification?
COMMISSIONER MIRANDA	I'd like on see some more communication with these residents as my wish. If we can reach out to the ones who are being affected, both neighbors, and the ones who own the vehicles, and see if it's an issue. I know people have ample opportunity, but, as you've been well aware, we put out notices and people don't respond. The- I don't know why, things happen, they don't see it or but...
VICE CHAIR ACOSTA	What end do we do this?
CHAIR FRYMARK	That's exactly- that was going to be my next- thank you for mentioning that's- like how- how much more can the City Staff possibly do? Go door-to-door and ask everyone affected?
COMMISSIONER MIRANDA	Well, the Staff went to these properties. They saw them and yeah. Why not?
CHAIR FRYMARK	I don't know that they did. Maybe they just took like I don't know...
COMMISSIONER MIRANDA	It could be an aerial. Who knows? That's true. Could have been Google Earth, for all I know.
CHAIR FRYMARK	We don't know that they knocked on their door. They could've just taken the aerial shot. Google Earth is amazing.
COMMISSIONER MIRANDA	That is true.
ASSOCIATE PLANNER PALMER	Hi, Commission. These were made using Google Earth. So, we didn't do that in person.
COMMISSIONER MIRANDA	That is Google Earth.

- CHAIR FRYMARK Thank you for clarifying. I assumed so. Thank you.
- VICE CHAIR ACOSTA Thank you, Jarrod. Drone?
- CHAIR FRYMARK Technology, these days, it's pretty amazing.
- COMMISSIONER CHICO No, I don't think we've had, excuse me, we'd have to go to every single resident. We know who the homeowners are if they can't be- it's very obvious. Those are the homes that we want to inquire at and the neighbors. How many are there? A dozen? If there's 18, that's a lot.
- COMMISSIONER MIRANDA We can say these two here don't even go to them because they're so deep. They don't even- they're not even affected by it. The ones that are being affected we should go to.
- CHAIR FRYMARK I mean, we can't speak for them, but I'm assuming they'd be okay, just based on the aerial shots. They're already parked way behind- behind the setbacks, yeah. I thought we were actually improving it because, right now, it's 20 feet. So, we're actually making it 10 feet.
- COMMISSIONER MIRANDA Oh, it's improving it just, you know, where the orange is that's not bad, but this is- people who have the ability, there's some people out there who don't.
- CHAIR FRYMARK So, are you saying it's best to reach out to individual people versus taking into consideration the safety of the masses, for just a few people?
- COMMISSIONER MIRANDA No, as I mentioned, with, you know, agreed with Chairman Acosta- Commissioner Acosta, I think the safety is paramount. But we still need to know if they're able to do this. I mean, if they don't have the ability to do so, we can't put them in violation. We have to give them an outlet be on the street, something different for them, an option. Provide some kind of parking, something different. I mean, we're just giving them no option. If they don't have the ability.
- CHAIR FRYMARK They have the option to park it somewhere else.
- COMMISSIONER MIRANDA Well at their expense, yeah.
- CHAIR FRYMARK They own the RV.
- COMMISSIONER MIRANDA Is going back to the old issue, that went out on the street, already. They had the ability to be on the street and now they're not able to.

- CHAIR FRYMARK They're not going to be happy with leaving it at 20, which is what it is, right now. We were, actually, improving it with the 10. It's actually worse the way it is now.
- COMMISSIONER
MIRANDA I know. We need to address it. But I didn't want to go to 10. We can go look maybe lower, possibly, or quickly table it. And then find out if people are being affected by it. That's my only issue. Do- can we find out who is being affected by it? How are we going- maybe no one is affected by it? Maybe they can all park there.
- VICE CHAIR ACOSTA Well, this was also recommended.
- COMMISSIONER
MIRANDA That's true. I don't know. We've tabled things before. So, I'm just thinking.
- COMMISSIONER
RODRIGUEZ I agree on tabling.
- CHAIR FRYMARK I don't see the reason to table it. We're talking about 5 feet. And we're probably talking about a handful of people that may or may not be affected. So, we're going to table an item for a handful of people? And we're talking about 5 feet. We're actually improving from what they have right now, which is 20 feet. Improving it by 10 feet. And this was an Ordinance that was already approved by City Council. So, we're going to go back and ask them to possibly consider revising for 5 feet for somebody who may or may not be affected? It just seems unnecessary.
- COMMISSIONER
MIRANDA I mean, again, if it's one person then it's worth it. If it affects them. It's one resident. That's my position.
- CHAIR FRYMARK Safety of the masses.
- COMMISSIONER
MIRANDA Absolutely, but if it's- they are affected, what is their option? I'm curious if they are. Perhaps, we have no.
- COMMISSIONER
RODRIGUEZ I don't- I don't believe that it's safety because there's never been an issue or problem. There's no- no children have been hit, no adults have been hit,
- CHAIR FRYMARK Thank goodness.
- COMMISSIONER
RODRIGUEZ Nobody on a bike has been hit, nobody in a car, there's been no traffic accidents. So, this isn't a safety issue.
- CHAIR FRYMARK It is a safety issue and maybe it just hasn't been reported.
We don't know that. I mean, a lot of things happen in Irwindale that don't get reported.

VICE CHAIR ACOSTA	You don't know how many close calls there were that haven't been reported.
COMMISSONER MIRANDA	That's true. I mean, it's not going to go back to Council. It'll go back and we table it. We can address it, again. Just get some information. That's all. We've done that many times. I'm not sure where the issue is? Not doing that? Get more information?
CHAIR FRYMARK	Are there any other different, like comments, discussions? What do we want to do? Because, right now, we have no action on...
CITY MANAGER MIRANDA	Chair. Chair, if you don't mind, would you- could you take a 5-minute recess from our meeting, so we can discuss further, internally?
CHAIR FRYMARK	Sure, what happened- no problem. We'll go ahead. And is that okay with the Commission? Yes, we'll take a 5-minute recess. 7:14 P.M. Thank you.
RECESS	Chair Frymark recessed the meeting at 7:14 p.m.
RECONVENED	Chair Frymark reconvened the meeting at 7:38 p.m.
CHAIR FRYMARK	So, do I, Jamie, call the meeting back to order, now? Thank you. So, we'll go ahead and call the meeting back to order at 7:38 P.M. Thank you, everyone.
ASSOCIATE PLANNER TYLER	Oh, yeah, so, I'm going to be able to provide a clarification. So, based on the existing code, the current setback is 5 feet. It was based- the 20-foot- the 20-foot setback is based on new parcels that would have been created for residential lots, would be 20 feet, which would be the- that would be the current setback. So, what the City Council talked about then was, you know, the 5- 20, you know, they wanted to make it so there was no- so that it was straight across the board. That it was just 10 feet. So, there were not like 5 feet or 20 feet. Just to make it 10 feet. That's why they decided on that.
COMMISSIONER MIRANDA	Regardless of the properties- of the new property versus the old property is small?
ASSOCIATE PLANNER TYLER	It would just apply, yeah, to all residential, yeah, all residential lots, right, yeah.
COMMISSIONER MIRANDA	Standardize it. Got it.
CHAIR FRYMARK	Thank you for providing that clarity. That makes sense.

- COMMISSIONER
MIRANDA Does make sense, but, that being said, can we do 7 and a half feet?
- CHAIR FRYMARK Make a motion, see where it goes.
- COMMISSIONER
MIRANDA I mean, to address both your points, and I agree, safety is paramount, but, since it's already at 5 feet, I don't- we can- I don't know if we can table, just for one more month to find out, some more, who was affected by it, you know? Or, can we do 7 and a half feet? Something? Is that possible? And, that the Council wanted to be streamlined 10-feet for everybody? But the ones who cannot do that, still the point, can they do it? The ones you cannot. And, if- what is- what's the options available for them if they cannot? And those are my concerns. Really, again, safety is paramount, but if they're- if they're in violation, we need to give them an option. So, are we providing any options for them. If there needs to be?
- CHAIR FRYMARK To be clear, we don't even know if there is anyone impacted, right now.
- COMMISSIONER
MIRANDA Exactly. That's why I feel uncomfortable voting on it, on what we don't know. We should know. I know, and we made the point, there's been ample talk about it and... But, as we know, people don't come forward. A lot of times, we hear these votes and they just don't know why they're not coming forward. But they're not aware, or tired, whatnot. They just haven't made it. I would like to change that. Instill some more, you know, vigor into our communications and talks here and other places, but I don't know. I'm not very comfortable making that decision. It's already at 5 feet. We are at 5 feet, actually, that's the point. They want to change it to 10. And, why make the motion or approve 10, when we don't know they're already there? Now, you're putting people in violation, potentially, who are already at 5 feet?
- CHAIR FRYMARK I guess for me, I don't want to operate on "what if's." So, I stand by the City Council. And I want to continue with the 10 feet.
- COMMISSIONER
RODRIGUEZ I just don't believe there's a problem and there's no need for a change. So, I would motion to- for the- for it to maintain 5 feet.
- COMMISSIONER
MIRANDA Yeah, we already- we're done.
- CHAIR FRYMARK The Ordinance has already been set it. Now, it's just a matter of whether it's 5 feet or 10 feet, which would standardize it. And then, I believe, as a point of clarity, it was mentioned that it says that it's 20-foot setback for all new developments. That's what's currently written in. So, this 10, we're kind of standardize it from existing to those new developments in the future.

COMMISSIONER MIRANDA	Correct 5 and 20. One of our actions here, is direct Staff to revise the ordinance and continue the hearing to a date certain. That's one of our options. And that's where I feel comfortable, finding out where people are affected by it. And, do we have a way of contacting? Does Staff have a way of reaching out to people, other than Google Earth? Like actually, do door-to-door or reach out to people who have them. Is there a list of these people who own them? I mean- I mean, it's pretty visible, you drive by, you can see them, as well, but that's a lot of manpower just driving. Is there a way to finding out without doing that and just reaching out?
CHAIR FRYMARK	Yes, Marilyn?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you, Chair and Commission. So, what you're talking about is doing a windshield survey with that? Because we can't go onto private property. That's possible. It may take, you know, some time to do it. And, again, it may not get an accurate count. And, if, what you're looking at is who has RVs already or who is parking?
COMMISSIONER MIRANDA	Who has them now. Who has them now, currently.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	With that, yeah, you know, another option is asking or requesting people to give us their information, but they might consider that really intrusive, too, but the windshield survey is an option.
COMMISSIONER MIRANDA	Sure.
CHAIR FRYMARK	Yes, Commissioner Chico.
COMMISSIONER CHICO	Add to that it, talking about being concerned as to who's affected. If we were to conduct a survey of that sort, windshield survey, as you call it, to me, the notice would merely say, "the Planning Commission is considering this Ordinance, please show up and express your opinion." Not giving the opinion to the Planning Department. Not give the opinion to City Hall. Have them show up here, if they're really concerned.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Okay, so, then that's mailing something out, you know, to each of the residents. They do send out mailers to them. Is that something like that you'd be looking at?
COMMISSIONER CHICO	Doesn't have to be to everybody, but it's difficult to isolate right?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON To each household.

CHAIR FRYMARK Each parcel that has an RV, the ask is to do a windshield survey?
Asking them to come forward and speak in a public hearing at one of
our Planning Commission meetings? Is that the ask? I'm just trying to
understand.

COMMISSIONER
CHICO Yes, absolutely. If they're too lazy to come here then they don't really
care.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON So, just for the ones that we could visibly see that there's an RV?

COMMISSIONER
CHICO Yes.

COMMISSIONER
MIRANDA Well, it would have to be the neighbors, as well, cause their the one
ones affected by the safety issue. It'd have to be for...

CHAIR FRYMARK I mean, are you talking about the neighbor right next door? Are we
talking about the neighbors, like, down the street? Neighbors are so
subjective. And, like, we all walk on those sidewalks.

COMMISSIONER
MIRANDA Right, right, right. Well, the sidewalk-

ASSISTANT CITY
ATTORNEY
TRAXLER Chair, Chair. If I may? If I may? So, since this would be a Citywide
Ordinance of general applicability, it would apply to everyone. So, I
would recommend giving all residents notice. Not just those with RV's
because then it would be- we would be running into potential singling
out of certain people and we don't want that.

COMMISSIONER
MIRANDA Okay.

CHAIR FRYMARK So, we're saying a windshield survey to all residents asking them to
come forward and speak?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Or an alternative is to, I guess, to mail it to every residence. Or do you
want to actually that we're driving? Well, because then we'd be singling
out if...

COMMISSIONER
RODRIGUEZ

Mail it.

ASSISTANT CITY
ATTORNEY
TRAXLER

In my- in my opinion, it would be two different things. One would be a general walking survey, of the neighborhood, to see who has an RV and who doesn't and marking the amount of RVs that are within the city, parked on private property. And then, the second aspect of it would be mailing notice of the Planning Commission's hearing to all interested residents.

COMMISSIONER
MIRANDA

Yes. In the windshield survey, I'm curious as if they'd find out, if they're affected at all? How far the RV, you can see it, clearly, are they parked on sidewalk? Are they 10 feet back, already? We'd find out pretty quickly if they're affected at all.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

And, at the same time, we can follow up with PD to see, in the past, if there's been anything, yeah.

COMMISSIONER
MIRANDA

Yeah, that'd be fantastic.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Because, as far as I know, Engineering hasn't received anything. I know Code Enforcement hasn't, you know, but we've-.

CHAIR FRYMARK

Just out of curiosity, how many- do we get- I know results- survey results are kind of all over the place, right? It just depends on the topic. We had, recently, one for hazard mitigation, right?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes.

CHAIR FRYMARK

Did we get much results from that?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That was actually very successful.

CHAIR FRYMARK

Yes, awesome.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	So, with that, but there was a lot of face to face, with that, so, yeah.
CHAIR FRYMARK	Good. Okay, so, do we have an alternative to recommend or to ask of City Staff? It sounds like we're asking them to do a windshield mailer to all the residents.
COMMISSIONER MIRANDA	Two different things, though. Windshield survey and then a mailer to all the residents, correct? Just curious, do we have an alternative, in case they are- we can't make it back for them? 10 feet, you know? And, then, they can be- currently, they're fine, 5 feet. If we want to move back, 10 feet, for safety, for instance. The people who we affected, is there an option for them? Are we having some kind of- or, just, there's going to park somewhere else and have to deal with the costs, themselves? When it's recreational vehicle, I get it but...
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yeah, that I don't have an answer to that, as an alternative. Can I ask, when would you like this? For the next meeting? Two meetings?
COMMISSIONER CHICO	If there's time?
COMMISSIONER MIRANDA	If it's feasible, but, you know, we're not pressing you.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	City Manager, are you going to give me roller skates to go? I'm kidding, but yeah, yeah.
COMMISSIONER RODRIGUEZ	I'm still waiting for a Pastry with a Planner.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Okay, we will, we will, with that.
CITY MANAGER MIRANDA	An E-scooter for you. We have- we have an E-scooter for you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Don't even say that because I actually have one. I just have not been able to ride it without it falling over, so.

CHAIR FRYMARK

So, the next Planning Commission? Or the next two? Or a date uncertain? What do we...

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

I think, if it's a date uncertain, you know. Because I'm trying to think if we- even weather wise, you know, if we can get out. I think, yeah, we have to do another notice, yeah. It would be a newspaper notice for that. But, we- yeah, we can get the survey or the- the written information for each of the residents. I just don't know the date when that is sent out. Is that sent out as needed?

CITY MANAGER
MIRANDA

It is. Marilyn, I was going to ask you. When is our next Planning Commission Meeting? When is it scheduled?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

It's October 15th.

CITY MANAGER
MIRANDA

Okay, so, there's not going to be a... we're- we're not changing it at all?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

We haven't...

CITY MANAGER
MIRANDA

Not at this point? Okay.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Had any direction at this point. That was something we were looking at, you know. So, if we do that- the other date we were looking at was the 29th, which that- that might give a little bit more time.

CHAIR FRYMARK

29th of October?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes, yeah. So...

CITY MANAGER
MIRANDA

But we could- we could definitely arrange a- a flyer, whenever we need to send one out.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yeah, so, that- that can be done. It's the- it's the windshield survey going around, you know, just with other projects and Staff. We will do our best that we could do it for the 15 th . But then, considering we have to have the report, the notification, you know, ahead of time. I'm not sure that we're going to make it on the 15 th . So, if we do it as date uncertain, we just have to re-notice it.
COMMISSIONER CHICO	Do we need a motion? Yes?
ASSISTANT CITY ATTORNEY TRAXLER	Yes.
CHAIR FRYMARK	I believe we- do we need two separate motions? Or just one combined motion with the survey and the mailer?
COMMISSIONER MIRANDA	Mailer.
ASSISTANT CITY ATTORNEY TRAXLER	Yeah, I can craft a motion really quickly. So, it would be, "continue the Public Hearing to a date uncertain and direct Staff to do the windshield survey and mail a notice to all interested parties of the next Planning Commission hearing on this issue."
COMMISSIONER CHICO	So moved.
CHAIR FRYMARK	First. Do we have a second?
COMMISSIONER MIRANDA	Second.
CHAIR FRYMARK	I believe that was Commissioner Miranda.
COMMISSIONER MIRANDA	Yes.
CHAIR FRYMARK	So, we have a first and a second. 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 No.

OFFICE SPECIALIST
LARGAESPADA Thank you.

CHAIR FRYMARK All right. Moving on to Item Number 5. Any Discussion Items or Presentations?

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR FRYMARK I don't see any on the agenda. So, we're going to move on to Item Number 6, Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, Chair and Commission. I just want to mention that we will be bringing some Zone Changes, some Zone Ordinance Amendments to you. There were some Zone Changes that we've been working on, you know, for the past several years. So, I just want to give you a little bit of a warning. That's if there were some Zoning inconsistencies, things. And, we knew, even with the Comprehensive Zoning Code Update, there would be some other items. Sometimes some cleanup is needed. So, we will be taking those to you. So, I just kind of want to put that on your radar. And that's all I've got. Thank you.

CHAIR FRYMARK Sounds good. Any comments from legal counsel?

**LEGAL COUNSEL
COMMENTS**

ASSISTANT CITY
ATTORNEY
TRAXLER

Thank you, Chair. So, this is my last Planning Commission meeting of the year. You will see me at the beginning of next year. And, from now until the end of the year, one of my colleagues, either Alyssa or Adrian, will be handling the Planning Commission. So, I hope you all have a wonderful rest of the year.

COMMISSIONER
MIRANDA

Thank you so much. We'll miss you a lot.

CHAIR FRYMARK

Thank you much. Thank you for your support. Okay, moving on to Item Number 8, Commissioner Comments.

**COMMISSIONER
COMMENTS**

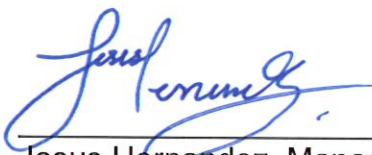
CHAIR FRYMARK

Okay, Number 9. We're going to go ahead and adjourn this meeting at 7:53 P.M. Thank you, everybody.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:53 P.M.

Attest:



Jesus Hernandez, Management Analyst



Maricela Frymark, Planning Commission Chair

Approved as presented at the meeting held October 29, 2025