

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

June 18, 2025
Wednesday
6:30 P.M.

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

CHAIR FRYMARK All right. Good evening, everyone. I would like to call this Planning Commission meeting of June 18th to order at 6:30 PM, for the record. If able please rise 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.

CHAIR FRYMARK Invocation.

INVOCATION
COMMISSIONER
MIRANDA Father, we praise you and thank you for all your glory, and mercy, and grace. And we ask you, tonight, Father, to open our hearts and minds that we have good thoughts, and remember the things we were studying, and open minds. That we come to a good resolution for the City and for its residents. And, also, a blanket of protection and peace over our City and protection of the officers, in this trying time. We have a justice of the (inaudible) today, Father. We thank you for all the people here. In your name, Amen.

CHAIR FRYMARK Let's move on to Item D. Roll Call, please.

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

Also present: Julian Miranda, City Manager; Theresa Olivares, Assistant City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering; Brandi Jones, Senior Planner; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Administrative Secretary

AB 2449
DISCLOSURES

CHAIR FRYMARK Seeing that we're all here, I'm assuming we don't have any AB 2449 Disclosures, so we will continue. Do we have any Announcements?

ANNOUNCEMENTS

CHAIR FRYMARK Who wants to go first?

ASSISTANT CITY
ATTORNEY
TRAXLER Thank you, Chair. I have a... My announcement is Marilyn's announcement. I have a quick announcement, it's really an introduction. I would like to introduce Audrey Stalcup. She is an intern at our law firm, and she's a Rising 3L at Chapman Law School. She

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 2

has an interest in Land Use, Planning, and Zoning issues. And, so, I told her, "Why don't you come and see what we do and maybe I can convince you to be a City Attorney, one day." So, she's here to observe, so please be kind to me. I'm just kidding, I'm just kidding, but yes. So, welcome, Audrey.

COMMISSIONER
MIRANDA

Welcome, congrats.

CHAIR FRYMARK

Yes, welcome and congratulations. We're happy to have you.

COMMISSIONER
MIRANDA

Yeah, indeed.

CHAIR FRYMARK

Thank you, Jamie. And we will. All right. Let's continue on. Let's move on to Number 1, on the Consent Calendar. We have one item on the Consent Calendar, which is Minutes Regular, excuse me, Regular Meeting Minutes, held for September 18, 2024.

COMMISSIONER
CHICO

Motion to approve as presented.

VICE-CHAIR ACOSTA

Second.

CHAIR FRYMARK

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Chico?

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Miranda?

COMMISSIONER
MIRANDA

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ

Yes.

ADMINISTRATIVE Vice-Chair Acosta?
SECRETARY
HERNANDEZ

VICE CHAIR Yes.
ACOSTA

ADMINISTRATIVE Chair Frymark?
SECRETARY
HERNANDEZ

CHAIR Yes.
FRYMARK

ADMINISTRATIVE Thank you.
SECRETARY
HERNANDEZ

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

**SPONTANEOUS
COMMUNICATIONS**

ADMINISTRATIVE This is the time set aside for members of the audience to speak on any
SECRETARY item not on this agenda, that is within the Planning Commission's
HERNANDEZ 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 not
on the agenda. All members of the public are asked to observe the
City's Rules of Procedure and Public Meeting Decorum. The City's
Rules of Procedure and Public Meeting Decorum can be found on the
City's website, and Chapter 2.40 of the Irwindale Municipal Code. You
may also contact the City Clerk's Office for copies. Each speaker will
be limited to 3 minutes, unless such time limits are extended. If a
member of the public wishes to donate their time to another speaker,
both persons must be physically present and in attendance of the
meeting. The Presiding Officer may, in his or her discretion, extend the
3-minute time limitation for the particular subject for all speakers. In no
event shall the total amount of speaking time exceed 6 minutes per
person for the subject under discussion. Organized groups of persons
wishing to address the Board on the same subject should select a
spokesperson to represent the group, 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 that 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

Thank you. Do we have any members in Tier 1, in-person attendees, that would like to come forward to speak under spontaneous communication? Moving on to Tier 2, teleconference attendees.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one for Tier 2.

CHAIR FRYMARK

And Tier 3? Anyone in-person, that hasn't already spoken, or anyone in the hybrid format?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one for Tier 3.

CHAIR FRYMARK

Well, we will continue thank you, Jesus. Moving on to item Number 3, New Business.

NEW BUSINESS

CHAIR FRYMARK

I do not see any New Business on the agenda, so we're going to move on to Number 4, Public Hearing.

PUBLIC HEARINGS

CHAIR FRYMARK

The first item, A, is Conditional Use Permit Number 02-2025, freight trucking facility at 301 Longden Avenue. Do we have a Staff Report?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you, Chair and Commission, tonight belongs to our Assistant Planner, Jarrod Palmer. He'll be presenting this one tonight.

COMMISSIONER
MIRANDA

Ahh Jarrod.

CHAIR FRYMARK

Welcome, Jarrod. Good to see you, again.

ASSISTANT
PLANNER
PALMER

Hello, nice seeing you all, Commissioners. You'll be hearing a lot from me, tonight. I am sorry. So, tonight, we are going over Conditional Use Permit Number 02-2025, for a freight/trucking facility, at 301 Longden Avenue. The applicant here is Eikhsaikhhan Battulga, of Great West Auto Incorporated. So, the project site is located at 301 Longden Avenue. It is an irregularly shaped parcel located in the black circle. You can see on this slide. There are 2 red circles you may note. Those are structures proposed for demolition. So, the proposed business operations would include operations 7 days a week, from 8:00 AM to 7:00 PM, with an average of 11 semi-trucks on site, daily. These trucks will remain on site for about 2 to 3 days and then depart on deliveries nationwide, usually one to 2 weeks. There will be one supervisor on-site for daily operations. And minor fleet maintenance will be provided by 2 mechanics. It expands their business operations into the state of California. They have other operations in the states of Illinois and Virginia. So, the type of business here, it would be storage and fleet maintenance of automobile transport semi-trucks and trailers, also known as car carriers. And the proposed Site Plan shows that the applicant would be restriping the site to include 24 truck stalls and 10 passenger vehicle stalls. They will also keep a single modular office building that is already there. That will become their office operations center. And they also will construct a new trash enclosure, pending approval. There is also a maintenance canopy located in the Northeast corner of the site, that is also existing. And the applicant plans on using that as shade and also maintenance cover, for any maintenance the mechanics do to the vehicles. So, for tonight, we recommend that the Planning Commission adopt Resolution 853(25), for approval of Conditional Use Permit Number 02-2025, for the establishment of a freight/trucking facility at 301 Longden Avenue. There are alternative actions available to the Commission, tonight. I am available for questions. And the applicant is also here to answer any questions, in the Public Hearing, if needed.

CHAIR FRYMARK

Does the applicant have any- a presentation or are they just available for questions?

ASSISTANT
PLANNER
PALMER

They're just available for questions, tonight.

CHAIR FRYMARK

Do we have any members of the Planning Commission that have any questions for Staff or the applicant, before we open the Public Hearing?

COMMISSIONER
MIRANDA

I am curious. The break room here, is it going to be just overnight stays, people staying there? It's just gonna be just certain hours of operations, that's it? At least for trucking, and all, they have their own hotel rooms, or they're planning to stay overnight there?

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 6

ASSISTANT PLANNER PALMER	So, that might be a question better answered by the applicant. I could have him come up here, if you want, during the Public Hearing.
CHAIR FRYMARK	Yes, please. Uh, yeah, we'll go ahead and open the Public Hearing.
OPEN PUBLIC HEARING	At 6:40 p.m., Chair Frymark opened the Public Hearing.
EIKHSAIKHAN BATTULGA	Council members, thank you.
COMMISSIONER MIRANDA	Did you hear that question by chance?
EIKHSAIKHAN BATTULGA	Can you repeat that?
COMMISSIONER MIRANDA	Sure, I see the break room here is equipped with bathrooms, of course, but are people staying there overnight? Or trucks that come in and stay parked in their trucks and uploading, they staying there or just hours of operation only they'll be closed?
EIKHSAIKHAN BATTULGA	There would be no people after hours.
COMMISSIONER MIRANDA	Okay yeah, appreciate it. Since you're there, I have a quick question regarding landscaping. I saw the landscaping, looks nice, but not quite familiar with them. I might actually have to look them up. Do...is there a kind of floral, or just kind of green and/or put water conscious, kind of, as well? The landscaping you have planned here, I see that there's some nice... 4 different ones. I didn't have a chance to look them up to see as far as how they bud or bloom, are they water conscious plants, as well?
ASSISTANT PLANNER PALMER	So, the landscaping is existing landscaping. The only new landscaping will be vines that will be put onto the walls. That will help with graffiti mitigation and just to increase the appeal of the curb appeal, if you will.
COMMISSIONER MIRANDA	Okay, so, vines? Not like bougainvillea? Just like regular vines?
ASSISTANT PLANNER PALMER	Just typical vines, yeah. There is similar vines across the street, if you've been over there, yeah.
COMMISSIONER MIRANDA	To kind of match it. Yeah, I've been there. Okay, thank you.

- CHAIR FRYMARK Just out of curiosity, why this site? Like why was this site selected?
- EIKHSAIKHAN
BATTULGA Site has a couple of advantages. And one very important thing is this site was used heavy equipment transporter before. And this place has a high-pressure concrete. That's very important for trucks. And it's close to highways 210, I-10. We always use that roads. Yeah, that's good.
- CHAIR FRYMARK The land is already equipped to have or house like a lot of tonnage, if you will, a lot of weight. And then also the access to the freeways is where the main drivers?
- EIKHSAIKHAN
BATTULGA Yes.
- CHAIR FRYMARK Okay. I noticed in the business operations, it talked about being open 7 days a week from 8:00 AM to 7:00 PM. Like what do day-to-day operations generally look like? I know that there's going to be about 11 semi-trucks on site daily. And it sounds like, we'll have about 3 employees coming in and out of that site on a daily basis. But can you walk me through what a typical day would look like? Let's say a random Thursday?
- EIKHSAIKHAN
BATTULGA Sure, it's... We all work, like, 5 days. 5 days not 7.
- CHAIR FRYMARK Not 7.
- EIKHSAIKHAN
BATTULGA But, possibly, sometimes, Saturday and Sunday, maybe. So, that's why we posted here 7 days. And trucks, like, every trip takes like 2 or 3 weeks. After trips, trucks come to the parking lot and drivers leave the truck there and they go home, and we do service like tire change, brakes, like oil changes or minor services. That's all we do.
- CHAIR FRYMARK So, the driver comes in drops the load, if you will. Maintenance is done.
- EIKHSAIKHAN
BATTULGA We don't drop load in the yard.
- CHAIR FRYMARK Well, I mean, like, park the semi-truck.
- EIKHSAIKHAN
BATTULGA Yeah, park semi-truck, yes.
- CHAIR FRYMARK And then they leave.
- EIKHSAIKHAN
BATTULGA Not daily used. And after like 2, 3 days, maybe 4 days, they will leave for another trip for 2 weeks, maybe 3 weeks. Yeah, we are interstate carriers, so every trip takes at least 7 days or 2 weeks.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 8

COMMISSIONER MIRANDA	Once the cargo, the cars arrived there and they're there do you, sorry. Do you leave them there for a while and go to another dealership locally or is it do you each car individually gets loaded off and...
EIKHSAIKHAN BATTULGA	We're doing last 2 or 3 years, we working with Tesla.
COMMISSIONER MIRANDA	Okay.
EIKHSAIKHAN BATTULGA	And we transporting new Tesla's to dealerships.
COMMISSIONER MIRANDA	Locally for us, okay, okay.
EIKHSAIKHAN BATTULGA	Local dealerships, yeah, California, Arizona, and western states.
COMMISSIONER MIRANDA	Okay. And when do they come to your site to pick up their cars? Or do you actually take them to them directly from that point on?
EIKHSAIKHAN BATTULGA	Mostly trucks will come back to yard empty.
COMMISSIONER MIRANDA	Okay, okay. They'll stop dealership first.
EIKHSAIKHAN BATTULGA	If they come loaded, it's just for next morning, they will go for delivery.
COMMISSIONER MIRANDA	Okay, that's my next question regarding like wholesale or retail?
EIKHSAIKHAN BATTULGA	We don't keep cars in our yard.
COMMISSIONER MIRANDA	Don't keep cars in there during the week? Security?
EIKHSAIKHAN BATTULGA	Just employees' cars will be there. When drivers leave for the trip, they will leave their cars maybe, like, 10 something cars. That's all we keep there.
COMMISSIONER MIRANDA	Okay.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 9

COMMISSIONER CHICO	Question, would you be, since it's part of the application, would you be opposed to having a deadline on the demolition of the buildings? Say something like 6 months? Is that, is that reasonable for you?
EIKHSAIKHAN BATTULGA	Yes.
COMMISSIONER CHICO	Okay.
VICE-CHAIR ACOSTA	Do you anticipate accepting any closed trailers at all? Or is it just going to be automobile trailers that will be accepted into the yard?
EIKHSAIKHAN BATTULGA	It's all open trailers. There's no closed trailers. All open trailers, car holders.
COMMISSIONER MIRANDA	Quick question for you, also, how did you hear about our site in Irwindale?
EIKHSAIKHAN BATTULGA	I was looking for site for last couple of years.
COMMISSIONER MIRANDA	Yeah, yes. Sounds good. Glad you found us.
CHAIR FRYMARK	I have a question for Staff, I'm curious if we have any idea of how close this site is to a residential area, whether it's in the community or not in Irwindale?
ASSISTANT PLANNER PALMER	Yeah, we don't have a distance from the most recent one.
COMMISSIONER MIRANDA	I can confirm and answer that question, actually.
CHAIR FRYMARK	Oh, can you?
COMMISSIONER MIRANDA	Yeah. It's off Longden. Live Oak and Longden. So, when you go there, there's a gas station. And just pass it, to your right, there's apartments and some mobile homes about probably about 3 blocks down that way. And then, a little farther up is where there's houses past the gas station, but they are significantly away. They won't go past them. As far as they're going to go on Live Oak going to the going to the freeway, that part. I was looking at that, it looks like the routes will avoid that area. I believe so, right? With that route, you're going to be taking back the freeway and back, right, off of, yeah? It's a pretty good route.

CHAIR FRYMARK	And those residential areas and those apartments, is that, like, the City of Duarte?
COMMISSIONER	City of Duarte. Duarte on one side, on this side. And there's Arcadia on this side. And, again, the trucks won't impact them because they're going to go in their yard and they're going back to the freeway. They won't cross them ever. They won't even hit Myrtle, I don't believe. I don't think so, right? You won't hit Myrtle? Yeah, it wouldn't go that far, even. Well, actually, when you go to dealership, of course, they will. The dealership and then back. It is true.
ASSOCIATE PLANNER PALMER	Hi, again. So, when we did the noticing, we did a 500-foot radius. There were no residential homes within a 500-foot radius just to clarify. Also, we can modify condition B-12 to ensure that the demolition deadline is 6 months.
CHAIR FRYMARK	And if a motion were to be presented, it would be presented in such way, where B.12 would be modified?
ASSISTANT CITY ATTORNEY TRAXLER	I can help with that, yes.
CHAIR FRYMARK	Any other questions for Staff or the applicant? No? Do we have any members of the audience that would like to come forward? And thank you, thank you, both. Do we have any members of the audience that would like to come forward and speak on this item? Do we have anyone in Tier 2?
ADMINISTRATIVE SECRETARY HERNANDEZ	No one in Tier 2.
CHAIR FRYMARK	That one last call Tier 3. Anybody in person or in our hybrid format?
ADMINISTRATIVE SECRETARY HERNANDEZ	No one in Tier 3.
CHAIR FRYMARK	I will go ahead and close the public comment.
CLOSE PUBLIC HEARING	There being no speakers, Chair Frymark closed the Public Hearing at 6:49 p.m.
CHAIR FRYMARK	Is there any further discussion from the Commission? Do we have any motions?
COMMISSIONER CHICO	I'll make the motion to approve with that one modification.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 11

COMMISSIONER
MIRANDA I'll second it.

CHAIR FRYMARK Do we need the motion for the record, Jamie?

ASSISTANT
CITY ATTORNEY
TRAXLER Yes. Chair. And for the record, I would recommend that condition B.12 be modified to state that within 6 months of the issuance of the demolition permit, the applicant shall diminish 3 office trailers and a car and a carport, excuse me, per the plans date stamped June 2, 2025. If that would be okay with the Commission? Okay. So, the formal motion would be adopt Resolution Number 853(25), a resolution of the Planning Commission of the City of Irwindale, approving Conditional Use Permit Number 02-2025 for the establishment of a freight/trucking facility located at 301 Longden Avenue Irwindale, California, 91706, APN 8534-017-024, in the M-2 (Heavy Manufacturing) Zone, subject to conditions as set forth herein and making findings in support thereof, and finding the project exempt from the California Environmental Quality Act, pursuant to section 15332, Class 32, Infill Development Projects, with the amended condition Number B.12.

CHAIR FRYMARK So I think we had a first and we had a second. So, Roll Call.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico?

COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda?

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Acosta?

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE SECRETARY
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

ADMINISTRATIVE SECRETARY
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you. Moving on to the next item under public hearing, which is letter B, Zone Change Number 02-2025, rezoning of Jardin de Roca at 5051 North Irwindale Avenue, from M-1 (Light Manufacturing) Zone, to RP, Recreation and Parks. Do we have a Staff Report?

ASSISTANT PLANNER
PALMER Yes, yes, we do. Just got to get the slideshow put up for you. Okay, so this is Zone Change Number 02-2025. The applicant and property owner is the City of Irwindale. The request is a City-initiated proposal to revise the Zoning Map to reconcile inconsistencies and make appropriate changes to support the highest and best uses. Some background, the General Plan is considered the blueprint for future planning and development in Irwindale, and the Zoning Code and Map and related designations are required to be consistent with this plan. Inconsistencies were first discovered in 2018. And following the adoption of the new Zoning Code in April of 2025, Staff determined that several City-owned properties should be made consistent with their existing use. Consistency between the General Plan and Zoning is common sense approach to planning and transparency. However, it is not commonplace for cities to spot zone or change their General Plan designations for singular parcels. Usually, it's for a group or a large parcel. On April 24, 2025, City Staff initiated the applications for remediation of inconsistencies between the Zoning Map and General Plan Maps. This ensures all City parks to be zoned as, and identified as, parks in both the Zoning and General Plan Maps. The subject properties include Jardin de Roca Park, El Nido Park, and The Little Park, all properties are City owned. On May 22nd, property owners within a 500-foot radius of the subject properties were notified by mail and a public notice was published the next day. On June 20...June 18, 2025, the Planning Commission is hearing this proposed Zone Change for Jardin de Roca Park. So, the current General Plan designation for the park is Parks and the current zoning is M-1 (Light Manufacturing). The proposed Zoning Designation Staff has is RP, for Recreation and Parks. This is the City's Zoning Map, recently adopted under the new Zoning Code. And the General Plan. These are for your reference. So, on this slide, we have the existing Jardin de Roca Park. It is this light gray color, which indicates M-1 (Light Manufacturing). And on the right, we have the proposed, which would be RP (Recreation and Parks). This project's environmental review, it was determined to qualify for a general rule exemption pursuant to CEQA with section 15061 (B)(3).

And then, it can be seen, with certainty, there is no possibility that the Zone Change, by itself, will have a significant effect on the environment. Staff's recommendation to the Planning Commission is to adopt Resolution Number 848(25), recommending that the City Council approve Zone Change Number 02-2025. There are alternative actions available tonight, as well. If the Planning Commissioners have any questions, I'm here to help answer them, and yeah. Thank you.

CHAIR FRYMARK

Thank you. We'll go ahead and open up the public hearing for this particular item.

OPEN PUBLIC
HEARING

At 6:55 p.m., Chair Frymark opened the Public Hearing.

CHAIR FRYMARK

Do we have any, before we move into, or let's just start with Tier 1. Do we have any in-person attendees that would like to speak on this matter? Tier 2?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one for Tier 2.

CHAIR FRYMARK

Tier 3?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

And no one for Tier 3.

CHAIR FRYMARK

Have any questions... Commissioners, do we have any questions for Staff? No? Okay, so, we'll go ahead and close the Public Hearing for this particular item.

CLOSE PUBLIC
HEARING

There being no speakers, Chair Frymark closed the Public Hearing at 6:56 p.m.

CHAIR FRYMARK

Any motions or discussions?

COMMISSIONER
CHICO

Motion.

VICE-CHAIR ACOSTA

Second.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 14

CHAIR FRYMARK	Its pretty straightforward. Okay, so we have a first and a second on this particular item and that is the, where am I, 4-8? A Resolution of the Planning Commission of the City of Irwindale recommending that the City Council of the City of Irwindale adopt Zone Change Number 02-2025 and modify the City of Irwindale Zoning Map to rezone a parcel from M-1 (Light Manufacturing) Zone, to RP (Recreation and Parks). Zone located at Jardin de Roca Park, 5051 North Irwindale Avenue, APN 8417-035-901 and find the project exempt from the California Environmental Quality Act, CEQA, pursuant to CEQA guidelines Section 15061 (B)(3). Roll Call, please.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico?
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Miranda?
COMMISSIONER MIRANDA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Vice-Chair Acosta?
VICE-CHAIR ACOSTA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Chair Frymark?
CHAIR FRYMARK	Umm, Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you.

CHAIR FRYMARK

And moving on to Item Z, C, Zone Change Number 03-2025, rezoning of El Nido Park at APN 8417-002-921 from A-1, Agricultural Zone, to RP, Recreation and Parks.

ASSISTANT
PLANNER
PALMER

Hi again. So, this is Zone Change Number 03-2025. The applicant and property owner is the City of Irwindale. The request here is a City-initiated proposal to revise the Zoning Map to reconcile inconsistencies and make appropriate changes to support the highest and best uses. The General Plan is the blueprint for future planning and development in Irwindale. The Zoning Map, Code, and related designations are required to be consistent with the General Plan. In 2018, inconsistencies were found by Staff. And, following the adoption of the new Zoning Code, in April 2025, Staff determined that several City owned properties should be made consistent with their existing use. Consistency between the General Plan and Zoning is a commonsense approach to planning and transparency. Although, it's not commonplace to zone, spot zone, or change a General Plan designation for a single parcel, usually for a group or large parcel. On April 24th, City Staff initiated the applications for remediation of these inconsistencies between the Zoning Map and General Plan Maps, ensuring that all city parks will be zoned as and identified as Parks, in both the Zoning and General Plan Map. Subject properties include Jardin de Roca Park, El Nido Park, and The Little Park. All properties are City-owned. On May 22nd, property owners, within a 500-foot radius of these properties, were notified by mail. The public notice was published in the newspaper the next day. And tonight, the Planning Commission will hear the proposed Zone Change Number 03-2025 for El Nido Park. The designation of El Nido Park is Parks in the General Plan and A-1(Agricultural), in the Zoning. The proposed Zoning Designation tonight is RP (Recreation and Parks). Here is the Zoning Map, for your reference, and the General Plan Map, for your reference. El Nido Park is currently zoned A-1(Agricultural). However, this is not an existing zone, post May 12, 2025, when City Staff began using the newly adopted code. So, the proposed is this brighter green color, it represents RP(Recreation and Parks). For the environmental review, the project was determined to qualify for a general rule exemption pursuant to CEQA Section 15061(B)(3), in that it can be seen, with certainty, that there is no possibility that the Zone Change, by itself, will have a significant effect on the environment. Staff's recommendation, to the Planning Commission, is to adopt Resolution 849(25), recommending that the City Council approve Zone Change Number 03-2025. There are alternative actions available tonight, as well. If you have any questions, I'm here to answer them. Thank you.

CHAIR FRYMARK

Any questions? Okay, go ahead and open up the Public Hearing.

OPEN PUBLIC
HEARING

At 7:01 p.m., Chair Frymark opened the Public Hearing.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 16

CHAIR FRYMARK	Any questions from Tier 1? Tier 2?
ADMINISTRATIVE SECRETARY HERNANDEZ	No one in Tier 2.
CHAIR FRYMARK	Tier 3?
ADMINISTRATIVE SECRETARY HERNANDEZ	And no one for Tier 3.
CHAIR FRYMARK	Any questions, Commissioners? I asked that already. Okay, so we'll go ahead and close the public comment.
CLOSE PUBLIC HEARING	There being no speakers, Chair Frymark closed the Public Hearing at 7:01 p.m.
CHAIR FRYMARK	Seeing that there are no further questions or discussion, do we have any motions?
COMMISSIONER RODRIGUEZ	I motion to adopt Resolution Number 849(25).
COMMISSIONER MIRANDA	Second.
CHAIR FRYMARK	Thank you. Roll Call, please.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico?
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Miranda?
COMMISSIONER MIRANDA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	Yes.

ADMINISTRATIVE Vice Chair Acosta?
SECRETARY
HERNANDEZ

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE Chair Frymark?
SECRETARY
HERNANDEZ

CHAIR FRYMARK Yes.

ADMINISTRATIVE Thank you.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Thank you. And then moving on to letter C, Zone Change Number 03-2025, rezoning of El Nido Park, at APN 8417-002-921 from A-1, Agricultural Zone, to RP, Recreation and Parks.

ASSISTANT We, we just did that one, so it's D.
PLANNER
PALMER

CHAIR FRYMARK Sorry.

ASSISTANT You're okay.
PLANNER
PALMER

CHAIR FRYMARK Oh, yeah, we did, I put skate park. General Plan Amendment Number 02-205 and Zone Change Number 04-2025, revision of the General Plan Map to change the existing General Plan designation of Little Park, at APN 8533-016-905, from Residential to Parks, rezoning of The Little Park, at APN 8533-016-905, from R-1(Single-Family Residential) Zone, to RP (Recreation and Parks).

ASSISTANT Hello, again. This is for General Plan Amendment 02-2025 and Zone
PLANNER Change 04-2025. The applicant and property owner being the City of
PALMER Irwindale. The City-initiated proposal will revise the General Plan and
Zoning Maps to reconcile inconsistencies and make appropriate
changes to support the highest and best uses. The General Plan is the
blueprint for the City of Irwindale's future planning and development.
The Zoning Code Map and related designations are required to be
consistent with this plan. In 2018, inconsistencies were discovered in
the Zoning Map and following the adoption of the Zoning Code, in April
2025, Staff determined that several City-owned properties should be
made consistent with their existing use. Consistency between the
General Plan and Zoning is a commonsense approach to planning and

transparency. Although, it is not commonplace for cities to spot zone or change their General Plan designations for single parcels. So, on April 24, 2025, City Staff initiated the applications for remediation of inconsistencies between the Zoning Map and General Plan Map. This would ensure all city parks would be zoned as, identified as Parks in both the Zoning and General Plan Maps. Subject properties include Jardin de Roca Park, El Nido Park, and The Little Park, all properties being city-owned. On May 22nd, property owners, within 500 feet of the subject properties, were notified by mail and the public notice was published in the newspaper the following day. Tonight, the Planning Commission will hear the proposed General Plan Amendment Number 02-2025 and Zone Change Number 04-2025 for the Little Park. The designation in the Zoning, currently, for The Little Park is R-1 (Single-Family Residential), and the General Plan designation is Residential. The proposed General Plan designation is going to be Parks. And the proposed Zoning designation will be RP (Recreation and Parks). Here is the City's Zoning Map for your consideration and here is the General Plan Map. So, for GPA Number 02-2025, The Little Park currently is Residential, this yellow color. The proposed would make it this bright green color. That represents Parks in the General Plan. And for the Zone Change Number 04-2025, The Little Park is currently R-1 (Low Density Residential). This would be proposed to be changed to the bright green, RP (Recreation and Parks), designation. For the environmental review, the projects were determined to qualify for a general rule exemption pursuant to CEQA section 15061(B)(3), and that it can be seen, with certainty, that there is no possibility that the General Plan Amendment or Zone Change, by themselves, would have a significant impact on the environment. Staff recommends that the Planning Commission take the following actions, adopt Resolution Number 850(25), recommending that the City Council approve General Plan Amendment Number 02-2025 and, two, adopt Resolution Number 851(25), recommending that the City Council approve Zone Change Number 04-2025. There are alternative actions available to the Planning Commissioners, tonight, as well, and if there are any questions, Staff is here to help.

CHAIR FRYMARK

Do you have any questions for Staff? Okay, let's go ahead and open up the public comments.

OPEN PUBLIC
HEARING

At 7:07 p.m., Chair Frymark opened the Public Hearing.

CHAIR FRYMARK

Do we have anyone in Tier 1 that has any questions or comments for this particular item? No, seeing none. We'll move on to Tier 2.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one for Tier 2.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 19

CHAIR FRYMARK	Tier 3?
ADMINISTRATIVE SECRETARY HERNANDEZ	And no one for Tier 3.
CHAIR FRYMARK	Okay, well go ahead and close the public comment.
CLOSE PUBLIC HEARING	There being no speakers, Chair Frymark closed the Public Hearing at 7:07 p.m.
CHAIR FRYMARK	Are there any further discussions from the Commission. Or any motions?
ASSISTANT CITY ATTORNEY TRAXLER	Chair, if I may make a recommendation. Because we have 2 actions on the agenda, I would recommend that each resolution be moved on separately.
CHAIR FRYMARK	So, I would then like to make a motion to adopt Resolution Number 850(25), recommending that the City Council approve General Plan Amendment Number 02-2025.
VICE-CHAIR ACOSTA	Second.
CHAIR FRYMARK	So, we have a first and a second.
ADMINISTRATIVE SECRETARY HERNANDEZ	Who second?
CHAIR FRYMARK	Paper, rock, scissors?
VICE-CHAIR ACOSTA	I'll second.
ADMINISTRATIVE SECRETARY HERNANDEZ	Okay.
CHAIR FRYMARK	Roll Call, please.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico?
COMMISSIONER CHICO	Yes.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 20

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda?

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Acosta?

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you. Do we have a motion to approve the Zone Change?

COMMISSIONER
CHICO (Inaudible) Motion.

CHAIR FRYMARK Second?

COMMISSIONER
RODRIGUEZ Second.

CHAIR FRYMARK Roll Call, please.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico?

COMMISSIONER
CHICO Yes.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 21

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda?

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice Chair Acosta?

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you. Next item on our agenda. We're moving away from parks and moving into billboards. Item E, is Zone Ordinance Amendment Number 01-205, Ordinance Number 799 to amend Chapter 17.20 Billboards of Title 17. And for this item, do we have a Staff Report?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yes, thank you, Chair and Commission. And all good things have to come to an end, so you have me now. Jarrod's... We're finished with Jarrod. So, thank you. So, Zone Ordinance Amendment Number 01-2025, the project is proposing to amend Chapter 17.20, Billboards, of Title 17 the Zoning Code, to include new and revised state regulations for billboards and to update the application process. So, additional research is needed. And, regarding some of the regulations and development standards. So, Staff is recommending that the Planning Commission continue this Zone Ordinance Amendment to the next Planning Commission meeting, which will be scheduled for July 30, 2025. That's the report, thank you.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 22

CHAIR FRYMARK	Do you have any questions for Marilyn, before we open up the public comments of the Public Hearing? I have a question. You referenced regulations from the State, State regulations?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes.
CHAIR FRYMARK	Do you know what those might be?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	We need some clarification from Caltrans. So.
COMMISSIONER MIRANDA	Confident we'll get those answers before the 30 th of July?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Absolutely.
COMMISSIONER MIRANDA	Oh, I like that.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	You have a planner's promise.
COMMISSIONER MIRANDA	Alright.
CHAIR FRYMARK	Any other questions? Okay, so we will go ahead. Thank you, Marilyn. We will go ahead and open up the public comments.
OPEN PUBLIC HEARING	At 7:11 p.m., Chair Frymark opened the Public Hearing.
CHAIR FRYMARK	Is there anyone in Tier 1 that would like to come forward and speak on this item? Tier 2?
ADMINISTRATIVE SECRETARY HERNANDEZ	No one in Tier 2.
CHAIR FRYMARK	Okay, Tier 3?

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 23

ADMINISTRATIVE
SECRETARY
HERNANDEZ

And no one for Tier 3.

CHAIR FRYMARK

Thank you we'll go ahead and close the public comment for this particular item.

ASSISTANT
CITY ATTORNEY
TRAXLER

Chair, if I may?

CHAIR FRYMARK

Yes.

ASSISTANT
CITY ATTORNEY
TRAXLER

So, since the recommendation right now is to continue the Public Hearing, I would recommend leaving the Public Hearing open. And then entertaining a motion to continue the Public Hearing to a date certain, which is July 30, 2025.

CHAIR FRYMARK

Need to restate that the public comment or the Public Hearing is open?

ASSISTANT
CITY ATTORNEY
TRAXLER

The public hearing is open yes.

CHAIR FRYMARK

Sounds good. So, do we have any motions or discussions?

VICE-CHAIR ACOSTA

I motion that we continue to July 30, 2025.

COMMISSIONER
CHICO

Second.

COMMISSIONER
MIRANDA

Second.

CHAIR FRYMARK

Was that Commissioner Miranda or was that Commissioner Chico? Commissioner Chico. So, we have a first and a second. Thank you. Roll Call, please.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Okay, first from Commissioner... Motion by Vice-Chair Acosta and second by Commissioner Chico, correct? Okay.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Chico?

COMMISSIONER
CHICO

Yes.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 24

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Miranda?

COMMISSIONER
MIRANDA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Rodriguez?

COMMISSIONER
RODRIGUEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Acosta?

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR FRYMARK Okay, moving on to letter F. Let's get this out of the way. Zone Ordinance Amendment Number 02-2025. Ordinance Number 800 to establish an Ordinance regulating Battery Energy Storage Systems, also known as BESS. Marilyn, do you have a Staff Report?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yes, thank you, Chair and Commission. So, a bit of background with this, on November 13th of 2024, there was a Joint Study Session with the City Council and the Planning Commission, regarding Battery Energy Storage Systems, or BESS. So, the information was provided, at that time, by the Executive Director of Clean Coalition. Then, on December 11, 2024, the City Council had held a public workshop on BESS and information at that time, it was presented by Los Angeles County Fire Department, Staff members, and others, again, from Clean Coalition. On February 12, 2025, the City Council held a discussion regarding regulating Battery Energy Storage Systems. And, at that time, the Council directed Staff to do research and report back on jurisdictions that have adopted Ordinances for BESS. On February 26, 2025, the City Council reviewed those various Ordinances, and they were some...Most of them were from California, a few were from out of

state, that they looked at. And, after discussion, the City Council directed Staff to prepare a BESS Ordinance for Irwindale. Then, on March 26th of 2025, the BESS Ordinance item was pulled from the City Council, and it was moved to the April 9, 2025, City Council Meeting. Then on April 23, 2025, the City Council adopted Urgency Ordinance Number 793 to adopt and impose regulations for the development of BESS facilities. Because the existing Municipal Code, at that time, did not address BESS, or Battery Energy Storage Facilities. Then, the City Council adopted Ordinance Number 772, which you are very familiar with, which was the update of the Zoning Code, and it repealed and replaced the entirety of Title 17. And what that effectively did was it resulted in the repeal of the Urgency Ordinance 793. Then, on May 8th, the City Council adopted Urgency Ordinance Number 797, to account for the repeal of that and it included the new code sections for the Title 17. So, Ordinance Number 800, which is before you tonight. It outlines certain Development Standards and Regulations for a BESS facility. So, the regulations, they include application procedures, definitions, land use, and citing standards, permitting environmental compliance, and safety and certifications. There is a requirement, in the Ordinance, that requires an applicant to enter into a Public or a Community Benefit Agreement, which may include funding for specific community improvements and amenities. Processing of any BESS facility, via this Ordinance, would be either a Development Agreement, Conditional Use Permit, Site Plan Design Review, or all the above. This Ordinance 800, it does comply with the Senate Bill. It's SB38, that requires that every BESS facility, located within the state, have an Emergency Response and Emergency Action Plan. And, specifically, this... The modification, it modified Table 17.06.020 Land Use Regulations, and it added Battery Energy Storage Systems that are located in M-2, would require a Conditional Use Permit, as well. So, the new chapter in there is, Chapter 17.40 for BESS. So, as I mentioned, it includes definitions, it has Development Standards, and I'll mention a few of those. BESS facilities cannot be constructed, or shall not be constructed, within 1,000 feet of any residential zone property. BESS facilities shall not be constructed further than one mile from the connecting utility, measured from the nearest point. That would be, say, from one of the substations, like Edison Substation, like Rio Hondo. Other items include things that address the height of things. So, BESS components and mechanical equipment must be enclosed by a minimum 10-foot high, non-scalable perimeter, solid wall. Height requirements for the BESS units themselves shall adhere to a maximum 12 feet for the equipment, itself, and 15 feet for the overall building height. And these are... This condition is, and all of the Ordinance is, consistent with the previous Urgency Ordinances. This particular item, what was added at the Council's request, is that vertical stacking of BESS units shall not be permitted. So, they have a maximum height, but there won't be any stacking of the containers of the cabinets. And then also BESS facilities, there are utilities and transmission lines shall be installed underground. They can request a Variance for that, but that would have

to come to the Planning Commission and City Council. So, a BESS facility, also, it may include, but it's not required to include, a single-story warehouse-type operations and maintenance building for the storage parts. They're not required to have it, but they could in that. And the requirement is that they would need a Site Plan & Design Review, and it would have to adhere to the Commercial and Industrial Design Guidelines. And then, last, but not least, the environmental review for this. So, in accordance with California Environmental Quality Act, or CEQA, and the City of Irwindale Environmental Guidelines, that the City is the lead agency, analyze the project, which is the Ordinance, and has determined that the project is exempt from the provisions of CEQA pursuant to Section 15061(B)(3), which states that the activity is covered by the General rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. This is a textual, text change to the Title 17, this is not a project specific. So, that concludes Staff's Recommendation or Staff Report. We do recommend that the Planning Commission adopt the attached Ordinance and recommend to the City Council to adopt Ordinance Number 800.

CHAIR FRYMARK

Thank you, Marilyn. Do we have any questions for Marilyn, before we open the public comments?

VICE-CHAIR ACOSTA

Marilyn, you mentioned the applicant would enter into a Public or Community Benefit Agreement. Should ownership change hands would the new owner be required to enter into that agreement?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes, the agreement would be a Development Agreement, which stays with the land.

CHAIR FRYMARK

In terms of the location requirements, page 67 of the report it says that the BESS facilities should not be constructed within 1,000 feet and that was mentioned in your report, as well. And this is of Residential Zoned properties. Would it be possible to consider, also including limitations on BESS facilities not being constructed near schools or hospitals within that range? Are there any schools or hospitals within that 1,000 feet range?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Well, that, somebody would have to apply for a BESS facility. We would look at it at that time. And, they, because this is not site specific with that, then we would look at it. If it was, that would be part of the analysis to make sure that it's not within. Yeah, but if you're requesting to not have, you know, to stay within 1,000 feet of any residentially zoned property, if you want it to add specifically, you know, for hospitals or schools.

ASSISTANT CITY ATTORNEY TRAXLER	Yeah, certainly that can be a recommendation to the City Council.
CHAIR FRYMARK	To include that.
COMMISSONER CHICO	Question.
CHAIR FRYMARK	Yes.
COMMISSIONER CHICO	Subject to proximity or location of the BESS operations how close can they be to one another?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	The Ordinance did not have a requirement for limitation between facilities, BESS facilities.
COMMISSIONER CHICO	I think there should be an environmental, should be an environmental analysis, as to how close they can be. You can have them all in a cluster and it certainly would pose some kind of a threat.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Is that a recommendation that the Planning Commission would like to make?
COMMISSIONER CHICO	I would, if there's a way, yes.
COMMISSIONER MIRANDA	At least investigate it and see.
COMMISSIONER CHICO	Yeah, something some kind of analysis.
COMMISSIONER MIRANDA	Yes. I like what the Council, as far as stacking goes, as far as proximity, new... That's a good idea.
CHAIR FRYMARK	We are taking into consideration heights, as well. So, the Ordinance does state that not only, is there a 10-foot-high perimeter wall around the facility, it also references the fact that, in the Ordinance, that there are height requirements. So, 12 feet for the equipment itself and then 15 feet for the overall building. So that, that does leave the perimeter wall a little shorter than the possible equipment itself, but that's not by much. So, and then they're setbacks included in the Ordinance, as well, so it indicates a 50 foot, from all sides, set back.

COMMISSIONER CHICO	Stacking is prohibited right?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	That's correct.
CHAIR FRYMARK	It's included in the language, so far. There was a section on noise. I can't find it. It says at the discretion of the Community Development Director separate noise study may be required, along with compliance by the owner/operator, with any mitigation measures recommended to ensure compliance. Instead of may, can that be more of a definitive will?
CHAIR FRYMARK	So, that we are monitoring and measuring the noise coming from that facility, should there ever be an applicant that is looking to develop one?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	That can be included as a recommendation.
COMMISSIONER MIRANDA	And I have a question for you. In the section regarding emergency response and action plan. In the event that something does go hazardously wrong, is there any kind of financial consideration they have set aside to take care of responsibility for anything that may have been harmed by, rather, damaged property, or a person even.
COMMISSIONER CHICO	Or bonding.
COMMISSIONER MIRANDA	Bonding, yes, a bonding some kind like that. Is that said in here I see the financial assurance is one thing, but I don't see that in there. That can be one of the questions that we get a little clarification on.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	I'm going to defer to the Assistant City Attorney that if there was anything regarding a bond. Because I know that the financial assurance, this is primarily for the decommissioning.
COMMISSIONER MIRANDA	Decommissioning, yeah.
ASSISTANT CITY ATTORNEY TRAXLER	That's correct. There's nothing specific with regard to an Emergency Action Plan.

- COMMISSIONER CHICO Reasonable to require bonding? Is it considered a reasonable business, reasonable business practice?
- ASSISTANT CITY ATTORNEY TRAXLER Well, it's hard to answer because we would be, we would, it would be hard to tell the extent of the damage. These batteries are intended to, kind of, self-contain their fires, if they ever were to, you know, basically catch fire. So, it would be hard to pick a number as to what the damage would be and what the financial assurance would look like. So, I would say that that would be really difficult to do.
- COMMISSIONER CHICO Okay, let me ask you a different question. I would assume that the operator would have to have a liability policy in place. At any given location. Let's just assume, for the sake of discussion, that the operator does have a \$1,000,000 liability policy. Would that cover any damages outside of the operation? Any damages done to, well, the perimeter outside, people, buildings, whatever? Whatever might need remediation because of the damage caused by the batteries?
- ASSISTANT CITY ATTORNEY TRAXLER I would say it likely would, yes. If it was damaged caused directly by the operation.
- COMMISSIONER CHICO Now, so, are we to assume that they're required to have a liability policy, or do we have to require it in our Ordinance?
- ASSISTANT CITY ATTORNEY TRAXLER Well, right now, it's not required in the Ordinance. So, that's certainly something that we can require. It would be typically required in the Development Agreement, though, that the owner and operator maintain an insurance policy for any kind of emergency responses, or anything like.
- COMMISSIONER CHICO Well, if it doesn't hurt anything, I don't mind. I would, I would prefer we be redundant and have it in both places. Because it doesn't cost them anymore money. It's the same policy.
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON So, excuse me, Chair and Commission. So, recommendation is that liability, to add to the Ordinance, that a liability policy be in place in the Development Agreement?
- CHAIR FRYMARK Capture it in the Ordinance and in the Developmental Agreement.
- COMMISSIONER CHICO Yes, would it be. Did it make sense to have the City as a name insured? Are they going to sue the City or they're going to sue the operator? We don't know but?
- ASSISTANT CITY ATTORNEY TRAXLER Yeah, that's not really typical, I would say, because it would be a private operation and private development.

COMMISSIONER CHICO	Okay.
CHAIR FRYMARK	Any other questions or recommendations?
COMMISSIONER MIRANDA	I just want to be, I mean, I see the change of ownership, I just want to clarify, if there is a change of ownership our interests are protected. I see it looks like it is. The obligation established and amicable to the battery and so we keep this, so I think it's we're covered there so. I think we're good.
CHAIR FRYMARK	And I mean, in terms of environment, this is just the Ordinance.
COMMISSIONER MIRANDA	Just an Ordinance.
CHAIR FRYMARK	There is no impact so. Right now, we're just trying to establish regulations should there ever be an approved BESS.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes, just to codify this Ordinance.
CHAIR FRYMARK	If there are no further questions, I'll go ahead and open up for public... the Public Hearing.
OPEN PUBLIC HEARING	At 7:32 p.m., Chair Frymark opened the Public Hearing.
CHAIR FRYMARK	Is there anyone in Tier 1? Tier 2?
ADMINISTRATIVE SECRETARY HERNANDEZ	No one in Tier 2.
CHAIR FRYMARK	Tier 3?
ADMINISTRATIVE SECRETARY HERNANDEZ	And no one in Tier 3.
CHAIR FRYMARK	We have someone in Tier 3.
ADMINISTRATIVE SECRETARY HERNANDEZ	Yes.
CHAIR FRYMARK	Sure. Welcome.

MATTHEW
MCCAFFREY

Good evening, I'm Matthew McCaffrey with AYPa Power. I'll just briefly address that the insurance is easy. You are correct, you know, of course, this project will have insurance. Any large-scale battery energy project, or renewable energy facility of this magnitude, you're not going to be able to build it without financing and have insurance. So, totally okay with that, if you guys want to make it redundant, that's fine. Just want to confirm that that absolutely, there will be a lot of insurance on this project. And then the only other comment that stood out to me, multiple BESS projects located in the same area. You know, totally makes sense if you want more information from Staff on that just to give my perspective. I think you're probably getting at that from a safety perspective. And, so, just to rehash some of the things that we've gone over in in other meetings and hearings, but the type of technology that we're putting in the...If we recall the modern chemistry is called lithium ion phosphate, or LFP. So, no LFP incident has ever made it past a single container and recall the way these outdoor containerized systems are designed is that if there is an incident, that it is contained within that single container. So, you know, really, if there's a battery project across the street, or you know, or the next battery over, this modern technology, the safety standards that we have where you can go and cool the outside of that container to make sure that, not only would it not spread to another project across the street, it's not going to, you know, spread to the next container. Just want to give that perspective that, you know, multiple BESS projects in the same area shouldn't be an issue. And, again, they all have to be close enough to that substation, just to be effective at all. So, that's all I had to say, thanks.

COMMISSIONER
MIRANDA

Appreciate it, thank you.

CHAIR FRYMARK

Is there anyone else on Tier 3 before we close the Public Hearing?
Okay, so, Public Hearing will be closed. Thank you.

CLOSE PUBLIC
HEARING

There being no speakers, Chair Frymark closed the Public Hearing at 7:07 p.m.

CHAIR FRYMARK

Any additional discussions from the Commission?

COMMISSIONER
MIRANDA

Hmm just, kind of, thinking still.

CHAIR FRYMARK

It is just the Ordinance. It's not the, it's not an actual project. It does feel like we are putting a lot of thought and preventive, preventative measures in place to provide some assurances to the residential community. Which, I know there has been some concerns. We are taking into account some of the vulnerable individuals within the community (inaudible) and insurance, so the City is covered.

COMMISSIONER RODRIGUEZ	I would motion to adopt Resolution Number 855(25).
COMMISSIONER MIRANDA	I'll second that.
COMMISSIONER MIRANDA	With the modifications.
COMMISSIONER MIRANDA	With the modifications, of course.
COMMISSIONER CHICO	There are 2, right? 2 or 3?
CHAIR FRYMARK	I believe we have 3 modifications. That was the 1,000 feet between schools to include 1,000 feet from within residential, schools, and hospitals. And then we had another motion, or a revision, rather, recommendation, which was the clause for the liability.
COMMISSIONER CHICO	Less than \$1,000,000.00.
CHAIR FRYMARK	Add liability. Put it in place and not only in the Ordinance, but also in the Developmental Agreement. So, it would be in 2 places. I believe there was a 3rd.
COMMISSIONER CHICO	Proximity, but there has to be an analysis done for that.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	The, oh, with the noise. That changing that from "may" to "shall," yeah, and then, also, the adding distance between BESS facilities.
CHAIR FRYMARK	Oh, yes, thank you.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes, that's all I have.
CHAIR FRYMARK	Thank you. Do we need to formalize that in a motion?
ASSISTANT CITY ATTORNEY TRAXLER	Yes.

CHAIR FRYMARK	Could you help us with that Jamie?
ASSISTANT CITY ATTORNEY TRAXLER	Yes, I can summarize it. So, the motion will be to adopt Resolution Number 855(25), a Resolution of the Planning Commission, recommending that the City Council of the City of Irwindale, excuse me, adopt Ordinance Number 800. An Ordinance of the City Council of the City of Irwindale, California amending Table 17.06.020-1, Land Use Regulations, Industrial, and Office Zones, within Section 17.060.020 Land Use Regulations of Chapter 17.06, Industrial and Office Zone Districts, and adopting Chapter 17.40, Battery Energy Storage Systems, BESS, of Title 17 Zoning, of the Irwindale Municipal Code regulating Battery Energy Storage Systems in M-2 Zones and finding the Ordinance exempt from the California Environmental Quality Act, with the following additional recommendations, amend Section (A1) to include schools and hospitals within 1,000 feet, have Staff do an analysis on how close BESS facilities can or should be to one another, change Section D, Noise, from "may be required" to "will be required," and add a liability insurance policy requirement for operation of BESS in the Ordinance and the Development Agreement.
CHAIR FRYMARK	Thank you. Roll call.
ADMINISTRATIVE SECRETARY HERNANDEZ	And that was motion by Commissioner Rodriguez, second by Commissioner Miranda?
COMMISSIONER RODRIGUEZ	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you. Commissioner Chico?
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Miranda?
COMMISSIONER MIRANDA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Rodriguez?
COMMISSIONER RODRIGUEZ	Yes.

ADMINISTRATIVE Vice-Chair Acosta?
SECRETARY
HERNANDEZ

VICE-CHAIR ACOSTA Yes.

ADMINISTRATIVE Chair Frymark?
SECRETARY
HERNANDEZ

CHAIR
FRYMARK Yes.

ADMINISTRATIVE Thank you.
SECRETARY
HERNANDEZ

CHAIR FRYMARK Thank you, everyone. That concludes that portion of our meeting, under Public Hearing. We're going to go ahead and move on to item Number 5, Discussions and Presentations. And I believe we have one, which is an Overview of the Active Mining Pits.

**DISCUSSION ITEMS/
PRESENTATIONS**

COMMUNITY Thank you, Chair and Commission. We saved the best for last. And the
DEVELOPMENT presentation will be done by our expert mining planner, Brandi
DIRECTOR Jones, our Senior Planner.
SIMPSON

SENIOR PLANNER Thanks. Good evening, Chair, Members of the Planning Commission.
JONES Per your request, Community Development, with assistance from Public Works Engineering, has prepared an overview of Irwindale's active mining sites. So, there are currently 9 active mining sites in the City and we will go briefly through each one. Number 1 is Azusa Western Pit, which is just off of Irwindale and Gladstone. It's owned by Azusa Land Reclamation. It is 19.3 acres, zoned M-2. Operations began in 1933 and ceased in 1991. It's currently idle. And the proposed land uses were for Industrial and Business, Industrial Business Park. The majority of the site is in the City of Azusa, except for that little corner, which is in Irwindale.

COMMISSIONER Question. What, what's the elevation of these 19 acres? Is it ground
CHICO level? Is it 100 feet below grade?

SENIOR PLANNER It's not, it's not, it is below grade. So, it would need to be reclaimed in
JONES order to be brought up to street level. I don't have the current depth of it, but we can provide that for you. Okay.

COMMISSIONER RODRIGUEZ	I'm sorry, Brandi, what portion of it is within Irwindale?
SENIOR PLANNER JONES	So, just this, the highlighted area in the red, is Irwindale, the..I don't have a...
COMMISSIONER MIRANDA	Complete picture?
SENIOR PLANNER JONES	Yeah, it, I don't think we have one that goes out. Well, if you look at this slide. So, you see where it says Azusa on there? That is the Azusa Western Pit and just that little corner there is the Irwindale part.
CHAIR FRYMARK	That is the 19.3 acres?
COMMISSIONER MIRANDA	Oh wow. Wow.
SENIOR PLANNER JONES	So, next, we have United Rock or URP, Pit 4, which is the plant site. So, there's not actually mining there, but they do rock crushing and concrete production. It's 75 acres, zoned M-2 and operations began in 1916. Proposed future uses Industrial or Commercial, and/or Commercial.
COMMISSIONER CHICO	What is the zoning on that specific? Right there? It's M-2. They can't dig, correct?
SENIOR PLANNER JONES	Well, I can reference the previous code because I don't have the new one, but M-2 you could do mining and reclamation. As well as in the Q, Quarry Zone.
COMMISSIONER CHICO	Not any permits, or?
SENIOR PLANNER JONES	They would need a Conditional Use Permit and to modify their Reclamation Plan.
COMMISSIONER CHICO	I see, okay. You answered my question. Thank you.
SENIOR PLANNER JONES	Mm-hmm.
CHAIR FRYMARK	There's no, like, active mining, right now? It's just rock crushing?

SENIOR PLANNER
JONES

Correct. This is United Rock Pit, URP, Pit Number II. It is 134 acres, its Zone Q or Quarry, it began in 1910. Operations are projected to cease in 2061. The current status is the Fill Operation for Mine Reclamation. And the proposed uses are Industrial, Business Park, and Commercial. This is United Rock Pit 3, which is 110 acres, zoned Q, or Quarry, operations also began in 1910 and are projected to cease by 2037. The proposed future uses are a water recharge basin or to refill to the street grade and develop for Mixed-Use, Industrial, or Commercial. We have Vulcan Reliance II Pit, which is owned by the Vulcan Mining Company. It's 124 acres zoned M-2, operations began in 1972 and are projected to cease in 2059. There's an estimated 21,111,988 tons of material remaining. And the proposed uses are 122 acres of industrial and 2 acres of retail commercial. So, now we have the Vulcan Durban Pit, which is also owned by the Vulcan Mining Company, which is 334 acres. It's zoned M-2 and Open Space. Operations began circa 1905 and are projected to cease in 2037. The estimated remaining material is 25,728,328 tons. And the proposed future use is open space 224 acres and retail of 110 acres. We have the Hanson Pit, also known as also known as the Martin Marietta Pit. It's 492 acres, zone Quarry and M-2. Began operation in 1909 and is projected to cease operations in 2036. The estimated remaining amount of production is 48,120,777 tons. Proposed future uses are Industrial, Commercial, and Recreational. This is the Peck Road Gravel Pit. It's 42 acres, zoned M-2. Operations began circa late 1920s. Estimated remaining production 93,000 tons and the proposed future uses includes Mixed-Use, Recreational, Light Industrial. So, like Azusa Western, a large portion of this is in the City of Monrovia. But the City of Irwindale was named lead agency. So, we do all of the mining applications and processing.

CHAIR FRYMARK

Does it have... It doesn't have a projected cease date?

COMMISSIONER
MIRANDA

Yeah, I noticed that.

SENIOR PLANNER
JONES

No. Yeah, so, some of them you know may have had, like they have their Reclamation Plans and some need to, like, perhaps, update their Reclamation Plan, so we're currently working with them on the next steps for their site. Now, we have the Olive Pit, which is owned by the City of Irwindale, but operated by United Rock. It is 189 acres, zoned Quarry. The operations were between 1925 to 1973 and then from 2016 to the present. The projected cease of operations is 2038 and the estimated remaining amount of material is 24,420,983 tons. The proposed land uses are Residential, Commercial, Industrial, and a Water Retention Basin.

CHAIR FRYMARK

That's the only one that's owned by the City?

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 37

SENIOR PLANNER JONES Yes.

CHAIR FRYMARK 2038 is around the corner.

SENIOR PLANNER JONES And, that concludes my report.

CHAIR FRYMARK Do we have any questions for Brandi?

COMMISSIONER MIRANDA Regarding the Peck Road Gravel Pit for instance, how do we determine, you know, the profit share, in that, we're the lead agency, but all the cities are involved?

SENIOR PLANNER JONES As far as, you mean, like, a tipping fee, or how much we get for?

COMMISSIONER MIRANDA (Inaudible)

SENIOR PLANNER JONES I don't know that right off, but I'm not even sure. How that's been established for the Peck Road or the Bubalo pit, but I could provide an update at the next meeting?

COMMISSIONER MIRANDA Regarding the cease dates, other than companies, who decides those cease dates, other than their, and who grants more time to them?

SENIOR PLANNER JONES The City would grant more time. When they did their Reclamation Plans... Within the Reclamation Plan, it details everything, from how deep they can go, slope, and, you know, slope, everything like that. Also, what the future will be developed, how it will be developed. Within the Reclamation Plan, it gives the date. So, for example, if somebody for like 2038, and I mean in, say United Rock, came in, even though it's a City owned property, "Oh, we'd like to request more time." Then they would come in to modify their Reclamation Plan through the CUP process. But, also, we would have to send it to the State. So, these pits are governed by SMARA, which is the Surface Mining and Reclamation Act of 1975. So, we also have to send it to the State for review.

COMMISSIONER MIRANDA How often do we look into the water table? Is there any kind of damage to it, I mean?

SENIOR PLANNER JONES I don't have an answer for that. Maybe Engineering, Eddie?

COMMISSIONER MIRANDA You're on, Eddie.

DIRECTOR OF
ENGINEERING/
BUILDING OFFICIAL
CHAN

Evening, Chair and Commissioner. The question was what's the groundwater table there?

COMMISSIONER
MIRANDA

Correct, like is there any damage to that? Or is that monitored in a regular basis?

DIRECTOR OF
ENGINEERING/
BUILDING OFFICIAL
CHAN

Yeah, we've been, yeah, we are monitoring every monthly. Actually, uh yeah, so, that information is being sent over to us, on a monthly basis, and, of hand, I don't have that information.

COMMISSIONER
MIRANDA

Sent that to us? Do we have our own agency? Or we relying on their own company?

DIRECTOR OF
ENGINEERING/
BUILDING OFFICIAL
CHAN

Our GLA team, yeah, ITAC team that goes out, periodically, and monitor the groundwater table.

COMMISSIONER
CHICO

Question, are you referring to the quality of the water?

DIRECTOR OF
ENGINEERING/
BUILDING OFFICIAL
CHAN

No, the groundwater table, yeah.

COMMISSIONER
CHICO

That's what I thought. Is there any testing of the quality of the water by the water district, or anyone?

DIRECTOR OF
ENGINEERING/
BUILDING OFFICIAL
CHAN

I believe so, yeah. So, it's being regularly tested for water quality. I want to say, yeah, it's the State Water Board is monitoring that aspect. And I think they are collecting samples, yeah. Yeah, but we don't get that information, though, I don't think so.

COMMISSIONER
CHICO

Right, but it is being done. No, but it is being done. That's all I want to make sure, okay.

COMMISSIONER
RODRIGUEZ

You know, my question was actually for Brandi. It has to do with, like, the Reclamation Plans for some of these pits. Are...Do any of them plan to not go up to street level? Because I, personally, like how across the street looks, how it's kind of, you know, downgraded and it's has a lot of...

COMMISSIONER
MIRANDA

Our charter building.

COMMISSIONER RODRIGUEZ	Yeah, the building heights seem lower because it's a little lower, you know, underground, yeah.
SENIOR PLANNER JONES	Based on what I know, from what I've read of the plans, most of them have, you know, like, street level. And the one across from City Hall, I believe they ran, they were low on material, which was one of the reasons why they didn't come all the way up to the street level. But from what I recall, it's street level.
COMMISSIONER RODRIGUEZ	Is that something that we could request at a future date, once we get closer to those timetables?
SENIOR PLANNER JONES	I'm sure you can present it to the operator.
COMMISSIONER CHICO	However, I would imagine the grading plan, or the rehab, would call for grade level, you know, fill. I'm just guessing, but I would imagine so.
SENIOR PLANNER JONES	I would imagine so. Also, when it comes to, for example, like the development across the street, they've also had to incorporate additional, like, drainage and a pump station there.
COMMISSIONER CHICO	Right, yeah, right, yes.
COMMISSIONER RODRIGUEZ	Thank you.
SENIOR PLANNER JONES	You're welcome.
CHAIR FRYMARK	Any other questions? No?
COMMISSIONER MIRANDA	As a City, Brandi, are we looking at in these in these sites particularly ones we own fully, as doing something really for the community? Like, maybe, building something for the future? Music, environment, like a cathedral? Like a mini Hollywood Bowl, for instance? Or mini Greek Theater, something for the community, or slashed with a museum, kind of thing? Or, are we thinking in those terms, at all, any of these pits in the future?
SENIOR PLANNER JONES	I don't think that we're that far when it comes to...
COMMISSIONER MIRANDA	To quite a while away, for some.

SENIOR PLANNER JONES Yeah, so, even for the ones that say Residential, Commercial, Industrial, some of these Reclamation Plans, for example, were done, like, in '05. So, that's 20 years ago. The economy has changed, a lot of things have changed, so. Well, you know, like, when we're reviewing them with some, if one of the operators comes in, say, you know, I think we may need to think about what some of the proposed uses were. So, I think it's just going to be dependent. But, as far as, like, a specific use, we don't have any, we don't have anything like that.

COMMISSIONER MIRANDA Okay, and the proposed use, the Reclamation, they're responsible for all that, themselves the, the companies?

SENIOR PLANNER JONES Yes, so, the City doesn't pay for that. There's, you know, financial assurances that are required by the State and bonding and additional things like that.

COMMISSIONER MIRANDA All right. Thank you, Brandi.

SENIOR PLANNER JONES You're welcome.

CHAIR FRYMARK Thank you, Brandi. Okay, with that presentation, that takes us to Number 6, Community Development Director Report, Marilyn.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you, Chair and Commission. It kind of sounds, like, to me, that the mining pits is kind of a work in progress, you know, to give information because those are really good questions. So, thank you. The only thing that I have, tonight, is the next Planning Commission meeting will be, it's Wednesday, July 30th, same time, with that. But, thank you, all, for responding to Jesus' inquiry with that, but that's all I have.

COMMISSIONER MIRANDA You're welcome.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you.

CHAIR FRYMARK Any comments from Legal Counsel?

LEGAL COUNSEL
COMMENTS

ASSISTANT
CITY ATTORNEY
TRAXLER
CHAIR FRYMARK

Nothing from me, tonight. Thank you, Chair.

Thank you, Jamie. Any Commissioner Comments?

COMMISSIONER
COMMENTS

COMMISSIONER
MIRANDA

I just wanted to say that she was right, I think, Brandi was the best at... no just kidding. Sorry, Jarrod, you're great. You're great. You're great, c'mon.

CHAIR FRYMARK

I have a couple of things. One, I just wanted to congratulate the City and the Team for the launch of its Summer Youth Program. I've been seeing the summer youth kiddos walking to work and it's really cute. It's really cute to see. Giving me a little bit of flashbacks, but also really awesome to see our kids actively engaged and working within its City and giving back to its community. So, that's been really awesome. And then also congratulate the, I believe it's the Recreation Team, for the grand reopening of The Game Room. I know that was today at 5:00 o'clock. And I missed it cause I couldn't get out of my office, but that's okay. I will see it, hopefully soon. And I hope that they had a great event, but it was really exciting to see the grand reopening. I know it's been a work in progress. And I'm sure the kiddos are happy to get their game room back, so.

COMMISSIONER
MIRANDA

Chair, I had a quick comment regarding the game room. If you're not sure, to your left, Commissioner Acosta was the king of the game room back in our day. And City Manager Miranda can contest to that. He was the king. Thank you.

CHAIR FRYMARK

Thank you. Who was the chess champion?

VICE-CHAIR ACOSTA

Actually, ping pong.

COMMISSIONER
MIRANDA

Ping pong and pool.

CHAIR FRYMARK

Awesome. Is there a ping pong table in there? We'll have to go check it out. That'll be fun. I also want to thank Athens for the tour. I had the pleasure of seeing the MRF last week. And it was really cool to see it in action and see it actually operating. It was a warm day, but they took, they took very good care of us there. And it was good to see it in action. I know it's not fully operational, but it sounds like that's just around the corner. So, I just wanted to publicly thank Athens for their hospitality

and for their time. And I believe that's it, on my end. Any other comments before we?

COMMISSIONER
MIRANDA

It was a great tour. And, I'll say, it was operational and there was some different odors, in the air, in the building, as its operational. But the clean air outside, by the, it was working great, the perception system, so it was working. It's quite amazing.

VICE-CHAIR ACOSTA

It is. It's a great facility, so I enjoyed it.

CHAIR FRYMARK

I don't have this is the appropriate time, but I do have a random question. And I've noticed that the car wash on Allen Drive has been closed. Is that because of activities that have been happening in, around our state?

COMMISSIONER
MIRANDA

I was hoping not, but it was open today.

CHAIR FRYMARK

Was it?

COMMISSIONER
MIRANDA

Yeah.

CHAIR FRYMARK

Okay.

COMMISSIONER
RODRIGUEZ

I did want to piggyback on your statement regarding the recreation in the City. You know, all the programs that have been, you know, beginning this summer are amazing. Staff are doing an excellent job. There has been a complaint about parking in, you know, on the street. And I notice that there's a lot of red curbs that doesn't seem justified. You know, and is there any way we can find out why these areas are deemed red?

CITY MANAGER
MIRANDA

Yes, Chair and Commissioner Rodriguez. I know this was something that was brought up before a couple of years back. And we had, we had consultant come out to assess that particular street, Calle de Paseo. And in thinking that there would be the opportunity to take away some red curbing. And they, actually, the analysis showed that they had to include extra red curbing, at that time. But, definitely, we have a traffic engineer in-house. And, no doubt, Eddie can take a look at it and see if there's any remediation that can be done or any type of adjustments that can be done, I should say. In regards to the red curbing, there. But, you know, keeping in mind that we have our library project going. So, yeah, the parking is going to be a pretty scarce, especially with all the activities that are going on. So, but we'll be mindful of that. And we'll definitely go out there and pay a visit to the street and see if there's anything that we can do. And we're, more likely, we'll have to analyze it once again.

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 18, 2025
PAGE 43

COMMISSIONER
RODRIGUEZ

Thank you.

CHAIR FRYMARK

If there are no further comments from any members of the Commission,
I will go ahead and adjourn the meeting at 8:00 pm.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned
at 8:00 p.m.



Maricela Frymark, Planning Commission Chair

Attest:



Jesus Hernandez, Administrative Secretary

Approved as presented at the meeting held August 20, 2025