

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

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

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

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

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

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

CHAIR FRYMARK Roll Call please.

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

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

**AB 2449
DISCLOSURES**

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

ANNOUNCEMENTS

MANAGEMENT
ANALYST
HERNANDEZ No Announcements from Staff.

CONSENT CALENDAR

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

COMMISSIONER
CHICO Motion for approval.

PLANNING COMMISSION MINUTES
REGULAR MEETING

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

**SPONTANEOUS
COMMUNICATIONS**

MANAGEMENT
ANALYST
HERNANDEZ

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 Rules of Procedure and Public Meeting Decorum. The City Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You may also contact the City Clerk's Office for copies. Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or physically threatening conduct is discouraged. Members of the public shall not disrupt the orderly conduct of the meeting. The Presiding Officer will request that a person cease any disruptive conduct, and if not immediately stopped, will direct the person to be removed from the meeting. We are in a hybrid format so we do have both in-person and hybrid audience members and they will participate in the following order: Tier 1, in person attendees, Tier 2, teleconference attendees, and Tier 3, in-person and teleconference attendees who have not previously provided comments on the matters being discussed by the legislative body.

CHAIR FRYMARK

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

MANAGEMENT
ANALYST
HERNANDEZ

No one in Tier 2.

CHAIR FRYMARK

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

MANAGEMENT ANALYST
HERNANDEZ

No one in Tier 3.

CHAIR FRYMARK

Thank you, we'll move on

NEW BUSINESS

CHAIR FRYMARK

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

PUBLIC HEARINGS

CHAIR FRYMARK

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

COMMUNITY DEVELOPMENT DIRECTOR
SIMPSON

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

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

CHAIR FRYMARK

Thank you, Marilyn. Welcome, Mr. Sheldon.

SCOTT SHELDON

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

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

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

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

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

SCOTT SHELDON

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

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

COMMISSIONER
MIRANDA

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

SCOTT SHELDON

8 seconds.

COMMISSIONER
MIRANDA

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

SCOTT SHELDON

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

COMMISSIONER
MIRANDA

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

SCOTT SHELDON

I'm sorry?

COMMISSIONER
MIRANDA

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

SCOTT SHELDON

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

Lamar, and those guys, they've had tons of signs all throughout the United States. They have the ability to be able to place those kind of ad rates at that kind of frequency. So it's an entirely different model. It's an entirely different model. It's like a Volkswagen to a Porsche.

COMMISSIONER MIRANDA Thank you. Yeah, I remember, very different cars.

SCOTT SHELDON Yeah, so, anyway, I hope that answered your question.

COMMISSIONER MIRANDA Thank you. You did. Thank you.

CHAIR FRYMARK Any other questions for Staff?

VICE-CHAIR ACOSTA Oh, Mr. Shelton, is there a weight difference for the digital sign as opposed to a static sign for the sign portion of itself?

SCOTT SHELDON Yes, there is. So, a static sign is basically a metal frame that, you know, have a lightweight substrate that you're putting on vinyl. So, that's fairly. A digital sign is, just think of like a whole lot of television sets that are... They basically are... They come in sections. And, so, yeah, there is a significant weight differential between a static and a digital sign.

VICE-CHAIR ACOSTA Would there be any need for Ordinance to reinforce the foundation of that, if you're changing from static to a digital?

SCOTT SHELDON That would be, it's in the UBC code. Yeah, so, they have to... When they come in for a building permit, when any sign company comes in for a building permit, it has to go through the Building Department, has to meet all the ICBO, which is International, you know, building permit stuff, and be able to address that with a stamped structural engineering calc that goes along with that.

VICE-CHAIR ACOSTA But they also need to increase the amount of electricity needed for that sign?

SCOTT SHELDON No actually, digital signs only need a 200 amp. That's a house meter. That's all they need.

CHAIR FRYMARK I have a question for Staff, if I may. In looking at some of the provisions in the Ordinance, on page 12, when it talks about structure design, "each structure should have no more than 2 poles and shall be constructed of noncombustible material." Are we thinking about putting and looking at some of the other signs and looking about branding and identity for the City of Irwindale, is their conversations to include any kind of city branding on any of those poles?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes, thank you, Chair and Commission. That's come up when the Development Agreements get negotiated, you know, doing that. And the City actually owns 5 signs over at, formerly known as, the Reliance II site over there. So, 2 of those signs were converted from static to digital and that was something that was discussed with that. And then just to kind of piggyback on the question, you know, about reinforcing. They have to go through the Building Division. And, so, usually the static polls are not sufficient, anyway, and they're old and, yeah. So, they would replace those. But, yeah, there's, now, there's some flexibility in the Development Agreement and some negotiation of things, so. Not quite sure what we'd put on Irwindale digital signs. A plane or, you know, something, but it's really nice to be creative with that.

CHAIR FRYMARK

Thank you. Questions for Staff or for Mr. Sheldon?

COMMISSIONER
RODRIGUEZ

I'm just curious, has there been a study regarding traffic collisions and distracted drivers?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That, I will defer to Scott on that, but the question has come up when we've had digital conversions before. And just so you know, before we bring anything even to the Planning Commission for recommendation to City Council, we do have them submit to Caltrans the outdoor advertising for that site. And if there was any kind of issues, you know, with that, it might come up with that, but I'll have Scott give more detail.

SCOTT SHELDON

Yes, there's been a lot of studies on that. Not only from... Primarily from a lighting perspective and a distraction perspective, but all the studies have come back, and this has been nationwide, is that there really is no difference, you know, from what's there than what's there now.

COMMISSIONER
MIRANDA

I've got a follow-up question for you. Regarding the distractions, some of the digitals, do they have, like, QR codes people can scan them? That way as a distraction trying to do that while you're driving.

SCOTT SHELDON

I have not seen any QR codes on.

COMMISSIONER
MIRANDA

Okay, good, okay.

SCOTT SHELDON

But that would be like, "oh look at that."

COMMISSIONER
MIRANDA

All right, thank you, appreciate it.

CHAIR FRYMARK	I would like just a quick couple of comments. I like the provisions that were outlined in the Ordinance that speak specifically to no obscene language or images that was included. I want to make note that there was also language added that talks about "no billboard message shall move or include animation flashing lights or the varying of light intensity," so kind of going back and piggyback off of distractions. I like that that was included. I don't have any further questions. I actually propose a motion that the Planning Department, if there are no further- oh wait, you know what, no, pause. We have to open up the Public Hearing, just kidding. Scratch that from the record. No one heard that. Before we open up the Public Hearing anything else? Okay, so we're going to go ahead and open up the Public Hearing.
OPEN PUBLIC HEARING	At 7:07 p.m., Chair Frymark opened the Public Hearing.
CHAIR FRYMARK	Is there anyone in Tier 1 that wishes to speak on this item? Anyone on Tier 2?
MANAGEMENT ANALYST HERNANDEZ	No one in Tier 2.
CHAIR FRYMARK	Last call, Tier 3?
MANAGEMENT ANALYST HERNANDEZ	And no one in Tier 3.
CHAIR FRYMARK	Sounds good, any last-minute discussions? If there are no, then, further discussions I'd like to propose a motion that the Planning Commission take the, excuse me, that the Planning Commission approve or adopt the Resolution Number 854, a Resolution that the Planning Commission recommending that the City Council of the City of Irwindale adopt Ordinance Number 799 an Ordinance of the City Council of the City of Irwindale amending Chapter 17.20 of Title 17, Zoning, of the City of Irwindale Municipal Code, regarding new and converting digital displays of outdoor advertising structures affecting property citywide and finding the Ordinance exempt from the California Environmental Quality Act.
CLOSE PUBLIC HEARING	There being no speakers, Chair Frymark closed the Public Hearing at 7:07 p.m.
VICE CHAIR ACOSTA	Second.
CHAIR FRYMARK	Okay, we have a first and a second. Roll Call, please?

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MANAGEMENT ANALYST HERNANDEZ	Commissioner Chico?
COMMISSIONER CHICO	Yes.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Miranda?
COMMISSIONER MIRANDA	Yes.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	Yes.
MANAGEMENT ANALYST HERNANDEZ	Vice Chair Acosta?
VICE-CHAIR ACOSTA	Yes.
MANAGEMENT ANALYST HERNANDEZ	Chair Frymark?
CHAIR FRYMARK	Yes.
MANAGEMENT ANALYST HERNANDEZ	Thank you.
CHAIR FRYMARK	Thank you. Moving on to Item B, Site Plan and Design Review Number 02-2025, building addition at 15801 East First Street.
ASSISTANT PLANNER PALMER	Oh, our clicker is back. So, tonight, we're going to be doing Site Plan and Design Review (DA) Number 02-2025. This is at 15801 East First Street. The applicant is Phillip Bruttig of Yellow Iron Real Estate, LLC. And the property owner is Carlos Serra of Rexford Industrial Realty. So, the request is for the reconstruction of a 20,000 square foot building addition, accompanied by new landscaping and parking. This project is exempt to California Environmental Quality Act, also known as CEQA, pursuant to Section 15302 Class 2, Replacement or Reconstruction. Some background. Up until 1964, this was vacant land.

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

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

ASSISTANT
PLANNER
PALMER

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

CHAIR FRYMARK

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

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

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

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COMMISSIONER
RODRIGUEZ

Yes.

MANAGEMENT
ANALYST
HERNANDEZ

Vice Chair Acosta?

VICE CHAIR ACOSTA

Yes.

MANAGEMENT
ANALYST
HERNANDEZ

Chair Frymark?

CHAIR FRYMARK

Thank you, yes.

MANAGEMENT
ANALYST
HERNANDEZ

Thank you.

CHAIR FRYMARK

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

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

MATT KOWTA

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

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

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

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

ASSISTANT
CITY ATTORNEY
TRAXLER

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

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

CHAIR FRYMARK

Thank you, Jamie.

MANAGEMENT
ANALYST
HERNANDEZ

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

COMMISSIONER
MIRANDA

Drum roll.

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

Finally.

CHAIR FRYMARK

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

CHAIR FRYMARK

Okay.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

To talk about the first one on Allen or?

ASSISTANT
CITY ATTORNEY
TRAXLER

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

COMMISSIONER
CHICO

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

CHAIR FRYMARK

Okay, Welcome.

MEGAN GIBSON

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

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

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

CHAIR FRYMARK

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

VICE-CHAIR ACOSTA

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

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

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COMMISSIONER
CHICO Yes.

MANAGEMENT
ANALYST
HERNANDEZ Commissioner Miranda?

COMMISSIONER
MIRANDA Yes.

MANAGEMENT
ANALYST
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ Yes.

MANAGEMENT
ANALYST
HERNANDEZ Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

MANAGEMENT
ANALYST
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

MANAGEMENT
ANALYST
HERNANDEZ Thank you.

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

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

CHAIR FRYMARK So, Resolution 856(25) is a Resolution of the Planning Commission of the City of Irwindale, recommending that the City Council of the City of Irwindale adopt General Plan Amendment Number 03-2025 to adopt the Housing Element, for the 2021-2029 planning period. Is that what we're talking about, right?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes.

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

Only amendments only?

CHAIR FRYMARK

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

MATT KOWTA

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

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

CHAIR FRYMARK

About possibly...

COMMISSIONER
MIRANDA

Yeah.

CHAIR FRYMARK

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

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

COMMISSIONER RODRIGUEZ	I have a question. Regarding the identified housing sites for development, is it mandated that we developed during a certain period of time?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you, Chair and Commission. No, it's not mandated to actually build. It was... What the mandate is, to be able to provide the opportunities, and there they were called opportunity sites, that fit the criteria that HCD had identified things close... That Matt had mentioned. Close to amenities that transportation facilities, like Kaiser facilities, close to the Ramona properties, and those but there's not a mandate to actually have to build. Yeah.
COMMISSIONER RODRIGUEZ	That was going to be my next question, are those sites realistic?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes, and thank you for that. Those were the items that we actually had, because we ended up with five sites, opportunity sites. I think we had identified seven of them. The City Council had rejected two of them and had decided on these sites with the densities and with the size of the sites.
COMMISSIONER MIRANDA	Now, I have a question regarding that, I believe, one of the properties was that Schabarum area was that denied they didn't want that area?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes. That was one that was rejected.
COMMISSIONER MIRANDA	And it was because they were afraid, they were going to have to build there, even though it's not mandated? But even when you designate something there's possibilities.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	No, you know, that was always explained that it wasn't a mandate to have to do that. But that one, specifically, I think that it was a little, Schabarum, it was a little tucked in a little bit more than Ramona. Across the street from Ramona you have Baldwin Park housing, you know, so, they already had some of those amenities across the street.
COMMISSIONER MIRANDA	Thank you. Umm. I mean obviously they've gone through great deal of work on this and, actually, I have confidence in it, as far as our time crunch, I think. What do you think Chair? You're still feeling you want to wait?
CHAIR FRYMARK	My position hasn't changed.
COMMISSIONER MIRANDA	Okay. More questions?

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

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

CHAIR FRYMARK

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

MATT KOWTA

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

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

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

COMMISSIONER
RODRIGUEZ

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

COMMISSIONER
MIRANDA

Second.

MANAGEMENT
ANALYST
HERNANDEZ

Commissioner Chico?

COMMISSIONER
CHICO

Yes.

MANAGEMENT
ANALYST
HERNANDEZ

Commissioner Miranda?

COMMISSIONER
MIRANDA

Yes.

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MANAGEMENT
ANALYST
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ Yes.

MANAGEMENT
ANALYST
HERNANDEZ Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

MANAGEMENT
ANALYST
HERNANDEZ Chair Frymark?

CHAIR FRYMARK No.

MANAGEMENT
ANALYST
HERNANDEZ Thank you.

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

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

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON No, not on this one.

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

COMMISSIONER
CHICO That was 865(25).

CHAIR FRYMARK 865(25).

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

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

CHAIR FRYMARK	And, for this, we would take each Resolution, individually? Is that correct?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	No, this one for the Ordinance Amendment, it's one Resolution.
CHAIR FRYMARK	And then it's the following one. Thank you.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	It's the Zone Changes that individual.
CHAIR FRYMARK	All these numbers. Thank you for clarifying. So, this one includes Environmental Impact, as well.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Would it have been easier if I called it 867-5309. I'm glad you got the reference. I'm sorry, excuse me.
CHAIR FRYMARK	Jokes over here.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Delete- delete that, Jesus.
COMMISSIONER MIRANDA	Strike that from the record.
COMMISSIONER CHICO	Who is that person, anyway? Right.
CHAIR FRYMARK	I motion to approve the Resolution of the Planning Commission of the City of Irwindale recommending that the City of Council, or the City Council of the City of Irwindale adopt Ordinance Number 803, to amend Chapter 17.04, Residential Zone Districts of the Irwindale Municipal Code to add Residential Overlay Zone District to the Chapter to ensure compliance with the 2021-2029 Housing Element and find the project consistent with the Final Program Environmental Impact Report prepared for the project pursuant to the California Environmental Quality Act.
COMMISSIONER MIRANDA	Second.

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CHAIR FRYMARK	First, and a second by Commissioner Miranda, thank you. Roll Call, please.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Chico?
COMMISSIONER CHICO	Yes.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Miranda?
COMMISSIONER MIRANDA	Yes.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	Yes.
MANAGEMENT ANALYST HERNANDEZ	Vice Chair Acosta?
VICE-CHAIR ACOSTA	Yes.
MANAGEMENT ANALYST HERNANDEZ	Chair Frymark?
CHAIR FRYMARK	Yes.
MANAGEMENT ANALYST HERNANDEZ	Thank you.
CHAIR FRYMARK	So, at this time then, we will ask that those members of the Commission that are within the 1000 radius, 500 to 1000 radius?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	500-1000.

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

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

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

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

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COMMISSIONER
CHICO Second.

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

MANAGEMENT
ANALYST
HERNANDEZ Commissioner Chico?

COMMISSIONER
CHICO Yes.

MANAGEMENT
ANALYST
HERNANDEZ Commissioner Miranda?

COMMISSIONER
MIRANDA Yes.

MANAGEMENT
ANALYST
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ Yes.

MANAGEMENT
ANALYST
HERNANDEZ Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

MANAGEMENT
ANALYST
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

MANAGEMENT
ANALYST
HERNANDEZ Thank you.

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

COMMISSIONER
MIRANDA Second.

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

CHAIR FRYMARK

Welcome, Ms. Murray.

AMANDA MURRAY

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

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

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

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

CHAIR FRYMARK

Thank you. Any questions before we move on?

COMMISSIONER
MIRANDA

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

AMANDA MURRAY

The surveys.

COMMISSIONER
MIRANDA

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

AMANDA MURRAY

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

COMMISSIONER
MIRANDA

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

COMMISSIONER
MIRANDA

Thank you.

COMMISSIONER
RODRIGUEZ

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

COMMISSIONER
MIRANDA Good idea, Music in the Park, because people there. That's a good idea.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yes, thank you for the question. Yes, we've had that at some of the events. And what we did find with Music in the Park is that draws a lot of people who are outside of Irwindale. And the one that gets the best result is National Night Out. And, especially, if they have an In-In-Out truck, you know, in there, with that, and before you get your burger.

COMMISSIONER
MIRANDA Survey, burger, there you go, I like that.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Okay, you have to get that, yeah. So, sometimes, it is the direct face to face, with that. We did, with this, we went... We had... This has been going on for a long time. We had something. It was when, the event that the book signing that they had local authors, you know, because it attracts different people. But we had local authors that were there, so we had a blue both set up, you know, to provide information. And we really encourage that, too. And, this is, again, you know, it's a goal that we strive for. So, if the Commission has any suggestions, like that you know, of some of these events or something else you know we definitely want to implement that. Not everybody wants to use technology, you know, but that seems to be, sometimes, an easier a quick way to do it, but.

COMMISSIONER
RODRIGUEZ Maybe at the at the senior dances would be something good. Or trying to connect with some of our younger population. A lot of the younger population, they take their kids to Kids Zone. So, maybe face-to-face with them, but I think it's a problem because we just don't have that community engagement. We ask our police to do community policing and to be engaged with the community, so I think it would be a good idea for us to do the same.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON We have pastries with a planner.

COMMISSIONER
RODRIGUEZ Yeah, yeah.

COMMISSIONER
MIRANDA Well, they're having a breakfast with the mayor. Maybe that kind of stuff.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON They were going to have that Cookies with a Rookie. I like that.

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

ASSISTANT
CITY ATTORNEY
TRAXLER

Thank you.

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

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

CHAIR FRYMARK

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

COMMISSIONER
MIRANDA

Correct. Or hazardous groundwater threat, stuff like that?

CHAIR FRYMARK

Can Staff provide a summary on that?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

COMMISSIONER
MIRANDA

Yea I'm looking for that on here.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That should have been...

COMMISSIONER
MIRANDA

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

COMMISSIONER
MIRANDA

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

COMMISSIONER
MIRANDA

A timetable then.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

... to provide that, yeah. A lot of these things, it's providing information or encouraging things. It's not so much that the City would have to build additional markets or things like that to provide healthy food. But it's putting that information that's out there and attracting that. And that would be something that, from Economic Development standpoint, you know, to encourage that here that. You know, there's, obviously there's a need for it here. But we also have to demonstrate that there's a demand for it, you know, for someone to come in. So, those would be things that are ongoing efforts. Does that help answer?

COMMISSIONER
MIRANDA

Yes, absolutely. Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Okay. You want me to keep talking?

COMMISSIONER
MIRANDA

Yeah, you're all jokes, tonight. I love it.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

There's a "no" vote at the end.

COMMISSIONER
RODRIGUEZ

You had brought up housing. I did have a question about housing. Well, I have it. Will future housing developments remain affordable for low-income families?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

That, that is a good question. That is... It's a goal that the State wants. It's a goal that even, you know, if you just keep going down, you know, each level of government, but it's a goal that the City has, as well. And, you know, again, we have to meet the income levels that were required with the RHNA numbers that we had. But, I think, every meeting that I've had, everything I've heard, I know that that's a tremendous goal that the City Council has and the Housing Authority. So, doing that, it's working closely with developers, for developing housing here. And it's a general answer, but, yeah, but it is something that definitely, that comes up, you know, every time if somebody should come in. And, as part of that, going in, one of the programs that we had that was actually in with the Housing Element, was creating a Linkage Fee, for development to provide a certain amount of, similar to the Development Impact Fee. But if you had certain industrial or commercial development they'd have to pay into that, specifically, for affordable housing. So, that's something that's already in place that we have. And the City and the Housing Authority has a commitment to help use those funds.

COMMISSIONER
RODRIGUEZ

And, then, this keeps coming up, but healthy food in Irwindale. So, it says right here, "6% of homes are near healthy food and 71% are near fast foods." And, I mean, I fall into that fast food rut, because that's what's available. But, in Irwindale, there's not really that much healthy food available. And, it seems, like, you have to drive a distance in order to get anything healthy. Is there a plan for anything? Because I know it did say, I think, it was mentioned about yeah, I forgot what it, it's like the farmers market.

COMMISSIONER
MIRANDA

Farmers markets particularly.

COMMISSIONER
RODRIGUEZ

Farmers market, but I haven't seen a farmers market, so. But is there... What are the plans for healthy food?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

With that, you know as I recall, when the Kaiser development happened, that's off of Schabarum, one of the things that they had included, and I think they've done that at some of their other facilities, is to have a farmers' market. And then, unfortunately, COVID hit and, you know, that went, but that's something that, I think, that we can reach out again, you know, to have that because there's plenty of parking there's, you know, they have an interest, with that. So, we can definitely reach out, to do that. And, I know, when we've reached out to even City of Hope, you know, they of course want healthy living, you know, that. So, that's a good idea and community gardens. We hear that, you know. You know, to have something like that and, you know, just working with City Staff, you know, to look at locations, you know, where that that could be possible. One of the other things I know, that has always come up since I've been here, is to have some kind of a grocery store and, whatever kind of grocery store, but if we have something smaller, that they could have the fresh fruit and vegetables and, you know, healthier meals. In a perfect world, we get a Sprouts or Trader Joe's, with that. So, the thing is that those companies, they look at rooftops, meaning residential rooftops, but what has happened is, Administration has really worked really hard on that to expand out because the City, the workforce that's here, you know, gets into the, you know, 10s of thousands here. And, you know, if they're working, if they can shop here on their way home, and I've seen that. And so, Administration and City Council, they've gone to... Las Vegas has that convention, that ISCC International Shopping Center Convention. And, tried to schedule meetings to show these opportunities that are here. And we'll just keep working away at them. And when developers do come in, you know, if they're asking, you know, "What do you want to see," you know here, you know, they want to know and what would be encouraged. We definitely... You know that, you know, and they'll hear that at the public meetings. They'll hear that even at the scoping meetings, you know, for a project, you know, if they can get it and we do get some feedback from it. But we have some developers that they're just fearless of who they go for because they know that it will

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

CHAIR FRYMARK

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

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

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

CHAIR FRYMARK

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

COMMISSIONER
CHICO

Second.

CHAIR FRYMARK

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

MANAGEMENT
ANALYST
HERNANDEZ

Commissioner Chico?

COMMISSIONER
CHICO

Yes.

MANAGEMENT
ANALYST
HERNANDEZ

Commissioner Miranda?

COMMISSIONER
MIRANDA

Yes.

MANAGEMENT
ANALYST
HERNANDEZ

Commissioner Rodriguez?

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

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COMMISSIONER
RODRIGUEZ Yes.

MANAGEMENT
ANALYST
HERNANDEZ Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

MANAGEMENT
ANALYST
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

MANAGEMENT
ANALYST
HERNANDEZ Thank you.

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

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR FRYMARK Is there any discussion items or any additional presentations?

MANAGEMENT
ANALYST
HERNANDEZ None, tonight.

CHAIR FRYMARK Thank you. Is there a Community Development Director Report?

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMISSIONER
CHICO Who is that Lady, anyway?

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

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

CHAIR FRYMARK

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

LEGAL COUNSEL
COMMENTS

ASSISTANT
CITY ATTORNEY
TRAXLER

No, Chair. Thank you.

CHAIR FRYMARK

Thank you. And any Commissioner Comments?

COMMISSIONER
COMMENTS

COMMISSIONER
CHICO

What will it take to form our own state?

COMMISSIONER
MIRANDA

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

CHAIR FRYMARK

Happy birthday to Mr. Nacho.

COMMISSIONER
CHICO

How's his back? About the same?

COMMISSIONER
MIRANDA

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

COMMISSIONER
RODRIGUEZ

What time?

COMMISSIONER
CHICO

That'll straighten his back up.

CHAIR FRYMARK

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

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

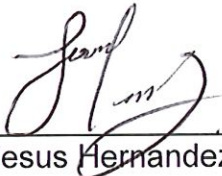
ADJOURNMENT

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



Maricela Frymark, Planning Commission Chair

Attest:



Jesus Hernandez, Management Analyst

Approved as presented at the meeting held September 17, 2025

