

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

April 15, 2026
Wednesday
6:01 P.M.

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

VICE-CHAIR MIRANDA Well, we're not gonna wait for the Sergeant of Arms at this time so we'll start the meeting at 6:01. We'll do a Call to Order.

OFFICE SPECIALIST
LARGAESPADA Commissioner Acosta?

VICE CHAIR MIRANDA Oh, so here I apologize. I see I went too far. Yeah, could you please rise and do the Pledge of Allegiance.

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

INVOCATION
VICE- CHAIR MIRANDA Heavenly Father, we praise you, we raise our city up, heavenly Father, and help us, guide us tonight. Quicken our minds and hearts that we have sound decisions and peace for our world, Father. Peace and pray for people. Amen. Alright. Now we're going to Call to Order.

ROLL CALL: Present: Commissioners: Albert Acosta; Richard Chico; Justin Kelly; Vice-Chair Casey Miranda

Absent: Chair Maricela Frymark

Also present: Julian Miranda, City Manager; Assistant City Attorney, Jamie Traxler; Theresa Olivares, Assistant City Manager; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering/Building Official; Brandi Jones, Senior Planner; Jeff Tyler, Associate Planner; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Management Analyst; Cynthia Largaespada, Office Specialist; Randy Silva, Senior Code Enforcement Officer; Jorge Cardenas, Code Enforcement Officer

AB 2449
DISCLOSURES

VICE CHAIR MIRANDA Any AB 2449 disclosures? Hmm, no, okay we're going to go skip ahead to G, I believe the announcements, please.

ANNOUNCEMENTS

MANAGEMENT
ANALYST
HERNANDEZ

We do have a couple of announcements today. We are not going to be doing agenda Item F - Reorganization of the Planning Commission. That was an Item that has already been done, it was just stated twice again on this Agenda. And then we are having some issues with our zoom link, and we went ahead and created a new zoom link. So, everybody can join. The new zoom link is posted on our website so you can go ahead and join. We do see a couple of attendees, so it looks like it is working, yes.

VICE- CHAIR MIRANDA

That is fantastic. Excellent. And then we'll move on from there, to our Consent Calendar.

CONSENT CALENDAR

VICE- CHAIR MIRANDA

We have our Minutes to approve. Do we have a first for the Minutes?

COMMISSIONER
KELLY

I motion to approve.

COMMISSIONER
CHICO

Second.

COMMISSIONER
ACOSTA

Second. No, go ahead.

VICE-CHAIR MIRANDA

The second to Commissioner Chico?

COMMISSIONER
ACOSTA

Yes?

VICE-CHAIR MIRANDA

Approved? Mister, Commissioner Kelly.

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. And now it's time for things Communications, Spontaneous Communications that is.

**SPONTANEOUS
COMMUNICATIONS**

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

VICE-CHAIR MIRANDA Is there currently anybody in Tier 1 that wants to speak here in the audience? How about Tier 2, teleconference?

OFFICE SPECIALIST
LARGAESPADA No one in Tier 2.

VICE-CHAIR MIRANDA Alright and once again Tier 3, last call.

OFFICE SPECIALIST
LARGAESPADA No one in Tier 3.

VICE-CHAIR MIRANDA Alright then we'll move on to the New Business.

NEW BUSINESS

VICE-CHAIR MIRANDA I believe we have a presentation this evening. And again, Marilyn, thank you for coming forward.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Acting Chair and Commission, this is just a teaser having me up here. So this item, it's the 2025 monitoring and compliance update for Alpha Street. Back in 2016 and 2017 when CUP's were approved for Alpha Street, one of the Conditions of Approval, was to provide the Planning Commission with an update on things. So with that, we have our Code Enforcement Officers here and Randy Silva, our Senior Code Enforcement Officer, will be giving the presentation.

VICE-CHAIR MIRANDA Thank you Marilyn. Hey there Randy.

SENIOR CODE
ENFORCEMENT
OFFICER SILVA Thank you. Good evening, Chair and Commission. We have a PowerPoint presentation for an Alpha Street update. Just some background and site history, here's a vicinity map. So, to consolidate the existing automobile dismantling operations within the City, the Irwindale Community Redevelopment Agency purchased and established Alpha Street in the 1980's. Alpha Street is the site of a 30 plus acre former uncompacted landfill, also known as the "Alpha Pit." Here is a history tab. So for each CUP, for automobile dismantling is subject to their own Conditions of Approval. During this period, there were 32 businesses operating on Alpha Street consisting of 29 auto dismantlers and 3 non-auto dismantlers, which consist of one tow yard and 2 construction material yards/ professional fleet-based services. Of these businesses 17 had active business licenses, and 13 were in the process of getting their business license, and 2 were vacant. In addition, to city permits, automobile dismantlers are also subject to Department of Motor Vehicle requirements. We have some history. Also like Marilyn mentioned, the CUP's were approved in 2016, 2017. On May 14, 2014, Ordinance Number 676 adopted the Automobile Dismantling Overlay zoning designation and added the use to the IMC Chapter 17.10. Each CUP came with a 15-year time limit, with a single 5-year automatic extension for compliant operations. So, as we

mentioned, there was a total of 32 businesses and 29 of those consisted of auto dismantlers. We have created a multi-division task force to help and better improve Alpha Street. Umm here is some before and after photos of just some of the compliance that we were able to obtain. Here's another one. And then lastly, this one as well. And so also for Code Enforcement monitoring, so like we mentioned, we do the CUP Conditions of Approval compliance. Some things consist of graffiti abatement; we do site maintenance and also parking issues on Alpha Street. And that concludes Staffs' presentation. Thank you Chair and Commission and is there any questions?

VICE CHAIR MIRANDA Any questions? Commissioner Chico?

COMMISSIONER
CHICO How often do you inspect or tour the yards?

SENIOR CODE
ENFORCEMENT
OFFICER SILVA It just depends. We do our annual one and then if someone were to call us we go out, or we also go. It just depends, but we do go out more than just the annual inspection.

COMMISSIONER
CHICO So you sporadically do go by there?

SENIOR CODE
ENFORCEMENT
OFFICER SILVA Correct, yeah, it's a mix of us or someone calls mixing in the annual.

VICE-CHAIR MIRANDA You mentioned the task force, so he mentioned going by, like does that consist of also helpful like maybe patrolling police to say, "hey guys, we saw something here."

SENIOR CODE
ENFORCEMENT
OFFICER SILVA Correct. Yeah so, we created one. It's us, it's Public Works Services, PD. And then also, in the case we do reach out to Fire or DMV and things of that nature.

VICE-CHAIR MIRANDA That's great. Well, it's pretty significant in the change in the pictures you saw there. That's pretty remarkable. The changes there. But yeah, any other questions? Commissioner Kelly?

COMMISSIONER
KELLY I actually have quite a few questions. On the CUP's, many of these properties had staggered CUP expiration dates. Are we expecting a wave of renewals in the near future, and are there any plans to update the standard Conditions of Approval for this overlay zone when those renewals come before us?

SENIOR CODE ENFORCEMENT OFFICER SILVA	Yes, so like I mentioned back on the history, so it was approved in 2016 and 2017, so it's between 2031 and 2032 roughly. So, it's just a mix of those 2 years, and so as far as those are the timelines. And then if there is compliant operations they are gifted a 5-year extension. And then I'm sorry your other question?
COMMISSIONER KELLY	Is there any plans to update the standard Conditions of Approval for the overlay zone when those renewals come before us?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair and Commissioners. So, when we have Conditions of Approval for a project with the CUP, that stays with the land. Now if they were to do something to change significantly their operations, that would either require a modification to the CUP and we bring that back to the Planning Commission. But we can't go back and modify what's existing if they're complying with what they were entitled to do.
COMMISSIONER KELLY	And as you stated that there's a 13 businesses are currently in the process of getting their licenses, what do you believe are the primary hurdles preventing these businesses from completing their licenses? And is there a timeline for when we expect them to be fully compliant?
SENIOR CODE ENFORCEMENT OFFICER SILVA	So it just depends. Some... Like Alpha Street has changed. So there's been new businesses coming in and like I mentioned there were some vacant ones. It could be that we've already given our approval, Fire has given approval, and we're just waiting for a DMV permit to be reissued. Or for example, if they got to redo another DMV permit, because the DMV permits expire too. So, it's just a mix yeah.
COMMISSIONER KELLY	And regarding those 2 vacant parcels, are there specific environmental or zoning restrictions tied to the Alpha Pit landfill history that makes these lots harder to lease or develop?
SENIOR CODE ENFORCEMENT OFFICER SILVA	As far as... I mean they had... They're entitled to the M-2 Zoning if they don't do auto dismantling. And then with our Zoning Code update it's given a lot more usage for M-2 and which they are, so I'm not entirely sure on...
COMMISSIONER KELLY	And then, I guess on an enforcement safety it says the Police Department issued 20 citations recently, are they primarily for overcapacity parking on the street, and does this indicate that the onsite parking requirements for these dismantlers are insufficient for their current volume of business?
SENIOR CODE ENFORCEMENT OFFICER SILVA	It could be. I believe when I spoke with PD, those were the... Yeah they would do the vehicle code violation so it could be either that someone's on the red, or they're loading something, or if they're just parking on the sidewalk too it could be that but those would be what PD would be to enforce. Yeah.

COMMISSIONER KELLY	And how often is the multi department task force meeting, and what's the most common recurring conditional use permit violation that they are seeing during inspection?
SENIOR CODE ENFORCEMENT OFFICER SILVA	So the task force, we just did the kickoff meeting. So we're working through that. So we just started that, but you're saying like what's the most common?
COMMISSIONER KELLY	Yeah.
SENIOR CODE ENFORCEMENT OFFICER SILVA	Okay, yeah. So, I mean parking would be one of them, like you can see in the pictures. So pretty much like parking. So that would be one of the most common yeah.
COMMISSIONER KELLY	I had a chance to drive by there and, you know, I seen, lets see....
MANAGEMENT ANALYST HERNANDEZ	Commissioner Kelly?
COMMISSIONER KELLY	Yes.
MANAGEMENT ANALYST HERNANDEZ	Do you mind speaking a little bit closer to the mic?
COMMISSIONER KELLY	Oh yeah. Since this area is a former landfill, are there still ongoing soil or methane monitoring requirements that the Planning Commission should be aware of, especially as we look at the long-term future of the Industrial Business Park designation?
SENIOR CODE ENFORCEMENT OFFICER	So I do know with the CUP's they did those monitoring when they went into effect, but as far as like additional I'm not sure if additional was made, yeah.
COMMISSIONER KELLY	And then, can we get more details on the NPDS inspections? Are there any concerns regarding run-off or hazardous fluid management reaching the city storm drains? And in addition are we seeing more EV being processed? Has our moderating company updated their testing parameters to look for specific EV era pollutants such as heavy metal, cobalt, and other heavy metals?
SENIOR CODE ENFORCEMENT OFFICER SILVA	Yeah so as far as the company that we use, I know they work closely with Engineering. So, Engineering I believe might have those reports. But Eddie might be able to...

VICE-CHAIR MIRANDA Maybe Eddie can help.

SENIOR CODE
ENFORCEMENT
OFFICER SILVA Yeah, sorry.

VICE-CHAIR MIRANDA Hi Eddie.

DIRECTOR OF
ENGINEERING/
BUILDING OFFICIAL
CHAN Good evening, Commissioners. Yes, so to answer your question regarding inspection, NPDES inspections, yes, we do. Every time there is a rain event we sent our inspector to go out and inspect NPDES compliance. So, for the last rain event that happened, it didn't trigger that inspection, but the previous one that we did. We got like 3 or 4 inches of rain. That one we did and inspected it, made sure that they complied with the NPDES permits and yeah things like that.

VICE-CHAIR MIRANDA About 3-4 inches triggers that inspection?

DIRECTOR OF
ENGINEERING/
BUILDING OFFICIAL
CHAN Yeah some... yeah something like... Not off my head, is when the rain event. As precipitation more than I believe 2 inches or 1 inch, not off my head, but then my inspector would go out there and inspect it, yeah. For all the city sites including construction sites. For sites such as this one, this this type of business, and grading and mining as well. So, we go out and do NPDES inspection.

COMMISSIONER
KELLY And as I drove by I seen multiple electric vehicles, there was Teslas and Priuses. What specific fire safety protocols are in place for the storage of these batteries, and how are they being tracked once they are removed? Are we ensuring that they are being sent to certified secondary life recyclers rather than just being stored indefinitely on site, which could increase the environmental risk to Alpha Pit area? Because the site is a formal landfill, any major fire or deep chemical leak could be more complicated to remediate than on the standard industrial plot.

SENIOR CODE
ENFORCEMENT
OFFICER SILVA Yeah, so to my knowledge I haven't really seen people just storing batteries and... But we are doing more research with that. So we are working with the Fire Department and seeing what they... What other additional requirements. If they have any versus the dismantler. So, we're kind of researching that to see as you mentioned things have kind of evolved a bit.

COMMISSIONER
KELLY Yeah, because due to the high voltage systems in these EVs dismantling them takes a different technical skill and PPE. Is the City or multitask department verifying that these 29 auto dismantlers have the staff trained in high voltage decommissioning?

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SENIOR CODE ENFORCEMENT OFFICER SILVA Yeah, like I said we're researching and we're looking into that and... So that's definitely something that we can look into and get more familiar with.

COMMISSIONER KELLY That's all the questions I have.

SENIOR CODE ENFORCEMENT OFFICER SILVA Thank you.

VICE-CHAIR MIRANDA I have a quick question or follow up on those great questions. Commissioner Kelly, thank you for that. Is um... I know the Code Enforcement task force just recently just got together, so I know these are a lot of things not quite prepared for but these questions he posed are fantastic questions. Maybe we can draft something like that. It can kind of fall on, maybe use that as a template of some kind, perhaps in the future kind of thing.

SENIOR CODE ENFORCEMENT OFFICER SILVA Yeah, definitely yeah. Like we'll keep researching and we can see what other cities are kind of doing, because like... As Fire mentioned that things are evolving and changing so we're definitely looking into that.

VICE-CHAIR MIRANDA Great, I appreciate it. Any other questions, comments? Anybody else? We're good? All right. Thank you very much appreciate you.

SENIOR CODE ENFORCEMENT OFFICER SILVA Thank you.

VICE-CHAIR MIRANDA Okay, so that was our business there. Oh, Community Development Director Reports for Marilyn, good to see her again. The shy one.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes exactly. Just to say thank you Chair and Commissioners. I have nothing to report.

VICE-CHAIR MIRANDA Oh, very good. Okay, well Legal Counsel Comments. Welcome back to Jamie, here we go.

**LEGAL COUNSEL
COMMENTS**

ASSISTANT CITY ATTORNEY TRAXLER Thank you. I have nothing to report other than to say I'm back. I just want to thank Staff and the Commission for all of your well wishes during my maternity leave it was much appreciated. So...

VICE-CHAIR MIRANDA You're very welcome.

ASSISTANT CITY ATTORNEY TRAXLER I'm happy to be back.

VICE-CHAIR MIRANDA We're happy to have you back. Okay, and I want to welcome any Commissioner Comments

**COMMISSIONER
COMMENTS**

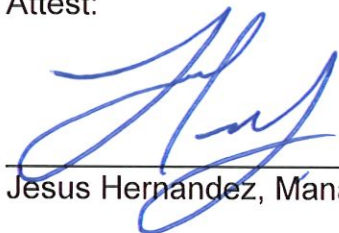
VICE-CHAIR MIRANDA Fellow Commissioners, additional?
COMMISSIONER ACOSTA Just a quick one for me is just, I hope everyone had a nice Easter and looking forward to the State of the City tomorrow so.

VICE-CHAIR MIRANDA Yeah, I saw. As I my, as I am. Okay. So, I guess no more further comments we will adjourn at 6:20. Is that okay? Let's do it.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:20 p.m.

Attest:



Jesus Hernandez, Management Analyst



Maricela Frymark, Planning Commission Chair

Approved as presented at the meeting held May 20, 2026