

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

May 21, 2025  
Wednesday  
6:33 P.M.

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

CHAIR FRYMARK                      So we'll go ahead and get started. Okay, wonderful. So good evening everyone, I would like to go ahead and call the Planning Commission meeting to order of May 21, 2025, at 6:33 P.M. If able, please rise for the Pledge of Allegiance. Ready, begin.

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

INVOCATION  
COMMISSIONER  
MIRANDA                      Invocation please, if you would like to remain standing, please. Dear Father, I thank you and give us guidance today. Jesus, for our beautiful city, give us wisdom and compassion, and open minds today. To hear all the issues today. We have one real mission to the City, help us all see that clearly and come to that conclusion. I thank you for this great city and for all our families. Amen.

CHAIR FRYMARK                      Roll Call please.

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

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

**AB 2449  
DISCLOSURES**

CHAIR FRYMARK                      Thank you. Moving on to letter E- AB 2449 Disclosures but seeing that we are all here we're going to go ahead and continue.

**ANNOUNCEMENTS**

CHAIR FRYMARK                      Do we have any Announcements?

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ                      We do. If it's the desire of the Planning Commission, we would like to have the... Move the agenda a little bit so we would... One of the the presentations is a presentation by CoStar. We would like to see if they were able to go before the Public Hearing, and then we would have the Public Hearing, and then we would have the remaining presentation which was the General Plan Presentation 2.

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CHAIR FRYMARK                    So essentially, we're just moving under Item 5 Discussion letter A, to above the Public Hearing.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ                    Correct.

CHAIR FRYMARK                    Questions? Okay, sounds good to us.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ                    Perfect thank you.

CHAIR FRYMARK                    Thank you, are there any other Announcements?

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ                    None from Staff.

CHAIR FRYMARK                    Commission any announcements?

**CONSENT CALENDAR**

CHAIR FRYMARK                    Then we are going to go ahead and move on to Number 1, Consent Calendar. Looks like we have 2 items under Consent. But I will ask that we separate them. So, the Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission request separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar. We have two items on Consent, both are minutes. The first is the minutes of the Regular Meeting held on February the 19<sup>th</sup>. The second is the Special Meeting held April 30, 2025. I'd like to ask that we make a motion separately for Item Number 1, which is the Regular Meeting Minutes held on February 19, 2025.

VICE-CHAIR ACOSTA                I motion.

CHAIR FRYMARK                    Do we have a second?

COMMISSIONER  
CHICO                                Second.

CHAIR FRYMARK                    Thank you. Do we do a Roll Call?

ADMINISTRATIVE  
SECRETARY                        Yes. Okay so for Roll Call for the Regular Minutes held February 19, 2025. Commissioner Chico?

COMMISSIONER  
CHICO                                Yes.

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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. The second item is the minutes of the Special Meeting held on April 30, 2025. Do we have a motion?

COMMISSIONER  
RODRIGUEZ I motion.

CHAIR  
FRYMARK Thank you. Do we have a second?

COMMISSIONER  
MIRANDA Second.

CHAIR  
FRYMARK Roll Call, please.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ Commissioner Chico?

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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 Abstain.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ Thank you.

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

**SPONTANEOUS  
COMMUNICATIONS**

ADMINISTRATIVE  
SECRETARY  
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's Rules of Procedure and Public Meeting Decorum. The City's Rules of Procedure and Public Meeting Decorum can be found on the City's website, and Chapter 2.40 of the Irwindale Municipal Code. You

may also contact the City Clerk's Office for copies. Each speaker will be limited to 3 minutes unless such time limits are extended. If a member of the public wishes to donate their time to another speaker, both persons must be physically present and in attendance of the meeting. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject for all speakers. In no event shall the total amount of speaking time exceed 6 minutes per person for the subject under discussion. Organized groups of persons wishing to address the Board on the same subject should select a spokesperson to represent the group, so as to avoid unnecessary repetition. The Commission may regulate a speaker who is speaking too long or out of order, being unduly repetitious, discussing irrelevancies, or extending to items not within the subject matter jurisdiction of the Commission. Please be reminded that discrimination, abusive use of profanity, unruly disruption, and violent or 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. In the 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

Thank you. Do we have anyone wishing to speak in Tier 1, in person attendees, under Spontaneous Communication? Seeing none, Tier 2?

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

No one for Tier 2.

CHAIR FRYMARK

Thank you and Tier 3? Last chance if anyone wants to run on up.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

No one for Tier 3.

CHAIR FRYMARK

Sounds good, thank you. So we will be moving on to Number 3, New Business.

### **NEW BUSINESS**

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

No New Business.

CHAIR FRYMARK Don't see any New Business so we're going to go ahead and move on to item 5A, presentation by Co-Star on status of business building vacancies. The Staff Report.

**DISCUSSION ITEMS/  
PRESENTATIONS**

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON Thank you. Thank you Chair and Commission, not a Staff Report but we have a presentation; presentation will be given by Tom Santos from CoStar. He's the Senior Account Manager for CoStar, and just to give you a little background, CoStar is a leader in commercial real estate information analytics and online marketplaces. You're on the NASDAQ. You're on the S&P 500 for that. The City has contracted with CoStar before to provide some of the kind of that analytical data to the City. Tom did give this presentation, or a similar one, to the City Council about a month ago, but because real estate, and marketing, and things those are of interest to you as Planning Commissioners for land use decisions, so Tom has graciously offered to give it again and take it away.

CHAIR FRYMARK Thank you Mr. Santos, we appreciate you being here.

TOM SANTOS My pleasure. Yeah, and I'll be quick through some of this information right here. Marilyn gave me such a good introduction there. Tom Santos, CoStar, been with the company for about 8 years. We are utilized by about 95% of the top 1,000 commercial real estate offices in the country. So the commercial real estate world really runs through CoStar and LoopNet. LoopNet, we get about 14,000,000 people to our website on a monthly basis. Our closest competition gets about 2 million. So, we are, you know, the dominant force in commercial real estate, whether it be marketing or whether it be an MLS. We're kind of like an MLS of commercial real estate. Basically, our founder started in Washington DC, saw that there was a good MLS for residential real estate but there really wasn't a good MLS for commercial. So, you know, right out of Princeton back in the early 90s, he decided to create the commercial MLS, CoStar. So, what people typically use CoStar for? So, LoopNet, is the most utilized website marketing wise. Right? It has about 400,000 listings in there, for lease listings and for sale listings. Right? So, it has listings that most people see. People see them because people pay, the agents pay to put them on LoopNet. Right? So, there are 400,000 listings on LoopNet. Those 400,000 listings are also on CoStar, but people can put listings on CoStar for free and those are only seen by the professional network. So, most of our clients are the agents out there, but of course you know cities that want to make sure they're on top of what's going on in commercial real estate, subscribe to us as well. So, you can see here, you know, looking for owners of property, you know. We have a database of information on owners, a database on real estate agents, a database on tenants. Like you know, there's many cities out there who want

particular tenants in their cities, so they look up... "Hey, you know, we'd love to have a Dutch Bros in our city, let's look up Dutch Bros in CoStar and look for their president of real estate, to have them come visit the City." Right? So that's the way... Looking at listings, having doubled the listings, calling owners. Owners have CoStar to strategize in regard to what they're going to do with their real estate. Am I going to buy more? Is it a good time to sell? You know, who's the best agent out there? So many uses in the commercial real estate world for CoStar. So, you know, about 200,000 users. Two billion visitors to our websites annually. And just to show you where our hands are in commercial real estate, I'll just mention a couple. LoopNet, most trafficked website in commercial real estate. STR, works with hotels, right, they collect data from 70% of hotels in the United States. Apartments.com, the biggest advertiser of multifamily properties in the US. 10x, the biggest auction in commercial. Homes.com, the number two website in residential behind only Zillow. Right? So, like I said 95% of the top 1,000. 99% of the top 100. You know, we have 1,400 researchers that make 50,000 calls a day, and it's the biggest research firm of anybody but the Census Bureau. So, you know, here's the feeds that we get to pull our data, you know, as well as our researchers that make phone calls. So, 7,000,000 properties are in our database, so if somebody wants to say, "hey who are all the owners of 50,000 to 100,000 square foot industrial buildings in Irwindale," they can look them up in Co-Star. And again, those agents can call. Or a vendor that does roofing or something like that, they see that somebody has a 10-year-old building, okay it's time to reroof or have maintenance on it. So that's kind of the ecosystem of CoStar. So, what I'll do is I'll get right in. So, here's the dashboard page, when people are logging into CoStar this is what they see. In the middle are the biggest stories in commercial real estate. Typically, they are stories that impact a lot of different things, like you know, Rite Aid closing a lot of stores out there. That's going to affect real estate all across the country. Now on the left. I work in L.A., Inland Empire, Orange County. I have only the news in L.A., Orange County, and Inland Empire there, so I see that first. On the right are advertisements. People pay top dollar to be there on our dashboard. So, you know, what I did is, I prepared a couple pages here. So here we got Irwindale. Right? And let me just make sure.... And of course.... Oh well it makes me go back to the beginning. This will only take a second to get to. Alright. So, what I'm going to do is, I'm going to go to our all properties. And I'm going to go to Irwindale. So, I show there are 414 commercial properties in Irwindale. Right? I know that this City is industrial property centric. Right? So, what I would do is I would go over to industrial, and I show there are 292 industrial properties in the city. So, what you can do really quickly is go over to our analytics, and you can see there's 13,000,000 square feet of inventory in Irwindale. I show what's under construction right now, it's about 130,000 square feet. So that's down 65% from a year ago. A year ago, it was 379,000 square feet. Absorption right now is negative. So, you can see it's down 75%. A

year ago, it was at about 500,000. So what that is, that's the net effect of people moving into spaces or moving out. Right? So right now, it is positive in that there's 123,000 square feet of space being moved into net. A year ago, it was 499,000. So again, it was higher a year ago. The vacancy is going up a little bit. The asking rent on average is a \$1.40 a square foot. The market sale price per square foot is \$285 a square foot. And the cap rate is 5.1% and that has to do with net operating income compared to the price of the property. So, you can look at industrial information. You can also look at retail information in the city. Right? So, I'm going to go ahead and switch this to retail. And you can see here I show 88,000 square feet of inventory in Irwindale, with 1,000 square feet of net absorption right now. So, you know, it's down 48% but it's 2,000 to 1,000 net. So, a drop in the bucket, you know, in regard to size. So, vacancy rate is 2.4%, you know, very low. \$2.26 is the market asking rent per square foot. Market sale price per square foot is \$481 a square foot. Market cap rate is 5.4%. So, I'm going to show you an example, so what can be done with CoStar, is you can compare yourselves to other cities in certain graphical interpretations of the numbers. So, I'm going to go back here to industrial. And we're thinking here real quick. While it's thinking, any questions so far or all make sense to everybody?

CHAIR FRYMARK

I do have a quick question.

TOM SANTOS

Sure, of course.

CHAIR FRYMARK

How often are these analytics updated?

TOM SANTOS

Daily. Daily, we have our servers running 24 hours a day. You know, what happens is basically they update, you know, at about 6:00 o'clock in the morning, Pacific time. So, these numbers are current. They're not quarterly or anything like that. So, this is... You know, what we do is our researchers are talking to people, okay this space is filled, okay we note it on this day the next morning we have it updated in the system.

COMMISSIONER  
MIRANDA

Where do you get your information from?

TOM SANTOS

Well we have 1,500 researchers that call brokers and owners every day. So, 50,000 calls a day is what we make, and then we get information from like first American title on purchases of properties. So, what we do is we take the taxes, and we do the reverse math to get to, hey \$4,000 in tax, you know, \$4,000,000, you know, 400,000 or whatever we based on the reverse math that we do, because we have the tax in every county in the country. So here I'm just going to show you a quick example, so here's you know industrial again. So I'm going to go ahead and scroll down, and I'm going to go to sales, and you can see that I was just showing you the tip of the iceberg in regard to

information. So, I'm going to go, let's go back to sales, and I'm going to go to the bottom, market sale price per square foot, to just show you an example. What I did earlier is I pulled a comparison of another place. Right? So, market sale price per square foot, this is where values are going. So, I pulled El Monte. So, you can see on this chart we have on the line is today, right, so this is where values of industrial properties have been going over the last 10 years. And you are in orange and El Monte is in blue. Right? So, you can see this is our forecast of where values are going to go in the next 5 years. So again, information on the past, where we are today, forecast for the future. Questions on that? Makes sense? Okay, I'm just going to show you 2 more quick things. And again, I typically demonstrate this for agents and owners over like 40 – 45 minutes, so don't worry I won't go that long. But here, I just wanted to show you the tenant module, you know, what we were talking about, you know. If you want somebody in the city, a desired tenant, right? You can see here Walmart, Amazon, Home Depot, you know, you click in and then you can see the contacts from that company. Like let's go to my example. Right? You want to add a Dutch Bros to the City. So here you can go to Dutch Bros, pull them up. You can see what they're all about, how many locations they have, and you can see the circle with the flag that's where their headquarters is in Oregon. If you didn't know about them, you could see information that we pull typically from, you know, periodicals and LinkedIn about that company; if there were related companies, what their buildings look like, if you want to hey we want you to have one of your warehouses for coffee in the City of Irwindale, or you want one of their retailers in Irwindale. Lots of information on them and then you can see here are the contacts. You know, if you'd want to contact them and see if they want to be part of Irwindale you can contact them here. Makes sense? Okay, last thing I'm going to show you is our directory. So, this is our directory of agents that work throughout the United States. So, what I'm going to do is, I'm going to go ahead and X out the Inland Empire. My office is in Ontario, that's why it shows Inland Empire automatically. Let's say you want to know who does the most business, brokerage wise and does business in Irwindale. So, what you can do is, you can scroll down to sale transactions, and you can go over to sale transaction location Irwindale. And you can see these are the top agents that have done business in Irwindale. So, what you can even do, is scroll over and you can go ahead and see, "okay, who's done the most sale transactions overall?" So, it's Anthony de Lorenzo, has done 235 transactions that are sale transactions all over the United States where he works. Right? So, if you go to Anthony, you know, here he is, here's his info, phone number, e-mail, you know, and then what you can do is go to his transactions. And you can see... okay he doesn't do lease transactions, so that's why it doesn't show anything but if I go to sale, he did a couple of deals in Irwindale, and you can see them right here. Right? And it's filtered for that. Right? If you X this out, you're going to see the hundreds of deals that this guy has done. So again, we think we're the comprehensive tool whether it

be for brokers, whether it be for owners, whether it be for cities, and just so you know you're not alone. You know, we work with the City of Azusa, City of Industry, Glendora, Chino, you know, all of them know where to come for the information for commercial real estate. So, questions? Make sense? Anything that I missed that you were looking to see in here?

CHAIR FRYMARK I mean it's great to hear and to see that there's not a lot of vacancy. I mean, that's first and foremost. I think that was an area of consideration, for least myself and maybe perhaps for others on the Committee.

TOM SANTOS Yep.

CHAIR FRYMARK That was reaffirming. And it's good to know that this data is available to the City and to its Staff at its basic fingertips, right?

TOM SANTOS Yes.

CHAIR FRYMARK So, no that was really helpful to see. Do you guys have any other questions or anything different that you would like to see?

COMMISSIONER  
MIRANDA I have a question...

TOM SANTOS Sure.

COMMISSIONER  
MIRANDA Regarding information and you have the contacts; do you facilitate any kind of meetings by chance?

TOM SANTOS I'm sorry.

COMMISSIONER  
MIRANDA Facilitate the meetings and greet kind of situation.

TOM SANTOS The meeting between like an owner and a broker?

COMMISSIONER  
MIRANDA Correct.

TOM SANTOS Well, that's the brokers job to do that. Have I been an intermediary sometimes between? Sure. You know in your network, you know, you do that. I don't typically do that though. You know, the agents are typically making those cold calls to the owners, but also, we're calling the owners to see if they want to have access to the system. Again, if they own 10 properties out there, you know, like I talked to somebody a couple of weeks back and I showed him. He had properties in Florida and in L.A. and he said "Oh my God, properties are selling for that much in Florida? I'm richer than I thought I was." Just like... See so

you're richer than you thought you were. So, you should subscribe to CoStar.

COMMISSIONER  
MIRANDA

So you subscribe to it?

TOM SANTOS

But yeah, I don't usually I don't... In my network I do a little bit of that but mostly it's the brokers that are making those relationships with the owners.

COMMISSIONER  
MIRANDA

You mentioned subscription, what does that kind of cost, or is it free or?

TOM SANTOS

Well there is a cost. There is a cost, and you know it's something I'm going to discuss with Marilyn, because you do have a subscription, but it can't be like the Irwindale computer for CoStar. You know, based on the different departments of the City, it should be a certain amount of users. But again, you know, I wanted to come out and make sure that you knew what was available to you, and again if it's something that works for the City that would be great. So it's about \$450 a month per chair for Co-Star, for a city that's how it works.

CHAIR FRYMARK

Per user?

TOM SANTOS

Per user.

CHAIR FRYARK

Per Chair.

COMMISSIONER  
MIRANDA

The Council, Commission all that okay. How about Staff, yeah?

TOM SANTOS

Yeah so yeah it would be yeah; it would be 450 per seat per month on a... Well basically you guys are on a contract now so it would be adding to that contract, and it would be as the year goes so yeah. I think, I think you guys are on until July. So, it's a situation where you get added on and then you get added on from the year July to July.

COMMISSIONER  
MIRANDA

Is it similar to like a title company that would provide farms and different things or just more expansive than that even.

TOM SANTOS

Well yeah, I mean I just showed you the quick stuff. Right?

COMMISSIONER  
MIRANDA

Sure.

TOM SANTOS

You know, title company will have, JJJ LLC owns this and they're at a P.O. Box in Irwindale. Whereas we'll have John J. Jackson, you know, he lives in Newport Beach, but he does his business in Irwindale. So, what we want to do is we want to pierce the corporate veil, get beyond

the LLC. And that's what our researchers do. They're making phone calls to see who JJJ LLC is, so that our agents can call the owners, and they can make, you know, make business with them.

CHAIR FRYMARK

Does the dashboard, this is just out of curiosity. Does the dashboard or any of the dashboards within the CoStar app or software, if you will, does it also include or does it have the capabilities of identifying demographics for like, in your example Dutch Bros, like will it say these are the these are the types of community Dutch Bros like to be in?

TOM SANTOS

Okay, not that far, but I'll tell you something it is something that is coming in the next year. We're going to have what's called void analysis. A more deeper void analysis to where, "Okay, this area has 5 coffee shops, it could handle 8 coffee shops." That information is coming within the year. They've told us as of our conference at the beginning of the year, by the end of the year we're going to have that by the end of the year. Now there are companies that do that. You know just ad hoc. But they don't have all the other information that we have, in regard to you know, buildings in particular areas, you know. Again the combination of data that we have, we have no equal in the industry. But you know what I'll show you one thing. Here real quick, I'm going to go to properties and I'm going to go to Irwindale again. And I'm going to show you the depth of demographics that we have. Right? So, I'm going to Irwindale and I'm going to pull this one on Arrow Highway. Like I said you're seeing a little more than I showed you, because I just wanted to make sure I fit into your time. Okay so Arrow Highway Irwindale, right. Here's our demographics tab. We buy demographics from NEWSTAR, which is a division of Experian. So, you can see here this is this building, 2 miles around the population, the households, the population by race, income, and then graphical interpretations of those numbers. And when we get down here. You can go ahead and see daytime employment. Around this building consumer spending. This is one that my clients have gotten excited about that work in the restaurant industry. You know telling people, hey here's the food at home, food away from home, and alcoholic beverages. What people spend money on in particular areas and we have today's numbers as well as a projection for 2029, because typically the leases on retail are about 5 years. And then traffic counts, of course, at the bottom.

CHAIR FRYMARK

Based out by miles I saw right?

TOM SANTOS

Yes. Yes. So, we, our contract with NEWSTAR is that we provide demographics based on the property. So, you see, this is 2 miles, 5 miles, 10 miles. You can change it if you want but I can't....You can't go to a point and just say here are the demographics, but if you find a building nearby it's going to get you those demographics. And I mean, you know, if it's within a mile you're pretty good.

- CHAIR FRYMARK I think this is really helpful. I appreciate you walking us even deeper into the demographics of it. It looks like there is a lot of good data here.
- TOM SANTOS Absolutely, absolutely. If some other questions come up, please let me know, let Marilyn know she can get in touch with me, and we'll go from there. Alrighty, have a great day, thanks for your time.
- CHAIR FRYMAK Thank you. So, we are going to move on and go on to Item Number 4, Public Hearing.

**PUBLIC HEARINGS**

- CHAIR FRYMARK There is one item on the agenda for Public Hearing tonight, it is the Site Plan and Design Review Number 01-2025, facade and parking at 5257 Vincent Avenue. Do we have a Staff Report?
- COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes, we do thank you Chair and Commission this will be given by our Assistant Planner, Jarrod Palmer.
- CHAIR FRYMARK Welcome Mr. Palmer, good to see you.
- ASSISTANT PLANNER PALMER Hello didn't see you last time. All right. Good evening, Commissioners so tonight we're going to be going over Site Plan Design Review (DA) Number 01-2025, this is a request to construct exterior building renovations and a parking lot redesign at an existing building located at 5257 Vincent Avenue. So, the request includes the building's façade, addition of covered walkways, a courtyard, gated walls, and the parking lot redesign. So, a little bit of background this property from 1928 to late 50s early 60s, was an orchard after which was home to office and industrial uses. In 1998, a contract was entered for American Medical response, AMR, the ambulance company to occupy the space. That was until last year, at which point Cell-Crete corporation acquired the building. Presently, the site has 2 existing buildings, a 2-story brick building approximately 9,522 square feet, and a single-story medical building totaling approximately 7,070 square feet. So, you can see the location is on the east side of the City, on Vincent Avenue just north of Arrow Highway. Here is a Site Plan showing the existing and the proposed, and we have a close up of this as well. So, this floor plan shows the building in question. On the right we have the proposed, you can see the addition of the courtyard, and the parallel parking stalls that will be installed. So, there's a couple of things to keep in mind here. The remodeled building is going to draw upon the fundamental characteristics of existing buildings in the area. It's going to have some detail and depth when it comes to the covered walkways, the materials used for that. The windows on the second floor going to have some awnings to cover them. The materials are going to be pretty light with some accent colors. And here's some elevations for you. This is the

south and east elevations these will be most visible from Vincent Avenue. And these are the north and west elevations. So, the recommended action for tonight is that the Planning Commission take the following action of adopting Resolution 852(25), recommending that the City Council approved Site Plan and Design Review (DA) Number 01-2025, for the construction of exterior building facade renovations and parking lot redesign at 5257 Vincent Avenue. And we also have alternative actions. So that concludes the presentation. Do you guys have any questions?

CHAIR FRYMARK

Questions for Staff? I don't know if this is a question for Staff or if it's a question for the applicant, but I was reviewing the resolution and looking at some of the condition outlines. One of them specifically, on page 13 of 15, it says construction activity shall take place no early than 7:00 AM on each day and no later than 7:00 PM on each day, Monday through Saturday. I was curious on two questions. One, how long do we anticipate the construction to take place? And 2, is it possible that, that construction time be reduced to 7:00 PM as opposed to 7, excuse me 5:00 PM as opposed to 7:00 PM.

ASSISTANT PLANNER  
PALMER

Certainly, so we have the applicant and the property owner here tonight they might be able to answer the question about how long construction will take, and regarding the 7:00 AM to 7:00 PM moving that to 7:00 AM to 5:00 PM. I believe that is an adjustment we could do to the Conditions of Approval.

CHAIR FRYMARK

Question of clarification, so I understand that currently it's now owned by the new applicant, so currently it's I'm understanding that it's vacant it's not being used at this time.

ASSISTANT PLANNER  
PALMER

I would have to ask the applicant for that one. Do you want to come up?

CHAIR FRYMARK

The... Do you want to come up.

LOUIS FISHER

I just can't hear that well so...

CHAIR FRYMARK

Hi, uh what is your name for the record?

LOUIS FISHER

Louis.

CHAIR FRYMARK

Hi Louis, nice to meet you. A couple of questions. One I was curious, if the current building is vacant, it's not being occupied for anything.

LOUIS FISHER

It is vacant.

CHAIR FRYMARK

Okay, and then in terms of projected construction time do we know how long that might take?

- LOUIS FISHER                      Well if you watch me do the other building on Arrow Highway, I would tell you that I'm going to get it done in 6 months, that's sort of taken me quite a while, but I would hope that a year gets us through that.
- CHAIR FRYMARK                      So around a year. And would it be possible to reduce the construction time, so that the site isn't being worked on after 5:00 PM?
- LOUIS FISHER                      Oh that's not... We're not... We probably are done by, earlier in the day depending on what we're doing but we we're operating our business out of there as it is, so we have the trucks and people there come in in and out every day.
- CHAIR FRYMARK                      Once the new building is operational, how many people do we anticipate being in that building?
- LOUIS FISHER                      I'm thinking somewhere around 30, 30 plus people.
- CHAIR FRYAMRK                      I mean it's a beautiful design much better than what currently is there, so there's no concern about that, I'm just kind of curious how many additional cars will be coming in and out of that area.
- LOUIS FISHER                      We probably have about 30 people that will work out of that office. We're going to move our business side of our business from Monrovia out into this building once it's done.
- CHAIR FRYMARK                      I see, I see okay. Regarding the plan itself. So, I was looking at the plans, I'm wondering... So it looks like... I'm not used to seeing a lot of site plans, I'm getting more used to it now. But are we building... Is the request to build a like a gate along the new building, or not the new building the existing building as well?
- LOUIS FISHER                      We're going to put a courtyard. If you look at that building from above, it looks like a flag lot or a flag all right. So, the area the smaller area, we're going to have a courtyard in there of which we're going to stick a pond, and everybody could go out there and have some feng shui during you know...
- CHAIR FRYMARK                      There is a fountain on the design plan so.
- LOUIS FISHER                      And that will be fenced off. We've already gone and fenced the whole property off, which we did over the last year. So all the buildings are walled and fenced, and so now we're just going to add a fence around the courtyard there to keep that separate from the parking lot.
- CHAIR FRYMARK                      Okay, and just out of curiosity how did we decide on the types of just trees and shrubs that we were going to put in that area?
- LOUIS FISHER                      The architect came up with that and I don't know whether that's...

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- COMMISSIONER  
MIRANDA                      Just a rendering?
- LOUIS FISHER                      Yeah just a rendering but we've actually we're out for pricing right now with landscapers, because we not only have to do this building, but we have to do the lot next door plus our building on Arrow Highway. So, we're just out there looking and unless for some reason I go by some place and I can dig some plants up in the yard instead.
- COMMISSIONER  
MIRANDA                      Have you considered like pepper trees or more indigenous plants in the area?
- LOUIS FISHER                      I was really thinking about birds of paradise and palms, but I've just sort... It just depends on what sort of, yeah... We're yeah... I don't know if I'm thrilled. We've already moved, there were 5 outstanding sort of rare palms that were on the front of this building, and we moved them away from the front of the building and we've used them to line our driveway that goes into the back of the property there. So, if you go by and look it's got a pretty nice look now with those palms.
- COMMISSIONER  
MIRANDA                      Are they lit up too, as well?
- LOUIS FISHER                      Huh?
- COMMISSIONER  
MIRANDA                      Are they lit up with lights?
- LOUIS FISHER                      We don't have the palms lit up yet. We do have lights. Were set up for... On our columns we're set up for lights but I'm trying to figure out how many is too many.
- COMMISSIONER  
MIRANDA                      I mean just curious because I've had residents ask me. But when new things come in about having more indigenous plants to our area, and local California plants, and on to our area.
- LOUIS FISHER                      I don't want to have something that's hard to keep alive, especially in that soil there. Everything... You can't water it enough there. It just drains so. We'll have to have some things. But we're also... We're limited on how much we can put in and where. We really don't have space for like big trees or... There's just not that room there.
- COMMISSIONER  
MIRANDA                      During construction, is there some kind of plan you have for safety to get trucks in and out kind of?
- LOUIS FISHER                      We just drive right in and out our driveway. We're behind a wall now anyway yeah. We're...

|                                                 |                                                                                                                                                                                                                                                                  |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMISSIONER<br>MIRANDA                         | Your pretty deep out there?                                                                                                                                                                                                                                      |
| LOUIS FISHER                                    | So it's back in there so we're....                                                                                                                                                                                                                               |
| COMMISSIONER<br>MIRANDA                         | Okay.                                                                                                                                                                                                                                                            |
| CHAIR FRYMARK                                   | Are the landscape plans and irrigation plans not completely done yet, because I was noticing on the report says that they'll be subject to the approval of the Community Development Director and the Director of Engineering.                                   |
| ASSISTANT PLANNER<br>PALMER                     | So the landscape plans were submitted but they're kind of like a draft showing what will be the case. The final plan will be determined by the landscape architect at the time, and they'll ensure that indigenous plants and invasive species won't be planted. |
| LOUIS FISHER                                    | No ivy.                                                                                                                                                                                                                                                          |
| CHAIR FRYMARK                                   | No, please no. And then also when it's referring to the photometric lighting plan has that also been submitted?                                                                                                                                                  |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Thank you Chair and Commission, that is something that they submit for building plans that will be looked at with Building and Safety.                                                                                                                           |
| CHAIR FRYMARK                                   | Okay. Those were all my questions does the Commission have any other questions? No?                                                                                                                                                                              |
| VICE-CHAIR ACOSTA                               | I got a quick question. On the plans just north of the fountain. it looks like there's a driveway there was that going to be used for vehicles entering and exiting?                                                                                             |
| LOUIE FISHER                                    | So the northside of the building there, we've walled that off so that driveway is no longer accessible there.                                                                                                                                                    |
| VICE-CHAIR ACOSTA                               | So will the arch and that large gate still be there for...                                                                                                                                                                                                       |
| LOUIS FISHER                                    | That'll be access to the building yeah. We're going to... We're going to set that up that, on taco day for the office, we can bring the truck back right in there and it sits back there or the in and out, truck or whatever.                                   |
| CHAIR FRYMARK                                   | Well we know when that's going to happen just kidding, just kidding. Just a little friendly banter. Just kidding. We don't want to know. Yeah, Okay.                                                                                                             |

LOUIS FISHER I'm anxious to get going on this because I can't stand it any longer. I have looked at that building for the 5 or 6 years that we've been over there, while we did the other building on Arrow Highway. And both buildings are going to match each other basically in look and design quality. So that's big on my list. I need to get it done because I need to move people from Monrovia.

CHAIR FRYMARK I mean it's clear that, that's part of the intention is to make it aligned with the building that's at 16, I don't remember anymore but it's the one...

LOUIS FISHER Neither do I. I never remember the address.

CHAIR FRYMARK I want to say 16621.

LOUIS FISHER That's close.

CHAIR FRYMARK So the intent is there. It looks like it's going to be a beautiful building, God willing, and thank you for helping make the City more beautiful.

COMMISSIONER MIRANDA Chair, I have a quick question.

CHAIR FRYMARK Yeah,

COMMISSIONER MIRANDA As far as... I see the rendering here, is that the kind of the color scheme you're thinking about going with?

CHAIR FRYMARK It is like a green.

LOUIS FISHER It is going to be the same green. Both buildings will match.

COMMISSIONER MIRANDA So okay.

LOUIS FISHER We only have to have one can of touch-up paint.

COMMISSIONER MIRANDA I just relaying messages I've gotten for residents and not really fond of that green that has been going in.

CHAIR FRYMARK The green?

COMMISSIONER MIRANDA Yeah, I've had some residents that have displeasure with it.

CHAIR FRYMARK It's like a pale green.

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| COMMISSIONER<br>MIRANDA | Yeah, I'm not it's not mine. I got to give the message. I got to bring the message that I'm getting from people, because that's why I am here. So they're not really fond of that. Is there something you can match or contrast to that possibly?                                                                                                                                                                                              |
| LOUIS FISHER            | Why don't they like my green?                                                                                                                                                                                                                                                                                                                                                                                                                  |
| COMMISSIONER<br>MIRANDA | I don't know.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| LOUIS FISHER            | And how many don't like it.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| COMMISSIONER<br>MIRANDA | A small handful.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LOUIS FISHER            | I like my green. I think it sets off the red tile very well.                                                                                                                                                                                                                                                                                                                                                                                   |
| COMMISSIONER<br>MIRANDA | Well. My uncle pat loved green I tell you but....                                                                                                                                                                                                                                                                                                                                                                                              |
| LOUIS FISHER            | And also we've already painted all the... My deal with the City, when I bought that property is I had to create a campus like environment.                                                                                                                                                                                                                                                                                                     |
| COMMISSIONER<br>MIRANDA | Okay.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| LOUIS FISHER            | And by having them both that color that sort of...                                                                                                                                                                                                                                                                                                                                                                                             |
| COMMISSIONER<br>MIRANDA | I had to relay that message that I had.                                                                                                                                                                                                                                                                                                                                                                                                        |
| CHAIR FRYMARK           | Any other thoughts or questions before we move on?                                                                                                                                                                                                                                                                                                                                                                                             |
| JOHN CATALDO            | Good evening. I'm John Caltado, the architect. I just wanted to mention something Madam Chair, with regards to the timing. That year does include time to prepare plans and then processing the plans for plan check at the City. That's another variable that does add to the time and of the projects that we've been working on in Irwindale, it does take a considerable amount of time so you may want to factor that into your analysis. |
| CHAIR FRYMARK           | How much time would you say it takes?                                                                                                                                                                                                                                                                                                                                                                                                          |
| JOHN CATALDO            | Well, for projects that we are involved in right now, it's been taken between 6 to 8 weeks to plan check and then comments. It could very well take 3 to 4 months till the construction permit is issued.                                                                                                                                                                                                                                      |
| CHAIR FRYMARK           | 3 to 4 months?                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| JOHN CATALDO                                    | Yes. Unless the Planning Commission urges expedition.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| CHAIR FRYMARK                                   | Yeah, I mean it seems like that's a long time to be to be waiting but I'm sure that there's reasons for it. I would love to dig into that at some point.                                                                                                                                                                                                                                                                                                                                                        |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Thank you Chair and Commission, and architect for that. We do have the Public Works Engineering Director here but I'm going to speak for him on there. He gave me the nod. So no, thank you for that. So sometimes there is back and forth when things are submitted, and I know in the past with the projects that, that we've had LA County doing some of those plan checks, and we do have it in house now and I think that is going to shorten the time with that. So, I just wanted to convey that to you. |
| CHAIR FRYMARK                                   | You know, thank you, we appreciate that. I think we'd like to see these being moved as quickly as possible so that our applicant is not being delayed in their project and they're able to move forward.                                                                                                                                                                                                                                                                                                        |
| ASSISTANT PLANNER<br>PALMER                     | I forgot to mention one thing, so this project was also categorically exempt from CEQA pursuant to Section 15301, Class 1, Existing Facilities. So, I'll leave you to the Public Hearing.                                                                                                                                                                                                                                                                                                                       |
| CHAIR FRYMARK                                   | Okay, then let's go ahead and open up the Public Hearing.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| OPEN PUBLIC<br>HEARING                          | At 7:21 p.m., Chair Frymark opened the Public Hearing.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| CHAIR FRYMARK                                   | Do we have any members in the audience, Tier 1, that would like to come forward and speak on this item. How about Tier 2?                                                                                                                                                                                                                                                                                                                                                                                       |
| ADMINISTRATIVE<br>SECRETARY<br>HERNANDEZ        | We do. I will go ahead and unmute Fred Barbosa.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CHAIR FRYMARK                                   | Hello Mr. Barbosa, are you there? Mr. Barbosa?                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| ADMINISTRATIVE<br>SECRETARY<br>HERNANDEZ        | He unmuted himself, but he's not speaking.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CHAIR FRYMARK                                   | Maybe we can come back if there's anyone else is there anyone else?                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| ADMINISTRATIVE<br>SECRETARY<br>HERNANDEZ        | No one else.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| CHAIR FRYMARK                                   | Okay. Mr. Barbosa, are you there? Hopefully there's no technical difficulties.                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                          |                                                                                                                                                                                                                                              |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMISSONER<br>MIRANDA                   | Perhaps disconnect and reconnect.                                                                                                                                                                                                            |
| CHAIR FRYMARK                            | Are you saying, restart it?                                                                                                                                                                                                                  |
| COMMISSONER<br>MIRANDA                   | Restart it, reboot.                                                                                                                                                                                                                          |
| CHAIR FRYMARK                            | Okay, well then we're going to go ahead and move on to Tier 3.                                                                                                                                                                               |
| ADMINISTRATIVE<br>SECRETARY<br>HERNANDEZ | No one else but Mr. Barbosa. Let me lower the hand and see if he raises it.                                                                                                                                                                  |
| CHAIR FRYMARK                            | Okay, we'll go ahead and move on thank you. So, we will go ahead and close the Public Hearing, for this particular item seeing that we've gone through Tier 1, 2 and 3, thank you.                                                           |
| CLOSE PUBLIC<br>HEARING                  | There being no speakers, Chair Frymark closed the Public Hearing at 7:23 p.m.                                                                                                                                                                |
| CHAIR FRYMARK                            | Any thoughts from the Commission?                                                                                                                                                                                                            |
| COMMISSONER<br>MIRANDA                   | Thoughts?                                                                                                                                                                                                                                    |
| CHAIR FRYMARK                            | Yes, thoughts, a motion.                                                                                                                                                                                                                     |
| COMMISSIONER<br>MIRANDA                  | Yeah. Not a thought but a comment possibly. We had this great convention in Indian Wells recently and I had... It was amazing to go.                                                                                                         |
| CHAIR FRYMARK                            | We did.                                                                                                                                                                                                                                      |
| COMMISSIONER<br>MIRANDA                  | Yes we did. Well a few of us did yeah. And some great learning abilities. I love the whole all in. Talking to the DA and some great some lawyers that were fantastic about, as far as some of their Counselor. So, it was a great situation. |
| CHAIR FRYMARK                            | How do we feel about this design plan?                                                                                                                                                                                                       |
| COMMISSIONER<br>MIRANDA                  | Sorry about that.                                                                                                                                                                                                                            |
| VICE-CHAIR ACOSTA                        | That's okay.                                                                                                                                                                                                                                 |
| COMMISSIONER<br>MIRANDA                  | Sorry I thought we had left already.                                                                                                                                                                                                         |
| VICE-CHAIR ACOSTA                        | I like to go ahead and motion that we approve the Site Plan.                                                                                                                                                                                 |

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COMMISSIONER  
RODRIGUEZ I second.

CHAIR FRYMARK Wonderful. So, we have a first and a second, but I'm going to pause before we continue Marilyn.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON Yes, with the modification of Condition of Approval Number 26.

CHAIR FRYMARK Thank you for catching that. Yes. Let's rephrase that, so we have a first and a second but the motion is to approve with the condition of making the change to Number 26, which states construction activity shall take place no earlier than 7:00 AM on each day and no later than 5:00 PM on each day, Monday through Saturday. We say so moved.

VICE-CHAIR ACOSTA So moved.

COMMISSIONER  
MIRANDA So moved.

CHAIR FRYMARK And you have a second here, Roll Call please.

ADMINISTRATIVE  
SECRETARY Commissioner Acosta motion, Commissioner Rodriguez, second?

CHAIR FRYMARK Yes.

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. Moving on we are going to go back to Discussion Items and Presentations.

**DISCUSSION ITEMS/  
PRESENTATIONS**

CHAIR FRYMARK      B. General Plan Presentation Number 2. Do we have a Staff?

COMMUNITY      Thank you Chair and Commission. So, this presentation is Part 2 of a  
DEVELOPMENT      General Plan Element training and it'll be presented by our Associate  
DIRECTOR      Planner, Mario Arellano.  
SIMPSON

CHAIR FRYMARK      Welcome, Mr. Arellano.

ASSOCIATE      Hello. Okay, can you hear me? Okay, good evening, Chair,  
PLANNER      Commissioner, and members of the audience, tonight's presentation is  
ARELLANO      going to be Part 2 of the Irwindale's General Plan. And so tonight I'll be  
going over the remaining 3 elements in the General Plan. The first 1 will  
be the Resources Management Element, followed by the Community  
Development Element, and then the Implementation Element. So, let's  
start with the Resource Management Element. So, under the California  
Code Section 65302 D and E, the Conservation Element in the Open  
Space Element are required elements that are required under a  
General Plan. But under the Irwindale General Plan, both the  
Conservation and the Open Space Element have been combined under  
the Resource Management Plan, I mean sorry, Element. And the  
purpose of the Resource Management Element is to assist in the long-  
range preservation and conservation of the cities remaining open space  
resources through policies contained in this element. It also focuses on  
those remaining natural resources in the City that must be considered  
for future development... Planning and development. And it identifies

those resources issues that need to be considered for future planning and development in the City. And so how this is addressed, the City addresses these issues through the Resource Management Plan that is under the Resource Management Element. And it identifies it by 3 major topics and those topics are addressed by policies that have been created in this element. And so, the first topic is the City's commitment to maintenance and management of natural resources. And this is mainly regarding the quarries and how the City will work with the queries and other regulatory agencies, to facilitate their reclamation and protect public health and safety. Uh, the second would be the City's commitment in maintaining and enhancing, uh, open space in the City, that may be used for resources, uh, recourse preservation and recreation. And this is to enhance the recreation and open space resources, uh, for benefit and enjoyment of the existing and future residents, which basically means maintaining and improving, uh, existing park facilities in the City. And finally, the City's continued commitment in maintaining those amenities of both natural and man-made that contribute to the, uh, livability of the site. Uh, which the City has identified as, uh, and preserve, uh, specific sites and buildings that are important to the community for the benefit of future generations, uh, that live and work here, uh. And so, these 3 topics are addressed in the... and implemented through policies and the Resources Management Plan that are outlined in the research in this element. And so, this element also expands to consider issues related to mining and parks and recreation. And so, the Resource Management Element also covers and complies with the state regulations of Mining and Reclamation Acts, Mara excuse me, SMARA. Uh, since the incorporation of the City there have been 25 mining pits throughout the City. As of today, 9 are still in operation and 12 have been filed. And sand and gravel are resources that the mines are mainly extracting. And so, the State of California Surface Mining And Reclamation Act is implementing the City's Ordinance as well as in the Municipal Code. And under SMARA each mining site requires a Reclamation Plan to operate. And the Reclamation Plan is used to define subsequent land uses and implementation schedule for reclamation, design plans for post mining topography, slope stability, and erosion control, drainage, deposition of old equipment. It also provides details of short term and long-term monitoring and maintenance requirements. In addition, SMARA requires financial insurance... A Financial Assurances plan, uh, providing cost estimates and calculations for purposes of establishing a recognition bond. In other words, without a Reclamation Plan mines cannot operate. And so here is, uh, an aerial view of all the active mining sites in the City. And so, moving forward to the Community Development Element. So, under the California code the Land Use Element is a required element required in the General Plan, however, in 2008 the Land Use Element name was changed from a land use to Community Development Element. And this Community Development Element serves as a guide for land use and development within the City of Irwindale. In addition to land use, this element has

been extended to consider economic development and urban design. This element addresses a wide range of issues regarding existing and future development, uh, land use compatibility, and development of new infrastructures, uh, economic development and urban design. This element indicates the location and extent of land uses, the type of development permitted throughout the City, and it identifies those areas where existing land uses and development will be maintained. As well as those areas where new infill development or redevelopment will be encouraged. Uh, The primary objective of the Community Development, uh, Element, uh, are to assist in management future growth, uh, to improve physical appearance and minimize potential land use conflicts. And so here is a Land Use Map that identifies all the different types of land uses within the City and under the General Plan. And so, under the general... Uh, under the Community Development Element, uh, there... It's identified under 4 different types of land uses, uh, residential land uses, commercial land uses, industrial, and other land uses. And so, under Residential Land Uses it mainly just broke it down into zones. Uh, which is R-1, R-2, R-3, Agriculture, and C-3, which is Heavy Commercial Residential. Uh, Same thing with Commercial Land Uses which, uh, consists of C-1, C-2, C-3, Uh, under Industrial Land Uses. It actually has Industrial Park, Light and Heavy Industrial, the Quarries, Landfills, which no longer exist in the City. And other yet land uses consist of utilities, public properties, uh, institutional, the Santa Fe Dam and schools. And so, for our final, uh, element. So this element, uh, is very unique because, uh, this is not a required element under the California Government Code. Uh, it's an element that's been implemented by the City. And basically, it's, uh, it provides or identifies 42 programs, uh, that help implement policies contain, uh, within all the elements, uh, in the General Plan. And so basically, uh, it basically outlines the different types of programs the name what each one is, uh, along with the responsible agency or the department, uh, as well as the timing of implementation, and the funding source as to how those products are going to be funded. And so that concludes Staff's presentation. Any questions?

CHAIR FRYMARK

Mr. Arellano, when do you imagine we would be seeing these elements, like in full?

ASSOCIATE  
PLANNER  
ARELLANO

Well we had the first part, uh, on the...

CHAIR FRYMARK

April 30<sup>th</sup> meeting?

ASSOCIATE  
PLANNER  
ARELLANO

Yeah, yeah, yeah that was the first part, so we covered the Infrastructure Element, Safety... Public Safety, Housing and...

CHAIR FRYMARK

There. Oh my gosh. I listen to it. Air? No sound? Noise!

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ASSOCIATE<br>PLANNER<br>ARELLANO                | Noise, yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| CHAIR FRYMARK                                   | Okay. But will there be like a comprehensive review of it or this is what we're seeing? Like Part one and Part two.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ASSOCIATE<br>PLANNER<br>ARELLANO                | So this is just a general kind of just overview of our existing General Plan. Uh, so it's not about...no, anything that's coming in terms of updates or terms like this. Just kind of an overview of our current.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| ASSISTANT PLANNER<br>PALMER                     | Hello. So yeah, we went over a General Plan overview at the April 30 <sup>th</sup> Special Meeting, as well as the Public Safety Element which includes the Noise Element, the Housing Element, and the Infrastructure Element which also includes circulation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COMMISSIONER<br>MIRANDA                         | Jarrold, and at that's time we mentioned it was kind of outdated that last. Is our plan, I think we talked about that, to getting a new readout on that? Do we come to a conclusion on that or?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ASSISTANT PLANNER<br>PALMER                     | An update to the elements?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| COMMISSIONER<br>MIRANDA                         | An update, yes correct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CHAIR FRYMARK                                   | Are you referring to the noise?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COMMISSIONER<br>MIRANDA                         | Yeah. Study...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ASSISTANT PLANNER<br>PALMER                     | Director Simpson could answer some of that.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Thank you. Thank you Chair and Commission, right now there's not any plan to update the Noise Element with that, but there are some new state laws that are requiring some updates. That one of them is the Open Space Element needs to be updated by January 1, 2026. That was a Senate Bill for that. There's another one that's coming. The date may change, but they want the Conservation Element to be updated. And also, the Circulation Element at some point in time. So you'll be seeing that in some form. What you will also be seeing, kind of a sneak peek here, is you'll be seeing we're updating the Housing Element, Safety Element, and then we have the new Environmental Justice Element. So that will be coming to the Planning Commission fairly soon. Okay, thank you. |
| CHAIR FRYMARK                                   | Are there any other questions?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMISSIONER<br>RODRIGUEZ                       | I have a question about the active mining sites. So right now, it shows that there's 9 mining sites in operation. Uh...                                                                                                                                                                                                                                                                                                                                                                                                    |
| ASSOCIATE<br>PLANNER<br>ARELLANO                | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| COMMISSIONER<br>RODRIGUEZ                       | And it has decreased from 25. Now, do we have a time frame of it decreasing from 9?                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| ASSOCIATE<br>PLANNER<br>ARELLANO                | I don't have that available. Um.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| CHAIR FRYMARK                                   | Marilyn might have that information for us though.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | No, thank you Chair and Commission, that's a good question. What... If the Planning Commission is interested in this, I would like to bring the Reclamation Plans, just at, for the Planning Commission to have an overview, because those were prepared some time ago and they do have time frames in there. They have what the ultimate use was envisioned for that, and I think that would be helpful for that. And that will give the timeline. Off the top of my head I don't know, you know, what some of those are. |
| CHAIR FRYMARK                                   | Would it be possible to have that presentation at the next Planning Commission meeting? Or maybe the following?                                                                                                                                                                                                                                                                                                                                                                                                            |
| COMMISSIONER<br>MIRANDA                         | Is it going to be a workshop for us? Like a 2 by 2, kind of thing?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| CHAIR FRYMARK                                   | Yeah, to kind of unpack the Reclamation Plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | I think that might be helpful, you know, to have it in an open setting like this for anybody interested in it. If we can get it on the agenda. I don't want to have the June agenda too packed for you, for that, but yeah, we can give a presentation on that and...                                                                                                                                                                                                                                                      |
| COMMISSIONER<br>MIRANDA                         | That would be fantastic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Okay, great thank you.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CHAIR FRYMARK                                   | Thank you Marilyn. Are there any other questions from the Commission?                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

COMMISSIONER  
MIRANDA                      That was my Commission question, good job.

CHAIR FRYMARK                      Thank you and we will.... We have no further questions, thank you so much. We'll go ahead and move on to Item Number 6, Community Development Director Report.

**COMMUNITY  
DEVELOPMENT  
DIRECTOR REPORT**

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON                      Thank you Chair and Commission. The only thing to report is Monday is Memorial Day, so City Offices will be closed. And I'm really sorry I missed you on the 30<sup>th</sup> too with that, but I heard you didn't miss me.

COMMISSIONER  
MIRANDA                      That is not true.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON                      Well thank you. What I heard was, it was awfully quiet at that last meeting, anyway, but thank you I have nothing else to report to you.

CHAIR FRYMARK                      I heard they finished in record time too.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON                      It did, it did, yeah. So...

CHAIR FRYMARK                      Thank you. Any Counsel Comments?

**LEGAL COUNSEL  
COMMENTS**

COMMISSIONER  
MIRANDA                      I have plenty of comments, apparently.

ASSISTANT CITY  
ATTORNEY  
TRAXLER                      Nothing from me, Chair, thank you.

CHAIR FRYMARK                      Thank you Jamie. And Commissioner Comments?

**COMMISSIONER**  
**COMMENTS**

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHAIR FRYMARK           | Now is your time, Casey.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| COMMISSIONER<br>MIRANDA | I already said a speech. It was a great, great meeting in Indian Wells. I learned a lot and I appreciated the opportunity to go.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| CHAIR FRYMARK           | I just want to echo and give a thanks to City Staff for helping us get there. It was very informative, a lot of networking, a lot of learning. Met some really great people that I'm hoping to continue to learn from, and worked and spoke with some other City Officials. So, it was good. It was a very good learning opportunity, and I'm looking forward to getting more involved in that way.                                                                                                                                                         |
| VICE-CHAIR ACOSTA       | Conferences were very beneficial.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| COMMISSIONER<br>CHICO   | Good subjects. A lot of good subjects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CHAIR FRYMARK           | Yeah some of them... I mean it was hard to see but it's also the reality, like when Sheriff Luna was up there speaking and he was talking about Twin Towers, and some of the issues that happened there, and the safety matters with some of our sheriffs. It was really eye opening. And then the conversations about the fire and emergency preparedness, it made me think like well I hope Irwindale prepared, you know, in that we have an Emergency Plan. So I went on the website and started digging. We can talk about that later, but it was good. |
| COMMISSIONER<br>CHICO   | Did hear from the new District Attorney?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| CHAIR FRYMARK           | Yeah.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| COMMISSIONER<br>MIRANDA | Yeah, that was great, very informative. Very clear plan what he has going on. I was impressed.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CHAIR FRYMARK           | Definitely.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| VICE-CHAIR ACOSTA       | Some great speakers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CHAIR FRYMARK           | Not too bad fireworks either. Pretty good. Any other comments from the Commissioners? Okay, if there are no further comments, then I will go ahead and adjourn this meeting at 7:40 PM. Thank you everybody.                                                                                                                                                                                                                                                                                                                                                |

PLANNING COMMISSION MINUTES  
REGULAR MEETING

May 21, 2025  
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**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned  
at 7:40 p.m

Attest:

A handwritten signature in dark ink, appearing to be 'Jesus Hernandez', written over a horizontal line.

Jesus Hernandez, Administrative Secretary

A handwritten signature in blue ink, appearing to be 'Marcela Frymark', written over a horizontal line.  
Marcela Frymark, Planning Commission Chair

Approved as presented at the meeting held July 30, 2025