



CITY OF IRWINDALE

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

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COMMISSIONER

JUSTIN
KELLY
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

AUGUST 19, 2026

6:00 P.M.

IRWINDALE COUNCIL CHAMBER

Join Webinar at

<https://us02web.zoom.us/j/81317638249>

Webinar ID

813 1763 8249

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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. 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 July 15, 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. DISCUSSION ITEMS/PRESENTATIONS

A. Recognition of Retiree Jeff Tyler, Outgoing Associate Planner

B. Conditions of Approval

4. COMMUNITY DEVELOPMENT DIRECTOR REPORT

5. LEGAL COUNSEL COMMENTS

6. COMMISSIONER COMMENTS

7. 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 August 19, 2026, to be posted at the City Hall, Library, and Post Office on August 13, 2026.

Jesus Hernandez

Jesus Hernandez,
Management Analyst

Agenda Item 1-A.1

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

**July 15, 2026
Wednesday
6:02 P.M.**

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

CHAIR FRYMARK Good afternoon, everyone. We would like to call our Planning Commission meeting to order of July 15, 2026, at 6:02 p.m. If able let's rise for the Pledge of Allegiance.

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

INVOCATION
VICE-CHAIR MIRANDA Father, we lift up the City of Irwindale. We praise you, father. We thank you for this great residence and the opportunity to serve our residents here. And let's today be mindful of our jobs, today is about the safety of our residents and our business partners as well. And quicken our hearts and minds and let's have a very respectful dais here, as we always do. Father, we thank you for this mercy and living in this great city. Amen.

ROLL CALL: 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 Oliveras, Assistant City Manager; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Eddie Chan, Engineering Director; Jeff Tyler, Associate Planner; Jarrod Palmer, Assistant Planner; Jesus Hernandez, Management Analyst

AB 2449 DISCLOSURES

CHAIR FRYMARK Seeing that we are all here we'll skip E and move on to F, Announcements.

ANNOUNCEMENTS

CHAIR FRYMARK Are there any Announcements tonight?

MANAGEMENT ANALYST
HERNANDEZ No Announcements from Staff.

CONSENT CALENDAR

CHAIR FRYMARK Thank you. Moving on to Consent Calendar. We have one Item under Consent and that is the Regular Meeting Minutes of our meeting on June 17, 2026.

PLANNING COMMISSION MINUTES
REGULAR MEETING

July 15, 2026
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COMMISSIONER
ACOSTA A motion to approve as stated.

VICE-CHAIR MIRANDA Second.

CHAIR FRYMARK Thank you we have a first by Commissioner Acosta and we have a
second by Commissioner Miranda. Thank you. Roll Call please.

MANAGEMENT
ANALYST
HERNANDEZ Commissioner Acosta?

COMMISSIONER
ACOSTA Yes.

MANAGEMENT
ANALYST
HERNANDEZ Commissioner Chico?

COMMISSIONER
CHICO Yes.

MANAGEMENT
ANALYST
HERNANDEZ Commissioner Kelly?

COMMISSIONER
KELLY Yes.

MANAGEMENT
ANALYST
HERNANDEZ Vice-Chair Miranda?

VICE-CHAIR MIRANDA Yes.

MANAGEMENT
ANALYST
HERNANDEZ Chair Frymark?

CHAIR FRYMARK Yes.

MANAGEMENT
ANALYST
HERNANDEZ Thank you.

CHAIR FRYMARK Thank you. That's going to take us to Spontaneous Communications.

**SPONTANEOUS
COMMUNICATIONS**

MANAGEMENT
ANALYST
HERNANDEZ

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CHAIR FRYMARK

Thank you Jesus. Do we have anyone in Tier 1 that would like to speak under Spontaneous Communication? Seeing none, we will move on to Tier 2.

MANAGEMENT
ANALYST
HERNANDEZ

No one in Tier 2.

CHAIR FRYMARK Thank you, and Tier 3?

MANAGEMENT
ANALYST
HERNANDEZ No one in Tier 3.

CHAIR FRYMARK Okay. We'll go ahead and move on to the next Item on our Agenda which is Public Hearing.

PUBLIC HEARING

CHAIR FRYMARK We have one item tonight, it's a Zone Ordinance Amendment Number 01- 2026, Ordinance Number 821, to add section 17.42 Artificial Intelligence (AI) Data Centers and Associated Uses to Title 17 "Zoning" of the Irwindale Municipal Code. Marilyn, hi.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Hi. Thank you Chair and Commission, members of the audience. So, the item before you tonight, it's Zone Ordinance Amendment Number 01- 2026 for Ordinance 821. This is to add section 17.42 regarding Artificial Intelligence or AI Data Centers and Associated Uses to Title 17, which is the Zoning Chapter of the Irwindale Municipal Code. So, when we did the updated Zoning Code, that became effective in May of last year, the purpose of the Zoning Code and the update it was to protect and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare of the City and its residents. And this was through the establishment of Land Use Regulations and Zoning Designations. So currently the City of Irwindale Zoning Code, we don't address data centers also called data farms, server farms, or something similar to that. And I do have to tell you when, as a planner for several years, when someone said data centers, we would think, "okay there's data, it might be like a call center." You hear the clacking keyboards in the background with that. Nobody had ever mentioned AI with that. So, when that, you know, became an issue and it wasn't necessarily here in California, but there were national stories about that. But we started recognizing, you know, recent issues and concerns regarding the impacts and the effects of data centers. And several of these were local agencies that ended up either having moratoriums or they modified their Municipal Code to prohibit AI Data Centers. So, what was found with some of those studies is that these large data centers, they have high and continuous electricity demands. They'll have a diesel backup with it. That is a noise generator that was unexpected, I think. So, with that there would be some associated air quality greenhouse gas issues with it, noise impacts, and one of the things they found there's a really high-water usage with that because they need to keep that equipment cool with that. So anyway, when we were recognizing that as an agency, that there's potential environmental impacts and compatibility of the use and that kind of development within the City. So, direction was given to Staff and to

Legal to prepare an Ordinance to prohibit the AI Data Centers here. So that's why we're here today. So, the Ordinance 821, actually it reads, "An Ordinance of the City Council City of Irwindale adding Chapter 17.42 ("Artificial Intelligence or AI data centers and associated uses") to Title 17 ("Zoning") of the Irwindale Municipal Code to prohibit AI Data Center land uses citywide." So, a couple of the Items that are in the Ordinance, there's a citywide prohibition for the data centers. So, this would state, "It's unlawful to construct, operate, reconstruct structurally, alter any building or anything for a data center in any zone." And also, that it would be a violation of this chapter. It would be considered a nuisance. Now, there were exemptions with this. So, this was as accessory uses. So, any kind of associated data room or associated servers like that, they would be allowed as accessories. Those S's are hard for me. So... And then City facilities are exempt from the general prohibition of this chapter. Because any business is going to have computers you know of various sizes, but what we're talking about here are the really large data farms as standalone data centers. So, the environmental review for this, it's not subject to further review under CEQA guidelines in the different sections. So, this is because Ordinance Number 821 will not adversely impact the environment and is therefore not a project and it's exempt from the provisions of CEQA. So, Staff's recommendation is that the Planning Commission make a recommendation to the City Council, that they adopt a Resolution Number 877(26) and the title is, "A Resolution of the Planning Commission recommending that the City Council of the City of Irwindale adopt Zone Ordinance Amendment Number 01-2026 for Ordinance Number 821." And the title of that Chapter, "an Ordinance of the City Council of the City of Irwindale adding Chapter 17.42, Artificial Intelligence (AI) data centers and associated uses to Title 17 (Zoning) of Irwindale Municipal Code prohibiting AI data center land uses citywide. And that's it. That concludes Staff's presentation. We're available for comments.

CHAIR FRYMARK

Thank you Marilyn. Are there any comments or questions from the Commission? Commissioner Kelly.

COMMISSIONER
KELLY

Yeah, I have a couple of questions. Regarding the CEQA exemption. The staff report states the Ordinance is exempt from CEQA because it's prohibition moratorium with no physical environmental impact, however, if prohibiting data centers in Irwindale causes them to be built in an adjacent city with fewer environmental guardrails, could this trigger a displacement effect challenge under CEQA?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

I'm going to defer to legal.

CITY ATTORNEY GUERRA	I would argue that that would be completely speculative as to what's happening in another city. We're looking at what the impacts from adoption of this Ordinance would be. If there is nothing going to be developed as a result of this Ordinance in this city, I would conclude that there's no impact, CEQA impact, that it would need to be reviewed.
COMMISSIONER KELLY	Okay.
CITY ATTORNEY GUERRA	Obviously if a data center is going to be developed in another city, that city would have to go through the CEQA process.
COMMISSIONER KELLY	Got it. And then regarding the definitions, are these definitions tied to specific like power density thresholds? Like example, like kilowatts per rack or the specific types of computational processors used?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Commissioner. Not that I'm aware that it was tied to a kilowatt that wasn't looked at it. And I'm going to defer to legal maybe Nathaniel, as he prepared it from...
CITY ATTORNEY GUERRA	What was your question again? I'm sorry. Can you restate it please?
COMMISSIONER KELLY	Just with, the definition. I know we're... It's allowing like server rooms and other, you know, smaller aspects when it comes to data centers but is the definitions like, with the grand scale of it, is it... Has to do... Is it tied to a specific power density threshold?
CITY ATTORNEY GUERRA	No it is not. I mean we specify in the definition of data center, you know, large amounts of data, but it doesn't really provide a specific number. And I think it's intended that way because again depending on the size of the data center it could have it could generate different types of energy. So, I think we want to keep it broader rather than tie it to any specific number.
COMMISSIONER KELLY	Have we received any formal correspondence or testimony from Southern California Edison regarding the current state of our electrical grid capacity beyond data centers? Are our current utility infrastructure pressures impacting our ability to approve other high value industrial or commercial projects?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Commissioner. No, we have not received anything.

COMMISSIONER KELLY	And then what feedback, if any, have we received from local industrial landowners or business community during the public notice period regarding how the city-wide prohibition might affect local property values or future industrial redevelopment plans?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Commissioner. We haven't received any comments.
COMMISSIONER KELLY	That's all the questions.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you.
CHAIR FRYMARK	Thank you Commissioner Kelly. Are there any other questions from the Commission? Commissioner Miranda.
VICE-CHAIR MIRANDA	Question. It's kind of tied to Commissioner Kelly's question regarding power. It's pretty broad and I like that the data centers are prohibited. It's great. But is there any chance, any loopholes, like for instance like a medium data centers are trying to get in underneath the wire, and having multiple buildings, and trying to pretty much fool the system? Is there a way to go around that or just kind of covers broadly?
CITY ATTORNEY GUERRA	The way it's drafted would be covered broadly. It doesn't matter the size of the data center or how it's comprised of the number of buildings. It's really the end use and so if the end use falls within the definition, then it would be prohibited.
VICE-CHAIR MIRANDA	Okay, yeah so, an associated data room or server room, as she mentioned, land use for enclosed accessory spaces, you know, in our building like for instance our City Hall or any places, that's just regular use is just fine. As broad farms we covered it, blanketed it.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yes. Thank you Chair and Commission. I just want to reiterate what our City Attorney said. So, if someone came in with that, if they were coming in for an AI data center, it would basically be a stand-alone. If they tried to come in with something, we would evaluate that when it came in. If there's any kind of question, you know, we would evaluate it at that time. But it would be... I think it would be very clear whether something is a data farm, and there's a whole process that and including that project itself would have to go through an environmental review.

VICE-CHAIR MIRANDA Yeah, they are massive.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON But we'd have to. If it's prohibited, it's not in the code so that would be, I guess, the first response is if that was determined that it was a data center, AI data center, there's no land use category for it.

VICE-CHAIR MIRANDA I love that.

COMMISSIONER KELLY That well the reason I was asking those questions is, I've read articles about them making houses and other buildings. They use the houses as server rooms for data, like for AI Data Centers. So that's why I was trying to get the definition.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Thank you. So, if they came in that was something we look at. They would have to show all their plans with that. So if they were trying to disguise it as a house, that that would become very clear.

CHAIR FRYMARK Sounds like there's guardrails in place to prevent the conversion of a home into a data center.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON You're looking at the guardrails. In here. No, thank you Chair. Yeah, that is true. There is a whole process actually for any use that comes into the City. That if it's... We would look at... We go planning 101. We go to the basics, you know, and look at zoning and what they're proposing. And not just verbally, but we need things in writing because conversations change. So.

CHAIR FRYMARK I have one quick comment, understanding that accessory uses are allowed under this Ordinance, do we need to consider any size limitations?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON That would be interesting because if we're... We have larger businesses here, that we would have to evaluate that to see. And one of the things we look at, you know, would be water usage, with that, electricity. You know. And it's not... You know, we have Engineering here, they would be looking at it. Building and Safety. That... It would be hard to say, you know, what exactly would be the size of that.

CHAIR FRYMARK Yes, I mean, I definitely understand the difficulty in trying to measure the size of it. I just... I recognize that there is potential for large industries and businesses, and they may require large rooms, large spaces for data or for their energy. I mean we have IT, right. Like rooms. And so, I'm not saying that our businesses are going to make a data center in their business. I'm not alluding to that. I just wonder if we need to put some parameters in place so that they're not like exceeding

a specific size, because of the dangers associated with having these large rooms.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Oh that's something that... This is a recommendation to the City Council and the Planning Commission can make a recommendation.

CHAIR FRYMARK I don't know what that size would be. I guess is my trip fall.

COMMISSIONER ACOSTA What that would look like.

CHAIR FRYMARK Yeah.

VICE-CHAIR MIRANDA Does this cover it right here though? The part where you, "use the same site while prohibiting independent commercial 3rd party data processing use. The distinction matters because it narrows at the prohibition to stand alone or principal data center uses, rather than incidental technology infrastructure with an otherwise lawful businesses, offices, institutions and other uses including the city use of servers." It says it's drafted, and the ordinance aims to prevent large scale infrastructure, not data centers, usable while persevering normal building and business operations that rely on internal server rooms. So, they're not 3rd parties. As long as they are using it internally. Regardless of how large they are. They're not trying to sell it off or do other things in that nature.

CHAIR FRYMARK True but I also wonder like how big will they be.

VICE-CHAIR MIRANDA How big?

CHAIR FRYMARK I mean... I'm guessing they're probably going to be as big as they need to be to provide the necessary data storage for the business that they're operating. Like again, I'm not suggesting that they're trying to create these like large scale data centers in their businesses. That's not what I'm suggesting. I just wonder if we need to maybe further define like how big these things can get because of the dangers associated with that, is my point.

COMMISSIONER ACOSTA I see exactly what you're saying and would have that concern but... Not a but, but I just don't know how we would do it. But I think it's a good idea. I think it's something we need to look at. I think we... If there's any way we can, kind of maybe, figure out some wording or the best way of doing that.

COMMISSIONER CHICO	Let me ask you a question before you... I thought I understood from the City Attorney that we purposely want to be vague in these areas. So that when it is does come before the City Council, Planning Commission, we can deny the usage based on that utility, I don't know. Am I correct in what I'm saying, that you purposely wanted to keep it vague?
CITY ATTORNEY GUERRA	I wouldn't use the word vague. We don't want to keep it vague, want to keep it broad. Yeah so, we want to keep the main prohibition broad so that it covers virtually any AI use except for the exception. And I think the Chair's question about understanding the scope of the exception is important. One question I would ask to Director Simpson is, taking the AI data center out of it how do we normally assess the scope of an accessory use? Do we have a percentage on it? Do we have... How is that normally determined? Again, taking data centers out of it.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	So when a project comes in, they have to show us a floor plan, okay. That goes through the typical process. Now if they come in and something... It would be internal. They don't have an external. We've never encountered an external building; that's just for it. It would be part of the project. I think it would be, it... I would question if there was an external building that they were building. We'd need some kind of justification for that. Now when that comes in it goes to Building and Safety, and Engineering, and there's other Public Agencies that would have to review the plans for that. If it came up that, uh, for the size of the building, for the use of the building, if it was something unusual, we would definitely ask for additional data and information. That definitely would stand out in this day and age.
CHAIR FRYMARK	With a blueprint that there was to show like a server room and it looks really big on the blueprint, then City Staff is going to ask them to further expand on its usage and then determine whether or not it's an appropriate size for the scope of the project.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Yeah. And in the past, you know, just as an example, we've had some projects that have come in that have had like an enormous kitchen area. And it's like are you a restaurant, or are you, you know... What is that? And then because we think, "oh it's going to end up being something else," you know with it and then it gets adjusted in that process. So, we do look at the floor plans and do question it, and how it ties into the overall use. So, I guess the first thing, we'd have to look at what kind of use that they have. And we're not looking at it in a vacuum, you know with this, we're looking at, you know, with Building and Safety and Engineering. And they would need a Will Serve Letter regarding water. If they can't meet that, you know, we'd want to know. And same thing that they would have to get approval, you know, from Edison for it so. And making sure all the lines, you know, could go into it. If there

	were any kind of infrastructure upgrades, you know, all of that would be looked at.
COMMISSIONER CHICO	Also environmental issues, traffic, etcetera, etcetera.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Oh, absolutely. Yes.
CITY ATTORNEY GUERRA	Chair, may I ask another question? Do we normally... Again, taking AI out of it and maybe like 2 years ago before this whole thing. If somebody proposed a data center room, would we question it? Or would we say that's part of the project? In other words, would we deem it an accessory use?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Or what? Just if they labeled it data center in there? Well yeah, we would question that. We would look at it. What is the data? What's the purpose? What business, you know, is it? We need to know how many employees. That would be kind of a telltale sign because there's literally one to none employees for something like that so.
CITY ATTORNEY GUERRA	Would we label it as an accessory use?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	No, that would be the primary use if it come in. And I think they would have issues with parking, with that, because it would be based on the area whatever the square footage was, not the number of employees.
COMMISSIONER CHICO	Complicated.
CHAIR FRYMARK	Any other thoughts or comments?
VICE-CHAIR MIRANDA	I like where we are going here. Making sure there is no loopholes, I like that. That where my thoughts are at. I do have some comments regarding the... Well I have some notes I made myself. Let me pull them up real quick. Apologize for that. Thank you. Someone else can go first while I pull up the notes please.
COMMISSIONER KELLY	I just have a statement.
CHAIR FRYMARK	Commissioner Kelly.

- COMMISSIONER KELLY Fellow Commissioners, before we entertain a motion on Resolution Number 877(26), I want to briefly reflect on the significance of the action before us tonight. As a Commission, our fundamental responsibility under Chapter 17.01 of our Municipal Code is to protect and promote the public health, safety and general welfare of the City of Irwindale and its residents. The rapid rise of artificial intelligence infrastructure brings unprecedented challenges that our existing zoning framework simply did not contemplate when it was updated last year. The data before us clearly outlines the severe continuous strains these AI data centers place on localized infrastructure from intense non-stop electrical demands, and heavy water consumption for cooling, to the air quality risk posed by massive diesel or gas backup generators allowing unmitigated development of this specific industry comprised of our local environment our noise standards and our grid stability. By recommending Zone Ordinance Amendment Number 01-2026 to the City Council tonight, we are taking the necessary proactive step to safeguard Irwindale's resources and maintain land use compatibility across the City. Based on the staff report and our findings under CEQA, I am confident that this Ordinance establishes the protective boundaries our community needs right now.
- CHAIR FRYMARK Thank you for your comment, Commissioner Kelly. We still have to open up the Public Hearing, so if we if you're ready, we can go with your comment Commissioner Miranda or we can go to the Public Hearing.
- COMMISSIONER MIRANDA I'm ready, but whatever you prefer or like to do first.
- CHAIR FRYMARK Okay. Let's hear from the public and then we'll continue our discussion. So I'll open up the Public Hearing. Is there anyone under Tier 1 that would like to come forward and speak on this matter? Seeing none, moving onto Tier 2.
- MANAGEMENT ANALYST HERNANDEZ We do have someone online. I'm going to go ahead and unmute Suzanne.
- CHAIR FRYMARK Thank you. Suzanne welcome.
- SUZANNE GOMEZ Good evening, Madam Chair, Commissioners. And I think that it's a hot topic in our local territory, our region and so, I believe that just in discussion with public participation we are totally against the data center in our community for the health and safety of our community. And I hope the Commissioners reflect that in their vote, thank you.
- CHAIR FRYMARK Thank you, Ms. Gomez, we appreciate the comment. Is there anyone else under Tier 2 that would like to speak on this Item?

MANAGEMENT
ANALYST
HERNANDEZ

No one else.

CHAIR FRYMARK

Then we will move on to Tier 3. And I'm not seeing anyone, so where we'll go back to our discussions. Commissioner Miranda, were you, do you have a comment?

VICE-CHAIR MIRANDA

Yeah, I do, I do. I do want to echo what Commissioner Kelly was mentioning. I want to be clear I support this prohibition. Look I'm a fan of technology all we had been and all for advancement, but there's massive difference between generally progress and a greedy race. Right now, it feels like everybody is in a race to cash in on these data centers, and the developers behind them don't live here. They don't have to look at our residents in the eye and deal with the long-term consequences of their projects. You just get profit and they leave the rest of us holding the bill, which could be health. And that also the bill is paying our resources, water, and energy, and of course our residence health, and our business partners health as well. And its massive facilities that gulp down millions of millions of gallons of water daily along with chemical coolants and inhibitors. They reach our groundwater. We're not just talking about inconvenience; we're talking about serious permanent damage. So, I'm proud that we're taking the right step. I'm very proud of the Staff and our legal department. It is a great... It is drafted very well. I appreciate your energy and time for this. This is something I can get behind. This is about our families, you know. About our resources and our families. And I'm taking our... Plain and simple just taking care of our people here. And I appreciate all your efforts very much so. And I stand behind it completely.

CHAIR FRYMARK

Any other comments?

COMMISSIONER
ACOSTA

Chair, if you may, if I may.

CHAIR FRYMARK

Absolutely, Commissioner Acosta.

COMMISSIONER
ACOSTA

I just agree with our fellow Commissioners. It's that... It's the safety and health of our city and our citizens. So, it's a matter of putting them first when we are looking at this, and I think it's important that we take these steps to prohibit it. I noticed at least one other city in the area has already taken this step. So I'm glad we're kind of doing this now and not just following others. We need to take this step and look out for our residents.

VICE-CHAIR MIRANDA

Yeah, Bravo. El Monte is one of them for sure, yeah.

CHAIR FRYMARK	Thank you Commissioner Acosta. Any other comments? Okay, do we have any motions? I, before I take a motion sorry, I apologize, I want to echo that I agree with the banning restriction of data centers in our city. I don't think we need any, I think it's again a public safety issue. I'm glad to hear that we have safeguards in place to prevent the abuse of or a shell of a data center being developed or being allowed in our city. I still have a little bit of pause concerning what we already have with some of our big businesses and how big those service rooms are already are. So, I'm hoping that we just continue to monitor that and so that there are protections in place, but I fully support the ordinance as well. Do we have any motions on the floor?
COMMISSIONER KELLY	I make a motion to approve Resolution Number 877(26).
VICE-CHAIR MIRANDA	I second that.
CHAIR FRYMARK	We have a first by Commissioner Kelly and a second by Commissioner Miranda. Roll Call please.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Acosta?
COMMISSIONER ACOSTA	Yes.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Chico?
COMMISSIONER CHICO	Yes.
MANAGEMENT ANALYST HERNANDEZ	Commissioner Kelly?
COMMISSIONER KELLY	Yes.
MANAGEMENT ANALYST HERNANDEZ	Vice-Chair Miranda?
VICE-CHAIR MIRANDA	Yes.

MANAGEMENT
ANALYST
HERNANDEZ

Chair Frymark?

CHAIR FRYMARK

Yes.

MANAGEMENT
ANALYST
HERNANDEZ

Thank you.

CHAIR FRYMARK

Thank you Marilyn and Staff. So that will take us to Item 4 on our Agenda, Community Development Director Report. Marilyn, you're back.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commission. Very first thing is that the Hazard Mitigation Plan is out for public review until July 27th. So, it was placed... A flyer was placed on the dais for you. So, we encourage the public to look at it and provide any kind of comments to that. Then the second thing is the Irwindale Public Library grand opening is scheduled for Saturday, August 15th, at 9 a.m.

CHAIR FRYMARK

That's exciting.

COMMUNITY
DEVELOPMENT
DIRECTOR
REPORT

And oh how could I forget this, this is extremely important, National Planner Day is August 1st. Every year on your calendars please, August 1st of every year is National Planner Day. Not to be confused with World Planning Day which is always on November 8th. So, this year it will be November 8th. And that's it.

CHAIR FRYMARK

Thank you. Do we have any comments from Legal Counsel?

**LEGAL COUNSEL
COMMENTS**

CITY ATTORNEY
GUERRA

Nothing tonight. Thank you.

CHAIR FRYMARK

Thank you Adrian. Okay, moving on to Item 6, Commissioner Comments.

COMMISSIONER
COMMENTS

- CHAIR FRYMARK Is there anyone that would like to make a comment? Before we adjourn the meeting?
- VICE-CHAIR MIRANDA I'd like to make an announcement is that okay?
- CHAIR FRYMARK Absolutely.
- VICE-CHAIR MIRANDA Over in El Monte, the El Monte Police Officers Foundation are doing, tomorrow, a Swab and Taco Fundraiser Event for one of the daughters of officers. And Officer Frankie Walls... Sergeant Frankie Vallie sorry, daughter Stella. If you can go there between 11:00 a.m. and 4:00 p.m., El Monte Police Department they're having some tacos. You can... \$15.00 donation suggested. Get a Swab, see if you're a match for her. She needs a bone donor. And if not, you can go and donate, be a good cause there and, you know, support our local neighbors as well.
- CHAIR FRYMARK Thank you Commissioner Miranda.
- VICE-CHAIR MIRANDA You're welcome.
- CHAIR FRYMARK What were the hours you said, 11 to 4?
- VICE-CHAIR MIRANDA 11 to 4.
- CHAIR FRYMARK Thank you. I do have a couple of just quick comments, they're mostly from coming from a place of gratitude. We just finished celebrating our 4th of July and we had a lot of wonderful events in our city. I think our Red, White and You event was a true testament of like the Irwindale spirit coming out and enjoying community, there was some great music. I thought the Public Works, Rec, City Staff did a great job in putting that all together. I saw many of you guys' there. Casey, I heard you were an All Star at the softball tournament. I'm sorry I missed it.
- VICE-CHAIR MIRANDA This is true.
- CHAIR FRYMARK But I heard nothing... Oh Commissioner Miranda, sorry about that. But I heard nothing but glorious things that you know were out there and just gave it your all. So, kudos to you.
- VICE-CHAIR MIRANDA Thank you. It's God's gift.
- COMMISSIONER KELLY I struck him out.
- VICE-CHAIR MIRANDA Commissioner Kelly lost.

- CHAIR FRYMARK Oh no we're not rubbing it in though. It's okay. So just thank you to the City Staff for putting that together. I also want to just thank Athens for the beautiful fireworks show. I thought that was really cool.
- VICE-CHAIR MIRANDA It was amazing.
- CHAIR FRYMARK It was a really nice fireworks show and our PD did a fantastic job. In years past... I've always felt safe, but in years past there's just been a lot more energy, there's been a lot more people. It's, its... There's been a lot of illegal fireworks and I didn't see that. I did see a drone that was, that was like flying around, which I thought was pretty cool. Anytime there was an illegal firework, you would see the drone just like swoop in. That was pretty awesome. But I was just really proud of the way our P.D. handled business if you will and the way our City Staff just really made that event happen, so it was really cool to see.
- VICE-CHAIR MIRANDA P.D. was great. There on my street there was illegal, and they came quickly, a couple of times and they handled the business quickly.
- CHAIR FRYMARK I heard Progress was poppin'.
- VICE-CHAIR MIRANDA It was poppin'.
- CHAIR FRYMARK Literally. I also want to just give a shout out to H.R. and for the team that's supporting the Summer Youth Program. I see our kiddos out there, and it makes my heart happy to see them working in all the different departments. Learning, and thriving, and growing and I love that we're investing in our youth. So that was that's really cool to see. Music in The Park, as a reminder tomorrow. There's been two. Tomorrow's another one, I hope to see you guys out there. We have the Community Luau coming up for the pool. So if you guys are interested we got a flyer for that. But there's just a lot of fun summer events going on and that's part of what makes Irwindale so special. So it's just really exciting to see all of those things happen, it makes me really proud to be an Irwindale resident. So those are just all my comments. If there are no further comments from anyone else on the Commission, then we will go ahead and adjourn this meeting at 6:38 p.m.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:38 p.m.

Maricela Frymark, Planning Commission Chair

Attest:

Jesus Hernandez, Management Analyst