

CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200

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MIRANDA
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CHICO
COMMISSIONER

JUSTIN
KELLY
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

APRIL 15, 2026

6:00 P.M.

IRWINDALE COUNCIL CHAMBER

Join Webinar at

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In the event that a Zoom broadcast is unavailable, staff will promptly notify the public through its social media platforms. The public meeting will proceed in accordance with The Brown Act.

Submit public comments by email to planning@irwindaleca.gov prior to the start of the meeting. Comments will be read by the Administrative Secretary during public comment. Lengthy public comment may be summarized in the interest of time.

Spontaneous Communications: The public is encouraged to address the Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. The Planning Commission will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The Planning Commission will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may request staff to investigate and/or schedule certain matters for consideration at a future Commission or City Council meeting.

Americans with Disabilities Act: In compliance with the ADA and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: <https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy>. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service. **Note:** Staff reports are available for inspection at the Planning Division Counter, 16102 Arrow Highway or at City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday) by appointment only, and by contacting the Planning Division at 626-430-2208.



Code of Ethics

As City of Irwindale Planning Commissioners, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Commissioner.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE PLANNING COMMISSION



A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. INVOCATION

D. ROLL CALL: Commissioners: Albert Acosta, Richard Chico, Justin Kelly; Vice-Chair Casey J. Miranda; Chair Maricela Frymark

E. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances.

F. REORGANICATION OF PLANNING COMMISSION

G. ANNOUNCEMENTS

1. CONSENT CALENDAR

The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission requests 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.

A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held March 18, 2026

2. SPONTANEOUS COMMUNICATIONS

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, both in-person and hybrid audience members will participate in the following order:

Tier 1: In-person attendees

Tier 2: Teleconference attendees

Tier 3: In-person and teleconference attendees who have not previously provide comments on the matter(s) being discussed by the legislative body

3. NEW BUSINESS

- A. 700 – 872 Alpha Street – Automobile Dismantling Overlay Zone, 2025 Monitoring and Compliance Update

Recommendation: Receive and file.

6. COMMUNITY DEVELOPMENT DIRECTOR REPORT

7. LEGAL COUNSEL COMMENTS

8. COMMISSIONER COMMENTS

9. ADJOURN

AFFIDAVIT OF POSTING

I, Jesus Hernandez, Management Analyst, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on April 15, 2026, to be posted at the City Hall, Library, and Post Office on April 09, 2026.

Jesus Hernandez

Jesus Hernandez,
Management Analyst

Agenda Item 1-A.1

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

**March 18, 2026
Wednesday
6:31 P.M.**

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

CHAIR FRYMARK	All right, good evening, everyone. I'd like to call our Planning Commission meeting to order of March 18, 2026, at 6:31 P.M. If able please rise.
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 VICE-CHAIR MIRANDA	Heavenly Father, we lift up... We praise you, Father, and lift up the City of Irwindale. Today we lift up also our nation, Father. Please God keep our servicemen and women safe. Put a blanket protection over the City of Irwindale as well, Father, and allow us to open our hearts and minds and be very wise in our decisions. And remember our forefathers and their vision and help us move in complying with that and build equity for our residents and also our business partners. Amen.
CHAIR FRYMARK	Thank you Vice Chair Miranda. Roll Call, please.
<u>ROLL CALL:</u>	Present: Commissioners: Albert Acosta; Richard Chico; Justin Kelly; Vice-Chair Casey Miranda; Chair Maricela Frymark Also present: Julian Miranda, City Manager; City Attorney, Adrian Guerra; Theresa Olivares, Assistant City Manager; Brandi Jones, Senior Planner; Jeff Tyler, Associate Planner; Jarrod Palmer, Assistant Planner; Cynthia Largaespada, Office Specialist

AB 2449 DISCLOSURES

CHAIR FRYMARK	Thank you. We'll move on to Item E, AB 2449 Disclosures but seeing that we are all here we're going to keep it moving and move on to Item F, Announcements.
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ANNOUNCEMENTS

OFFICE SPECIALIST LARGAESPADA	No announcements from Staff.
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CHAIR FRYMARK	Thank you. So that will take us to our Consent Calendar.
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CONSENT CALENDAR

CHAIR FRYMARK	In reviewing our Agenda, it looks like we have one Item under Consent and that's going to be the Minutes for the regular meeting held on February 18, 2026.
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COMMISSIONER ACOSTA	I'll motion to approve the minutes as stated.
CHAIR FRYMARK	Thank you we have a first by Commissioner Acosta.
VICE-CHAIR MIRANDA	Second.
CHAIR FRYMARK	And we have a second by Vice Chair Miranda. Roll Call please.
OFFICE SPECIALIST LARGAESPADA	Commissioner Acosta?
COMMISSIONER ACOSTA	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Chico?
COMMISSIONER CHICO	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Kelly?
COMMISSIONER KELLY	Yes.
OFFICE SPECIALIST LARGAESPADA	Vice Chair Miranda?
VICE-CHAIR MIRANDA	Yes.
OFFICE SPECIALIST LARGAESPADA	Chair Frymark?
CHAIR FRYMARK	Yes. Thank you. Moving on to Number 2, Spontaneous Communication.

**SPONTANEOUS
COMMUNICATIONS**

OFFICE SPECIALIST LARGAESPADA	This is the time set aside for members of the audience to speak on any item not on this agenda that is within the Planning Commission's subject matter jurisdiction. The Planning Commission is an advisory body appointed by the City Council to review and provide recommendations on matters related to land use, planning, and development within the city. Except for very limited circumstances, state law prohibits any Commission discussion or action on items that are not on the agenda. All members of the public are asked to observe
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CHAIR FRYMARK

Thank you. Do we have any in person attendees that would like to come forward and speak on, under Spontaneous Communication? Seeing none come forward do we have anyone in Tier 2, teleconference?

OFFICE SPECIALIST
LARGAESPADA

No one in Tier 2.

CHAIR FRYMARK

Thank you and we will move on one final call for Tier 3 in person or teleconference.

OFFICE SPECIALIST
LARGAESPADA

No one in Tier 3.

CHAIR FRYMARK

Thank you we'll move on to Item Number 3, New Business.

NEW BUSINESS

- CHAIR FRYMARK Tonight, we have one item under New Business. That is Item A, changing the existing start time of the regular Planning Commission meeting from 6:30 P.M. to 6:00 P.M. This is the City-initiated proposal to change the existing start time of the regular Planning Commission meeting as mentioned from 6:30 P.M. to 6:00 P.M. Do we have a staff report?
- SENIOR PLANNER JONES Yes, good evening, Chair, members of the Planning Commission. The next Item is a City-initiated proposal to change the existing start time of the Planning Commission from 6:30 to 6:00 P.M., which would be consistent with the City Council and Parks and Rec Commission meetings. Let's see, on September 1, 2011, the Planning Commission met to change the meeting date from the first Thursday of every calendar month, to the third Wednesday to also be consistent with the other Commissions. So, I think there's only me, and Commissioner Chico, and Adrian who remember when it was on Thursday. So, let's see...and on September 11, 2024, the City Council adopted Ordinance Number 776, to change the start time of the regular meetings of the City Council from 6:30 to 6:00. And that concludes Staff's report.
- CHAIR FRYMARK Umm, so with the staff report I will open up this Item for any public comments before we open it up to the floor. Or I'm sorry, before we open up the Commission for any questions for Staff. Is there anyone in Tier 1 that would like to speak on this Item? Tier 2?
- OFFICE SPECIALIST LARGAESPADA No one in Tier 2.
- CHAIR FRYMARK Tier 3?
- OFFICE SPECIALIST LARGAESPADA No one in Tier 3.
- CHAIR FRYMARK I'll go ahead and close the public comment and see if the... Open up the floor to any Commissioner questions or comments regarding this Item.
- VICE-CHAIR MIRANDA My only really question is, will it affect any of my colleagues getting here to be a regular attendees or on time? I mean also is 6:00 a hard time? You know 6ish, 05.
- COMMISSIONER ACOSTA I do have a question for Brandi. If passed when would this start?
- VICE-CHAIR MIRANDA Immediate, it says right here.

PLANNING COMMISSION MINUTES
REGULAR MEETING

March 18, 2026
PAGE 5

COMMISSIONER ACOSTA	Is it immediate?
VICE-CHAIR MIRANDA	Yeah, upon adoption.
COMMISSIONER ACOSTA	So with the next meeting?
CITY ATTORNEY GUERRA	April, yeah.
COMMISSIONER ACOSTA	Okay.
VICE-CHAIR MIRANDA	What's that? We're all good? Does that time affect you?
CHAIR FRYMARK	So, would anyone on the Commission like to make a motion to approve the Resolution, which would officially change the start time?
COMMISSIONER KELLY	Motion to approve.
COMMISSIONER CHICO	Second.
CHAIR FRYMARK	Thank you. So, we have a first by Commissioner Kelly and we have our second motion by Commissioner Chico. Roll Call please.
OFFICE SPECIALIST LARGAESPADA	Commissioner Acosta?
COMMISSIONER ACOSTA	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Chico?
COMMISSIONER CHICO	Yes.
OFFICE SPECIALIST LARGAESPADA	Commissioner Kelly?
COMMISSIONER KELLY	Yes.
OFFICE SPECIALIST LARGAESPADA	Vice Chair Miranda?

VICE-CHAIR MIRANDA Yes.

OFFICE SPECIALIST Chair Frymark?
LARGAESPADA

CHAIR FRYMARK Yes. Thank you, Brandi. That's going to take us to Item Number 4 on our Agenda which is a Discussion Items.

DISCUSSION ITEMS

CHAIR FRYMARK And it seems like we have one Item for tonight. A presentation on ADUs or Accessory Dwelling Units.

CITY ATTORNEY Yes, Madam Chair. For this Item I would like to introduce my colleague, GUERRA Colin Ryan, will be giving this presentation on Accessory Dwelling Units and the recent changes in law. Thank you.

CHAIR FRYMARK Thank you. Welcome Mr. Ryan, thank you for being here.

COLIN RYAN Thank you. Good evening, Madam Chair, and members of the Commission. I'm looking forward to giving you some insight into recent developments in accessory dwelling unit law and ensuring that the Commission can keep up with these changes. So, objectives of this presentation today are to review the state ADU law and recent updates to the standards and requirements. To discuss each step of processing an ADU or Junior ADU application from intake to post approval compliance, to identify the scope of planning officials' authority under state law and their responsibilities and considering applications for accessory dwelling units, and finally to educate the Commission and the public to reduce the risk of state enforcement and private litigation. So just some purpose and context for the ADU law, and this will be familiar I'm sure to members of the Commission, Government Code section 66.310 to 66.332, limit local land use discretion to streamline approval and construction of accessory dwelling units. The City of Irwindale has enacted local Ordinances in particular, 17.12.030 to comply with state law and add permissible local standards. And planning officials and staff are responsible for compliance with this state law. Just to review some background on what constitutes ministerial review in the context of approving and considering ADU applications. State law directs that this is non-discretionary. So, the City has no judgment or policy choice to make. Review is limited to objective standards, checking compliance with clear objective criteria that's specifically authorized by the states ADU laws. The City cannot require Public Hearings, Conditional Use Permits, Variances, or subjective Design Review for projects that qualify. And if an application meets the applicable standards the City must approve it, and finally in terms of grounds for denial, City may deny an application for an ADU or JADU only if it fails to meet objective requirements and the agency must identify those deficiencies in the application. And of particular relevance

to this to the City's Ordinance local rules that conflict with state law or not approved by the State are considered null and void. A couple of definitions that will be useful in the discussion an accessory dwelling unit. What is an accessory dwelling unit? It is an attached or detached residential dwelling unit that provides complete independent living facilities. So that means permanent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons and is located on a lot with a proposed or existing primary residence. Now we also have a second category, and these are called junior accessory dwelling units. These are units that are no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. They may include separate sanitation facilities or shares sanitation facilities, mainly bathrooms with the existing structure. So, as I'm sure the Commission is aware, state law has changed considerably in the last few years with respect to ADUs and some particular updates for 2026. SB 543 standardized the square footage calculation for accessory dwelling units; those are based on interior livable space not other standards like gross floor area which some jurisdictions had used. Umm, Senate Bill 543 also codifies combining ADU types and applications. So, cities must approve any qualifying combination of accessory dwelling units or junior units on single family lots under Government Code 66.323. And 543 also adds some application processing requirements which we'll talk about. Namely, cities have 15 business days to turn application completeness and give written notice. As for what constitutes business days, the statute doesn't provide a specific definition, but it likely includes any days that state agencies are open. Uh, next Assembly Bill 1154, this one basically affects the owner occupancy requirement for junior ADUs and says that that requirement which had previously applied broadly now applies only if a unit has shared sanitation facilities with the primary residence. And finally, Assembly Bill 462, this one deals with coastal zone cities and so those cities with a certified local coastal program must now approve or deny a completed coastal development permit application for an ADU within 60 days of receiving a complete application. Under current state ADU law, there are essentially 2 tracks for applying for and getting approval for an accessory dwelling unit. The first, the older of the two, is what we would call the standard option. This applies primarily to ADUs and JADUs that don't qualify for what I'll discuss as the state exempt ministerial approval model under 66.323. So typically, we're going to see the standard option used for cases of detached ADUs that are larger than 800 square feet, that have a height above the limits described in the Government Code, and other custom designs that might exceed the state exempt default configurations which we'll discuss shortly. The objective standards for this standard option can be found in Government Code 66.314, 321, and 322. The required standards for any ADU applied for under this model are floor area of less than or equal to 50% of primary residents or less than or equal to 1200 square feet, local building code compliance, obviously, and health code approval for private sewage systems, and separate sales of those

ADUs are not permitted. The law also allows additional standards within the bounds of 66.314, and 321, and 322. So, for instance parking requirements are allowed but they may not exceed one space per unit. There are some exemptions in 66.322 that the Council should be aware of. Architectural review, landscaping, historic preservation, these standards are allowed if their objective. A maximum size of 850 square feet may be established. And in terms of the height of an ADU under this law, 16 feet is permissible if detached, 18 feet if detached within a half mile of major transit stop or transit corridor and the meaning of those terms is further defined in the Public Resource Code. And then 25 feet for unattached ADU. And of course, set back requirements may be less than or equal to 4 feet for attached or detached ADUs. In addition, these statutory sections prohibit certain standards from being applied. So, the City may not apply a minimum lot size or square footage, passageway requirements, certain setback requirements for converted ADUs or ADUs that are in the same location and to the same dimensions as an existing structure so, if the structure is demolished and a new ADU is placed in the same footprint. Fire sprinkler requirements are not permitted if none are required for the primary residence. Requiring notice of demolition of a detached garage is another example. Parking replacement requirements after demolition, say of a garage. Or a correction of nonconforming zoning conditions unless those conditions are a threat to health and safety. So that takes care of the standard model of ADU application under the State's ministerial laws. There's now this state exempt option under Government Code 66.323. Importantly the standards in 66.323 override all of the other objective standards that we just discussed for qualifying projects. So ADUs that meet the standards in 66.323 A,1-4, don't need to comply with those requirements. The practical impact of this model is that many if not most applicants will likely use the sort of off the shelf state exempt configurations in 66.323. The City cannot require compliance with other local standards for these kinds of ADUs and JADUs. And projects that fall outside of the requirements, as we discussed larger detached ADU's, would trigger the local permissible standards in 66.314. Now there are essentially four types of state exempt ADU in the law. First, it would be a configuration involving an ADU and a JADU in an existing single-family residence. This allows expansion up to 150 square feet beyond an existing accessory structure, exterior access must be provided from the primary dwelling. Setbacks have to be sufficient for fire and safety, and the JADU must comply independently with the requirements in 66.333. The second option for new state exempt project would be a detached ADU for a single family residence. This has to have a maximum floor area of 800 square feet of livable space. Height requirements as established in 66.321 and side and rear setbacks of 4 feet. The third option would be ADUs within non-livable spaces of an existing multifamily structure, so this is applicable to attics, basements, garages, storage rooms, boiler rooms, passageways, this is a non-exhaustive list. These types of ADUs have to comply with State Building standards of course and cities

must allow at least one unit and up to 25% of existing units that exist in that multi family residence. Finally, the fourth option would be a detached ADU or an existing or proposed multifamily project. This allows up to eight (8) units for an existing multifamily residence, not exceeding existing units so if the multifamily residence has six (6), maximum would be six (6) for instance. It allows up to two (2) units for a proposed multifamily residents, height limits again are those specified in 66.321. And similar to setbacks, no modification will be required if the current structure's setbacks are less than 4 feet. Of note, in all of these is that the Department of Housing and Community Development has previously opined and the state law now makes clear that any combination, as it appears in the law, means that you can or an applicant rather can mix and match certain kinds of state exempt ADUs into a larger project. So, for instance, they could convert existing non livable spaces in a multi family residence in addition to using that fourth option to build attached ADUs, and a similar combination can be had in a single-family residences of the top two (2) boxes. Now standards that are applicable to any kind of state exempt unit, similar to the standard model no correction of nonconforming zoning should be required for ministerial approval, the same requirement for fire sprinklers only if the primary residence requires them. In terms of regulating short term rentals, rental terms must be greater than 30 days and secondary requirements such as septic and percolation tests, those may be required for ADUs that are connected to onsite wastewater systems. Now the standard model regulates separate sales of ADUs the statute that authorizes the state exempt ADUs is silent regarding these kinds of restrictions on separate sales, but likely the restriction in section 66.341 of the Government Code applies to these kinds of projects. Now that takes care of the sort of substantive requirements of an application and a project. As far as the procedure for considering and approving applications that's governed by four sources of law. The first being the Municipal Code, the second being ADU law in particular section 66.317. For JADU's it's 66.335, that's mirror statute and finally the permit streamlining act. They're essentially three (3) steps to an application procedure here. First, completeness determination determining that the application has all of the required elements. Second, approval and denial of a completed application, and finally, if applicable, appeal of denial or post entitlement compliance. In terms of step one completeness, upon receipt of an application the City again, as I mentioned earlier, has 15 business days to determine whether an application is complete. If I am correct here, the City's Municipal Code may state 30 days so ensuring that that officials and Staff are aware of this timeline is super important. The City must provide applicants with a list of incomplete items if they exist and explain how to address them. Any requirements that are not restricted by state law must be objective and processed ministerially during the same approval period. So, examples of this might include demolition permits, grading permits, percolation test results and when the septic connection is involved, and any applicable fire mitigation measures. The Commission and Planning

Staff get one bite at the apple when it comes to determining whether an application is complete. And what does that mean? It means that when they receive a revised application the City cannot require anything that it did not flag is incomplete the first time, so diligence on the part of Planning Staff is key. As for the approval process, once an application is deemed complete, a ministerial approval is required within 60 days. For new single or multifamily builds, the City may delay approval or denial until after the primary residence is approved, that's really the one exception to the 60-day time limit. There are no extensions except by applicant request or agreement. That 60-day period is tolled during that delay. And finally, in the event of denial the City must provide written comments and those have to come within that same 60-day period, identifying specific standards the application fails to meet. Finally, step 3 post determination, on the one hand if an application is denied that denial must inform the applicant of their right to appeal, and upon receipt of an appeal the City has 60 business days, don't ask me why there are all these different standards for business days and calendar days but there are, to consider it and issue a final written determination. And finally in terms of applicable covenants, and forgive me there's a typo here, prior to issuing certificates of occupancy, the city should record a fully executed use covenant and restriction stating that ADU shall not be converted to non-residential use or be sold separately, unless they're either built by a qualifying nonprofit or meet other requirements in the Government Code and it's a narrow band of cases. In terms of State enforcement of these ADU laws, that comes in sort of four flavors where there is a late ruling of completeness on the part of the City or jurisdiction an application is deemed complete by operation of law. If approval or denial comes late the application is deemed approved by operation of law. If there is a late appeal determination, application is likely approved by operation of law. The statute doesn't address this as specifically as certain other elements, but we tend to believe that that's that would be the case or at least that's how the Housing and Community Development Department would interpret it. And finally, this would be an extreme case but if there are repeat delays or errors of law on the part of the Planning Commission, or City Council, or other governing body. HCD Enforcement could include litigation, loss of local control or in extreme cases such as you may have seen in certain jurisdictions, fines. If the Commission is looking for more resources on these requirements and how they might interact with one another Housing and Community Development Department has technical assistance which provides guidance on ministerial review, state preemption compliance and any potential conflicts with local Ordinances. They also provide an ADU handbook which is a comprehensive guide for cities and applicants that has definitions, FAQ's, and best practices now. I don't know that this is current, at last check I believe it might have been a year out of date presumably because of how quickly these laws have been moving. So that's important to note. And finally, HCD provides review letters when it comes to local ordinances governing ADUs. They have a database on

their website of all HCD enforcement and assistance letters that jurisdictions can crib from to understand the agencies' interpretation and how to be compliant with the law. And that's all I have.

CHAIR FRYMARK Thank you Mr. Ryan. I mean it sounds like we have a limited control or discretion over ADUs and Junior ADU's. I understand that the State's priority to address housing issues that the State is navigating and so that is a consideration as well. It just feels like cities and local municipalities are being taken away some local... Like their local control is being removed in a way. And I wonder if there is anything that cities can do to try to get some of that back?

COLIN RYAN Well certainly some jurisdictions have tried, they've challenged HCD on its interpretations of the law, and that has at least led to some clarifications in the law. One example might be that that phrase "any combination thereof," for those state exempt, that was originally just an HCD interpretation of the prior version of the law, and after some pushback from local jurisdictions, it was codified to at least provide certainty as far as how those units can be combined. So, the give and take with the State Agency may sort of help provide guidance and help the state to understand some of the friction points at least operationally for cities. And of course that standard model of ADUs, even if it only applies in certain cases, does allow the City to enact some objective requirements. So.

CHAIR FRYMARK I don't know that we have a ton of applications here in the City of Irwindale for ADUs, but I want I wonder if it's going to open the door for more in the future, but thank you so much for your presentation. Sounds like we don't have any other questions.

VICE-CHAIR MIRANDA Thank you.

CHAIR FRYMARK That'll take us to Item 5, Community Development Directors Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

CHAIR FRYMARK Do we have a... I know Marilyn's not here, but do you have anything to report on her behalf? No? Okay thank you we're going to move on to Legal Counsel Comments.

**LEGAL COUNSEL
COMMENTS**

CHAIR FRYMARK Adrian, do you have any further comments?

CITY ATTORNEY GUERRA Other than I had lunch with Jamie yesterday, she's doing great and she gave me the good news, she intends to be back by the next Planning Commission meeting. So, this will be my last one probably for a while, so thank you for letting me come out and play with you so.

CHAIR FRYMARK Thank you for being here with us, we appreciate it.

COMMISSIONER KELLY Tell Jamie 6 p.m.

COMMISSIONER
COMMENTS

CHAIR FRYMARK Item 7, do we have any comments by our fellow Commissioners?

VICE-CHAIR MIRANDA I have a brief one regarding our Academy that we are able to attend. It was quite informative in Anaheim, a lot of information. It was interesting because I was attending the Academy last year it was a lot of information, but being on the Planning Commission for a full year after that, it's amazing, the perspective in the lingo. It's very helpful. There's a lot of new laws and a lot of information and networking with people we can help, help us build here. And I was really impressed and it was very worthwhile and I was grateful to go.

CHAIR FRYMARK Thank you Commissioner Miranda for your comments. Is there anyone else that would like to add?

COMMISSIONER ACOSTA I'd like to add that I also attended the Academy for the League of California Cities, the Planning Commissioners Academy, and it was very informative. The speakers were very knowledgeable, the topics that were relevant. All the updates on legislation were really helpful so I just appreciate the opportunity to do attend and I just enjoyed it.

CHAIR FRYMARK Thank you, Commissioner Acosta. It was a good time breaking bread with everybody, definitely. Do you have anything to add Commissioner Kelly?

COMMISSIONER KELLY Yeah, I do. I had the opportunity to go to the convention and, you know, like my counterparts said it it's a lot of information in a very short amount of time. So I'm still digesting it and breaking it down at home, you know, trying to get the lingo. But I hope over the next year by the by the next convention it'll be a lot smoother.

VICE CHAIR MIRANDA Eye opening. It's different, yeah.

COMMISSIONER KELLY So, I want to thank City Council and the Mayor for sending us.

- CHAIR FRYMARK Thank you, Commissioner Kelly. So to add, I myself also had the pleasure of attending the leadership Academy in Anaheim and it was wonderful time spending time with our colleagues here, and learning together, and also networking with other cities such as Dana Point, the City of El Monte, La Crescenta. There was not only a lot of networking opportunities but there was a lot of information specifically on legislative updates, that there was a lot of information that we learned. There was some sessions on A.I. and where it's going and the whole topic of you know those A.I.
- VICE-CHAIR MIRANDA Autonomous cars?
- CHAIR FRYMARK Yes, what are they called?
- VICE-CHAIR MIRANDA Autonomous cars?
- CHAIR FRYMARK Yes, thank you the autonomous cars. which is crazy. But that was fun to hear about. We also learned a lot about CEQA or learn more about that and the process and really just understanding more like the project Developmental Review process and what that looked like. And so it was a good opportunity for us to really just grow and expand our knowledge and our capacity to be able to bring back to be of service to our community. So, I appreciated the opportunity to attend so I want to thank Staff for coordinating that and helping us get there. Separately from that, I also want to just acknowledge and share my appreciation for the continuance of the youth in government program that the City Clerk Office is doing. I understand that they have a partnership with Merwin Elementary and so some of those kiddos were able to come over and like learn what it is to be in local government, and to me as the educator that really just like touches my heart not only was I a Merwin student back in the day, but it just makes me really happy to know that our City is pouring back into its local residents and its local community, and is teaching them how to be of service and to be in partnership with this local government. So that makes me proud to know that our City continues that partnership with Merwin Elementary and any others. I know the Police Department does something similar so shout out to the PD as well. We see you guys. I also want to just acknowledge and say thank you to the City for its continuance of the summer youth program. I know that's starting. I saw the flyers go out and it just makes me really excited to be able to see that we are continuing to offer that program and pour into the future leaders, of hopefully our community, so that makes me really happy. And I just want to take a moment to highlight those things, so thank you guys. Those are all my comments so if there are anyone else, any further comments before I adjourn this meeting. Okay, so seeing that there are no further comments we will go ahead and adjourn this meeting at 7:05 PM. Thank you everybody.
- VICE-CHAIR MIRANDA Thank you very much.

CHAIR FRYMARK

Thank you for being here. I guess we'll see you guys at 6:00 PM next month.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:40 p.m.

Maricela Frymark, Planning Commission Chair

Attest:

Jesus Hernandez, Management Analyst



**CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT**

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**



Date: April 15, 2026 **Agenda Item No. 3-A**

To: Honorable Chair and Members of the Planning Commission

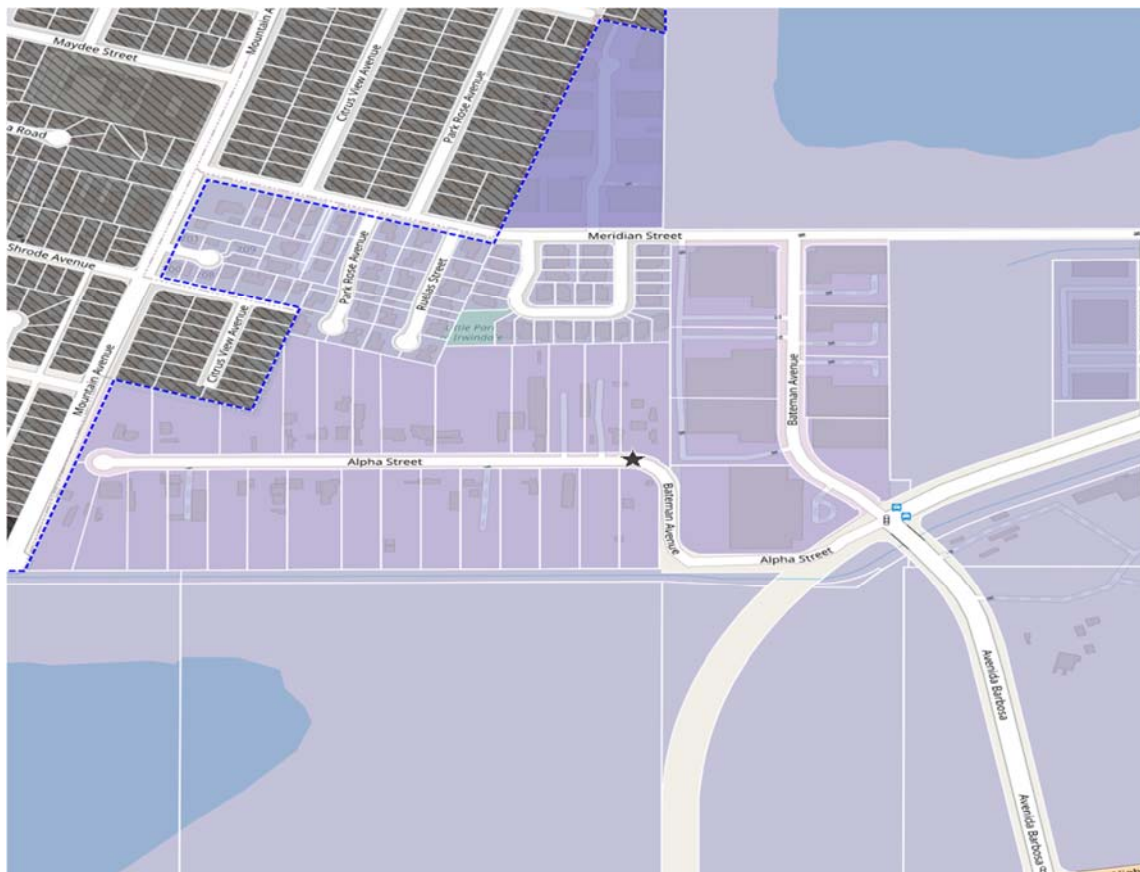
From: Marilyn Simpson, AICP, Community Development Director

Project Planner: Randy Silva, Senior Code Enforcement Officer
Jorge Cardenas, Code Enforcement Officer

Project: Alpha Street – Automobile Dismantling Overlay Zone
2025 Monitoring and Compliance Update

Property Owners: Various

Project Location: 700 – 872 Alpha Street



BACKGROUND/SITE HISTORY

To consolidate the existing automobile dismantling operations within the City, the Irwindale Community Redevelopment Agency (ICRA) purchased and established Alpha Street in the 1980s. Alpha Street is the site of a 30+ acre former un-compacted landfill (aka – the “Alpha Pit”).

Per the memorandum from the City’s Finance Director to the City Manager dated September 27, 1993, “[t]he parcels along Alpha Street were sold by the ICRA to the auto dismantlers at favorable terms as an incentive to relocate to this area so that the properties throughout the City occupied by the auto dismantlers could be redeveloped.” Each property was given a 25-year use limitation, which began upon recordation of a grant deed from the ICRA to the individual dismantlers with the Los Angeles County Recorder’s Office. Due to the staggered recordation of each grant deed over a span of a few years, each property has a different Conditional Use Permit (CUP) expiration date.

On May 14, 2014, after many years of research, public outreach, and workshops, the City Council adopted Ordinance No. 676, which created an “Automobile Dismantling Planned Development Overlay” zoning designation and Ordinance No. 677, which amended Chapters 5.12, 17.08, 17.56 and 17.64 and added Chapter 17.100 to the Irwindale Municipal Code (IMC), in order to clarify existing standards and establish new standards for automobile dismantling. New CUPs for Alpha Street property owners were approved in 2016 and 2017 and these changes also prohibited automobile dismantling operations outside of Alpha Street.

GENERAL PLAN AND ZONING

The sites are designated in the General Plan as Industrial/Business Park. The sites are currently zoned Automobile Dismantling Planned Development Overlay with a base zone of M-2 (Heavy Manufacturing).

Direction	Existing Land Use	Zoning District
North	Residential	R-1 Single Family Residential
South	Mining	M-2 (Heavy Manufacturing) Zone Q Quarry Overlay
East	Warehouse	M-2 Heavy Manufacturing
West	Residential	Unincorporated Los Angeles County (A-1)

2025 UPDATE REPORT

Each CUP for automobile dismantling is subject to their own Conditions of Approval. The 2025 annual update report for ongoing monitoring and compliance is required per the Conditions of Approval and conducted by the Code Enforcement Division. During this period there were thirty-two (32) businesses operating on Alpha Street consisting of twenty-nine (29) auto dismantlers, and three (3) non-auto dismantlers which consist of one (1) tow-yard, and two (2) construction material yards/professional fleet-based services. Of these businesses, seventeen (17) had active Business Licenses, thirteen (13) were in the process of getting their Business Licenses, and two (2) were vacant. In addition to City permits, automobile dismantlers are also subject to Department of Motor Vehicles (DMV) requirements.

Code Enforcement created an Alpha Street checklist for making onsite inspections to determine compliance with the CUP Conditions of Approval and Irwindale Municipal Code Chapter 17.10 – Automobile Dismantling Overlay Zone (formerly Chapter 17.100 Automobile Dismantling Planned Development Overlay Zone). Code Enforcement closely monitors the five (5) parcels that have a rear landscaped berm to ensure compliance with applicable IMC requirements for the ongoing maintenance. Ongoing compliance issues are graffiti abatement, maintenance of required onsite customer/employee parking on all sites, and parking on Alpha Street. New property owners and/or new business operators are required to sign the Affidavit of Acceptance form that lists all conditions of approval for the site. To continue the safety and enhancement of Alpha Street and its relationship with adjacent properties, a multi-department taskforce has been created. The task force includes members from Code Enforcement, Engineering, Planning, Public Works Services, the Irwindale Police Department, and LA County Fire.

ADDITIONAL INFORMATION

The City uses a monitoring company to inspect all the businesses on Alpha Street to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) requirements with Code Enforcement's assistance.

The Irwindale Police Department provides parking and traffic enforcement on Alpha Street, and twenty (20) citations were issued.

Part of the Occupancy Permit application process includes review and approval by the Los Angeles County Fire Department, and South Coast Air Quality Management District (AQMD). An Occupancy Permit is required prior to the issuance of a Business License.

RECOMMENDATION

Receive and File