

CITY OF IRWINDALE

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

AGENDA FOR THE SPECIAL MEETING OF THE

PLANNING COMMISSION

November 13, 2023

6:30 P.M.

IRWINDALE COUNCIL CHAMBER

Via View-Only Zoom Webinar at

<https://us02web.zoom.us/j/86349691359>

Webinar ID

863 4969 1359

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: Richard Chico, Maricela Frymark, David Fuentes

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 September 20, 2023
2. Special meeting held October 30, 2023

2. SPONTANEOUS COMMUNICATIONS

Spontaneous communications are limited to the special meeting agenda items only.

Public Comments will be heard in the following order:

- 1 – Email comments
- 2 – In-person attendees

3. NEW BUSINESS**4. PUBLIC HEARINGS****A. ZONING ORDINANCE AMENDMENT No. 03-2023 AND ZONE CHANGE No. 04-2023; CITYWIDE – TITLE 17 ZONING CODE UPDATE**

Request for the Planning Commission to recommend to the Irwindale City Council to 1) adopt Zone Ordinance Amendment (ZOA) No. 03-2023 to update Title 17 – Zoning Code of the Irwindale Municipal Code and 2) adopt Zone Change (ZC) No. 04-2023 modifying the Zoning Map.

ENVIRONMENTAL REVIEW: The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Comprehensive Zoning Code Update.

Recommendation: Adopt Resolution No. 819(23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL (1) ADOPT FINDINGS OF CONSISTENCY WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND FINDING THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162; AND (2) ADOPT ORDINANCE NO. 772, A CITY-INITIATED APPLICATION FOR A ZONE ORDINANCE AMENDMENT (ZOA NO. 03-2023) REPEALING AND REPLACING TITLE 17 (ZONING) OF THE IRWINDALE MUNICIPAL CODE IN ITS ENTIRETY WITH A COMPREHENSIVE ZONING CODE UPDATE.

Recommendation: Adopt Resolution No. 820(23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT A RESOLUTION APPROVING THE CITY-INITIATED APPLICATION FOR ZONE CHANGE NO. 04-2023 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF IRWINDALE TO REFLECT UPDATES TO TITLE 17 (ZONING) CONSISTENT WITH ORDINANCE NO. 772.

5. DISCUSSION ITEMS/PRESENTATIONS**6. COMMUNITY DEVELOPMENT DIRECTOR REPORT****7. LEGAL COUNSEL COMMENTS****8. COMMISSIONER COMMENTS****9. ADJOURN****AFFIDAVIT OF POSTING**

I, Jesus Hernandez, Administrative Secretary, certify that I caused the agenda for the special meeting of the Irwindale Planning Commission to be held on November 13, 2023 to be posted at the City Hall, Library, and Post Office on November 09, 2023.

Jesus Hernandez

Jesus Hernandez,
Administrative Secretary

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

September 20, 2023
Wednesday
6:30 P.M.

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

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
CHAIR GOMEZ Dear Lord, thank you for this time together. Please guide us and keep us on check and collaboration. Pray for our City and our nation and thank you for all your blessings. Amen.

ROLL CALL: Present: Commissioners; Maricela Frymark; Richard Chico; Vice Chair Enoch Burrola; Chair Suzanne Gomez

Absent: Commissioner David Fuentes

Also present: Julian Miranda, City Manager; Jamie Traxler, Assistant City Attorney, via Zoom; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; Lisa Chou, Associate Planner; Martin Romero, Planning Technician; Jesus Hernandez, Administrative Secretary

AB 2449
DISCLOSURES

CHAIR GOMEZ Do we have any AB 2449 disclosures?

ADMINISTRATIVE
SECRETARY
HERNANDEZ We do not, but our Assistant City Attorney, Jamie Traxler, is participating via Zoom.

CHAIR GOMEZ Thank you.

ANNOUNCEMENTS

CHAIR GOMEZ Any announcements?

ADMINISTRATIVE
SECRETARY
HERNANDEZ We do not.

CHAIR GOMEZ Thank you. We will move to the Consent Calendar.

CONSENT CALENDAR

CHAIR GOMEZ	Consent Calendar contains matters of routine businesses to be approved with one motion. Unless a member of the Commission requests separate action on a specific item. Recommended approving the following minutes for the regular meeting held, June 21, 2023. Do I have a motion or any changes?
COMMISSIONER CHICO	Motion.
CHAIR GOMEZ	Second?
COMMISSIONER FRYMARK	Second.
COMMISSIONER GOMEZ	Roll Call.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Frymark.
COMMISSIONER FRYMARK	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Fuentes is absent. Vice-Chair Burrola.
VICE-CHAIR BURROLA	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Chair Gomez.
CHAIR GOMEZ	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you.

**SPONTANEOUS
COMMUNICATIONS**

- CHAIR GOMEZ Moving on to Spontaneous Communication, and Mr. Hernandez will review the guidelines for Spontaneous Communication.
- ADMINISTRATIVE This is the time set aside for members of the audience to speak on
SECRETARY items not on this agenda. State law prohibits any Commission
HERNANDEZ discussion or action on such communications unless 1) the
Commission by majority votes finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except as stated) participate it is requested that communications be made in writing as to be included on the next agenda for full discussion and action. Any public member addressing the Commission shall limit his or her address to three (3) minutes regarding the subject under discussion. 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. In no event shall any donations of time exceed six (6) minutes of total speaking time per person on any one item. The Presiding Officer may, in his or her discretion, extend the 3-minute time limitation for the particular subject under discussion for all speakers. In no event shall the total amount of speaking time exceed six (6) minutes per person for the subject under discussion. Organized group of persons wishing to address the Board on the same subject matter, 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, being unduly repetitious, or extending discussion of irrelevancies. 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, and Tier 3: In-person and teleconference attendees who have not previously provide comments on the matter(s) being discussed.
- CHAIR GOMEZ Do we have anybody for Spontaneous Communication, Mr. Hernandez? In the audience or on Zoom?
- ADMINISTRATIVE We do. Yes.
SECRETARY
HERNANDEZ
- CHAIR GOMEZ If you could come forward and state your first and last name for the record?

ROBERT DIAZ

Robert Diaz, 2408 S Mountain Avenue, Irwindale. I have a couple questions involving the northwest part of the City where Alpha Drive is and residents on Alice Rodriguez Circle. I talked to about a dozen residents last Saturday, notifying them of what I learned. That there is a vacant lot for sale on the northern and eastern side of Alpha Drive. I noticed that they don't have a berm. One question that I have is whether there is a requirement that a berm be maintained, when there was one there or when could they, you know, remove it. I do remember years ago, an operator asked the City for permission and got permission to remove half the berm, and then put a retaining wall to maintain the height. They got a little bit of space out of that. So, in one case they come to the City and get permission, and now there is a berm that has been removed. So, I don't know if that is in keeping with how it should be done, and that raises a question if there is going to be a development whether they are going to require restoration of the berm or not. That is one question, but another question I have is regarding the setback requirements for a building on M-2 Zone property as that property is zoned M-2 and residents, The Alice Rodriguez Circle Residents. I thought there was a 10ft setback requirement, but I learned yesterday I am wrong. I was informed it was a 50ft setback requirement. Well, I looked at the code today, and hopefully I got the right section, but I read there is a 20ft setback requirement whether its M-2 zone and residents' property abuts M-2 zone. That is what I was reading part of the code, 17.56.060, so again it comes back to the same question. What is a setback requirement? And of course, the question would be, if you are going to have residents near a M-2 zone and they want to put a building, how far should the building be? Another question I raise, is how high since I understand there is no limit on the height near round? What the height limitation might be? That's it.

CHAIR GOMEZ

Thank you. Mr. Hernandez is there anybody in our Zoom audience?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

There is no one in our Zoom audience.

CHAIR GOMEZ

Thank you. We are going to move forward onto New Business.

NEW BUSINESS

CHAIR GOMEZ

There is no New Business tonight. We will go forward on Public Hearing.

PUBLIC HEARINGS

CHAIR GOMEZ

No Public Hearing. We're going to move forward to Discussion Items and Presentations.

**DISCUSSION ITEMS/
PRESENTATIONS**

ADMINISTRATIVE SECRETARY HERNANDEZ	Looks like we are having some technical difficulties, just give us a second.
CHAIR GOMEZ	Do we need to take a break?
ADMINISTRATIVE SECRETARY HERNANDEZ	Give me one second...we will be taking a five-minute break.
CHAIR GOMEZ	Five-minute break.
RECESS	Chair Gomez recessed the meeting at 6:38 p.m.
RECONVENED	Chair Gomez reconvened the meeting at 6:50 p.m.
CHAIR GOMEZ	Go back to order of the meeting, Planning Commission Meeting. Do we have anybody in Spontaneous Communication that wish to comment on Zoom?
ADMINISTRATIVE SECRETARY HERNANDEZ	We do not.
CHAIR GOMEZ	Thank you. So, we move forward to Discussion Items and Presentation.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	There is no New Business and no Public Hearings tonight.
CHAIR GOMEZ	That is correct.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair, Commissioners, and members of the Public. The Comprehensive Zoning Code Update has been a long work in progress. There have been several starts and stops over the years, even before I started here back in 2016. It seems like 2006, but here we are tonight with a presentation of the draft code. We are getting closer to the finish line with this, so in the past couple of years the State has passed several new laws that have affected Zoning and Development. Mainly those are for housing, but it affects other areas of our Zoning Code. So, it became clear that we needed an experienced consultant to help with this update, and Interwest Consulting Group was hired and has been working with us beginning in 2020, March of 2020. Then we had a pandemic, but the update it did need to go on. Things had changed, there had to be some modifications. There were

some delays, some of the things were affecting the public outreach. Things rapidly changed; we had virtual meetings that had never been before. Things for public outreach, we had written surveys, we had phone interviews, stakeholder virtual meetings, and we have lots and lots of emails with that. So, the most recent outreach that we had was in July with the Joint Study Session with the City Council. This is a follow up to it, this presentation. There is no action to be taken, but we do want your comments and questions tonight. So, with that the presentation will include a brief overview of the update process and the changes to the code. I would like to turn it over to Nick Pergakes from Interwest Consulting.

NICK PERGAKES

Hi, Good Evening, Chair Gomez and Planning Commission members. I will be giving a presentation on the Zoning Code Update, where we stand today, and there are some slides and information that are similar to the study session we held back in July because I think one or two Planning Commission members may not have been there. So, just wanted to reiterate some thoughts and some items from that meeting, and then have some information to present based on the feedback. The comments and questions we received at that July Study Session meeting. Here is the agenda for the presentation, I'll give a status of the Zoning Code Update, talk about the main objectives of why the Zoning Code Update occurred, discuss the existing Zoning Code today, some of the key points of that as well as some of the key changes to the Zoning Code, the structure of the new Zoning Code and how its laid out and organized, provide a brief overview of the zoning districts that are in the updated code, and have you provide any questions or comments on the Zoning Code. So, we had prepared a draft Zoning Code document for public comment, and Planning Commission, and City Council review back in early June. That review period was from June through July of 2023. We had our study session meeting back on July 19th to go over the Zoning Code update, give an overview of the project, what we've been up to, and get some questions and comments from the public as well as Planning Commission Members and City Council Members. That was great feedback that we received and were able to review that. In my presentation tonight, I will be responding to a quite a few of those comments, and questions that were provided. They are also provided in your packet; we listed it out in a table. I believe its Exhibit A, where you will see the comments and questions that were provided, and then how we wanted to let the public know and the Planning Commission members know how we wanted to respond to those questions. If you have any comments or questions again on those items, happy to talk about that tonight as well. Next slide, for the objectives of the Zoning Code Update it was started again in 2020, and then a long time coming I believe the General Plan was updated back in 2010. General Plans and Zoning Codes need to be consistent with each other, so this is trying to ensure the consistencies the General Plans visions, goals, and policies with the Zoning Code. Also helping to modernize the

Zoning Code since the code was really started from the LA County Code back in the 60's, and its been amended over the years but it really hasn't comprehensively updated in many years. We need to look at uses in the code, what are the things that its addressing today, but also some of the things that it wasn't addressing, and things that you may be looking at the future that can come into Irwindale, and how to address those items. We also want to make the code more user friendly with a layout. How its organized today there is about 25 chapters that are just all in a row. They are not necessarily organized in a topic or arranged in a way that is easy perhaps for a property owner or a developer or somebody to come and take a look at the code. So, making it more organized, easy to read, update the codes format, add more illustrations like the one you see on the screen, and then comply with recent legal state requirements. Some of the key changes to the Zoning Code is making it consistent with the updated Housing Element which you are preparing, and some of the key things that are coming out of that we are trying to respond to with the Zoning Code Update in terms of accessory dwelling units and other housing related items as well as other General Plan elements in the Code. We are also trying to ensure that there is consistency between the Zoning Code within itself, that different chapters are correctly aligning with each other, and also within the Municipal Code because there are things outside the Zoning Code and the overall Municipal Code that just need to tie back to the Zoning for the City. We also have regulations for ADU's and lot splits in there based on SB9, updated density bonus provisions per recent state law. We are also helping to consolidate zoning districts where it made sense, where there may only be a few zone properties like CM. I believe there is only 4 or less zone properties. So, just looking how to consolidate it with other zoning districts to make it easier to review by City Staff, and by the Planning Commission, and by the public. We did add new districts such as the Business Park District, the Public Semipublic District, and Recreation and Parks based off of the General Plan. I will show you a table in a few moments that shows how the new zoning districts align with the General Plan land use categories. There is now 12 total base zoning districts, so the zoning districts like R-1, R-2, R-3. Today there is 11, so there is 3 being removed or consolidated, and 4 new ones that we are adding such as the ones I just mentioned. We also addressed general and site design and planning standards, to help with how new buildings will look and appear in the City. Also, enhance landscaping provisions. We also looked at parking, and how parking provisions can be provided for uses in the City, and added some new standards to make it more up to date with current transportation planning standards as well as having objective design standards for multi-family housing, based off of a recent state law SB35 that allows for the streamlining of certain types of multi-family housing when a developer may be eligible for that. Having some guidance on the design that Staff can use, and the review of multi-family housing development projects. Several comments came up in the July meeting regarding the A-1 district, as

consultant team and Staff talked about taking the A-1 district and consolidating with the R-1 district to better align with the City Zoning Code and with the General Plan. As a General Plan does recommend that the R-1 zone and A-1 zone get combined, so the thoughts behind that are the development standards for the R-1 zone are already being used for the A-1 zone property. If anybody is doing an addition or doing something to a property that is zoned A-1, Staff is using the R-1 district as a guide for those development standards. Now, in terms of animals the A-1 district does allow horses and bovine animals, so if these zones are combined then that would not be allowed anymore, however, small animals and fowl would be still allowed in the R-1 district. There was quite a bit of comments on property values and how would that be affected. Based off consultant research and staff research, there would be no changes in property taxes if the zoning is changed to R-1. Basically, taxes are based on improvements of the land, so it is not foreseen that land values would change or excuse me property taxes would be impacted in a negative away. Now, again this is a recommendation for you tonight as we had discussed back in July, so just wanted to provide that information for the Planning Commission to review and to be able to take a look at. In terms of the structure of the new Zoning Code, we took all those 35 chapters, and we rearranged them into a different order where their provided within a hierarchy with what we call divisions or articles. The purpose and interpretation of the Zoning Code is pretty similar to what you have now it's just a little more updated to basically be here in 2023 on how you use the Zoning Code, what you are doing with it, and how it relates to the General Plan and other policy documents. We do have a division now that has multiple chapters showing the multiple zoning districts, and they are organized. All the residential districts are combined together, all the commercial districts are combined together, industrial and manufacturing as well, the public and semipublic uses are also kind of put together alike, parks and recreation space and public buildings. That also includes the development standards that you see in the code today, like height, setbacks, and so on. Division III has the city-wide regulations, so that includes things that are applied city-wide perhaps you are in a R-3 district or C-2 district that includes parking, landscaping, signage, provisions for accessory dwelling units, so all those regulations in development standards that apply city wide are in Division III. Division IV is how the code is administered by City Staff and by the City, including the different permit types and processes that need to be followed to implement new development correctly and modifications to existing structures. The last Division is the Definitions and Glossary, that provides what we have as use-based definitions, so they are kind of clustered together as you noticed probably the residential terms are all clustered together, the different commercial definitions, and so on. Then, kind of more your general planning terms and terms related to perhaps design or architectural terms are found in the last part of the Zoning Code. This table shows the Zoning Districts, the ones that we are having in the recommended new Zoning Code,

and it includes the residential zones(R-1-R-3), the Commercial and the Mixed-Use zones, industrial and office zones, and then public and semipublic zones. It shows the corresponding General Plan land use designations to the right, so how each of those are implementing the zones or excuse me the land use designations in the General Plan. Everything that we looked at and reviewed is tying back to the General Plan for consistency. The next slide is showing the remainder of the base zones, and then we are showing the Specific Plan Zones. Although those won't be in the Zoning Code, but we are having a chapter that shows how the Specific Plans relate to the Zoning because those are their own regulations and their own guidance for those, but we do have a chapter in there showing how the City reviews specific plans, how it relates to the Zoning Code, and so on. Then we have the 3 Overlay Zones that are the same ones you have now, Plan Development, District Auto Dismantling Overlay Zone, and then the Quarry Overlay Zone which had very minor revisions. So, just some clean up that need to be done, but nothing major was done to those overlay zones. We have permitted use tables now in the Zoning Code, so today when you go in the Zoning Code you are seeing in the different zoning districts just a list of things that are allowed by right or that need a Conditional Use Permit. Sometimes an R-2 Zone will say it refers back to the R-1 zone, that the R-1 uses are also allowed in the R-2. So, we got away from that because it is very confusing and hard for people to understand. Now, we have a table that shows easily by different use categories like Residential Zones. What is permitted by specific types of uses with a P, if it's a conditionally allowed use then it is with a C, and if it is not allowed in the Zoning District you will see a little dash marked in there. Then, we have notes and additional regulations for people to refer back to a specific zoning code section if they want to look at a specific use like let's say family daycare. For example, and then it points you where to go in the code to look at more detail provisions for that. Then, we have development standards as well that are in tables, so it's just easy to go and look for, you know, what the height requirements are for a specific district and then you can compare it against other districts next to it. If you are looking at the R-1 Zone, you can kind of see how the height of an R-2 Zone is relating to the height of an R-1 Zone. So, it is easy to compare and to look at the different districts side by side. That is a bit of an overview for tonight, I am sure you have a bit of questions to ask and I'll be happy to answer those. If we cannot answer those perhaps tonight, we will be happy to look them up and get back to you right away on that. Thank you.

CHAIR GOMEZ

Thank you, I just want to say I want to thank you for putting this together. It does flow really nicely. The update will speak to our General Plan and our future. I do have a quite a few questions, and I am going to let the other Commissioners if they anything to interject. I want to say to the Planning Staff, I appreciate it and our consultant. I think that its cohesive and flows very nicely. What we are doing now.

What was interesting that I find is that when the governor put together the components of the new standards that are reflected. Last night, we had the Environmental Justice for the safety component, and it seems that it overlaps. Even though it's a different entity in itself, some of the suggestions that came from the residents are pertinent because they speak to our future and our vision. It is kind of exciting to be able to review our Zoning, since we have not reviewed it since 1955. I know it is going to be an ongoing process, but to have it cohesive so that when a new development comes in or anybody looks at our Zoning Code its readable and doable. We appreciate that, and the Commission wants to acknowledge and thank you for that. All of you. So we'll get started on some of the review. Anybody wants to start first?

COMMISSIONER
FRYMARK

Sure, thank you Chair. I have a couple of comments and just some questions. First, I want to thank you and acknowledge you for the work that you have put into the presentation and answering also the questions that we had during that Joint Study. There was a lot of meaningful questions that were asked, and you addressed them specifically speaking to what I wrote the animal portion, the taxes, and although that may seem minor to some it is important for some of our residents. So, it is important that we speak to that and address that head on. Thank you, I appreciate that acknowledgment and then also seeing this write up that also helped create some clarity. Now, comments that I had, so understanding that the General Plan was last updated in 2013 which I believe was what was stated. How will the changes in the Zoning Plan impact the General Plan because now we are looking at a General Plan that is 13 years old? Which isn't probably that long, all things considering, but just curious how that would impact the plan?

NICK PERGAKES

The General Plan is very well written, I think there is a lot of great things in there. Its really a great guiding document for the vision of the community. Talking to staff and reading it, it seems like its still on the mark with the things that you are trying to accomplish. So, the Zoning is really tying back to that General Plan. Now, we are not doing anything in the Zoning Code that differs with the General Plan because we knew that we couldn't do that because then the General Plan would then have to be updated. You may choose to do that in so many years again, maybe 5 or 10 years, but great point. If anything is inconsistent in the Zoning Code with the General Plan then that wouldn't be good. It has to align with the General Plan, everything in there we made sure that it does align with the General Plan today.

COMMISSIONER
FRYMARK

Perfect, that is exactly what I was hoping to hear. Marilyn, did you want to add something?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Speaking of the General Plan update that we are doing, its really is the Housing Element update, and as part of the Housing Element Update its always required to update the Safety Element. That's been in times past, and when the state law was changed when you are updating two or more of the elements you have to include this new Environmental Justice Element. So, the other elements that we have in the General Plan those aren't being changed. If there is anything that, I don't want to get off the Zoning Code part of it, but just to tell you that if anything in the General Plan as part of the update of the Housing Element, the Safety and Environmental Justice Element. If any of the other elements need to have some tweaking or adding to that's what are consultant for that will do. The Zoning Code now, as Nick had said, it's consistent with the current General Plan and the elements that we have.

COMMISSIONER
FRYMARK

That's what I wanted to confirm, and make sure that we weren't going to have to go back and update more elements of the General Plan, understanding that we are currently reviewing or will be reviewing, housing. Then last night we just got a glimpse of the Environmental Justice and Safety. Speaking to that point, I appreciate and recognize that there is landscaping verbiage in here that dictates the appropriate landscaping in or around the City. Also, talks specifically to community gardens which is I believe an action and goal that was outlined in the Environmental Justice plan that was proposed yesterday. So, it was great to see that correlation, and that forward thinking. We are also looking at adding some EV parking in the future, so I do see the correlation in that. My question now is specific to landscaping, and maybe perhaps this is a question for City Staff but there are specific indicators that outline you cannot use artificial turf, you have to have drought tolerant plants, and I should know these words because my father was a gardener but its been so many years that I forget. Anyway, how are we going to enforce that? Because if you drive around the City now there is businesses that don't have proper landscaping.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

So, the Zoning Code anything with the landscaping is consistent with there is an Ordinance we have, we call it MWEL. It's the Model Water Efficient Landscaping Ordinance. So, it was a state mandate. It has to be consistent with that for drought tolerant, certain species, and water usage. Anytime a new business comes in they have to be consistent with that, so new businesses that you'll see will have that type of landscaping. We do have businesses that come in that because of the drought, they'll come in and they want to change their landscaping because they want to conserve water as well. So, when they come in we'll review their plans to make sure its consistent with our ordinance. We don't go out and force anyone to have to change that, but anytime new landscaping has to come in it has to, or a landscape plan, it has to be consistent with that. I hope that answers...

- COMMISSIONER
FRYMARK
- It sort of does, I mean I understand because I read it here. That it talks about any new businesses will be required to adhere to Chapter 17.17 in the landscaping section, but I just know that there is current businesses that don't have pleasing landscaping in the City and I wasn't sure if there was any type of enforcement.
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON
- If the landscaping becomes a nuisance or it's a problem we'll look back to the original entitlement, and then Code Enforcement will go out and they can give them the Courtesy Warning Notice and if it's a citation. If they remove something that they're not permitted to remove, we wouldn't necessarily have them come back in and replace exactly. Like if it was turf, we would encourage them and say you need to meet the current standards now. We don't go out proactively and cite those businesses. If code enforcement notices that there's been changes, and they are always out in the field they will cite the businesses.
- COMMISSIONER
FRYMARK
- I understand it's a delicate situation because we want to be good partners with our businesses. I was just curious what the follow up looked like if any, but you addressed it. Thank you, those are my questions for now.
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON
- Thank you. Commissioner?
- VICE-CHAIR
BURROLA
- Yes, I want to reiterate what our Planning Commissioner and our Chair said. Thank you for the hard work you did on this. I know when I started 7 years ago as a Planning Commissioner, I was asking the questions about a Zoning Update and stuff like that. Now, we are here and this is great. There is a lot to go over and were still going over things, and I still see things as I go through, that are new from the previous review I had. I have another question though, I know we put all this together for the Zoning Code, but I haven't really heard about a Zoning Map Update. Is that going to be part of this review because I know in the General Plan if you read through the General Plan, and there's certain things in the General Plan that goes hand in hand with the Zoning Code. One of the things, it talks about a Civic Center Plan, and I don't see that happening with this new code update. Let me find it real quick, I know I had it here. I just was looking at it, give me one second...okay yeah it talks about a Civic Center Plan the City is currently considering the preparation of a Civic Center Specific Plan to ensure that the area surrounding the Civic Center is developed in an attractive manner while accommodating potential and field development that is likely to occur in incoming years. Those are things that I was looking at in compared to the Zoning Code Update, and I wanted to see if you could talk about that a little bit and how this new Zoning Code Update kind of goes hand in hand with that specific plan. If you could kind of mention what people are looking at for that.

- SENIOR PLANNER JONES I'll do my best. So, to answer your first question as far as the Zoning Map. This process is for the text only, so for example like Nick was saying we are going to be consolidating some of the current zones into some of the more like, for example, A-1 into R-1, CP into the C zones, CM into the M zones because at least for the latter two we don't have very many parcels that are zoned that. As far as incorporating the Civic Center Specific Plan into the Zoning, the Zoning is the key in order to enforce that. (Inaudible) Well it would depend, like Nick said we're going to have some new zones. I think it was open space, so some of those may be reclassified as that. So, this is the existing zoning map. If you look in the town center area, it's pretty much all green which is A-1. If you look at this map, City Hall is public and then the areas around it that are now yellow that is going to all go to R-1 which is single family residential.
- VICE-CHAIR BURROLA What about the M-2 Heavy Industrial on the east side of the parks? Is that going to change? Is that part of the Civic Center Plan? Is that going to be part of that vision?
- SENIOR PLANNER JONES I don't think that's part of the Civic Center Plan because most of that area is along Vincent. There is only a small area, for example the 10 acres on Allen Drive, that is still zoned M-2 which needs to be changed to a residential zone, to correspond with the underlying General Plan designation of residential.
- VICE-CHAIR BURROLA You know where I am going with this, right? Is any of this going to change as far as following what the General Plan states. Are we looking into that to make changes to this map, in accordance with the General Plan and the new Zoning Update? I know that is going to be done later, but are you guys looking into all that to make sure that everything is going to be in accordance with what our vision is for the City?
- SENIOR PLANNER JONES Like we were saying earlier, the update with this along with the General Plan Update and the Housing Element those are all done so that they are consistent.
- VICE-CHAIR BURROLA You guys are still going to go through the actual Zoning Map to see where you can make changes, with the changes you've made with the Zoning Code.
- SENIOR PLANNER JONES Yes, all for consistency.
- VICE-CHAIR BURROLA And that will be brought later to us to see? Or is this going to be done at a later time? Right now are we just considering...
- SENIOR PLANNER JONES Right now, we are just doing the text part.

VICE-CHAIR BURROLA	Another question I have looking at what the City has become as far as mostly industrial, business centers, and stuff like that. There is a key, it says right here in page 24 in the General Plan, there is only 0.25 percent Commercial Zoning in the City. You would think that with our City, and how the zoning updates are being done that we would look into something where we have more Commercial Zoning in our City. Is that a hard task to do or is that something we can actually consider in the future, to update our map to include more commercial zoning than other zoning? Because if you look, there are only certain areas that there are red dots all over the City. Its only 0.25 percent of the zone. Is that something you guys have looked at?
SENIOR PLANNER JONES	Yeah, we can definitely look at that especially along Arrow Highway. I know that's been brought up before, and I know 0.20 sounds like a small number, but we also have to take into consideration that 1/3 of the City is Santa Fe Dam...
VICE-CHAIR BURROLA	I understand that.
SENIOR PLANNER JONES	The majority of the City is also mining. There is still just a little room remaining for residential and commercial uses, but we can take that into consideration.
VICE-CHAIR BURROLA	Is that a hard task to do though, to change a zone from Heavy Industrial M-2 to Commercial? Is that possible?
SENIOR PLANNER JONES	We can always propose it, but for example, we have to take in consideration that this is private property.
VICE-CHAIR BURROLA	(Inaudible)
SENIOR PLANNER JONES	Well, there's that but there is also is it feasible?
VICE-CHAIR BURROLA	Yeah, of course.
SENIOR PLANNER JONES	Yeah, because if we have a large area, for example, like on Charter and Tapia that is all M-1. So, if you're proposing to change that to C-2, you are going to create a large number of nonconformities. They won't be able to expand.
VICE-CHAIR BURROLA	Nuway they are working on getting the land updated or recycling the material. It used to be a landfill, correct? They are doing a lot of work out there; do you ever consider that being a Commercial Zone since right now its considered Quarry? Is that correct?

SENIOR PLANNER JONES	The zoning is M-2.
VICE-CHAIR BURROLA	M-2, is there any way we can make it a commercial in the future? Is that something that we can look into?
SENIOR PLANNER JONES	There is a proposal for that site, so I don't think I can get into the merits of the project right now because it is active.
VICE-CHAIR BURROLA	I get that, but I am just saying if you can think about areas that we can actually make commercial and hold owner to it, where that's all they can really build is commercial buildings. That's what I would like to see, and its also stated in the General Plan that we need to do stuff like that too. As far as the Zoning Code, its looking good, and I really don't have too much to say on the Zoning Code itself. I would like to see the map updated and see what we can do with that.
SENIOR PLANNER JONES	We'll be working on that, and just also keep in mind that perhaps during the last time of the update things have changed when it comes to how commerce is handled. So, before more people were walking into stores, now people do the majority of their shopping online. Then you know we may be envisioning more brick and mortar, when they may just not be feasible. We will definitely take it into consideration.
VICE-CHAIR BURROLA	And I get it because buildings too, I see a lot of buildings vacant right now. A lot of the business centers are for lease, so it goes hand and hand with that too if were going to be building those buildings and their empty. That is not good for the City either. Okay, Thank you.
SENIOR PLANNER JONES	Okay, Your welcome.
CHAIR GOMEZ	Thank you. I just want to piggyback on that. I definitely would like us to look at more options for commercial and see if we can even grandfather...I know that was an issue during our Study Session. Did we look at any of that, actually? Participants residents brought up the issue of potentially looking at converting some of the heavy industrial, or M-1 or M-2 to Commercial. Did you take a look at that?
NICK PERGAKES	That was a comment, yes, correct.
CHAIR GOMEZ	Yeah.
NICK PERGAKES	And we do allow, in the new Zoning Code we are allowing some, like restaurant uses, like catering businesses, and I am trying to remember the third category, but we do allow some commercial in the M-2 zone. But really trying to focus that more, you know, in the C-1 and C-2 zones, you know, like Neighborhood Commercial and then your General Commercial that you're seeing along Arrow Highway.

CHAIR GOMEZ

Well, I have a few things, so let's go to it. So, I believe that during the Study Session, the residents came forth and were concerned about Residential versus Agriculture. I think that the Planning Staff, and as well as you sir, have done your due diligence in answering some of their questions. However, the residents are still concerned, and we serve, you know, the residents, the City Council, and representative of the mission of the future of the City. So, I'd like to propose a survey to go out to the residents and indicate, you know, knowledge is power. So, in that survey I like it... Hopefully we can get it done by October so that when we come back we can decide firmly to convert, and to make it consistent with changing their zoning to Residential rather than Agriculture. Now we know, you know, and you've explained to us that residential, you know, there's no reason not to. However, I'd like to make sure that our residents know that, and also have some input. I do know that also, that sometimes, that when they had access to additional notes outside of the Joint Study Session, they didn't input any additional information. However, let's give them the opportunity to be informed and let's send out a survey when it's able by the Planning Department. That's the first thing. Secondly, let's go to... I discussed this briefly during the Joint Session, so we're going to go to 17.30.030, which is the fireworks sales except special events. And I would like the Code to be modified and to add also some of the language that the Police Department uses. I think that is the fine component, if you're caught with illegal fireworks, I would like it to state that there's a fine or you'll be prohibited from selling fireworks again, such as the language that you can get from the Police Department, which we've used on literature that we send out to residents and also the public.

NICK PERGAKES

So note, I mean we can certainly put, you know, a sentence in there regarding that. But I think what we can put in this table, is just having a reference to the Municipal Code Chapter, 8.16 Fireworks, because that goes into a lot more detail about the sale of fireworks and the use of fireworks. So, it may not even be really relevant to actually... we may want to just eliminate this to be honest with you in the Zoning, because it's not something you typically address in the Zoning Code. I know we haven't...

CHAIR GOMEZ

However, Irwindale has a wonderful history of fireworks, so we'd like to include it and also put in any kind of penalties, because... Very long history of wonderful fireworks, but unfortunately, in all of the region, there's illegal fireworks that are an issue, so thank you. Then I want to go to Alpha Street. Which is, I have it right here. Let's see. I think it's page 25. Am I correct? Close to it, no. The overlay on autos and that would be on 35, page 35 or it would be, 17.10.010. So, I want to firm up some of these. Let's go to, actually, 1710.02 Land Use and Permit Requirements as to Section B2. And I want to modify that. I think that this is excellent. I think that it speaks to it, but we've had some situations with Alpha Street so I'd like to firm it up a little bit, and add... I don't know this is your... how you do it. But there's a couple of

enforcement things that I want us to be consistent with, but also from a point of code enforcement, but also so that when they come in and somebody... I know that they're changing ownership on some of those buildings. So how does that work? So when they change ownership, do they grandfather in the conditional use or can we change them and add additional ones when a new owner comes in? If he could help me out with that Mrs. Director. Thank you, Brandi.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

We're going to have our Alpha Street expert address that.

CHAIR GOMEZ

Excellent. Thank you. Awesome. I appreciate that.

SENIOR PLANNER
JONES

So anytime there's a change of ownership with any business that has an existing entitlement like the CUP, when they come in for their occupancy, we let them know there's a set of Conditions of Approval that you have to abide by. Then we require that they sign an affidavit to accept those conditions. So, they are made aware that there's a set of rules on top of just like the regular Zoning Code requirements that they have to abide by. We cannot change those requirements. We have to come back here to modify the CUP.

CHAIR GOMEZ

As to that particular business, but when a brand-new business comes in, how often does that happen in Alpha Street? I mean, can we say a brand-new business comes into Alpha Street that we could add, modify, and change the CUP on the conditions on that. Does that happen?

SENIOR PLANNER
JONES

The only way a Conditional Use Permit would need to be modified is if they were doing something outside of what was previously approved.

CHAIR GOMEZ

What I'd like to see on that, and you can contemplate it and let me know if it's feasible. There's a couple of things in talking with, so last night even we made reference to the Automobile Dismantling Overlay Zone and Enforcement. So, we know that there's Code Enforcement and then we also know that there's a Police enforcement. So, I would like to also have the access and permission on our point of view with drone surveillance. Now, I don't know how that would work maybe that's a legal question as well. So, I know that sometimes we have to get permissions from businesses, but if it's an enforcement issue I like to have... I know that we have Police Officers trained in drones. We now have a Drone Official that does some of our drone business. But I'd like to start incorporating it into enforcement using the drone. And then also we have the DMV, who can also come in and regularly review the different vehicle registrations, and see if there's any illegal vehicle, stolen, or taken in. And then also I understand there was a San Gabriel TRAP, which is the Traffic, you'll have to get the acronym

from the Police Department. Which also reviews the whole San Gabriel Valley. Somehow, I want this enforcement put into Alpha Street. Then also their height limitations when they go over or... Also, you know you can randomly drive over there, and I'm sure you're fully aware of it, Brandi, because this is your specialty but when there's such, you know, there's cars left, couches left. And you know, I'm not sure what the previous CUP discussed as to landscape because there's none. So, they made it into parking and they park in front or all over the street, because there is no parking. So how, how would that look? How can we enforce that they, maybe we don't need to do landscaping, but that at least their parking area is clean. Right?

SENIOR PLANNER
JONES

In each CUP, there's a minimum parking that they have to provide per operator. So, for the most part, each lot is approximately 1 acre. I think there's 28 of them out there, so. And if I can remember, I think you had to have like 5 spaces per operator. The way we wrote the code was like, they would have a certain set back in the front because we wrote it so it wouldn't become nonconforming because for the most part everybody had like a 5-foot set back that they had a sign, a fence. I don't know. I can't remember for sure, but as far as landscaping on site, they I don't believe that they were required to maintain any. Yeah.

CHAIR GOMEZ

Okay, so we can nix the landscape, however, what about the trash and such that goes on there? How is your perception of that? Can we control it? Is there anything we can do better? Because it looks pretty bad sometimes.

SENIOR PLANNER
JONES

Well, I mean that's like a Code Enforcement, I'm not sure. There's certain things that we can put in here, but...

CHAIR GOMEZ

I'd like you to take a look at that, and when we come back, let's talk about some of those things, utilizing some of those including the drone enforcement to make sure that they're not going in their height limitation with old cars or with you know how you can see them over the fence often?

SENIOR PLANNER
JONES

Yeah, I think it was like a double stack that they were allowed to have. And the north side has slightly different regulations than the south side because the north side of abuts the residential. So, there are some additional regulations as far as stacking, equipment, the height, and things like that.

CHAIR GOMEZ

And visibility now, so you know more so than I do, but what happens when you can see them on the residential side? What do we do when that happens?

SENIOR PLANNER
JONES

Well, I think it depends on, if those vehicles are exceeding the actual height versus if someone can just see them depending on their line of sight.

- CHAIR GOMEZ Okay, and so how often do we go and enforce that or review that? Do you know?
- SENIOR PLANNER JONES I don't know that, that's more Code Enforcement...
- CHAIR GOMEZ Okay.
- SENIOR PLANNER JONES But as far as like the DMV, like when an operator comes in sometimes they'll be forms that we have to complete for DMV. So, we're aware of that. As far as the surveillance and the drone, that's not a zoning issue. So, I don't know if like Legal wants to weigh in on that, but...
- ASSISTANT CITY ATTORNEY TRAXLER Yes.
- CHAIR GOMEZ Hi, Jamie.
- ASSISTANT CITY ATTORNEY TRAXLER Hi, can you guys hear me? Okay, so regarding drone searches of the properties at Alpha Steet, I would definitely not recommend that. Drone searches are considered a search under the 4th Amendment, so unless we had a subpoena to search those properties, we would really have no way to conduct those searches. What we could do for future Alpha Street applicants is put in a Condition of Approval, for example, to allow for an administrative search or two a year. That would allow the City's Code Enforcement Officers or, you know, the Building Officials access to the property with notice to the property owner in order to inspect the property and ensure that they're complying with conditions of approval. Outside of that, I really wouldn't recommend any drone surveillance of the Alpha Street properties.
- CHAIR GOMEZ Well, what you said was more in alignment with what I was thinking. I think that would be an excellent way to do it. Maybe we don't have to use the word search, I mean maybe an Alpha Street Search. But Jamie, how about this, how about if we make that a condition from now on, that we are able to have access for new projects in the CPU so that we can do a historical perspective on upcoming developments or any developments that are coming in for the city, without the one-year limitation depending on the development and that would be part of the CPU. How does that stand legally?
- ASSISTANT CITY ATTORNEY TRAXLER Yeah, so we can always put Conditions of Approval in the CUP and administrative searches are pretty common. They're administrative inspections really, we should stay away from the term searches, but they are administrative inspections and usually they occur once or twice a year maximum. You do have to give notice to the property owner, so that would be something that we would negotiate with any applicant that was going to be operating a business under a CUP. As

far as the current CUPs that have already been issued, we wouldn't really have any mechanism to change them unless we started enforcing code violations. And the way that the Code Enforcement Officers do that is they visually inspect the property from, for example, the public right of way. And if they can see any violations within their plain view, in their line of sight, then they can issue that property a citation.

CHAIR GOMEZ

Okay, Thank you so much. I really appreciate that. It's been very helpful. So, I would like to see that. I'd like to see that, in a new CPU that we do have access to drone inspection for the one or two years. And then also that if we do need surveillance for that we have the proper.... Now I'm not sure if this just goes into the zoning, but it would go into the zoning for a CUP. I think. I'm not sure, however, I want us to put in the language of drone....

ASSISTANT
CITY ATTORNEY
TRAXLER

I apologize. So, it wouldn't be a drone inspection. It would just be an in person inspection of the property.

CHAIR GOMEZ

Okay. Yeah. You know as they're developing, we can have that historical significance of progress of how the developments going. So, I would like that included in our... And then for Alpha Street, you know, we can see if the, you know, she gave us a solid answer, however, I'm not sure if we need to put a component in it that would say that if there is some issue that the Police Department can get a search or a search warrant. I don't know if that's necessary, but if we can look into it just to verify if we need that.

SENIOR PLANNER
JONES

And you want that part? You want the part regarding the police in the zoning section or do you want that to go to a different chapter?

CHAIR GOMEZ

Whatever you guys, when you look at it, whatever works.

ASSISTANT
CITY ATTORNEY
TRAXLER

We can mention it, but really, if the police have the evidence to get a subpoena from the court to be able to search the property, that's something that they would do independent of the City's Zoning Code.

CHAIR GOMEZ

Absolutely, however, there have always been issues with Alpha Street, so I would like it to have some teeth to it in the substance in the zoning and then also...

ASSISTANT
CITY ATTORNEY
TRAXLER

Okay.

CHAIR GOMEZ	The CPU definitely, we want to let them know when they're coming. I know obviously we can't do it too existing CPU's or plans to alter them, but in the future, that'd be great.
SENIOR PLANNER JONES	But we did just get confirmation that the current CUP's do have a inspection component.
CHAIR GOMEZ	Oh, fantastic. And that'll be good, because we can... We give notice to the business, but do we? So then, therefore we don't need permission because we have permission, since they have the CPU's to do a drone, but we just need to give them notice then.
SENIOR PLANNER JONES	We can't do the drone.
CHAIR GOMEZ	Oh, okay. I am talking to drones though. I want...
SENIOR PLANNER JONES	No drone, only in person.
CHAIR GOMEZ	Okay, currently to some of them, but how about in the future?
SENIOR PLANNER JONES	No future drone.
CHAIR GOMEZ	No future drone?
SENIOR PLANNER JONES	Not without a warrant, like Jamie said.
CHAIR GOMEZ	Jamie, is that true? We can't put a drone as part of the progress of a new development?
ASSISTANT CITY ATTORNEY TRAXLER	Yeah, that would be correct.
CHAIR GOMEZ	Okay, and what if the law changes? So right now, in the CPU we cannot put a drone to take pictures of the property as they're developing it. Right? That's what you're saying?
ASSISTANT CITY ATTORNEY TRAXLER	That is correct because a drone observance of the property like that, from a sky view level, that would be considered a search under the 4 th Amendment. So, we wouldn't have any basis to be doing that in a just regulatory capacity.

- CHAIR GOMEZ So where would the language be if we wanted to have historical documentation of the progress of development of our mine, a mining property being filled. How is that? Is there such a thing, or are we going to be the first to do it?
- ASSISTANT
CITY ATTORNEY
TRAXLER So we have Reclamation Plans for all of the mining pits that govern all of the mining activities, and that's really with the Public Works and Engineering Department to monitor. They I would assume, most likely, do mining inspections and they are at the pits very frequently making sure that all of the mining activities are in accordance with the Reclamation Plans and their CPUs.
- CHAIR GOMEZ Okay, thank you.
- COMMISSIONER
FRYMARK May I ask a quick point of clarity? I'm just curious, and this is just for my own knowledge. If we as a City are not able to use new technologies such as drones, how is it possible that like Google, for example, can go and take images of our home and businesses? I just looked up Alpha Street and it looks like there's cars stacked, like four (4) high. Like how is that they're able to do that, but yet we as a city who's trying to manage and oversee the conditions outlined in the CUP not use it?
- ASSISTANT
CITY ATTORNEY
TRAXLER So we can observe anything that we can see with our eyes. So, Code Enforcement can go and stand on the sidewalk of Alpha Street, and if there are code violations that they can see with their eyes, they can cite those properties for that. As far as Googles satellite images, or Google Earth images, or something like that, they are not a government entity so the 4th Amendment doesn't apply to them in terms of what constitutes someone's property right and to be free of search and seizure. So that's why we have different rules that we have to abide by, is that Google isn't a government entity they don't, you know, enforce criminal actions against property owners or anything like that.
- CHAIR GOMEZ Thank you for that clarification. So, if we want to have historical documentation, it's not a zoning issue but, and we wanted to take pictures with a drone, like let's say Nuway we wanted to have a historical perspective and have an exhibit, we can't regulate it or govern it. We have to ask permission from them to go and do that, correct? Is that what I'm hearing? We have no right for access.
- ASSISTANT
CITY ATTORNEY
TRAXLER That is correct. Yes, we could negotiate that as part of the Conditions of Approval, if as part of the inspection they would allow the City to take pictures or video by drone but that's not something that we could independently just do.

- CHAIR GOMEZ Okay, so let's do that. Let's negotiate to see if we can get drone pictures while we're in the CPU and see if they would allow it for a certain amount of time on each development. And would that be a zoning issue, or would that just be something that would be on the CPU?
- ASSISTANT
CITY ATTORNEY
TRAXLER The latter, so it would just be in the Conditions of Approval.
- CHAIR GOMEZ Okay, if that's not a zoning issue, let's move that way, in that direction anyway. Okay, thank you. Go ahead, please keep us informed.
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you Chair and Commissioners, so my understanding is that we have aerial maps, you know, that you've seen in the City. Every two years those do get updated. Now those are more for, I believe like topographic purposes, looking at borders, but they are not looking at specific properties with that. So, we do have some historical photos and analysis of that, that we can see. But again, you know, we're talking every two years or so. And that's something that's done like, it used to be with airplanes before. I'm not sure what they use now, but they don't use drones, you know, for it, for a flyover.
- CHAIR GOMEZ Yeah, but Google does so I think that... I appreciate that. Thank you for that information. Okay so then the next thing, I have some questions on that I'd like to have a lengthy conversation. Even last night and in our study group in July, residents spoke about height limitations of buildings. And also... so let's just do height limitations, especially on main thoroughfares like Arrow Highway. What are the height limitations? How high can they go, and do we mandate or is there something that governs us to let them be as big as they want to be? Just clarify that for me please. And if I have the...yeah.
- SENIOR PLANNER
JONES Currently as far as height limits, I think most of the concern probably came from the M-2 Zone. So M-2 currently does not have a maximum height limit. M-1 has a height limit of 35 feet. So, when we're reviewing a development, for example in the M-2 zone, so there are things that limit like how big the building can be. Like number 1 setbacks, floor area ratio, landscaping, parking. So those all dictate to how big the building can be.
- CHAIR GOMEZ Okay. And that's based on the design that the developer gives us?
- SENIOR PLANNER
JONES Yeah so, they typically come in, figure out what the zone and General Plan are, and then they look at the code. They have their idea and they say, well, that's fine, but you have to build it based on these parameters.

CHAIR GOMEZ	And what would like, for instance...tell me what those parameters would be?
SENIOR PLANNER JONES	Oh, for example, like for an M-2, they would come in and the front yard setback is 20 feet, if it's adjacent to other industrial. If it's adjacent to residential, then it's 50-foot setback. Then for like the front and sides, like if you're on a corner then you'll have side yard setbacks. Parking. So, you have to have parking. You have to have the minimum driveway width for us and for the fire department. So, for example like a 26-foot-wide drive aisle. In addition to what our requirements are, we have to also take consideration, fire, so they can have access to this site. Landscaping, things like that. So those are...
CHAIR GOMEZ	Appreciate it. Thank you. Now if we're proposing, let's say we propose that we want to have some high limitations on M-2. What would that look like and how would we do that Brandi?
SENIOR PLANNER JONES	Well, I believe that the new code does have a M-2 height limit.
CHAIR GOMEZ	What would that be?
SENIOR PLANNER JONES	I don't know. Oh, I don't know at the top of my head.
CHAIR GOMEZ	No, no problem, I understand. I appreciate that. Thank you. No, no rush. We can be here all night. No, I'm kidding. Take your time. It's no rush.
SENIOR PLANNER JONES	65.
CHAIR GOMEZ	So 65 feet. Give me a kind of a visual. So, when we talk about the building on Arrow Highway and Allen, what is that height, off hand? Do you know, the building on the north side, just across the street from Allen and Arrow Highway? Right here, you know the... By the church. I mean, I don't know height is that about...
SENIOR PLANNER JONES	Panattoni.
CHAIR GOMEZ	Panattoni. Is that 65 feet?
SENIOR PLANNER JONES	No.
CHAIR GOMEZ	What is that?

SENIOR PLANNER JONES	I don't think Panattoni is 65 feet. It's M-1, that Zone, and that would be 35.
CHAIR GOMEZ	And so we are allowing 65 feet for M-2s, right? Wow. How did we choose that number?
SENIOR PLANNER JONES	I think #1 is based on like Nick's experience with preparing other codes and just surveys that we've done to other cities.
CHAIR GOMEZ	So it's consistent with other cities. Is that what we are...
NICK PERGAKES	A maximum of 65, that's roughly like a five-story building. It's yeah, I mean that's a recommendation it's certainly go lower than that. Because in the other district we have 50 feet for the M-1 district, but M-2 is kind of your more intensive use.
CHAIR GOMEZ	Was the M-1 changed to 50 feet? We were previously at 35 and now we're going to 50 feet at M-1?
NICK PERGAKES	Yeah, so we discussed with Staff and decided to go up a little bit on that one as a maximum height, so it can be less than that.
CHAIR GOMEZ	Yeah, we really need to review that and reduce that.
SENIOR PLANNER JONES	It's also consistent with some of the recent approvals like the Home Depot, 13131 LA Street, Park at Live Oak.
CHAIR GOMEZ	Appreciate those beautiful developments, however, we like to move forward and reduce that somewhat on the M-1 and M-2. So, let's take a look at that and so we can read...
SENIOR PLANNER JONES	Do you have a suggested height?
CHAIR GOMEZ	You know, I really don't. I don't. However, I know that community awareness speaks to a different height and height limitations. And so as a representative body of our history and our future in the General Plan, I think we should look at that. And I'll take a look at it and I will either, you know, put it in an e-mail or contact you if I have some feedback. You know I have to have some vision. I mean, I have to visually, I'm a visual learner, so that has to be. So let's talk about setback limitations as well, the setbacks which were also an issue at both study sessions, this last one yesterday and also in our July. What is the standard setback? What are the new ones then on the M-1 and M-2?

- NICK PERGAKES The setback, we have a minimum of 30 feet for the M-1 and M-2, and then the new Business Park zoning designation, the side's setbacks are 20 feet. Then interior sides are kind of based on certain factors that we have some things written in there. Rear is actually 0 feet, or it's 15 feet if it's abutting a Commercial or Mixed-Use Zone. Then a minimum of 30 feet for a property in the M-1, M-2, or BP Zone adjacent to a residential zone property.
- CHAIR GOMEZ When we're talking about setback, what about location? Would that be on a busy...so we have two components, the residential and a busy street or commercial like Arrow Highway. Is there any differentiate, or a difference, or we did the same on all of them?
- NICK PERGAKES We are treating them the same whether it's an arterial street or a smaller collector street? So we don't have different setback provisions based on the street you're fronting. It's based on the use that you are or the use your next to, not based on the street you're on.
- CHAIR GOMEZ That should be a consideration if you're residential. However, when you're on a busy street, so let's take again the Panattoni building here. One side is a nice set back, which they allowed so that they could see the church, but then the other part comes a little closer. So I want you to look at that. I want you to look at and see if on a busy street... We can't take away the residential and with their next to, those components need to stay. But the setback on a busy street versus Industrial park in the background of the setback, I think that we should take a look at that. I'm not clear on what that means, but I'm going to, we're going to have that discussion. And then also, the setback should be a little bit more. When we look at the Siracha. He is called, Huy Fong. Beautiful set back, right? What would that feet be, Brandi, do we know of hand? Huy Fong.
- SENIOR PLANNER JONES From Azusa Canyon? I think it is less than that, maybe 20 to 50.
- CHAIR GOMEZ So there is parking there. Let's take a look at that. I want to review the setback and height limitations, and your recommendation, and how that would look, and consistency with the feedback from the July session and last night's session. Even though every component is different, I understand. We were doing environmental justice but also safety. I think that the government environmental justice to be awareness in the communities of what the community wants. So, I appreciate that work and I appreciate you looking into it. Thank you.
- SENIOR PLANNER JONES So for setbacks, you're looking at something closer to what Huy Fong looks like? Okay.
- CHAIR GOMEZ Or even you know the one I just mentioned over here.

VICE-CHAIR BURROLA	Like you guys were saying he changes the height requirement and it went up, you know the maximum went up by 20 feet. Is there a way we could change the front yard setback to be more like Huy Fong Foods? We have landscape, and then you have parking up front, and you're pushing the building back you still can keep it 50, 60 feet as it stated in the M-2, but it doesn't look so big because it's pushed back. So, it's not an eyesore to people who are driving by. You know, like kind of like what the Chair was saying as far as this building up here, where if you pass it by its right there and you can see it because it's only a 20-foot set back there. So, is there a way we could look into that and maybe make it a requirement where all their parking requirements will be up front? The design will be more parking up front and landscape up front, so you can meet that set back of whatever Huy Fong Foods is, 100 feet or whatever it is.
CHAIR GOMEZ	And it doesn't have to be that far, Brandi. I think that we can give guidelines but not just 20 to 30 feet. And no, we can't keep it at 50 feet height limitation. I know that the other Commissioner thought that would be... We need really need to look at that.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you, Chair and Commission, so what Vice-Chair Burrola.
COMMISSIONER CHICO	What's his name?
CHAIR GOMEZ	What's his name?
VICE-CHAIR BURROLA	Who's that guy?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	You know, I can't recognize him.
CHAIR GOMEZ	I know, we all miss it.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	I am so sorry.
VICE-CHAIR BURROLA	It's alright.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

So there has been a discussion about that. If there was... Okay, we have a landscape setback in the front, then we have parking if you want, as a development standard to have the parking go at the front of the building then we'd have to have the drive aisle. So, depending on the landscape, let's not even talk about that at this time. So we have 20 feet basically for the car parking. We're talking about for vehicle parking. We're not talking about any kind of fleet trucks or anything. Then we'd have 26 or 28, the Fire Department lane, you know, the backup that they would require. So we're already at 48 feet with that and then whatever the landscaping, so we're looking at what, 10 or 15 feet, you know from the property line. So then you're talking about, you know, the development standards themselves would just include that setback. And then are you asking for maybe a further set back from the drive aisle or the parking lot?

CHAIR GOMEZ

Sometimes. Depending on where it is located. Not necessarily, but sometimes.

VICE-CHAIR
BURROLA

Is that doable?

CHAIR GOMEZ

Oh, I think that you should contemplate it.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

We could have that, and I think we could provide a graph.

CHAIR GOMEZ

That would be wonderful.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

The Zoning Code is where we do want lots of graphics.

CHAIR GOMEZ

And also when we think of a setback, I know that I've driven around different times, so you know, sometimes buildings are expanding or they're changing. We don't want them to use the front as storage because they or, you know, their sister's RV, or their car, or stuff like that. So, we want to make sure that we also have that. But I appreciate your willingness, Brandi. Thank you for taking a look at all this, and I thank you for your collaboration and your partnership in this. It's very appreciative. We haven't done the zoning, the General Plan. So, it's kind of an exciting time for us and we appreciate your hard work all of you. Thank you. That's all I have. Does anybody else let's move forward on our agenda? Anybody else have any questions pertaining to this? Anybody in the Zoom audience, Sir?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

I think we have public.

CHAIR GOMEZ

Oh, yes. Please. Thank you, Sir.

ROBERT DIAZ

Thank you. Robert Diaz, 240 South Mountain Ave. Um, couple questions I had about the presentation. Is for one, adult businesses are required to be in industrial areas as we develop land, I suspect some of that land if industrial, could also be available for adult businesses. So, do we have any restrictions in place so that there's as field as required by law? And then locations that are more acceptable than less acceptable.

CHAIR GOMEZ

If I may, Mr. Diaz, if you would ask all your questions then we'll have our Planning Director speak to them.

ROBERT DIAZ

The other one is, can the City consider redefining what commercial is? So that you get completely commercial instead of a mixed bag. The way regional commercial is defined today, it says a mix of business and commercial. Well, as we're talking about business parks now, it's basically coming out manufacturing such as a Speedway, it's being described as a business park or whatever, but it's basically manufacturing. So, my concern is that unless you specify a commercial zone strictly for commercial that you might wind up with what you're getting now, a suppose mixed-use its basically manufacturing or industrial. And specific plans this question is about that, I'm still not sure I'd like to know. We have some specific plans for those specific developments. What jurisdiction does the City have if ever they wish to regulate those parks? Live Oak at the Park is one of those specific plans, another one proposed for Foothill and Irwindale Ave. If let's say you want to widen the roadway because of traffic concerns then do you say, "Oh no, sorry, we have this as part of our plan and so if you want it we'll have to renegotiate the contract." I'd hate to see something like that happen, but the regular zoning I know that you can condemn it. It's a matter of discussing price or something like that. Better, if you plan ahead you can perhaps get the rights of way when they ask for the development in the first place. So anyway, specific plan, what advantage is there in having a specific plan versus having our regular zoning?

CHAIR GOMEZ

Thank you. And if we can't answer those questions, we'll definitely answer them at the next session. Shall we answer them at the next session?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

We can, if Legal wants to weigh in on adult businesses. They could do that now.

CHAIR GOMEZ Jamie?

ASSISTANT
CITY ATTORNEY
TRAXLER Yes, hello. Sorry, I was on mute. So adult businesses, we can to some extent regulate them and designate them to a certain corridor or area. What we cannot do is ban them completely. So, we can regulate them to some extent and that would be in the planning process, in the zone that you know the City deems appropriate, but that's about all that we will be able to do.

CHAIR GOMEZ Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, Jamie. Regarding a specific plan just we do have a few specific plans here, they're basically their own zoning code that you know there is something that is unique about the land. You know a larger area typically. So, they can have some uses that may not have been spelled out in our current Zoning Code. There are provisions in, I believe, in each one of the specific plans: the City of Hope Specific Plan, Reliance II Specific Plan, Park at Live Oak Specific Plan. If something isn't explicitly spelled out in that plan it refers back to the Irwindale Municipal Code. So...

CHAIR GOMEZ I'm sorry, excuse me, but even in that it comes before the Planning Commission even as to the special circumstances on the special plan? or is that automatically?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yeah, the specific plans, that you'll have a developer who may propose that so those go through the same process as just as site plan design review, that it goes to the Planning Commission for a recommendation to the City Council. The only one that is unique is Reliance II that went through what was called an initiative process. That went straight to an initiative from the City and presented to the City Council.

CHAIR GOMEZ Was that all his questions?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON The definition for commercial we'll definitely look at that.

CHAIR GOMEZ Okay.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON You know we can get more detailed description of that.

CHAIR GOMEZ Thank you so much. Do we have anybody else that would like to speak, Mr. Hernandez?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do not.

CHAIR GOMEZ

We are going to move onto Number 6, the Community Development Director report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Commission, you'd think I'd ran out of things to say to that. No, I just wanted to...last night, we did have the workshop for the Safety and the Environmental Justice Element. We will be doing an encore presentation for that. We will give notice; we don't have a date set up for it. We will have that and they'll be notices that we'll send out again to each homes, we'll have it published and hopefully we'll have some good participation. We had a really good participation by the way last night. You know, some really good discussions came out of it and our consultant was really pleased as well as staff. Other than that, I have nothing else.

CHAIR GOMEZ

Thank you, legal counsel and any Legal Counsel Comments, Jamie?

**LEGAL COUNSEL
COMMENTS**

ASSISTANT
CITY ATTORNEY
TRAXLER

Thank you, Chair, not at this time. I do apologize for not being able to be there in person. I'm attending the League of California Cities Conference, learning all things municipal law to hopefully better serve the Commission. So, I apologize for not being there, but I promise it's for a good cause.

CHAIR GOMEZ

Thank you. So, we'll move to Commissioner comments? Please, yes.

**COMMISSIONER
COMMENTS**

COMMISSIONER
FRYMARK

So, I have two comments, maybe three actually. Marilyn, when we're doing the encore presentation and when we send out a notification to the residents about the upcoming presentation, could we ask that it be sent out at least like two weeks in advance so that families have some time to plan for it? I understand there was a little bit of a disconnect at some point yesterday.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes, thank you.

COMMISSIONER FRYMARK	Thank you. The next two comments are specific to our meeting that was held on June 21st. I was just curious to know if the department had any updates on the first one. Is the Development Agreement on the property for the intersection of the 210 and the 605 with the Regency Outdoor advertising, I was wondering if there was any updates in terms of the structure. There was conversations about possibly being able to repurpose the existing structure, but they weren't sure whether or not it was structurally sound. I was curious if there was an update on that.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you, I'll have our project planner address that.
PLANNING TECHNICIAN ROMERO	Hi. So the applicant at this time has not submitted for a plan check. So, once that would start that's when we would see. Not at this time, no.
COMMISSIONER FRYMARK	Okay. Thank you. Then, the next question that I had was specific to that same meeting we I believe it was, Commissioner Fuentes, who brought up the issue about the bridge. There was issues with the bridge. I believe it was like a 3 by 4 or 4 by 4 hole and that the city was going to be working with the department, LA County. I wondered if there was an update on that. You guys are smiling. Why are you smiling?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	I'll have our Engineering Division; he'll steal my thunder.
ASSOCIATE ENGINEER PIMENTEL	I can go ahead.
COMMISSIONER FRYMARK	Thank you.
ASSOCIATE ENGINEER PIMENTEL	Hi, good evening Commission. Yeah, we do have an update. The left turn pocket is actually open, we did do the repairs about a week ago. So, it's fully completed as of last week if I'm not mistaken. The abutment was repaired, and the structure on top was fixed. Temporarily fixed, but it's fixed at least so it's open so we can look into the future for more fixes.
COMMISSIONER FRYMARK	That's good to hear. I'm going to have to take a drive.

ASSOCIATE
ENGINEER
PIMENTEL

So yeah... So, it's been fixed.

COMMISSIONER
FRYMARK

Thank you. That's all for me.

VICE-CHAIR
BURROLA

Can we get an update on the Reliance II Specific Plan? Where we're at with that one? It's been years now and they haven't done any development or came with, you know, a plan. What they're going to do with that land? Also, within that Reliance II Specific Plan in the inside north wall there's a lot of graffiti. I was wondering if you could get with the owner to take care of that. This is the Reliance II Specific Plan.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes, Code Enforcement has been in touch with the property owner regarding that. So, an update for the, you're talking about the development or the implementation of the Specific Plan, plans have been submitted to Building and Safety and Planning. It's in process right now. So, we're looking at that. They submitted plans and they did ask for an extension of the permits.

VICE-CHAIR
BURROLA

Like an estimate timeline or when we might see something come through?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

I know that what they're working on now, there's a lot of infrastructure and the offsite improvements. They've been working with Azusa Light and Water, I think, you know who supplies that. So, they've been working on that. They've been working on plans you know of actually. I think. Do you want to speak specifically to that? Okay?

ASSOCIATE
ENGINEER
PIMENTEL

Hello again. So, I know they're working on doing utility upgrades, one of them being the water line right now on Foothill for the Reliance II. So that's one of the works that's in progress. The other plans are I believe in review that's unfortunately another one of my colleagues. I could definitely follow up with them and see exactly where we are with that and probably provide an update to Planning and maybe give you guys an update on that, but I know we are moving forward with some of those plan checks on that as well. That's what I have as of right now.

VICE-CHAIR
BURROLA

Like a deadline for them? Do we have like a certain time or they have all the time they want to develop that land?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

No, there's not really. The only deadline would be is if their permits were expiring with that, but they have been working. There was some complications because there's a rail spur in there and getting cooperation from the railroad; I think that took them a little bit longer than they anticipated. Then I know that, you know, they were looking at, you know, a few months ago we had some concerns about an economic downturn. You know they were talking about maybe a

recession at that time. And I'm not saying anything specific about this one. This was kind of overall. We were hearing from developers, construction loans were being looked at, you know, at that time until things kind of stabilized and I think things have stabilized, you know, so that's a more global kind of issue, you know, with it. They've been in touch with us, they've been pretty active for a while with the Building and Safety for their plans, but really there's a lot of infrastructure and offsite improvements that were required. I'm thankful that engineering was here too to kind of highlight some of those things.

CHAIR GOMEZ

You can actually send us an e-mail as to the status from your colleague on engineering component. So, can I get an update? What about the signal that we're waiting for over here?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Vincent and Arrow or the one on Azusa Canyon Road?

CHAIR GOMEZ

What's the status on that signal?

ASSOCIATE
ENGINEER
PIMENTEL

So the one on Azusa Canyon and Los Angeles, again, I would have to follow up with our department. I don't know much of the status on that. However, on Los Angeles Street. and the actual driveway, I know they are doing construction as it is right now to put...

CHAIR GOMEZ

For the traffic signal?

ASSOCIATE
ENGINEER
PIMENTEL

For the traffic signal, for the driveway. Yeah, so they are in construction right now. I don't have a tentative completion date. I can follow up and see when they anticipate when that would be completed, but I know it's fairly soon. I just don't have an actual date on that.

CHAIR GOMEZ

That would be excellent.

VICE-CHAIR
BURROLA

Have plans been submitted and reviewed for the traffic signal?

ASSOCIATE
ENGINEER
PIMENTEL

For which one?

VICE-CHAIR
BURROLA

Los Angeles Street?

ASSOCIATE
ENGINEER
PIMENTEL

I would have to double check and see. Last I know, I didn't see anything myself, but I would definitely have to double check and get back to the Commission on that.

VICE-CHAIR BURROLA	Update on the materials recycling facility? Where they're at as far as construction...is there like a update on that where we're at with that and I wanted to see if I can get a tour at that site?
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	We can certainly reach out to them for that. I think with your questions are all good on timelines and so we'll include them in the weekly update you know to get some specifics. I know with the MRF they we're currently reviewing you know for the main building, main MRF building, we're reviewing plans for that and hope to issue permits shortly. Now they are doing grating and they're working on the tunnel portion of that. That's what they're grating for right now. So, you would like a tour of the actual site?
VICE-CHAIR BURROLA	I just don't know who to talk to, a point of contact? Also, the development west of the 605.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Park at Live Oak?
VICE-CHAIR BURROLA	Yeah.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Oh, they're very happy to give tours.
VICE-CHAIR BURROLA	So, I know we talked about it before, but I just need a point of contact so I can call them and set something up for myself. I know we can't, you know, three at a time, can't go and visit. So, I would just like to set something up for myself.
CITY MANAGER MIRANDA	Commissioner Burrola, I can definitely reach out to Jeff Dritley or also John Edwards. I know we're right now working on providing a tour for one of our Council Members, so we can definitely include you in on that and any other Commissioner that would like to.
COMMISSIONER FRYMARK	I would like to be added to that, if possible, please. Thank you.
CITY MANAGER MIRANDA	Absolutely, Commissioner.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	The latest news at the Park at Live Oak is that the two signals that they had going into it, I guess they went live today so if you're driving a Live Oak or on Arrow Highway you'll notice you have to stop. Oh, Engineering again.

ASSOCIATE
ENGINEER
PIMENTEL

Actually slight correction on that one. One of them went live today at the driveway of United Rock and Arrow Highway. The other one they were working on, didn't get to finish the timing into that. So, they're going to be working on that tomorrow. It should be going live tomorrow for those sections. So, I just wanted to get clarification on that.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Meaning you can still race through on one side of the road.

CHAIR GOMEZ

I want to thank everybody for their hard work. There's a few things going on in the city, so call it a night. Goodnight. Thank you so much. I adjourn the meeting.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:12 p.m.

Attest:

Jesus Hernandez, Administrative Secretary

Item 1-A.2

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

October 30, 2023
Monday
6:33 P.M.

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

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Good evening, we're calling to order the Special Meeting of the Planning Commission dated October 30th, 2023 at 6:33 PM. Today's meeting will be conducted in a different format, we will first start the meeting with roll call.

ROLL CALL:

Present: Commissioners; Maricela Frymark; Richard Chico; David Fuentes

Absent: Vice Chair Enoch Burrola

Also present: Julian Miranda, City Manager; Theresa Olivares, Assistant City Manager; Jamie Traxler, Assistant City Attorney; Brandi Jones, Senior Planner; Lisa Chou, Associate Planner; Jesus Hernandez, Administrative Secretary; Karen Ruiz, Office Specialist.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do have a quorum, but since we do not have a Chair or a Vice-Chair this evening, we will have to nominate a Chair Pro Tempore. Can I have a nomination for a Chair Pro Tempore?

COMMISSIONER
FRYMARK

I nominate Commissioner Chico.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Thank you, can I have a second?

COMMISSIONER
FUENTES

Second.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Thank you, I will take Roll Call. Commissioner Chico.

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Frymark.

COMMISSIONER
FRYMARK

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Fuentes.

PLANNING COMMISSION MINUTES
REGULAR MEETING

October 30, 2023
PAGE 2

COMMISSIONER FUENTES	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Vice-Chair Burrola is absent. Thank you. So, we will have Commissioner...
COMMISSIONER FRYMARK	Can I take a moment, please? I meant to make that motion for it to be Commissioner Fuentes and I misspoke, and I said Commissioner Chico. I apologize for that, Commissioner Chico.
COMMISSIONER CHICO	That's quite alright.
COMMISSIONER FRYMARK	May I restate my motion?
ASSISTANT CITY ATTORNEY TRAXLER	Yes, that is fine.
COMMISSIONER FRYMARK	I apologize to everyone here. May I make a motion to make my recommendation to Commissioner Fuentes?
COMMISSIONER CHICO	I second that motion.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you, we have a motion and a second.
COMMISSIONER FRYMARK	It is late. It's been a long day. Thank you, guys.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Frymark.
COMMISSIONER FRYMARK	Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Fuentes.

COMMISSIONER
FUENTES

Yes, and if I may say something for the audience, you don't know, I'm also known as Chico, so I think she made a mistake.

COMMISSIONER
FRYMARK

I did.

COMMISSIONER
FUENTES

He is, Commissioner Chico, and I am David Chico Fuentes so I think that is where the error was, possibly.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

And Vice-Chair Burrola is absent. So, we will have Commissioner Fuentes as our Vice-Chair Pro-Tempore.

CHAIR
PRO-TEMPORE
FUENTES

I'd like to call the meeting, the Planning Commission meeting, October 30, 2023. Could we all please stand 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
CHAIR
PRO-TEMPORE
FUENTES

Dear heavenly Father, we do come before you this evening thanking you so much for your love, your grace, and your mercy that you bestow upon this great country and all that are here. Father God, I just pray for this Commission that is up here. I pray for all those that are out in the audience. Dear Lord. That you would bless us, Lord, and that anything we speak on would be coming from you and not us. Lord, we just ask you bless this City and we ask that you bless this Nation, dear Lord. In Jesus name, Amen.

CHAIR
PRO-TEMPORE
FUENTES

We are going to skip Roll Call since we have already done it. Item E. AB 2449 Disclosures.

AB 2449
DISCLOSURES

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do not have any disclosures tonight.

CHAIR
PRO-TEMPORE
FUENTES

Okay, there is no disclosures.

ANNOUNCEMENTS

CHAIR Do we have any announcements from the Commission?
PRO-TEMPORE Commissioners? Are there any announcements?
FUENTES

ADMINISTRATIVE No announcements from Staff, thank you.
SECRETARY
HERNANDEZ

CHAIR Okay, let's go to the Consent Calendar.
PRO-TEMPORE
FUENTES

CONSENT CALENDAR

CHAIR A Consent Calendar contains matters of routine businesses to be
PRO-TEMPORE approved with one motion. Unless a member of the Commission
FUENTES requests separate action on a specific item. At this time, members of
the public may ask to be heard regarding an item on the Consent
Calendar. The only Item on the Consent Calendar are Minutes. So, we
have no Minutes for approval. I guess we move on to number 2
Spontaneous Communications.

**SPONTANEOUS
COMMUNICATIONS**

CHAIR This time is set aside...Okay. Spontaneous Communications are
PRO-TEMPORE limited to Special Meeting Agenda only. Public comments will be heard
FUENTES in the following order, e-mail comments. Do we have any e-mail
comments?

ADMINISTRATIVE We do not.
SECRETARY
HERNANDEZ

CHAIR We do not. So now we have in person attendees. Anybody wishing to
PRO-TEMPORE speak on Spontaneous Communications, please come to the podium.
FUENTES Please state your name.

CARMEN ROMAN I will only state my name today. Carmen Roman, resident.

CHAIR Thank you.
PRO-TEMPORE
FUENTES

CARMEN ROMAN

You're welcome. I have a couple of things I'm going to try to get through them. I'd like the Commissioners to hear this and this to go on record, and I will follow up at a later date when it possibly gets on the agenda. One, the building height limit 30 feet, I hear it's 35 now. It could go as high as 55. Every resident that this affects should be told before you make a deal. This should be learned about and listened to at a Public Hearing or residential forum. You don't have to be within a certain footage to be affected and lose our rights to a view. That's not the legal term but I know Malibu and OC residents have gone through it, and even our beloved Mount San Antonio College. It's gone for years, if not a decade, trying to get a parking lot but they have been in mitigation with residents taking care and taking heed of what their wants are. So with those heights, please let us know before. I think the changing zone is on there so I will skip that, but I want to know if my Planning Commission is aware of this South Coast Air Quality Management District, also known as Irwindale Associates, LLC, also known as Louis Vuitton. So, they're talking about canisters and air pollution, and they have a certain amount already allotted for and already stated as law, as how much they can run through that little building. But they want to increase it, by many, many canisters. They're supposed to notify every single resident within 1000 feet, every single child in the School of Merwin. Their parents must be notified via snail mail and e-mail. Also, this affects Our Lady of Guadalupe Church, which many of us are parishioners of and attend. School classes for the kids, and catechism, and church service. All these notifications must be done before Louis Vuitton comes to this Commission and starts dropping more pollution on us. I've already spoken with a gentleman, Mitch, and I've got copies of the letter in English or Spanish if any of you would like to make copies. Alright, I'll come back.

CHAIR
PRO-TEMPORE
FUENTES

Please, let her continue. Let her continue.

CARMEN ROMAN

Thank you. I received the letter in English and Spanish, and many residents within that footage had not received it. So, I've already spoken with Council, I've spoken with some Staff, but I've come before this Commission so that you would be aware. I know you haven't been meeting as usual. You are our watchdogs. We put our faith and our trust in you five in those seats. We stay at home comfortably because you're up there looking after us, and a lot of things are going through that we don't like. We don't like when you don't meet, because as long as there is an issue that says Spontaneous Communication, the residents here will call each other. You see that leak? You see that trash? I'm going to the next meeting. Well, if we come and you're not here, that takes away our right to speak. You are watchdogs. We have trust in you, and we want you to meet. We want to continue as long as we're talking about residential zone changes that affects all of us, many of us, or pollutants, we want you, this Commission to be aware,

to work with Staff and our Council, and to keep the Residents safe.
Thank you.

CHAIR
PRO-TEMPORE
FUENTES

Thank you for your comments, Carmen.

DENA ZEPEDA

Thank you, Chair. Dena Zepeda, I just want to piggyback on that. On the Louis Vuitton thing, I never received a letter and I'm closer to it than her. Thanks to Carmen, she made it aware and a lot of us residents already called. We kind of put a little hold on it to where now they're going to start again, make sure they get a letter out and explain everything that their plans are doing. What I find strange is that, it went past your guys' hands. It went past your hands, and nothing was brought upon us or to you guys to even, you know, say anything about it. So, I'm very upset with that. You know, like Carmen said, we put you guys up there, the best, for you guys to watch our back. You know, the environment especially. We just made a commitment with United Rock, you know, one of the longtime businesses here that we've been with forever. So, we gave a commitment to extra hours and extra time. We have Huy Fong. They were out for a while because they ran out of chili, but they're going to be back in. So, these environmental tests that were done for a Louis Vuitton were snuck in there. According to the way I feel, they were snuck in there through our Department, Planning Department. They find just this much more of cancer, that's all. Just this much more. That's just too much for us. That's just too much for us and for it to not go through you guys. This is what upsets me. You know, I want everything, every business, every industrial business that has the machine. We lost four people in a death because our Code Enforcers don't go out there to check our businesses to see what's going on or else we would have known there was a honey oil cooking place, and four guys wouldn't have to burn because we would have had to shut them down. If there's too much work here, then we need to step up. My Planning Department, I want you guys to watch our back because, I mean the Commissioners, because the Planning Department isn't. They're not here. They don't live here. I'm not appreciating how I'm being treated from them or how we're being treated by them, I don't appreciate it. That's why we need you guys to step up in every meeting. We already went to the City Manager and to my Council. I expect you here every month, so we can talk when we get these kinds of things because we waited a whole month to come to you guys. We had to wait. When I did call a couple of you, you said we haven't had meetings. I was like, what? So, there's again, taking my rights away. I like you guys to stay on top. I really do, because I trust you guys, all five of you. I trust you. You live here too. So, if they're trying to pull something over us like that, that's how I feel. You know, these guys come in straight to us. United Rock always has been straight to us, whether we like or not. We get to debate about it. You

know, we get to talk about it. That's all I'm asking for. Thank you, guys.

TOM BEA

Hi, my name's Tom Bea, I'm Managing Partner with Mount Olive Storage located at 1500 Crestfield, just north of the 210 Freeway, south of Route 66. I wanted to point out from what I found out researching the new zoning. There's a road called Las Lomas which runs north and south, just south of Route 66. I noticed in a zoning map that I found online, not the one that's indicated here, I believe Number 04-2023 Modifying the Zoning Map. I don't think I found that one, but the one that I did find was dated 2022. It does correctly list our property as M2, Heavy Industrial. It does list my neighbor, Brown United, or the Brown family's property as M2, as well as SoCal Edison's properties, as M2. But what it doesn't indicate is the access down Los Lomas. You have it as a M1, on the road, and I believe that you approved a set of plans for the Las Lomas improvements, April of 2021. Let's see here, I even brought in a little laser pointer. So, we're right here and that's where Las Lomas is but on the on the plans I found, there's actually a road that actually runs down Las Lomas in the City of Irwindale, right on the boundaries of Duarte. You don't indicate it on the Zoning Map. The road, and I'd like that road indicated. Leading up to our M2 Heavy Industrial properties that are there. So again, my name is Thomas Bea, with Mount Olive Storage, and if you need to get a hold of me, my e-mail address is tomtbea, that's tomtbea@gmail.com and that's all I have to say. Thank you very much.

CHAIR
PRO-TEMPORE
FUENTES

Thank you for your comments.

ROBERT DIAZ

Robert Diaz, 2408 South Mountain Ave, here in Irwindale. I would like the City to provide a better Zoning Map for residents. I made a blow up of the one that was sent out to us, the Residents. The zoning is not clear the way they made the map. So, I think a better map would be better. The question I have when I look at the map is, do you really want to continue and have the zoning the way it's projected to be? Manufacturing on residential property where Ruelas and Park Rose are. That's how the previous map read, and that's the proposed map as well. I find that hard to believe that you really want to do that, but that's how it is. So that's part of the reason why I like to see a better map. Maybe I'm seeing things wrong, but I hope you fixed that so you don't have manufacturing and residential areas like that. The other question is, where is the Commercial Zone? I don't really see it. I was hoping that the City would have strictly commercial, because as we have now, we have Regional Commercial. But the definition indicates a mix of commercial with other uses, kind of like a mixed-use. We already have proposed, in this new proposal, having a business park. That to me is more of a mixed-use, but it's mainly industrial in actual practicality. And I think if we're looking to get some commercial, we have to take a look at how we're zoning things. So, I hope you take a

good look at that. Where we have berms, I'd like to see that they're maintained and kept up. I don't know if it's in the language, whether an owner can take down the berm and put up a new building, let's say. Whereas a base of a berm might be more than 20 feet wide and provide some sound barrier. I'm talking about existing berms right now. I guess they'd be considered if you want to have manufacturing near Residential to have a berm. In fact, I'd like to see a limit, if possible, the height of industrial buildings that are near residential. I know they're proposing a setback of 50 feet, but I would think that if they ask for a variance, for example, to go higher for the parapet or decorative that there be some distance for them to do so still, for example, two feet setback for each foot higher with the limit.

CHAIR
PRO-TEMPORE
FUENTES

Thank you. Is there anyone else wanting to speak or wishing to speak on Spontaneous Communications? Please come on up. Seeing how we have none, we'll go ahead and close Spontaneous Communications. New business.

NEW BUSINESS

CHAIR
PRO-TEMPORE
FUENTES

It doesn't look like we have any New Business. Public Hearing.

PUBLIC HEARINGS

ASSISTANT
CITY ATTORNEY
TRAXLER

Chair if I may, for Public Hearings, we have Item 4A, Zoning Ordinance Amendment Number 03-2023 and Zone Change Number 04-2023; Citywide - Title17 Zoning Code Update. At this time, Staff is recommending a continuance of the Public Hearing, but that the Planning Commission do take public comment at this time and then continue the Public Hearing to a date uncertain.

CHAIR
PRO-TEMPORE
FUENTES

Very good then, I will open this up for public comments on this item. Is there anyone wishing to speak? Please come forward, state your name and what you'd like to talk about.

CARMEN ROMAN

Hello, Carmen Roman.

CHAIR
PRO-TEMPORE
FUENTES

Excuse me?

CARMEN ROMAN

Carmen Roman.

CHAIR
PRO-TEMPORE
FUENTES

Thank you.

CARMEN ROMAN You're continuing this, right, to the next meeting? We just would like to have notification, as residents, that it is a Public Hearing because this is one of the things that affects me and my family, having homes here. Changing that zoning from 1A to R1, where we've already gone to conferences or little meetings and already spoke on this, saying we wanted to remain the same. If I can have a second here. Yeah, so changing that zoning, I don't know, it seems like you're dragging your feet or stalling. When I say you, I'm not pointing at anyone in particular here. It could be a Staff, this Commission, Planning or, you know, any one of them Council. The main thing is, we continue to say we want it to remain the same. The only reason I can see for changing it, is money and not in my pocket. So, if you change and my residential taxes go up, I'd like you to foot that bill because I'm perfectly fine with an A1 Zoning and we're not raising cows or pigs or anything. I'm just talking about the government. When there's a change, it usually comes with a price tag and of course that's going to fall on us, the homeowners. So, when you bring this back, please notify residents so we may come and speak. We want to know why you keep stalling. Bringing it, bringing it. If we weren't here tonight, we wouldn't know it was on here and it could have passed. Please let us know and leave our Zoning alone. Thank you.

CHAIR
PRO-TEMPORE
FUENTES Thank you. Anyone else wishing to speak on this matter?

ROBERT DIAZ Robert Diaz, 2408 South Mountain. This is for the Public Hearing, correct? The comments right now are for Public Hearing?

CHAIR
PRO-TEMPORE
FUENTES Yes.

ROBERT DIAZ Well, the comments I made, if they can be incorporated into the Public Hearing then I don't have to repeat myself. Is that possible?

COMMISSIONER
FRYMARK He wants to copy and paste.

CHAIR
PRO-TEMPORE
FUENTES Jesus, can we do that?

ADMINISTRATIVE
SECRETARY
HERNANDEZ It is in the record.

CHAIR PRO-TEMPORE FUENTES	Oh, great. Anyone wishing to speak on this Public Hearing Item? Seeing none, we will go ahead and close that. I'm sorry, Yeah, close that portion of it, and we go ahead and motion to...
ASSISTANT CITY ATTORNEY TRAXLER	Yeah, that is correct. A motion to continue the Item to a date uncertain at this point.
CHAIR PRO-TEMPORE FUENTES	Okay, make a motion to continue the Item to an uncertain date, with the public being notified.
ASSISTANT CITY ATTORNEY TRAXLER	That is correct, we will re-notice the hearing.
COMMISSIONER CHICO	Is that a motion?
CHAIR PRO-TEMPORE FUENTES	Yeah, I make a motion.
COMMISSIONER CHICO	Second.
CHAIR PRO-TEMPORE FUENTES	Roll Call, please.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Frymark.
COMMISSIONER FRYMARK	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Vice-Chair Burrola is absent. Thank you.

CHAIR
PRO-TEMPORE
FUENTES Okay, Discussion Items and Presentations.

ROBERT DIAZ May I ask a question about the Public Hearing?

CHAIR
PRO-TEMPORE
FUENTES Yes.

ROBERT DIAZ Looking at the agenda, it says open the Public Hearing and maintain the Public Hearing open. Has the hearing been closed. Or is it?

CHAIR
PRO-TEMPORE
FUENTES No, the hearing has not been closed, still open, we're just postponing it to a later date.

ASSISTANT
CITY ATTORNEY
TRAXLER Sorry Mr. Chair, to clarify at this time the Public Hearing is not open at all. It will be re-noticed, at which time we can open it fully. This is just for the public to provide comments at this time.

CHAIR
PRO-TEMPORE
FUENTES I am sorry Robert, come back again.

ROBERT DIAZ I had thought that because the Agenda indicated the meeting would continue as an open Public Hearing that, that indeed would be the case, but I think the attorney says it's closed.

ASSISTANT
CITY ATTORNEY
TRAXLER It's not open yet. So, at the next meeting we will open it and there will be another opportunity for the public to provide any comments.

ROBERT DIAZ So there will be another Public Hearing?

ASSISTANT
CITY ATTORNEY
TRAXLER Yes.

ROBERT DIAZ Okay.

CHAIR
PRO-TEMPORE
FUENTES Good? Okay, thank you. Discussion Items and Presentations.

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR
PRO-TEMPORE
FUENTES Are we going to get a verbal update? Yes or no?

SENIOR PLANNER
JONES Yes, I will be providing an update.

CHAIR
PRO-TEMPORE
FUENTES Okay, please.

SENIOR PLANNER
JONES Chair, Members of the Commission, per the Planning Commission's recommendation, Staff prepared a survey, which was mailed out to 418 households and also made available online. The survey was active from September 28th, 2023 to October 13th, 2023. During this time, Staff received a total of 16 responses: 4 hard copies and 12 electronic results, resulting in the 3.8 rate of participation. Of the results, 10 were supportive of the change to R1, 4 we're not supporting the change to R1, 1 did not answer, and 1 wrote in maybe with some additional comments. That concludes my update.

CHAIR
PRO-TEMPORE
FUENTES I'd like to direct Staff to resend out again, a second time. See if we get more comments from the residents. 16 people out of quite a few residents we have, that to me is not acceptable. So, I'd like to send it out again. Do I need to make a motion for that or just a comment?

ASSISTANT
CITY ATTORNEY
TRAXLER We would need a motion for that, yes.

CHAIR
PRO-TEMPORE
FUENTES I make a motion that we resend that survey out again.

COMMISSIONER
CHICO Second.

SENIOR PLANNER
JONES When do you want the survey to begin and end?

CHAIR
PRO-TEMPORE
FUENTES As soon as possible.

SENIOR PLANNER
JONES And what about the end date?

CHAIR
PRO-TEMPORE
FUENTES I'd give it 30 days from the moment you send it out.

SENIOR PLANNER
JONES Okay.

CHAIR
PRO-TEMPORE
FUENTES Do you have a date in mind?

SENIOR PLANNER
JONES Well, if we're continuing the Zoning Code to next month or to a date uncertain, for example, If we're going to have those results. I don't know if you want those results before or after you hear...

CHAIR
PRO-TEMPORE
FUENTES I'd like before the meeting.

SENIOR PLANNER
JONES So then if we do 30 days, that would push us out to the end of November.

CHAIR
PRO-TEMPORE
FUENTES Is your report going to be ready by the next meeting?

SENIOR PLANNER
JONES I think that we would be ready before the next meeting.

CHAIR
PRO-TEMPORE
FUENTES Then give them 20 days.

SENIOR PLANNER
JONES 20 days, what would that come out to be?

ADMINISTRATIVE
SECRETARY
HERNANDEZ Well if we send it tomorrow, 20 days would be November 20th. So, it's still...

CITY MANAGER
MIRANDA Chair, just to be clear our next Planning Commission meeting will be held on November 15th.

CHAIR
PRO-TEMPORE
FUENTES Okay, let's give it a week ahead, okay. If it is only 2 weeks, 14 days whatever it is but lets give you a week to go ahead and process it and get back to us.

PLANNING COMMISSION MINUTES
REGULAR MEETING

October 30, 2023
PAGE 14

ADMINISTRATIVE
SECRETARY
HERNANDEZ

The deadline would be November 8th.

CHAIR
PRO-TEMPORE
FUENTES

That is fine.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Okay.

CHAIR
PRO-TEMPORE
FUENTES

That is two weeks. Thank you.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Also, we had a motion and a second let me do Roll Call. Commissioner Chico.

COMMISSIONER
CHICO

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Frymark.

COMMISSIONER
FRYMARK

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Commissioner Fuentes.

CHAIR
PRO-TEMPORE
FUENTES

Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

Vice-Chair Burrola is absent. Thank you.

CHAIR
PRO-TEMPORE
FUENTES

Yes. If that's all we have for the presentations, the Community Development Director Report, do we have a report?

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

SENIOR PLANNER
JONES

Yeah, I have a couple of items. So, on October 18th, we had our encore Environmental Justice and Safety workshop, and if you're interested the Zoom recording is available online on the General Plan Housing Element's dedicated webpage. The other thing is, the Annual Employee Holiday Lunch and Service Awards will be held Thursday, December 14, 2023. So, if you could please RSVP by Thursday, November 9th to a member of the Holiday Committee. That is it.

CHAIR
PRO-TEMPORE
FUENTES

Thank you. Legal Counsel Comments.

**LEGAL COUNSEL
COMMENTS**

ASSISTANT
CITY ATTORNEY
TRAXLER

Thank you, Chair, nothing at this time.

CHAIR
PRO-TEMPORE
FUENTES

Thank you. Commissioner Comments.

**COMMISSIONER
COMMENTS**

CHAIR
PRO-TEMPORE
FUENTES

Do we have any Commissioner Comments?

COMMISSIONER
FRYMARK

I have no comments at this time.

CHAIR
PRO-TEMPORE
FUENTES

I am good too. So, we will go ahead and we will adjourn this meeting. God Bless you.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:01 p.m.

Attest:

Jesus Hernandez, Administrative Secretary



**CITY OF IRWINDALE
PLANNING COMMISSION STAFF REPORT**
**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**



Date: November 13, 2023 **Agenda Item No. 4-A**

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

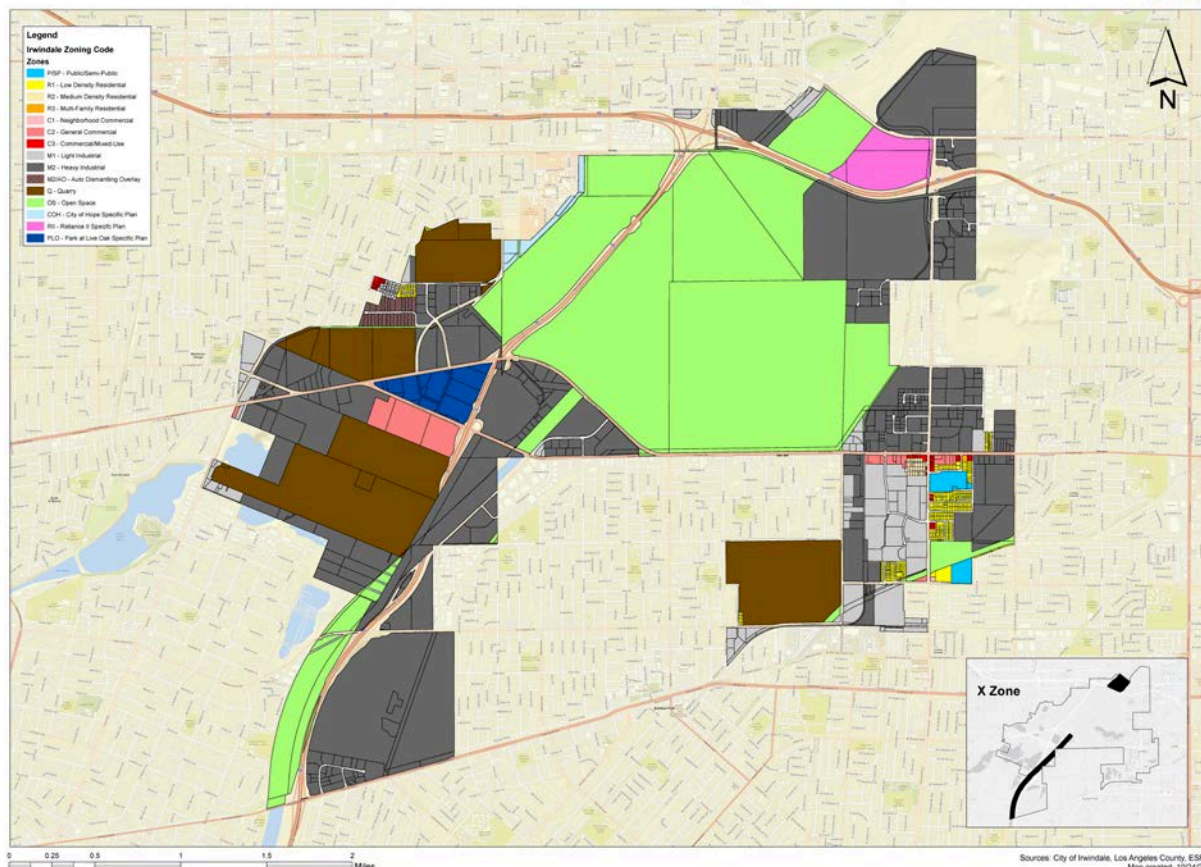
Project Planners: Community Development Staff

Project: Comprehensive Title 17 Zoning Code Update

Applicant: City of Irwindale

Project Location: Citywide

CITY OF IRWINDALE - ZONING MAP (PROPOSED)



Staff Recommendation: That the Planning Commission adopt Resolution Nos. 819(23) and No. 820(23), recommending that the Irwindale City Council:

-
- 1) Adopt findings of consistency with the City's previously certified General Plan Environmental Impact Report (SCH# 2005071047), and finding the project exempt from further environmental review, pursuant to CEQA Guidelines section 15183, and 15162; and
 - 2) Adopt Ordinance No. 722, approving a City-initiated application for a Zone Ordinance Amendment (ZOA 03-2023) to repeal and replace Title 17 "Zoning" of the Irwindale Municipal Code in its entirety with a Comprehensive Zoning Code Update
 - 3) Approve Zone Change No. ZC 04-2023, amending the Official Zoning Map of the City of Irwindale
-

PROJECT SUMMARY

The project consists of a proposed comprehensive update to Title 17, Zoning, of the Irwindale Municipal Code to eliminate constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); implement the City's General Plan and Housing Element policies and programs, incorporate changes to State law and reflect recent case law; better define land uses, regulations, exceptions, and improve usability of the Zoning Code; address zoning districts in accordance with the General Plan Land Use Element; facilitate development and redevelopment; and remedy imperfect code amendments and map errors. The update includes text and map updates and is attached as Exhibit A.

BACKGROUND/HISTORY

The City of Irwindale's current Zoning Code is foundationally built upon the County of Los Angeles Zoning Code. Many of the code chapters were adopted in 1966 and have not been updated since. There have been some efforts to modernize certain chapters and sections to comply with State laws, address outdated uses, non-conformities, include much needed overlays zones, incorporate new specific plans, and update administrative policies. Over the past 57 years, there have been a few efforts at preparing and adopting a comprehensive Zoning Code Update, but none that have gotten to this level of completion.

The City of Irwindale was awarded an SB 2 Planning Grant to prepare an update to the City's Zoning Ordinance, which is codified as Irwindale Municipal Code Title 17, Zoning. The City contracted with Interwest Planning Group to prepare the document. Public outreach efforts began in 2020 with informational brochures and surveys for the community. This grant has specific timelines for completion which affect the City's ability to be reimbursed for the costs incurred for preparation.

PUBLIC OUTREACH

In addition to traditional means of public outreach, such as mailed and posted notices, the Community Development Department has used social media to reach and inform interested parties. In addition, Community Development Staff have participated in City sponsored events, such as setting up informational tables at Music in the Park, and the Irwindale Public Library Spring Book Festival on March 26, 2022. Stakeholder interviews were held on August 31, 2020, September 2, 2020, September 14, 2020, September 21, 2020 and September 30, 2020 with property owners, businesses, development professionals, and residents. Flyers were also distributed to each household, distributed in the Irwindale Chamber of Commerce email blast, and emailed to all Irwindale Business License holders, informational and meeting flyers were posted at City Hall, the Library, the Senior Center, and the Community Development Department.

The thirty (30) day public review period for the draft Zoning Code began on June 15, 2023. A Joint Study Session with the City Council and Planning Commission was held on July 19, 2023, at which time, there was a request to extend the public comment period to August 14, 2023. This time extension allotted for a total of two (2) months to provide comments about the project and an approximate four (4) month overall review period based on the current state of the process.

Following the July Study Session, a list of questions and answers was prepared to address the questions and comments from the public, City Council members, and Planning Commissioners. Additionally, a Table of Contents Comparison of the Existing Zoning Code to the Draft Zoning Code was prepared and is attached as Exhibit D.

On September 20, 2023, the draft Title 17 Zoning Code was presented to the Planning Commission. Minor corrections have been made to the draft Zoning Code, reflecting the comments received from the Planning Commissioners.

During that meeting, Staff was also instructed by the Planning Commission to conduct a survey to get feedback from community members regarding the rezoning of residential properties from A-1 (Agricultural) to R-1 (Single-Family Residential). This proposed change was originally adopted in the 2013 Housing Element, Program 6, which states: The City will rezone all A-1 (Agricultural) property to R-1 (Single-Family Residential). Staff prepared a survey, which was mailed out to 418 households and also made available to complete online. The survey was active from September 28, 2023 to October 13, 2023. During this time, Staff received a total of sixteen (16) responses; four (4) hard (paper) copies and twelve (12) electronic responses resulting in a 3.8% rate of participation. Of the responses, ten (10) were supportive of a change to R-1 (Single-Family Residential), four (4) were not supportive of a change to R-1 (Single-Family Residential), one (1) did not answer and one wrote in "maybe" with some additional written commentary.

A duly noticed public hearing was originally scheduled for October 30, 2023. The Planning Commission did not conduct the hearing, but instead received further public comment

and input on the proposed Zoning Code and Zoning Map Update, continued the item to a date uncertain.

The Planning Commission directed staff to extend the survey until November 8, 2023. Again, the survey was mailed out to 418 households and made available online. During this time, Staff received a total of nine (9) responses; two (2) hard (paper) copies and seven (7) electronic responses resulting in a 2.2% rate of participation. Of the responses, six (6) were supportive of a change to R-1 (Single-Family Residential), two (2) were not supportive of a change to R-1 (Single-Family Residential), and one (1) did not answer. Between the two (2) open survey periods, the survey received twenty-three (23) total responses for an overall resident participation rate of 6%.

On November 3, 2023, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.

A notice of public hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was posted at Irwindale City Hall, Irwindale Library, the Community Development Department and the local post office. As a courtesy, a copy of the notice was also mailed to each residential household. The notice was also mailed or delivered at least 10 days prior to the public hearing to all owners of the subject real property proposed to undergo zone changes or amendments, as well as all owners of real property within 500 feet of the real property subject to the Zone Changes or amendments, in accordance with the California Government Code.

PROJECT OVERVIEW

The City of Irwindale Municipal Code section 17.84.010 provides that, “The provisions of this title [Zoning], including, but not limited to, the classification of property, shall be amended whenever the public interest and necessity so require.”

The proposed Comprehensive Zoning Code Update is necessary and intended to be consistent with and will implement the City’s vision, goals, and policies of the Irwindale 2020 General Plan. The Comprehensive Zoning Code Update is intended to be consistent with state law, and the proposed revisions to the Zoning Code are in the interest of the public and are necessary to comply with state law. The following key issues are addressed in the Zoning Code update:

Streamlining of the development process by improving processes and permit requirements for the City. The updated Code will provide clear standards that eliminate ambiguity and help homeowners and developers get their projects approved more quickly and easily.

Making the Zoning Code easier to use by reorganizing the Code into a more modern format that makes information easier to find. The existing Code, with the many changes that have been made over the decades, is complicated and hard to use, with critical

information scattered throughout the document. The updated Zoning Code will be shorter and easier to read, with helpful illustrations and cross-references.

Complying with changes in state law that require cities and counties statewide to make changes in their zoning codes to, among other items, encourage the development of new housing. One example of these changes is a requirement to adopt “objective design standards” for multi-family housing that will allow developers to create projects that can be approved at a staff level if very specific standards for quality design are met. ADU regulations have also been updated to comply with recent State laws.

Implementing the City’s General Plan by making changes to the Zoning Code that are directed by the General Plan’s vision and policies.

Fixing problems in the existing Code of internal inconsistencies and errors that have cropped up over time.

Modernizing outdated portions of the Zoning Code

Streamlining the processes established in the Zoning Code that must be followed when developers and property owners submit projects and work with the Planning Department.

Below is a list of proposed revisions and additions in the Zoning Code.

- Updated the general purpose of the residential zoning districts in 17.04.010, addressing the relationship of the residential zones to the General Plan’s goals and policies. In addition, purpose statements promoting high-quality design and preserving the quality of life and character of existing residential neighborhoods were added.
- Prepared new purpose statements that discuss uses found in each residential zoning district, relationship with the associated General Plan land use categories, and maximum density limits allowed (Chapter 17.04).
- Created new permitted use tables in Chapter 17.04 for residential zoning districts to make it easier to find and compare what is permitted, not permitted, or conditionally permitted in each zoning district.
- Updated the types of residential uses allowed in residential zones to allow new housing options in the City, such as townhouses and condominiums.
- Revised and added new housing-related definitions in Article V, including terms such as “group residential,” “assisted living,” “family day care,” etc.. Definitions for various housing types were also added or updated to match the revisions in the residential zoning districts section.
- Created new development standards tables in Chapters 17.05 – 17.07 for non-residential zoning districts (commercial, industrial, public/semi-public zones) to

make it easier to find lot size requirements, setbacks, and building height information.

- Updated density bonus provisions based on recent state law changes (Chapter 17.15)
- Developed objective development and design standards for affordable multi-family housing projects (Chapter 17.14) meeting the eligibility requirements for streamlining under state law SB 35.
- Updated the City's Accessory Dwelling Unit (ADU) regulations to meet new State law that took effect Jan. 1, 2020. The new regulations provide clear standards for building or converting living space into an ADU and will help Irwindale property owners seeking to provide housing opportunities.
- Created objective design standards for residential and commercial districts to promote high-quality design in the City (Chapters 17.05 and 17.14).
- Combined A-1 district with R-1 zoning, to better reflect single-family development already occurring in the City.
- The C-P zone has been removed from the Zoning Code, with most uses from the C-P district being incorporated into the C-1, C-2, and C-3 zoning districts.
- The CM zone has been retired and CM uses were incorporated into the M-1 and M-2 zoning districts.
- Updated the C-3 district to allow residential above commercial uses in a mixed-use building. This aligns with the purpose of the C-3 district and the Town Center area as described in the General Plan.
- Updated off-street parking chapter created with revised parking space and parking design standards (Chapter 17.16).
- Enhanced landscaping and screening provisions provided in new stand-alone Landscaping chapter (Chapter 17.17).
- New General Site Design and General Planning standards chapter was added (Chapter 17.13).
- New stand-alone Signage chapter showing permitted sign types and regulations for signage (Chapter 17.19).
- New Administration and Permits chapter created (Article IV). Describes the review and approval authority of City, and how various amendments with policy and regulatory documents.

- Renumbering the City's current Surface Mining and Reclamation Plans Chapter (Chapter 17.63) to be consistent with the new Comprehensive Zoning Code numbering scheme. (Chapter 17.21).

Below is a table of the proposed zoning districts in the updated Zoning Code.

City of Irwindale Zoning Designations		
Zone Symbol	Zone District Name	General Plan Land Use Designation Implemented by Zone
BASE ZONES		
Residential Zones		
R-1	Residential – Low Density	Residential
R-2	Residential – Medium Density	Residential
R-3	Residential – Multifamily	Residential
Commercial Zones		
C-1	Neighborhood Commercial	Commercial
C-2	General Commercial	Commercial; Regional Commercial
C-3	Commercial/Mixed-Use	Commercial; Residential
Industrial and Office Zones		
M-1	Light Industrial	Industrial/Business Park
M-2	Heavy Industrial	Industrial/Business Park
BP	Business Park	Industrial/Business Park
Public and Semi-Public Zones		
P/SP	Public/Semi-Public	Public/Institutional
RP	Recreation and Parks	Commercial/Recreation; Parks
OS	Open Space	Open Space/Easements
SPECIFIC PLAN ZONES		
N/A	City of Hope Campus Specific Plan	N/A
N/A	The Park at Live Oak Specific Plan	N/A
N/A	The Reliance II Specific Plan	N/A
OVERLAY ZONES		
PD	Planned Development	N/A
AD	Auto Dismantling Overlay Zone	Industrial/Business Park
QO	Quarry Overlay Zone	Quarry/Quarry Overlay

ENVIRONMENTAL REVIEW

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Comprehensive Zoning Code Update.

CONCLUSION

It is recommended that the Planning Commission take the following action:

1. Adopt findings of consistency with the City's previously certified General Plan Environmental Impact Report (SCH# 2005071047), and finding the project exempt from further environmental review, pursuant to CEQA Guidelines section 15183, and 15162; and
2. Adopt Resolution No. 819(23) recommending that the City Council adopt Ordinance No. 722, approving a City-initiated application for a Zone Ordinance Amendment (ZOA 03-2023) to repeal and replace Title 17 "Zoning" of the Irwindale Municipal Code in its entirety with a Comprehensive Zoning Code Update.
3. Adopt Resolution No. 820(23) recommending that the City Council adopt Zone Change (ZC 04-2023), amending the Official Zoning Map of the City of Irwindale.

ATTACHMENTS

- Exhibit A: Draft Title 17 Zoning Code Update (link below)
<https://www.irwindaleca.gov/DocumentCenter/View/8741/Draft-Title-17-Combined-November-2023>)
- Exhibit B: Resolution No. 819(23)
- Exhibit C: Resolution No. 820(23)
- Exhibit D: Table of Contents and Comparison Table (link below)
[https://www.irwindaleca.gov/DocumentCenter/View/8742/Irwindale-Comparison-Table-of-Contents-11-06-23-](https://www.irwindaleca.gov/DocumentCenter/View/8742/Irwindale-Comparison-Table-of-Contents-11-06-23)
- Exhibit E: Irwindale Zoning Resident Survey
- Exhibit F: Zoning Map (Existing Conditions)
- Exhibit G: Zoning Map (Proposed Conditions)

Exhibit “A”

Draft Title 17 Zoning Code

November 2023

<https://www.irwindaleca.gov/DocumentCenter/View/8741/Draft-Title-17-Combined-November-2023>

Exhibit "B"

RESOLUTION NO. 819(23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL (1) ADOPT FINDINGS OF CONSISTENCY WITH THE CITY'S PREVIOUSLY CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND FINDING THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW, PURSUANT CEQA GUIDELINES SECTIONS 15183, AND 15162; AND (2) ADOPT ORDINANCE NO. 772, A CITY-INITIATED APPLICATION FOR A ZONE ORDINANCE AMENDMENT (ZOA NO. 03-2023) REPEALING AND REPLACING TITLE 17 (ZONING) OF THE IRWINDALE MUNICIPAL CODE IN ITS ENTIRETY WITH A COMPREHENSIVE ZONING CODE UPDATE

A. RECITALS.

- (i) The City of Irwindale Municipal Code section 17.84.010 provides that, "The provisions of this title [Zoning], including, but not limited to, the classification of property, shall be amended whenever the public interest and necessity so require."
- (ii) There is currently a need to update the City's Zoning Code, contained in Title 17 of the Irwindale Municipal Code ("Zoning"), to incorporate current best practices, industry standards, and recent State planning mandates.
- (iii) In accordance with these needs, the City of Irwindale retained Interwest Consulting Group to prepare the proposed Comprehensive Zoning Code Update, attached herein as Exhibit A. The Comprehensive Zoning Code Update would implement, but is not limited to, the following improvements and changes:
 - (a) Streamline the development process by providing clear development standards that eliminate ambiguity in the City's permit requirements and approval process;
 - (b) Reorganize the Zoning Code to a modern, streamlined format, making it easier to read and navigate, and eliminating internal inconsistencies and errors;
 - (c) Comply with recent changes in state law imposing additional requirements on cities and counties statewide, including, for example, amending "objective design standards" for multi-family housing and updating regulations on Accessory Dwelling Units ("ADUs");
 - (d) Implementing the City's General Plan by making changes to the Zoning Code that are directed by the General Plan's vision and policies.

- (iv) The thirty-day public review period for the draft Comprehensive Zoning Code Update began on June 15, 2023. The initial thirty-day public review period was extended until August 15, 2023. During the review period, the Community Development Department and Planning Department solicited and accepted public comments regarding the Comprehensive Zoning Code Update. Additionally, the Community Development Department and Planning Commission conducted a public information session regarding the draft updates to the Zoning Code on July 19, 2023, during which they received questions and comments from the public. The City later published staff responses to comments and questions received during the session.
- (v) The Community Development Department and the Planning Commission have conducted additional public outreach efforts, including the following:
 - (a) Informational tables at Music in the Park, which took place on Thursdays from 7 PM to 9 PM at Irwindale Park, and the Irwindale Public Library Spring Book Festival on March 26, 2022;
 - (b) Stakeholder interviews with property owners, businesses, development professionals, and City residents on August 31, 2020, September 2, 2020, September 14, 2020, September 21, 2020 and September 30, 2020;
 - (c) Flyer distributions made to each residential property in the City, through the Irwindale Chamber of Commerce, and to all Irwindale Business License holders. Informational and meeting flyers publicly posted at City Hall, the Irwindale Public Library, the Irwindale Senior Center, and the Community Development Department.
- (vi) The draft Comprehensive Zoning Code Update was presented to the Planning Commission on September 20, 2023, for comment and review by the Commission.
- (vii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan (SCH# 2005071047) and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Comprehensive Zoning Code Update.
- (viii) On October 20, 2023, a notice of public hearing describing the proposed Comprehensive Zoning Code Update was published in the San Gabriel Valley

Tribune, a newspaper of general circulation, in accordance with the California Government Code.

- (ix) A notice of public hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was notice was posted at Irwindale City Hall, Irwindale Library, the Community Development Department and the local post office. As a courtesy, a copy of the notice was also mailed to each residential household. The notice was also mailed or delivered at least 10 days prior to the public hearing to all owners of the subject real property proposed to undergo zone changes or amendments, as well as all owners of real property within 500 feet of the real property subject to the Zone Changes or amendments, in accordance with the California Government Code.
- (x) A duly noticed public hearing was originally scheduled for October 30, 2023. The Planning Commission received further public comment and input on the proposed Zoning Code and Zoning Map Update, and continued the item to a date uncertain.
- (xi) On November 13, 2023, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff.
- (xii) The Planning Commission now wishes to recommend that the City Council of the City of Irwindale approve proposed Ordinance No. 772, adopting the Comprehensive Zoning Code Update to Title 17 of the Irwindale Municipal Code.
- (xiii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. **Recitals.** The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.

2. **Findings.** Based upon substantial evidence and testimony taken from the record as a whole, and received at the public hearing, both oral and written, including the staff report, and all attachments thereto, all of which shall constitute the entire record of the matter, the Planning Commission hereby finds that the proposed Comprehensive Zoning Code Update, attached herein as Exhibit A, is necessary and consistent with and will

implement the City's vision, goals, and policies of the Irwindale 2020 General Plan. The Planning Commission further finds that the Comprehensive Zoning Code Update is consistent with state law, and the proposed revisions to the Zoning Code are in the interest of the public and are necessary to comply with state law. In particular:

- a. The General Plan contains six land use categories that do not have zoning districts that implement these land use categories within the current Zoning Code. The Zoning Code Update would modify or create new zoning districts to be consistent with the General Plan, consistent with California Government Code section 65300 *et seq.* and the Infrastructure and Resource Management Elements of the City's General Plan; and
- b. The Zoning Code Update would modify Zoning Code districts/regulations to allow for infill and redevelopment in the City, allowing for land use plans and development patterns that allow succession of use and economic development, consistent with General Plan Community Development Element Policy 7, Community Development Element Policy 9, and Community Development Element Policy 10; and
- c. The Zoning Code Update would create a new landscaping chapter, as to consolidate all landscaping regulations in the Zoning Code and provide adequate buffers, screening, and landscaping, and require and retain trees and plantings, consistent with General Plan Resource Management Element Policy 29; and
- d. The Zoning Code Update would create new performance standards and additional site design regulations to minimize conflicts of industrial uses with residential neighbors, consistent with General Plan Resource Management Element Policy 19, Resource Management Element Policy 20, Resource Management Element Policy 21; and
- e. The Zoning Code Update would update development standards, nonconforming regulations, and sign code regulations to address regulatory impediments of new businesses and business expansions, consistent with General Plan Community Development Element Policy 16; and
- f. The Zoning Code Update would update residential lot requirements and development standards, allow new housing types and update Accessory Dwelling Unit regulations to encourage varied housing types, sizes, and tenure opportunities, and encourage creative and efficient residential site developments consistent with General Plan Housing Element Policies 16, 17, and 20, Resource Management Element Policy 11,

Program No. 9, and Promotion of Energy and Water Conservation to Existing Residents and in City Sponsored Housing Projects; and

- g. The Zoning Code Update would update residential development standards and allow new housing types in order to codify inclusionary housing requirements and associated policies under state and local law, consistent with General Plan Housing element Policy 4; and
- h. The Zoning Code Update would update the Zoning Code to comply with State mandates, including SB 35, SB 330, the Housing Accountability Act, SB 9, and other Accessory Dwelling Unit Requirements, consistent with Housing Element Policy 14 and Housing Element Policy 19.

3. **CEQA Findings.** The Planning Commission hereby recommends that the City Council find that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review ("EIR") for the City's General Plan (SCH# 2005071047) and, pursuant to CEQA Guidelines Sections 15183 and 15162, is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Comprehensive Zoning Code Update.

4. **Recommendation.** On the basis of these findings, the Planning Commission hereby recommends that the City Council adopt Ordinance No. 772, repealing Title 17 of the Irwindale Municipal Code ("Zoning") in its entirety, and adopting the Comprehensive Zoning Code Update (Exhibit A) in its entirety as Title 17 of the Irwindale Municipal Code.

5. **Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the application of any other section, subsection, sentence, clause, phrase, or portion of this Resolution, and to this end the invalid or unconstitutional section, subsection, sentence, clause, phrase of this Resolution are declared to be severable. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

6. **Certification.** The Secretary of the Planning Commission shall certify the adoption of this Resolution, and a copy shall be transmitted to the City Council.

ADOPTED AND APPROVED this 13th day of November 2023.

Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Irwindale held on the 13th day of November 2023, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibit "C"

RESOLUTION NO. 820(23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRWINDALE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPT A RESOLUTION APPROVING THE CITY-INITIATED APPLICATION FOR ZONE CHANGE NO. 04-2023 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF IRWINDALE TO REFLECT UPDATES TO TITLE 17 (ZONING) CONSISTENT WITH ORDINANCE NO. 772

A. RECITALS.

- (i) The is currently a need to update the City's Zoning Code, contained in Title 17 of the Irwindale Municipal Code ("Zoning"), to incorporate current best practices, industry standards, and recent State planning mandates.
- (ii) In accordance with these needs, the City of Irwindale retained Interwest Consulting Group to prepare the proposed Comprehensive Zoning Code Update. The Comprehensive Zoning Code Update would implement, but is not limited to, the following improvements and changes:
 - (a) Streamline the development process by providing clear development standards that eliminate ambiguity in the City's permit requirements and approval process;
 - (b) Reorganize the Zoning Code to a modern, streamlined format, making it easier to read and navigate, and eliminating internal inconsistencies and errors;
 - (c) Comply with recent changes in state law imposing additional requirements on cities and counties statewide, including, for example, amending "objective design standards" for multi-family housing and updating regulations on Accessory Dwelling Units ("ADUs");
 - (d) Implementing the City's General Plan by making changes to the Zoning Code that are directed by the General Plan's vision and policies.
- (iii) In tandem with the proposed Comprehensive Zoning Code Update, the City has also prepared a proposed Zoning Map Update, attached herein as Exhibit A, which would incorporate any and all changes caused by the proposed Comprehensive Zoning Code Update to the current Zoning Map. The Zoning Map Update would implement, but is not limited to, the following improvements and changes:
 - (a) Reflect updated zones in the Comprehensive Zoning Code Update, including:

1. Eliminating Zone A-1 – Agricultural Zone;
2. Creating Zone P/SP – Public/Semi-Public;
3. Re-naming Zone R-1 from Single Family Residential to Low Density Residential;
4. Re-naming Zone R-2 from Light-Multiple Residential to Medium Density Residential;
5. Re-naming Zone R-3 from Heavy-Multiple Residential to Multi-Family Residential;
6. Re-Naming Zone C-2 Heavy Commercial to General Commercial;
7. Re-Naming Zone C-3 Heavy Commercial-Residential to Commercial/Mixed Use;
8. Eliminating Zone C-M – Commercial Manufacturing.

(b) Reflect updates to the zoning of particular parcels, consistent with the Comprehensive Zoning Code Update.

- (iv) The thirty-day public review period for the draft Comprehensive Zoning Code Update and Zoning Map Update began on June 15, 2023. The initial thirty-day public review period was extended until August 15, 2023. During the review period, the Community Development Department and Planning Department solicited and accepted public comments regarding the Comprehensive Zoning Code Update. Additionally, the Community Development Department and Planning Commission conducted a public information session regarding the draft updates to the Zoning Code on July 19, 2023, during which they received questions and comments from the public. The City later published staff responses to comments and questions received during the session.
- (v) The Community Development Department and the Planning Commission have conducted additional public outreach efforts, including the following:
 - (a) Informational tables at Music in the Park, which took place on Thursdays from 7 PM to 9 PM at Irwindale Park, and the Irwindale Public Library Spring Book Festival on March 26, 2022;
 - (b) Stakeholder interviews with property owners, businesses, development professionals, and City residents on August 31, 2020, September 2, 2020, September 14, 2020, September 21, 2020 and September 30, 2020;

(c) Flyer distributions made to each residential property in the City, through the Irwindale Chamber of Commerce, and to all Irwindale Business License holders. Informational and meeting flyers publicly posted at City Hall, the Irwindale Public Library, the Irwindale Senior Center, and the Community Development Department.

- (vi) The draft Comprehensive Zoning Code Update was presented to the Planning Commission on September 20, 2023, for comment and review by the Commission.
- (vii) Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Comprehensive Zoning Code Update was assessed in the Environmental Impact Review for the City's General Plan (SCH# 2005071047) and, pursuant to CEQA Guidelines Sections 15183 and 15162, and is consistent with the previously certified EIR for the City's General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Zoning Map Update.
- (viii) On October 20, 2023, a notice of public hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was published in the San Gabriel Valley Tribune, a newspaper of general circulation, in accordance with the California Government Code.
- (ix) A notice of public hearing describing the proposed Comprehensive Zoning Code Update and Zoning Map Update was notice was posted at Irwindale City Hall, Irwindale Library, the Community Development Department and the local post office. As a courtesy, a copy of the notice was also mailed to each household. The notice was also mailed or delivered at least 10 days prior to the public hearing to all owners of the subject real property proposed to undergo zone changes or amendments, as well as all owners of real property within 500 feet of the real property subject to the Zone Changes or amendments, in accordance with the California Government Code.
- (x) A duly noticed public hearing was originally scheduled for October 30, 2023. The Planning Commission received further public comment and input on the proposed Zoning Code and Zoning Map Update, and continued the item to a date uncertain
- (xi) On November 13, 2023, the Planning Commission conducted a duly noticed public hearing, as required by law, on the proposed Comprehensive Zoning Code Update to receive testimony and other evidence regarding the proposed Comprehensive Zoning Code Update, including without limitation, information provided to the Planning Commission by City staff.

- (xii) Irwindale Municipal Code section 17.12.020 provides, “The official zoning map for the city may be amended by reference thereto, and by reference to this section.”
- (xiii) The Planning Commission now wishes to recommend that the City Council of the City of Irwindale adopt Zone Change No. 04-2023, approving the proposed Zoning Map Update and adopting the Zoning Map Update as the Official Zoning Map of the City of Irwindale, to reflect updates and changes to the Zoning Map consistent with the Comprehensive Zoning Code Update.
- (xiv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Irwindale as follows:

1. **Recitals.** The Planning Commission hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.

2. **Findings.** Based upon substantial evidence and testimony taken from the record as a whole, and received at the public hearing, both oral and written, including the staff report, and all attachments thereto, all of which shall constitute the entire record of the matter, the Planning Commission hereby finds that the proposed Zoning Map Update, attached herein as Exhibit A, is necessary and is consistent with the Comprehensive Zoning Code Update, and will implement the City’s vision, goals, and policies of the Irwindale 2020 General Plan, is consistent with state law, and the proposed revisions to the Official Zoning Map are in the interest of the public and are necessary to comply with state law.

3. **CEQA Findings.** The Planning Commission hereby recommends that the City Council find that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project, and has determined that the proposed Zoning Map Update was assessed in the Environmental Impact Review (“EIR”) for the City’s General Plan (SCH# 2005071047) and, pursuant to CEQA Guidelines Sections 15183 and 15162, is consistent with the previously certified EIR for the City’s General Plan, therefore no subsequent EIR, Negative Declaration, or addendum is required for approval of the Zoning Map Update.

4. **Recommendation.** On the basis of these findings, the Planning Commission hereby recommends that the City Council adopt and approve Zone Change No. 04-2023, approving the proposed Zoning Map Update and adopting the Zoning Map Update as the Official Zoning Map of the City of Irwindale (Exhibit A), in accordance with Irwindale Municipal Code Section 17.12.020.

ADOPTED AND APPROVED this 13th day of November 2023.

Chair
City of Irwindale Planning Commission

ATTEST:

Marilyn Simpson, AICP, Secretary

I, Marilyn Simpson, AICP, Community Development Director of the City of Irwindale, do hereby certify that the foregoing Resolution was adopted at a special meeting of the Planning Commission of the City of Irwindale held on the 13th day of November 2023, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Marilyn Simpson, AICP, Secretary

Exhibit "D"

Irwindale Table of Contents:

Existing Zoning Code Comparison with Draft Zoning Code Update (11-2023)

The following table compares the existing contents of Title 17 to the November 2023 version of the Draft Zoning Code.

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.04	General Provisions and Regulations	17.01	Purpose and Applicability of the Zoning Code
17.04.010	Short title	17.01.010	Title
	<i>Not located in the existing code</i>	17.01.020	Authority
17.04.020	Purpose	17.01.030	Purpose
	<i>Currently not in the existing code</i>	17.01.040	Responsibility for Administration
17.04.030	Minimum Requirements		<i>Not located in the new code</i>
17.04.040	Reference to other laws	17.01.050	Relationship to Prior Ordinances
17.04.050	Continuation of zone variances – Zone exceptions – Conditional or special use permits		<i>Not located in the new code</i>
17.04.060	Existing nonconforming uses	17.18.040	Continuance of a Non-Conformity
17.04.070	Procedure regarding pending proceedings		<i>Not located in the new code</i>
17.04.080	Additional deposit – Established by resolution		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.01.060	Prior Rights and Violations
	<i>Not located in the existing code</i>	17.01.070	Relationship to General Plan
	<i>Not located in the existing code</i>	17.01.080	Relationship to Design Guidelines
	<i>Not located in the existing code</i>	17.01.090	Exemptions for City Projects
	<i>Not located in the existing code</i>	17.01.100	Severability
	<i>Not located in the existing code</i>	17.02	Interpretation of the Zoning Code Provisions

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.02.010	Purpose and Intent
	<i>Not located in the existing code</i>	17.02.020	Rules of Interpretation
	<i>Not located in the existing code</i>	17.02.030	Procedures for Interpretation
	<i>Not located in the existing code</i>	17.02.040	Rules of Measurement
	<i>Not located in the existing code</i>	17.02.050	Uses Not Classified
	<i>Not located in the existing code</i>	17.02.060	State Law Requirements
	<i>Not located in the existing code</i>	17.38	Use Classifications
	<i>Not located in the existing code</i>	17.38.010	Residential Uses
	<i>Not located in the existing code</i>	17.38.020	Public/Semi Public Uses
	<i>Not located in the existing code</i>	17.38.030	Commercial Uses
	<i>Not located in the existing code</i>	17.38.040	Industrial Uses
	<i>Not located in the existing code</i>	17.38.050	Transportation, Communication, and Utility Uses
	<i>Not located in the existing code</i>	17.38.060	Agricultural and Extractive (Mining) Uses
17.08	Definitions	17.39	List of Terms and Definitions
17.12	Establishment and Designation of Zones	17.03	Zones Established and Zoning Map
		17.03.010	Purpose and Intent
17.12.010	Establishment and designation of zones	17.03.020	Zones Established
17.12.020	Zoning map adopted – On file	17.03.030	Official Zoning Map and Zoning Boundaries
17.12.030	Uncertainty of boundaries		<i>Not located in the new code</i>
17.12.040	Zone classification – Annexations		<i>Not located in the new code</i>
17.12.050	Zone classification – Undesignated property		<i>Not located in the new code</i>
17.12.060	Zone classification – Clarification of ambiguity		<i>Not located in the new code</i>
17.12.070	Building permits and certificates of occupancy denied for noncompliance		<i>Not located in the new code</i>
17.14	Planned Development District	17.09	Planned Development (PD) Overlay Zone

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.14.010	Purpose	17.09.010	Purpose and Applicability
17.14.020	Created-Designated-Procedure	17.09.020	Zoning Map Designation
17.14.030	Definitions	17.09.030	Land Use Regulations
17.14.040	Permitted Uses	17.09.040	Development Standards
17.14.050	Authorized conditional uses under a precise plan	17.09.050	Procedures
17.14.060	Prohibited uses	17.09.060	Required Findings
17.14.070	Precise plan – Application and process	17.09.070	Conditions
17.14.080	Revocation	17.09.080	Expiration and Extension
17.14.090	Expiration	17.09.090	Amendments of Approved Plans
17.14.100	Modification	17.09.100	Project Review
17.14.110	Failure to give notice		<i>Not located in the new code</i>
17.15	Density Bonus	17.15	Affordable Housing, Density Bonus, and Incentives
17.15.010	Purpose and intent	17.15.010	Purpose
	<i>Not located in the existing code</i>	17.15.020	Applicable Zones
	<i>Not located in the existing code</i>	17.15.030	Qualifications
17.15.020	Definitions		<i>Located in Article V</i>
17.15.030	Implementation		<i>Not located in the new code</i>
17.15.040	Development standards		<i>Not located in the new code</i>
17.15.050	Development incentives	17.15.040	Density Increase and Other Incentives
	<i>Not located in the existing code</i>	17.15.050	Application and Review
	<i>Not located in the existing code</i>	17.15.060	Density Bonus Agreement
17.15.060	Parking	17.16	Parking and Loading Standards
17.15.070	Child care facility		<i>Not located in the new code – included reference to State law</i>
17.15.080	Application requirements and review	17.15.070	Standards for Qualifying Units
17.15.090	Density bonus housing agreement		<i>Not located in the new code</i>
17.15.100	Findings		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.15.080	Retention

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.15.090	Denial of Affordable Housing
17.16	R-1 Single Family Residential Zone	17.04	Residential Zone Districts
17.16.010	Purpose	17.04.010	Purpose and Applicability
17.16.020	Permitted uses	17.04.020	Land Use Regulations
17.16.030	Limitations on permitted uses	17.04.020	Land Use Regulations
17.16.040	Standards of development	17.04.030	Development Standards
17.16.050	Required lot area	17.04.030	Development Standards
17.16.060	Lot width	17.04.030	Development Standards
17.16.070	Yards	17.04.030	Development Standards
17.16.080	Open space	17.04.030	Development Standards
17.16.090	Height limits	17.04.030	Development Standards
17.16.100	Off-street parking	17.16	Parking standards in Chapter 17.16
17.16.110	Placement of buildings		<i>Not located in the new code</i>
17.16.120	Lot area per dwelling		<i>Not located in the new code</i>
17.16.121	Building standards	17.04.030	Development Standards
17.16.130	Residential second units	17.12.030	Accessory Dwelling Units
	<i>Not located in the existing code</i>	17.04.040	Supplemental Regulations
17.18	O-S Open Space Zone	17.07	Public and Semi-Public Zone Districts
17.18.010	Purpose	17.07.010	Purpose and Applicability
17.18.020	Permitted uses	17.07.020	Land Use Regulations
17.18.030	Uses requiring a conditional use permit	17.07.020	Land Use Regulations
17.18.050	Standards of development	17.07.030	Development Standards
17.20	R-2 Light-Multiple Residential Zone		<i>Not located in the new code</i>
17.20.010	Purpose	17.04.010	Purpose and Applicability
17.20.020	Permitted uses	17.04.020	Land Use Regulations
17.20.030	Limitations on permitted uses	17.04.020	Land Use Regulations
17.20.040	Standards of development	17.04.030	Development Standards
17.20.050	Lot area	17.04.030	Development Standards

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.20.060	Lot width	17.04.030	Development Standards
17.20.070	Yards	17.04.030	Development Standards
17.20.080	Open space	17.04.030	Development Standards
17.20.090	Height limits	17.04.030	Development Standards
17.20.100	Off-street parking	17.16	Parking and Loading Standards
17.20.110	Placement of buildings		<i>Not located in the new code</i>
17.24	R-3 Heavy Multiple Residential Zone		R-3 Residential Multifamily Zone
17.24.010	Purpose	17.04.010	Purpose and Applicability
17.24.020	Permitted uses	17.04.020	Land Use Regulations
17.24.030	Limitations on permitted uses	17.04.020	Land Use Regulations
17.24.040	Development standards	17.04.030	Development Standards
17.24.050	Lots	17.04.030	Development Standards
17.24.060	Buildings	17.04.030	Development Standards
17.24.070	Yards and courts	17.04.030	Development Standards
17.24.080	Open areas	17.04.030	Development Standards
17.24.090	Storage, trash, and utility areas		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.04.040	Supplemental Regulations
17.26	Reasonable Accommodation		<i>Not located in the new code</i>
17.26.010	Purpose and intent		<i>Not located in the new code</i>
17.26.020	Applicability		<i>Not located in the new code</i>
17.26.030	Proceedings		<i>Not located in the new code</i>
17.26.040	Findings		<i>Not located in the new code</i>
17.26.050	Determination		<i>Not located in the new code</i>
17.28	A-1 Agricultural Zone		<i>A-1 Zone designation removed; rezoned/classified to R-1</i>
17.28.010	Permitted uses		<i>Not located in the new code</i>
17.28.020	Building height		<i>Not located in the new code</i>
17.28.030	Front yard		<i>Not located in the new code</i>
17.28.040	Side yards		<i>Not located in the new code</i>
17.28.050	Rear yards		<i>Not located in the new code</i>
17.28.060	Placement of buildings		<i>Not located in the new code</i>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.28.070	Lot area		<i>Not located in the new code</i>
17.28.080	Lot area per dwelling		<i>Not located in the new code</i>
17.28.090	Lot width		<i>Not located in the new code</i>
17.28.100	Permissible lot coverage		<i>Not located in the new code</i>
17.32	C-P Commercial Professional Zone	17.05	Retired, combined into C-1, C-2, and BP Zones
17.32.010	Permitted uses		<i>Not located in the new code</i>
17.32.012	Uses requiring a conditional use permit		<i>Not located in the new code</i>
17.32.015	Reserved		<i>Not located in the new code</i>
17.32.020	Height		<i>Not located in the new code</i>
17.32.030	Front yard		<i>Not located in the new code</i>
17.32.040	Side yards		<i>Not located in the new code</i>
17.32.050	Placement of buildings		<i>Not located in the new code</i>
17.32.060	Lot area		<i>Not located in the new code</i>
17.32.070	Lot width		<i>Not located in the new code</i>
17.32.080	Permissible lot coverage		<i>Not located in the new code</i>
17.32.090	Signs		<i>See new Sign Chapter 17.19</i>
	<i>Not located in the existing code</i>	17.05.040	Supplemental Regulations
17.36	C-1 Commercial Zone		C-1 Neighborhood Commercial
17.36.010	Permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.36.015	Uses requiring a conditional use permit	17.05.020	Land Use Regulations – Commercial Zones
17.36.030	Limitations on permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.36.040	Standards of development	17.05.030	Development Standards
17.36.050	Lot area	17.05.030	Development Standards
17.36.060	Lot width	17.05.030	Development Standards
17.36.070	Yards	17.05.030	Development Standards
17.36.080	Building bulk	17.05.030	Development Standards
17.36.090	Signs		<i>See new Sign Chapter 17.19</i>
17.40	C-2 Heavy Commercial Zone	17.05	General Commercial

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.40.010	Permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.40.015	Uses requiring a conditional use permit	17.05.020	Land Use Regulations – Commercial Zones
17.40.020	Limitations on permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.40.030	Standards of development	17.05.030	Development Standards
17.40.040	Lot area	17.05.030	Development Standards
17.40.050	Lot width	17.05.030	Development Standards
17.40.060	Yards	17.05.030	Development Standards
17.40.070	Building bulk	17.05.030	Development Standards
17.40.080	Signs		<i>See new Sign Chapter 17.19</i>
17.44	C-3 Heavy Commercial-Residential Zone	17.05	C-3 Commercial-Residential Zone
17.44.010	Permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.44.020	Limitations on permitted uses	17.05.020	Land Use Regulations – Commercial Zones
17.44.030	Standards of development	17.05.030	Development Standards
17.44.040	Lot area	17.05.030	Development Standards
17.44.050	Lot width	17.05.030	Development Standards
17.44.060	Yards	17.05.030	Development Standards
17.44.070	Building bulk	17.05.030	Development Standards
17.44.080	Signs		<i>See new Sign Chapter 17.19</i>
17.48	C-M Commercial Manufacturing Zone		Retired, combined with M-1 and M-2 Zones
17.48.010	Permitted uses		<i>Not located in the new code</i>
17.48.015	Uses requiring a conditional use permit		<i>Not located in the new code</i>
17.48.020	Limitations on permitted uses		<i>Not located in the new code</i>
17.48.030	Height		<i>Not located in the new code</i>
17.48.040	Front yard		<i>Not located in the new code</i>
17.48.050	Signs		<i>Please reference the new Sign code in Chapter 17.19</i>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.48.051	General		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.05.010	Purpose and Applicability of Mixed Use (C-3)
	<i>Not located in the existing code</i>	17.05.020	Land Use Regulations – Commercial Zones (C-3)
	<i>Not located in the existing code</i>	17.05.030	Development Standards – Commercial Zones
	<i>Not located in the existing code</i>	17.05.040	Supplemental Regulations
17.52	M-1 Light Manufacturing Zone	17.06	M-1 Light Industrial Zone
	<i>Not located in the existing code</i>	17.06.010	Purpose and Applicability
17.52.010	Permitted uses	17.06.020	Land Use Regulations
17.52.012	Emergency shelter definition		<i>Not located in the new code</i>
17.52.015	Emergency shelter use regulations	17.06.020	Land Use Regulations
17.52.017	Emergency shelter development standards	17.06.030	Development Standards
17.52.020	Limitations on permitted uses	17.06.020	Land Use Regulations
17.52.030	Height	17.06.030	Development Standards
17.52.040	Front and side yards	17.06.030	Development Standards
17.52.050	Signs		<i>See new Sign Chapter 17.19</i>
17.52.060	Placement of buildings	17.06.030	Development Standards
17.52.080	Uses requiring a conditional use permit	17.06.020	Land Use Regulations
17.56	M-2 Heavy Manufacturing Zone		M-2 Heavy Industrial Zone
17.56.010	Permitted uses	17.06.020	Land Use Regulations
17.56.020	Uses requiring a conditional use permit	17.06.020	Land Use Regulations
17.56.025	Uses requiring a development agreement	17.06.020	Land Use Regulations
17.56.030	Limitation on permitted uses	17.06.020	Land Use Regulations
17.56.040	Front and side yards	17.06.030	Development Standards
17.56.050	Signs		<i>Please refer to Sign Chapter 17.19</i>
17.56.060	Placement of buildings	17.06.030	Development Standards

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.56.070	Recycling facilities – Definitions		<i>Not located in the new code</i>
17.56.080	Recycling facilities – Criteria and standards		<i>Not located in the new code</i>
17.56.090	Recycling facilities – Amortization schedule		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.06.040	Supplemental Regulations
	<i>Not located in the existing code</i>	17.07	Public and Semi-Public Zone Districts
	<i>Not located in the existing code</i>	17.07.010	Purpose and Applicability for Public/Semi-Public (P/SP), and Recreation and Parks (RP)
	<i>Not located in the existing code</i>	17.07.020	Land Use Regulations (P/SP), (RP)
	<i>Not located in the existing code</i>	17.07.030	Development Standards
	<i>Not located in the existing code</i>	17.08	Specific Plan Zones
	<i>Not located in the existing code</i>	17.08.010	Purpose
	<i>Not located in the existing code</i>	17.08.020	Applicability
	<i>Not located in the existing code</i>	17.08.030	Adopted Specific Plans
	<i>Not located in the existing code</i>	17.12	Standards for Specific Uses and Activities
	<i>Not located in the existing code</i>	17.12.010	Purpose
	<i>Not located in the existing code</i>	17.12.020	Applicability
	<i>Not located in the existing code</i>	17.12.030	Accessory Dwelling Unit
	<i>Not located in the existing code</i>	17.12.040	Accessory Uses in Non-Residential Zones
	<i>17.58 Alcoholic Beverage</i>	17.12.050	Alcoholic Beverage Sales
	<i>Not located in the existing code</i>	17.12.060	Animal Keeping
	<i>Not located in the existing code</i>	17.12.070	Automobile/Vehicle Sales and Services
	<i>Not located in the existing code</i>	17.12.080	Cottage Food Operations
	<i>Not located in the existing code</i>	17.12.090	Day Care, General
	<i>Not located in the existing code</i>	17.12.100	Day Care, Limited -Small Family (8 or fewer children)
	<i>Not located in the existing code</i>	17.12.110	Day Care, Limited – Large Family (9-14 children)

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.12.120	Drive-thru and Drive-Up Facilities
	<i>17.52.012-12.52.017 Emergency Shelters</i>	17.12.130	Emergency Shelters
	<i>Not located in the existing code</i>	17.12.140	Home Occupations
	<i>Not located in the existing code</i>	17.12.150	Manufactured Housing
	<i>Not located in the existing code</i>	17.12.160	Mini-Storage Facilities
	<i>Not located in the existing code</i>	17.12.170	Mobile Food Vending
	<i>Not located in the existing code</i>	17.12.180	Outdoor Display and Sales
	<i>Not located in the existing code</i>	17.12.190	Outdoor Dining and Seating
	<i>Not located in the existing code</i>	17.12.200	Personal Services
	<i>Not located in the existing code</i>	17.12.210	Residential Care Facilities, for Seven or More Persons
	<i>Not located in the existing code</i>	17.12.220	Solar Energy Systems
	<i>Not located in the existing code</i>	17.12.230	Temporary Uses
	<i>Not located in the existing code</i>	17.12.240	Urban Agriculture
	<i>Not located in the existing code</i>	17.12.250	Urban Lot Splits
	<i>Not located in the existing code</i>	17.12.260	Wireless Telecommunication Facilities
17.58	Alcoholic Beverage Establishments		
17.58.010	Purpose and intent	17.12.050	Alcoholic Beverage Sales
17.58.020	Definitions	17.12.050	Alcoholic Beverage Sales
17.58.030	Conditional use permit required	Division II	Land Use Regulations
17.58.040	Conditional use permit – Distance requirements	17.12.050	Alcoholic Beverage Sales
17.58.050	Conditional use permit – Findings		<i>Not located in the new code</i>
17.58.060	Conditional use permit – Factors regarding public convenience or necessity		<i>Not located in the new code</i>
17.58.070	General conditions of approval for all establishments engaged in the sale of alcoholic beverages		<i>Not located in the new code</i>
17.58.080	Specific conditions of approval for		<i>Not located in the new code</i>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	on-sale and off-sale alcoholic beverage establishments		
17.58.090	Wall, landscaping and off-street parking requirements (on-sale and off-sale)		<i>Not located in the new code</i>
17.58.100	Performance standards to prevent public nuisance	17.12.050	Alcoholic Beverage Sales
17.58.110	Inspection and right of entry		<i>Not located in the new code</i>
17.58.120	Administrative review of conditional use permits		<i>Not located in the new code</i>
17.58.130	Violation		<i>Not located in the new code</i>
17.58.140	Severability		<i>Not located in the new code</i>
17.59	Special Uses		<i>Not located in the new code</i>
17.59.010	Findings		<i>Not located in the new code</i>
17.59.020	Adult-oriented businesses – Findings		<i>Not located in the new code</i>
17.59.025	Adult-oriented businesses – Definitions		<i>Not located in the new code</i>
17.59.30	Adult-oriented businesses – Location and special restrictions		<i>Not located in the new code</i>
17.59.035	Development standards		<i>Not located in the new code</i>
17.59.040	Alternative		<i>Not located in the new code</i>
17.59.050	Nonconforming uses		<i>Not located in the new code</i>
17.60	Q Quarry Overlay Zone	17.11	Quarry Overlay Zone
17.60.005	Intent	17.11.005	Intent
17.60.010	Uses requiring a conditional use permit	17.11.010	Uses requiring a conditional use permit
17.60.012	Uses requiring reclamation plan	17.11.012	Uses requiring reclamation plan
17.60.015	On-site management required	17.11.015	On-site management required
17.60.020	Limitations on quarry uses	17.11.020	Limitations on quarry uses
17.60.030	Maintenance of site requirements and prohibited nuisance activity	17.11.030	Maintenance of site requirements and prohibited nuisance activity
17.60.035	Site management and security plan	17.11.035	Site management and security plan

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.60.040	Access roads – Required surfacing	17.11.040	Access roads – Required surfacing
17.60.050	Slopes and depth	17.11.050	Slopes and depth
17.60.060	Drainage and erosion control	17.11.060	Drainage and erosion control
17.60.065	Water quality	17.11.065	Water quality
17.60.080	Yards and alternate fencing requirements	17.11.080	Yards and alternate fencing requirements
17.60.090	Rock crushing plants – Hours of operation	17.11.090	Rock crushing plants – Hours of operation
17.60.100	Signs	17.11.100	Signs
17.60.110	Flood control regulations	17.11.110	Flood control regulations
17.60.120	Air pollution and dust control	17.11.120	Air pollution and dust control
17.60.125	Hazardous materials	17.11.125	Hazardous materials
17.60.130	Inspections	17.11.130	Inspections
17.60.134	Operator monitoring	17.11.134	Operator monitoring
17.60.140	Rehabilitation of land	17.11.140	Rehabilitation of land
17.60.150	Creation of reclamation fund	17.11.150	Creation of reclamation fund
17.60.160	Purpose and uses of reclamation fund	17.11.160	Purpose and uses of reclamation fund
17.60.170	Dissolution of and withdrawals from reclamation fund	17.11.170	Dissolution of and withdrawals from reclamation fund
	<i>Not located in the existing code</i>	17.13	Site Planning and General Development Standards
	<i>Not located in the existing code</i>	17.13.010	Purpose
	<i>Not located in the existing code</i>	17.13.020	Applicability
	<i>Not located in the existing code</i>	17.13.030	Accessory Buildings and Structures
	<i>Not located in the existing code</i>	17.13.040	Development on Lots Divided by Zone Boundaries
	<i>Not located in the existing code</i>	17.13.050	Development on Substandard Lots
	<i>Not located in the existing code</i>	17.13.060	Encroachments into Required Setbacks
	<i>Not located in the existing code</i>	17.13.070	Fences, Walls, and Hedges

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.13.080	Heights and FAR Exceptions
	<i>Not located in the existing code</i>	17.13.090	Lighting (Exterior)
	<i>Not located in the existing code</i>	17.13.100	Open Space for Multi-Family Residential Buildings
	<i>Not located in the existing code</i>	17.13.110	Outdoor Storage
	<i>Not located in the existing code</i>	17.13.120	Parking and Storage of Commercial and Recreational Vehicles
	<i>Not located in the existing code</i>	17.13.130	Refuse and Recycling Areas
	<i>Not located in the existing code</i>	17.13.140	Screening of Mechanical and Electrical Equipment
	<i>Not located in the existing code</i>	17.13.150	Swimming Pools and Spas
	<i>Not located in the existing code</i>	17.13.160	Underground Utilities
	<i>Not located in the existing code</i>	17.13.170	Visibility at Intersections
	<i>Not located in the existing code</i>	17.14	Multifamily Objective Design Standards
	<i>Not located in the existing code</i>	17.14.010	Purpose
	<i>Not located in the existing code</i>	17.14.020	Applicability
	<i>Not located in the existing code</i>	17.14.030	Approval Authority
	<i>Not located in the existing code</i>	17.14.040	Site Planning
	<i>Not located in the existing code</i>	17.14.050	Landscaping and Lighting
	<i>Not located in the existing code</i>	17.14.060	Architectural Design
	<i>Not located in the existing code</i>	17.14.070	Accessory Features
17.62	X Exclusive Zone		
17.62.010	Added – Permitted uses		<i>Not located in the new code</i>
17.63	Surface Mining and Reclamation Plans	17.21	Surface Mining and Reclamation Plans
17.63.010	Purpose and intent	17.21.010	Purpose and Intent
17.63.020	Definitions	17.21.020	Definitions
17.63.030	Compliance with SMARA	17.21.030	Compliance with SMARA
17.63.040	Scope	17.21.040	Scope
17.63.050	Vested rights	17.21.050	Vested rights
17.63.060	Application and process	17.21.060	Application and process

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.63.070	Standards for reclamation	17.21.070	Standards for reclamation
17.63.080	Statement of responsibility	17.21.080	Statement of responsibility
17.63.090	Findings for approval	17.21.090	Findings for approval
17.63.100	Financial assurances	17.21.100	Financial assurances
17.63.110	Interim management plans	17.21.110	Interim management plans
17.63.120	Annual report requirements and review	17.21.120	Annual report requirements and review
17.63.130	Inspections	17.21.130	Inspections
17.63.140	Violations – Penalties	17.21.140	Violations – Penalties
17.63.150	Appeals	17.21.150	Appeals
17.63.160	Fees	17.21.160	Fees
17.63.170	Mineral resource protection	17.21.170	Mineral resource protection
17.64	Off-Street Parking	17.16	Parking and Loading Standards
17.64.010	Purpose	17.16.010	Purpose
		17.16.020	Applicability
17.64.020	General provisions	17.16.030	General Provisions
17.64.030	Parking spaces for specified uses	17.16.040	Required Automobile Parking Spaces
	<i>Not located in the existing code</i>	17.16.050	Parking Reductions
	<i>Not located in the existing code</i>	17.16.060	Bicycle Parking
17.64.040	Requirements for uses not specified		<i>Not located in the new code</i>
17.64.050	Provisions may be waived or modified by commission		<i>Not located in the new code</i>
17.64.060	Mixed occupancies in buildings		<i>Not located in the new code</i>
17.64.070	Joint use of facilities		<i>Not located in the new code</i>
17.64.080	Common facilities		<i>Not located in the new code</i>
17.64.090	Submittal of plans for proposed parking areas		<i>Not located in the new code</i>
17.64.100	Parking areas – Size and aisles	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.110	Parking areas – Access driveways, turning radii and reverse travel	17.16.070	Parking Area Design Standards (Parking Design Criteria)

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.64.120	Parking areas – Surfacing	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.130	Parking areas – Location	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.140	Parking areas – Setbacks	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.150	Parking areas – Border barricades	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.160	Parking areas – Screening	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.170	Parking areas – Lights	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.180	Parking areas – Entrances and exits	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.190	Parking areas – Striping	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.200	Parking areas – Signs	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.210	Parking areas – Maintenance and irrigation	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.220	Parking areas – Interior landscaping	17.16.070	Parking Area Design Standards (Parking Design Criteria)
17.64.230	Parking areas in R zones		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.16.080	Loading
17.66	Trip Reduction and Travel Demand Measures		
17.66.010	Definitions		<i>Not located in the new code</i>
17.66.020	Review of transit impacts		<i>Not located in the new code</i>
17.66.030	Transportation demand and trip reduction measures		<i>Not located in the new code</i>
17.66.040	Monitoring		<i>Not located in the new code</i>
17.66.050	Violation – Penalty		<i>Not located in the new code</i>
17.66.060	Violation – Civil remedies available		<i>Not located in the new code</i>
17.68	Yard, Area and Height Requirements		

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.68.010	Height of penthouses and roof structures	17.13.080	Heights and FAR Exceptions
17.68.020	Yard regulations	17.05	All Residential Zones
17.68.030	Modification of side yard requirement on combined lots		<i>Not located in the new code</i>
17.68.040	Modification of yard requirements by commission		<i>Not located in the new code</i>
17.68.050	Vision clearance for corner and reversed corner lots	17.13.170	Visibility at Intersections
17.68.060	Front and side yards not required for dwellings and apartments above stores		<i>Not located in the new code</i>
17.68.070	Permitted intrusions into required yards	17.13.060	Encroachments into Required Setbacks
17.68.080	Height restrictions – Walls, fences and hedges	17.13.080	Heights and FAR Exceptions
17.68.090	Height restrictions – Trees, shrubs and flowers	17.13.070	Fences, Walls, and Hedges
17.68.100	Modification of front yard on cul-de-sac		<i>Not located in the new code</i>
17.68.110	Minimum lot area	17.05	All Residential Zones
17.68.120	Landscaping requirements	17.17	Landscaping
17.68.130	Setback minimum established	17.05-17.09	All Zones
17.68.140	Antennae		<i>Not located in the new code</i>
17.70	Site Plan and Design Review	17.27	Site Plan and Design Review
17.70.010	Generally	17.27.010	Purpose
17.70.020	Purposes of provisions	17.27.020	Applicability
17.70.030	Review procedures	17.27.030	Review Authority
17.70.040	Application and submission of site plan	17.27.040	Application
		17.27.050	Procedures
17.70.050	Findings and standard of review	17.27.060	Site Plan and Design Review Criteria
17.70.060	Expiration and revision	17.27.070	Appeals, Expiration, Extensions, and Revisions

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.70.070	Required dedications and improvements		<i>Not located in the new code</i>
17.70.080	Building permit prerequisites		<i>Not located in the new code</i>
17.72	Billboards		<i>Not located in the new code</i>
17.72.010	Legislative intent		<i>Not located in the new code</i>
17.72.020	Application of chapter		<i>Not located in the new code</i>
17.72.030	Development agreement required		<i>Not located in the new code</i>
17.72.040	Definitions		<i>Not located in the new code</i>
17.72.050	General standards		<i>Not located in the new code</i>
17.76	Nonconforming Uses	17.18	Nonconforming Uses, Sites, and Buildings
	<i>Not located in the existing code</i>	17.18.010	Purpose
17.76.010	Application of regulations	17.18.020	Applicability
	<i>Not located in the existing code</i>	17.18.030	Nonconformities Defined
17.76.020	Continuation	17.18.040	Continuance of a Nonconformity
	<i>Not located in the existing code</i>	17.18.050	Nonconforming Site Improvements
17.76.030	Repairs and alterations	17.18.060	Changes to Nonconforming Uses
17.76.040	Additions		<i>Not located in the new code</i>
17.76.050	Repair of damaged or partially destroyed structure		<i>Not located in the new code</i>
17.76.060	Limitation on other uses		<i>Not located in the new code</i>
17.76.070	Termination – Conditions specified	17.18.070	Elimination of Nonconforming Uses
17.76.080	Termination – By violation of applicable law		<i>Not located in the new code</i>
17.76.090	Termination – By change in or increase in use		<i>Not located in the new code</i>
17.76.100	Termination – By discontinuance		<i>Not located in the new code</i>
17.76.110	Termination – By operation of law		<i>Not located in the new code</i>
17.76.120	Exceptions to creation of nonconforming uses		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.18.080	Establishment of Amortization Periods

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.18.090	Nonconforming Structures
	<i>Not located in the existing code</i>	17.18.100	Abandonment of Nonconforming Structures
	<i>Not located in the existing code</i>	17.18.110	Abatement
	<i>Not located in the existing code</i>	17.31	Minor Variances
	<i>Not located in the existing code</i>	17.31.010	Purpose
	<i>Not located in the existing code</i>	17.31.020	Applicability
	<i>Not located in the existing code</i>	17.31.030	Application
	<i>Not located in the existing code</i>	17.31.040	Procedures
	<i>Not located in the existing code</i>	17.31.050	Required Findings
	<i>Not located in the existing code</i>	17.31.060	Conditions of Approval
	<i>Not located in the existing code</i>	17.31.070	Appeals, Expiration, and Extensions
17.80	Zone Variances and Conditional Use Permits	17.32	Variances
17.80.010	Zone variances – Purpose	17.32.010	Purpose
	<i>Not located in the existing code</i>	17.32.020	Applicability
	<i>Not located in the existing code</i>	17.32.030	Review Authority
	<i>Not located in the existing code</i>	17.32.040	Application
	<i>Not located in the existing code</i>	17.32.050	Procedures
17.80.020	Zone variances – Burden of proof	17.32.060	Required Findings
	<i>Not located in the existing code</i>	17.32.070	Conditions of Approval
	<i>Not located in the existing code</i>	17.32.080	Appeals, Expiration and Extensions
	<i>Not located in the existing code</i>	17.28	Use Permit
	<i>Not located in the existing code</i>	17.28.010	Purpose
17.80.030	Conditional use permits – Required when	17.28.020	Applicability
	<i>Not located in the existing code</i>	17.28.030	Review Authority
17.80.050	Application – Filing – Withdrawal	17.28.040	Application
17.80.060	Application – Fees		<i>Not located in the new code</i>
17.80.070	Application – Hearing – Generally	17.28.040	Application
17.80.080	Application – Hearing – Notice	17.28.050	Public Notice and Hearing

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.80.090	Application – Decision by resolution	17.28.040	Application
17.80.100	Application – Notice of decision	17.28.040	Application
17.80.110	Appeal – Procedure	17.32.080	Appeals, Expiration and Extensions
17.80.120	Appeal – Council determination – Notice	17.32.080	Appeals, Expiration and Extensions
17.80.130	Effect of failure to give notice		<i>Not located in the new code</i>
17.80.140	Revocation		<i>Not located in the new code</i>
17.80.150	Expiration	17.32.080	Appeals, Expiration and Extensions
17.80.160	Modification		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.32.070	Conditions of Approval
17.80.040	Conditional use permits – Burden of proof	17.32.060	Required Findings
17.84	Amendments	17.35	Amendments to the General Plan, Zoning Code, and Zoning Map
	<i>Not located in the existing code</i>	17.35.010	Purpose
17.84.010	Required when	17.35.020	Applicability
		17.35.030	Review Authority
17.84.020	Ways of initiating	17.35.040	Initiation of Amendment
17.84.030	Application form – Filing fee	17.35.050	Procedures
17.84.040	Commission action	17.35.060	Planning Commission Hearing and Recommendation
17.84.050	Decision of commission by resolution	17.35.070	City Council Hearing and Action
17.84.060	Appeal to city council	17.35.070	City Council Hearing and Action
17.84.070	City council action	17.35.070	City Council Hearing and Action
	<i>Not located in the existing code</i>	17.35.080	General Plan Consistency Required for Zoning Amendments
17.88	Temporary Uses and Special Permits	17.29	Temporary Use Permits
17.88.010	Purpose and intent	17.29.010	Purpose

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.29.020	Applicability
	<i>Not located in the existing code</i>	17.29.030	Exempt Temporary Uses
17.88.020	Temporary use	17.29.040	Allowed Temporary Uses
17.88.030	Application – Temporary permit	17.29.050	Application Filing and Processing Procedures
	<i>Not located in the existing code</i>	17.29.060	Standards
17.88.040	Investigation – Temporary permit	17.29.070	Findings and Decision
17.88.050	Action on application by director	17.29.080	Conditions of Approval
17.88.060	Appeals	17.29.110	Appeals
17.88.070	Revocation of temporary permit	17.29.120	Revocation of Temporary Use Permits
17.88.080	Violation- Penalty		<i>Not located in the new code</i>
17.88.090	Violation constitutes nuisance – Abatement		<i>Not located in the new code</i>
	<i>Not located in the existing code</i>	17.29.090	Conditions of Site Following Temporary Use
	<i>Not located in the existing code</i>	17.29.100	Modification
17.90	Wireless Communications Facility	17.12.260	Wireless Telecommunication Facilities
17.90.010	Intention of chapter	17.12.260	Wireless Telecommunication Facilities
17.90.020	Definitions	17.12.260	Wireless Telecommunication Facilities
17.90.030	General requirements	17.12.260	Wireless Telecommunication Facilities
17.90.040	Prohibited facilities	17.12.260	Wireless Telecommunication Facilities
17.90.050	Permits	17.12.260	Wireless Telecommunication Facilities
17.90.060	Application process	17.12.260	Wireless Telecommunication Facilities
17.90.070	Term of permits	17.12.260	Wireless Telecommunication Facilities
17.90.080	Clustered, co-located and multiple-user facilities	17.12.260	Wireless Telecommunication Facilities

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.90.090	Structural, design and environmental standards	17.12.260	Wireless Telecommunication Facilities
17.90.100	Non-ionizing electromagnetic radiation exposure	17.12.260	Wireless Telecommunication Facilities
17.90.110	Enforcement		<i>Not located in the new code</i>
17.90.120	Violation – Penalty		<i>Not located in the new code</i>
17.90.130	Appeal procedures		<i>Not located in the new code</i>
17.100	Automotive Dismantling Planned Development Overlay Zone	17.10	Automobile Dismantling Overlay Zone
17.100.010	Purpose and area within planned development overlay zone	17.10.010	Purpose
17.100.020	Definitions		<i>Not located in the new code</i>
17.100.030	Permitted uses	17.10.020	Land Use and Permit Requirements
17.100.040	Uses requiring a conditional use permit	17.10.020	Land Use and Permit Requirements
17.100.050	Time Limits	17.10.020	Land Use and Permit Requirements
17.100.060	Signage		<i>Not located in the new code</i>
17.100.070	Parking and circulation	17.10.030	Development Regulations and Standards
17.110	Marijuana Uses and Activities Prohibited		<i>Not located in the new code</i>
17.110.010	Purpose and intent		<i>Not located in the new code</i>
17.110.020	Definitions		<i>Not located in the new code</i>
17.110.030	Prohibitions of commercial marijuana activities		<i>Not located in the new code</i>
17.110.040	Violations and penalties; public nuisance		<i>Not located in the new code</i>
17.130	Reclamation of Mines Exempt from the Surface Mining and Reclamation Act		<i>Not located in the new code</i>
17.130.010	Purpose		<i>Not located in the new code</i>
17.130.020	Application of chapter		<i>Not located in the new code</i>
17.130.030	Development agreement required		<i>Not located in the new code</i>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.17	Landscaping
	<i>Not located in the existing code</i>	17.17.010	Purpose
	<i>Not located in the existing code</i>	17.17.020	Applicability
	<i>Not located in the existing code</i>	17.17.030	General Requirements
	<i>Not located in the existing code</i>	17.17.040	Screening
	<i>Not located in the existing code</i>	17.17.050	Parking Area Landscaping
	<i>Not located in the existing code</i>	17.17.060	Maintenance of Landscaping
	<i>Not located in the existing code</i>	17.19	Signs
	<i>Not located in the existing code</i>	17.19.010	Purpose
	<i>Not located in the existing code</i>	17.19.020	Applicability
	<i>Not located in the existing code</i>	17.19.030	Definitions
	<i>Not located in the existing code</i>	17.19.040	General Provisions
	<i>Not located in the existing code</i>	17.19.050	Exemptions
	<i>Not located in the existing code</i>	17.19.060	Prohibited Signs
	<i>Not located in the existing code</i>	17.19.070	Sign Measurement
	<i>Not located in the existing code</i>	17.19.080	Signage Allowed by Zones
	<i>Not located in the existing code</i>	17.19.090	Signage Standards for Specific Sign Types
	<i>Not located in the existing code</i>	17.19.100	Sign Permit Required
	<i>Not located in the existing code</i>	17.19.110	Comprehensive Sign Program
	<i>Not located in the existing code</i>	17.19.120	Non-conforming Signs
	<i>Not located in the existing code</i>	17.19.130	On-Site Temporary Signs
	<i>Not located in the existing code</i>	17.19.140	Off-Site Temporary Signs
	<i>Not located in the existing code</i>	17.19.150	Enforcement
	<i>Not located in the existing code</i>	17.20	Performance Standards
	<i>Not located in the existing code</i>	17.20.010	Purpose and Intent
	<i>Not located in the existing code</i>	17.20.020	Applicability
	<i>Not located in the existing code</i>	17.20.030	Measurement of Impacts
	<i>Not located in the existing code</i>	17.20.040	Air Contaminants
	<i>Not located in the existing code</i>	17.20.050	Electromagnetic Disturbances and Radiation

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.20.060	Radioactivity
	<i>Not located in the existing code</i>	17.20.070	Hazardous and Extremely Hazardous Materials
	<i>Not located in the existing code</i>	17.20.080	Waste
	<i>Not located in the existing code</i>	17.20.090	Heat and Humidity
	<i>Not located in the existing code</i>	17.20.100	Light and Glare
	<i>Not located in the existing code</i>	17.20.110	Vibration
	<i>Not located in the existing code</i>	17.20.120	Odors
	<i>Not located in the existing code</i>	17.20.130	Noise
	<i>Not located in the existing code</i>	17.22	Reserved Chapter
	<i>Not located in the existing code</i>	17.23	Reserved Chapter
	<i>Not located in the existing code</i>	17.24	Planning Authorities
	<i>Not located in the existing code</i>	17.24.010	Purpose
	<i>Not located in the existing code</i>	17.24.020	City Council
	<i>Not located in the existing code</i>	17.24.030	Planning Commission
	<i>Not located in the existing code</i>	17.24.040	Community Development Director
	<i>Not located in the existing code</i>	17.24.050	Summary of Review Authorities for Decisions and Appeals
	<i>Not located in the existing code</i>	17.25	Common Procedures
	<i>Not located in the existing code</i>	17.25.010	Purpose
	<i>Not located in the existing code</i>	17.25.020	Application Forms and Fees
	<i>Not located in the existing code</i>	17.25.030	Pre-Application Review
	<i>Not located in the existing code</i>	17.25.040	Review of Applications
	<i>Not located in the existing code</i>	17.25.050	Environmental Review
	<i>Not located in the existing code</i>	17.25.060	Public Notice
	<i>Not located in the existing code</i>	17.25.070	Conduct of Public Hearings
	<i>Not located in the existing code</i>	17.25.080	Findings and Decision
	<i>Not located in the existing code</i>	17.25.090	Conditions of Approval
	<i>Not located in the existing code</i>	17.25.100	Expiration and Extension
	<i>Not located in the existing code</i>	17.25.110	Revisions to an Approved Permit
	<i>Not located in the existing code</i>	17.25.120	Revocations of Permits

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.25.130	Appeals
	<i>Not located in the existing code</i>	17.26	Zoning Clearance
	<i>Not located in the existing code</i>	17.26.010	Purpose
	<i>Not located in the existing code</i>	17.26.020	Applicability
	<i>Not located in the existing code</i>	17.26.030	Review Authority Procedures
	<i>Not located in the existing code</i>	17.26.040	Procedures
	<i>Not located in the existing code</i>	17.30	Special Event Permits
	<i>Not located in the existing code</i>	17.30.010	Purpose and Intent
	<i>Not located in the existing code</i>	17.30.020	Applicability
	<i>Not located in the existing code</i>	17.30.030	Exempt Special Events
	<i>Not located in the existing code</i>	17.30.040	Application – Special Events Permits
	<i>Not located in the existing code</i>	17.30.050	Other Permits and Fees Required
	<i>Not located in the existing code</i>	17.30.060	Investigation – Special Events Permits
	<i>Not located in the existing code</i>	17.30.070	Action on Application by Director
	<i>Not located in the existing code</i>	17.30.080	Appeals
	<i>Not located in the existing code</i>	17.30.090	Revocation of Special Event Permit
	<i>Not located in the existing code</i>	17.30.100	Violation-Penalty
	<i>Not located in the existing code</i>	17.30.110	Abatement of Nuisance
	<i>Not located in the existing code</i>	17.33	Reasonable Accommodation
	<i>Not located in the existing code</i>	17.33.010	Purpose
	<i>Not located in the existing code</i>	17.33.020	Applicability
	<i>Not located in the existing code</i>	17.33.030	Review Authority
	<i>Not located in the existing code</i>	17.33.040	Application
	<i>Not located in the existing code</i>	17.33.050	Procedure
	<i>Not located in the existing code</i>	17.33.060	Required Findings
	<i>Not located in the existing code</i>	17.33.070	Conditions of Approval
	<i>Not located in the existing code</i>	17.33.080	Appeals, Expiration, Extensions, and Revisions
	<i>Not located in the existing code</i>	17.34	Development Agreement

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<i>Not located in the existing code</i>	17.34.010	Purpose
	<i>Not located in the existing code</i>	17.34.020	Applicability
	<i>Not located in the existing code</i>	17.34.030	Review Authority
	<i>Not located in the existing code</i>	17.34.040	Procedures
	<i>Not located in the existing code</i>	17.34.050	Planning Commission Hearings and Recommendation
	<i>Not located in the existing code</i>	17.34.060	City Council Hearings and Action
	<i>Not located in the existing code</i>	17.34.070	Required Findings
	<i>Not located in the existing code</i>	17.34.080	Execution and Recordation
	<i>Not located in the existing code</i>	17.34.090	Periodic Review
	<i>Not located in the existing code</i>	17.34.100	Amendments
	<i>Not located in the existing code</i>	17.34.110	Effect of Approved Agreement
	<i>Not located in the existing code</i>	17.34.120	Enforcement
	<i>Not located in the existing code</i>	17.36	Pre-Zoning
	<i>Not located in the existing code</i>	17.36.010	Purpose
	<i>Not located in the existing code</i>	17.36.020	Applicability
	<i>Not located in the existing code</i>	17.36.030	Procedure
	<i>Not located in the existing code</i>	17.36.040	Effective Date of Zoning and Time Limit
	<i>Not located in the existing code</i>	17.37	Enforcement
	<i>Not located in the existing code</i>	17.37.010	Purpose
	<i>Not located in the existing code</i>	17.37.020	Enforcement Responsibilities
	<i>Not located in the existing code</i>	17.37.030	Revocation
	<i>Not located in the existing code</i>	17.37.040	Nuisance Defined
	<i>Not located in the existing code</i>	17.37.050	Penalties
	<i>Not located in the existing code</i>	17.37.060	Remedies
	<i>Not located in the existing code</i>	17.37.070	Nuisance Abatement



Irwindale Resident!

We'd like your input and feedback.

The Community Development Department is conducting a survey at the direction of the Planning Commission to get feedback from community members regarding the rezoning of residential properties from A-1 (Agricultural) to R-1 (Single-Family Residential). Recent State-wide legislation allows single-family zones the opportunity to increase the number of housing units. This new legislation specifically applies to the zones designated as R-1 (Single-Family Residential) and would exclude the A-1 (Agricultural) zones. The proposed changes to the Irwindale Zoning Code and Map will allow you to take advantage of these beneficial regulations. Per the Los Angeles County Tax Assessor, changes to zoning do not change property tax assessments.

Per the adopted 2013 Housing Element, Program 6 states: The City will rezone all A-1 (Agricultural) property to R-1 (Single-Family Residential).

For more information regarding the City of Irwindale Zoning Code Update, please see the link below for the Questions and Answers for the July 19, 2023 Joint Study Session:

<https://www.irwindaleca.gov/DocumentCenter/View/8630/Zoning-Code-Update-Study-Session-Questions-and-Responses?bidId=>

By answering the questions below, we hope to get a better understanding of your questions and concerns. The existing and proposed zoning maps have been included to help you visualize the proposed rezoning. This survey will remain active from September 28, 2023 through October 13, 2023. All individual responses will be kept confidential and survey results will only be reported in aggregate to ensure the anonymity of the respondents.

Please drop off or mail survey to the following location:

Mail or drop off at:
City of Irwindale
5050 N. Irwindale Avenue
Irwindale, CA 91706

Alternative Drop off location:
Irwindale Senior Center
16116 Arrow Highway
Irwindale, CA 91706

To complete this survey online, scan the QR code below or go to the following website:

<https://www.irwindaleca.gov/FormCenter/Community-Development-8/Irwindale-Zoning-Resident-Survey-74>



1. Which best describes your experience with Irwindale's Zoning Code?
☐ Easy to understand.
☐ Average, after reviewing it a few times, I understood the Zoning Code.
☐ Difficult to understand, I depended on staff to explain the Zoning Code.
☐ I haven't used the Zoning Code.
2. Have you reviewed the draft Zoning Code?
<https://www.irwindaleca.gov/DocumentCenter/View/8440/Draft-Title-17---Zoning-Code-06152023?bidId=>
☐ Yes
☐ No
3. Do you know the zoning of your property?
☐ Yes
☐ No
4. Would you support a change from A-1 (Agricultural) to R-1 (Single-Family Residential)?
☐ Yes
☐ No
5. Are you aware that the R-1 (Single-Family Residential) zone has more opportunities for development?
☐ Yes
☐ No
6. Are you aware that you can have a private garden, fruit trees, and vegetables in the R-1 (Single-Family Residential) zone?
☐ Yes
☐ No
7. Are you aware that the areas currently zoned as A-1 (Agricultural) are not farmland?
☐ Yes
☐ No
8. Do you have livestock (goats, cows, horses, etc.)?
☐ Yes
☐ No
9. Are you aware that rezoning property does not increase or decrease property taxes?
☐ Yes
☐ No
10. Are you familiar with recent State-wide laws pertaining to residential property?
☐ Yes
☐ No

11. Have you ever considered building a second unit on your property?

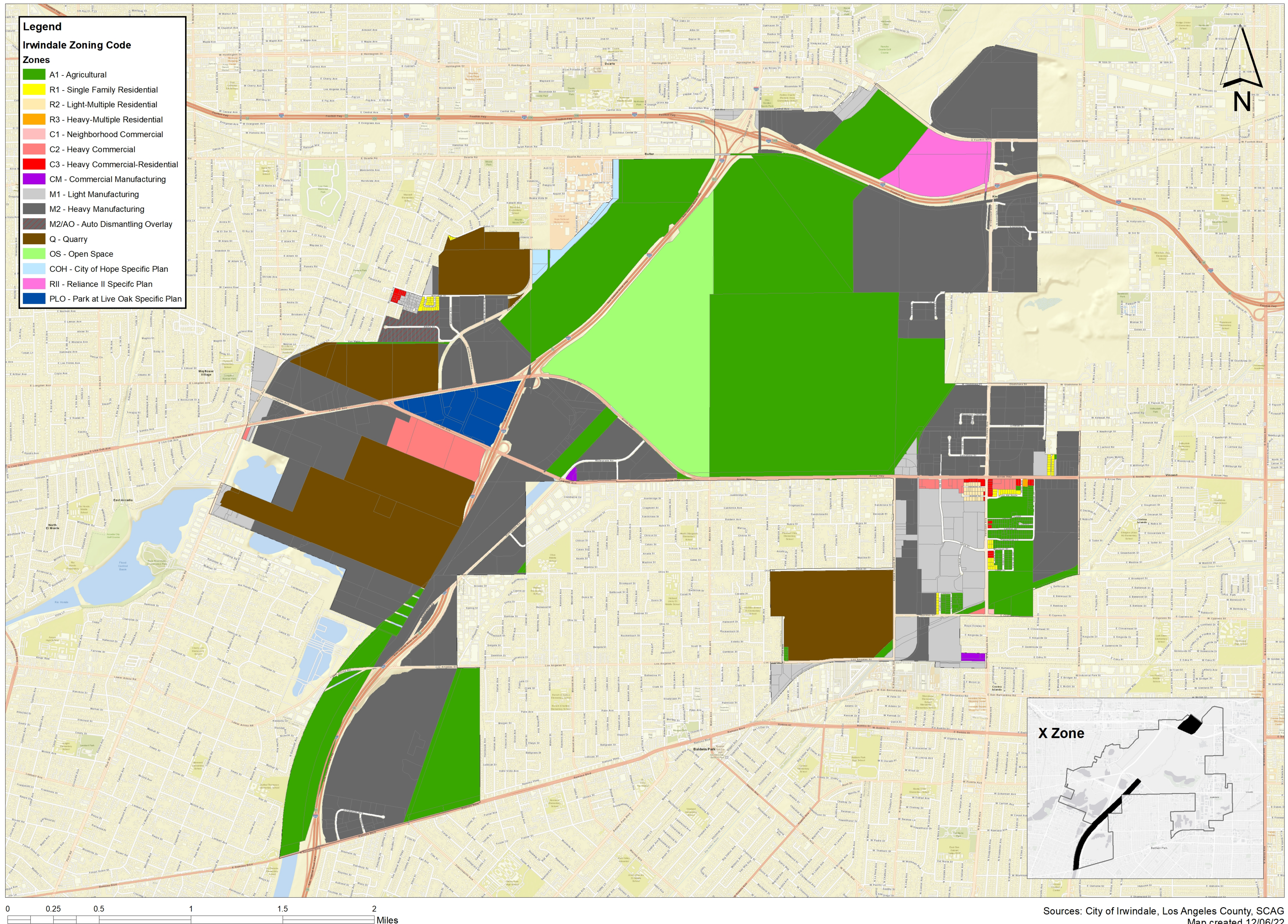
- ☐ Yes
☐ No

12. Have you ever considered splitting your property?

- ☐ Yes
☐ No

13. Please share additional thoughts below.

Exhibit "F" CITY OF IRWINDALE - ZONING MAP (EXISTING)



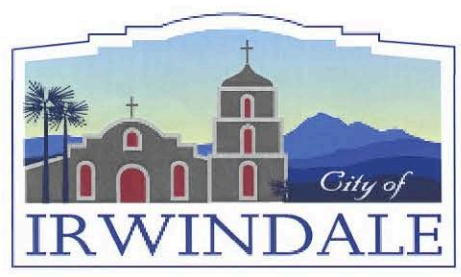
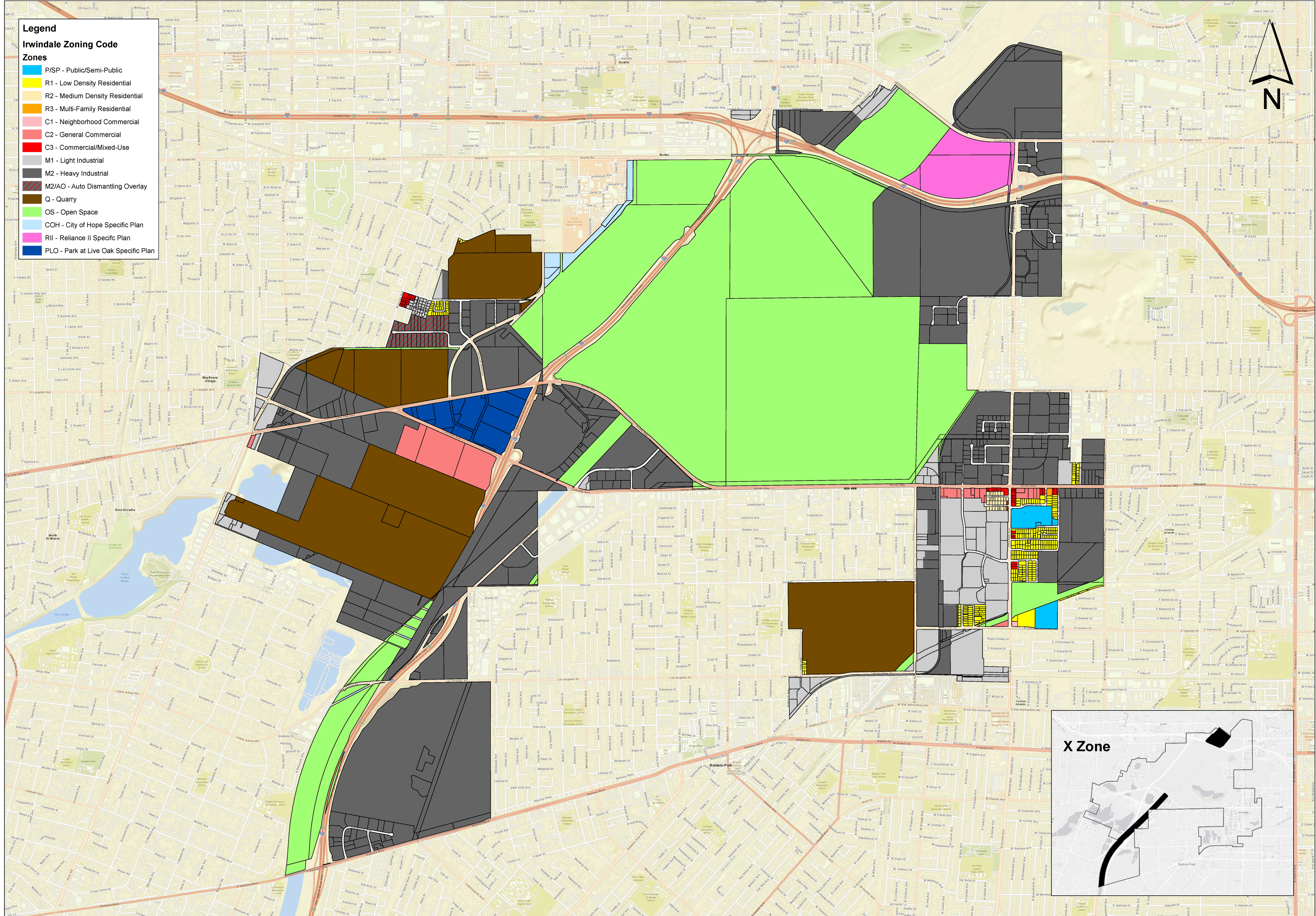


Exhibit "G" CITY OF IRWINDALE - ZONING MAP (PROPOSED)



Legend

Irwindale Zoning Code

Zones

- P/SP - Public/Semi-Public
- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - Multi-Family Residential
- C1 - Neighborhood Commercial
- C2 - General Commercial
- C3 - Commercial/Mixed-Use
- M1 - Light Industrial
- M2 - Heavy Industrial
- M2/AO - Auto Dismantling Overlay
- Q - Quarry
- OS - Open Space
- COH - City of Hope Specific Plan
- Ril - Reliance II Specific Plan
- PLO - Park at Live Oak Specific Plan

