



CITY OF IRWINDALE

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

SUZANNE E.
GOMEZ
CHAIR

ENOCH Y.
BURROLA
VICE-CHAIR

RICHARD
CHICO
COMMISSIONER

MARICELA
FRYMARK
COMMISSIONER

DAVID
FUENTES
COMMISSIONER

AGENDA FOR THE REGULAR MEETING OF THE

PLANNING COMMISSION

September 20, 2023

6:30 P.M.

IRWINDALE COUNCIL CHAMBER

Join Webinar at

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

Webinar ID

863 4969 1359

Submit public comments by email to jjhernandez@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; Vice-Chair Enoch Y. Burrola; Chair Suzanne E. Gomez****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 June 21, 2023

2. SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action on such communications unless 1) the Commission by majority vote 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 all such communications be made in writing so 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 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 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

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

3. NEW BUSINESS

4. PUBLIC HEARINGS

5. DISCUSSION ITEMS/PRESENTATIONS

A. Comprehensive Zoning Code Update Presentation

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 regular meeting of the Irwindale Planning Commission to be held on September 20, 2023 to be posted at the City Hall, Library, and Post Office on September 14, 2023.

Jesus Hernandez

Jesus Hernandez,
Administrative Secretary

Item 1-A.1

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

**June 21, 2023
Wednesday
6:34 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
COMMISSIONER
FUNTES

Dear heavenly Father, we come before you this evening thanking you so much for your love. Father, I just pray that you would bless this Commission here, dear Lord. That you bless all those that are in attendance here, dear Lord. Those who were trying to be here that can't be here. Father, I just pray for those people that are down in that submarine that you would bring them back up, and that they be safe. We ask for your wisdom in the decisions that are being made tonight, ask that they're pleasing to you, in Jesus' name Amen.

ROLL CALL:

Present: Commissioners; David Fuentes; Maricela Frymark; Richard Chico; Chair Suzanne Gomez

Absent: Vice Chair Enoch Burrola

Also present: Julian Miranda, City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Luis Pimentel, Associate Engineer; 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.

CHAIR GOMEZ

Thank you.

ANNOUNCEMENTS

CHAIR GOMEZ

Any announcements tonight?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No announcements.

CHAIR GOMEZ

Thank you; we are going to move forward to the Consent Calendar.

CONSENT CALENDAR

CHAIR GOMEZ	Consent Calendar for the regular meeting held October 19, 2022. Do I have a motion for approval?
COMMISSIONER CHICO	Motion.
CHAIR GOMEZ	Second?
COMMISSIONER FUENTES	Second.
COMMISSIONER GOMEZ	Roll Call please.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Frymark.
COMMISSIONER FRYMARK	Abstain.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Fuentes.
COMMISSIONER FUENTES	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Vice-Chair Burrola is absent. Chair Gomez.
CHAIR GOMEZ	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Thank you.
CHAIR GOMEZ	Thank you; we will move on to the Consent Calendar for the regular meeting held April 19, 2023, and can we get a motion?

PLANNING COMMISSION MINUTES
REGULAR MEETING

June 21, 2023
PAGE 3

COMMISSIONER
FUENTES Motion.

COMMISSIONER
CHICO Second.

COMMISSIONER
GOMEZ Roll Call please.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Chico.

COMMISSIONER
CHICO Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Frymark.

COMMISSIONER
FRYMARK Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Fuentes.

COMMISSIONER
FUENTES Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Burrola is absent. Chair Gomez.

CHAIR GOMEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

**SPONTANEOUS
COMMUNICATIONS**

CHAIR GOMEZ We now move on to Spontaneous Communications and Mr. Hernandez will be addressing this and explaining.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

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CHAIR GOMEZ

Thank you at this time and do we have any Spontaneous Communication as indicated in the tiers?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No one for Tier 1. And no one for Tier 2 or Tier 3.

CHAIR GOMEZ

Thank you; we're going to move forward to New Business.

NEW BUSINESS

CHAIR GOMEZ

Planning will do a presentation and then we will open it up for Public Hearing. Is that correct?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No, New Business but we will go ahead for Public Hearings.

CHAIR GOMEZ

Thank you.

PUBLIC HEARINGS

CHAIR GOMEZ	Yes, we are ready now.
ASSISTANT CITY ATTORNEY TRAXLER	Madame? Is my mic on? Okay. Do you want to call the item, Madame Chair?
CHAIR GOMEZ	Sure. We're reviewing the item for...
ASSISTANT CITY ATTORNEY TRAXLER	I can read it if that's OK.
CHAIR GOMEZ	Thank you go ahead and read it.
ASSISTANT CITY ATTORNEY TRAXLER	It's the Item 4A, Development Agreement No. 01-2022; I-210 freeway (eastbound) and I-605 freeway (northbound), digital billboard conversion KBS HoldCo LLC, DBA Regency Outdoor Advertising.
CHAIR GOMEZ	Thank you. So, we are ready for the presentation.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair and Commission, this report will be given by our Planning Tech, Martin Romero.
PLANNING TECHNICIAN ROMERO	Would you like me to carry on?
CHAIR GOMEZ	Um, sure. Let's just wait for Jesus, he needs to take a minute.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Martin is usually running things behind the scenes so now he's in front of that so someone else is.
COMMISSIONER CHICO	Burn them at the stake.
CHAIR GOMEZ	I vote no, Martin, by the way.
COMMISSIONER CHICO	We are very patient, burn them at the stake.
CHAIR GOMEZ	How about those Dodgers?

COMMISSIONER
CHICO

Oh, don't start.

PLANNING
TECHNICIAN
ROMERO

Good evening honorable Chair, Members of the Planning Commission. Tonight we will be discussing a request for a Development Agreement for the property at the intersection of the I-210 and I-605 freeways on parcels, 8533-009-014. Both the applicant and the property owner is KBS HoldCo LLC DBA Regency Outdoor Advertising. The applicant is requesting a Development Agreement for the conversion of an existing static billboard for a digital billboard. The site is located just south of the eastbound 210 freeway, east of the intersection with the 605 freeway on parcel 8533-009-014. The site is currently occupied by two (2) existing static billboards sitting 500 feet apart. The site is zoned M-2 (Heavy Manufacturing), with a General Plan designation of Industrial/Business Park. The proposed project... Can you guys hear me? The proposed project is Categorically Exempt from CEQA per Section 15303 Class 3, New Construction or Conversion of Small Structures. The existing billboard sits on a parcel just south of the 605 to the 210 on-ramp. There currently is another static billboard, as I stated, it sits 500 feet west of the subject billboard. I would like to make a correction in the Staff Report. In the Staff Report I mentioned that the applicant was proposing using the same structure, the pole, well the applicant is proposing using either the same structure or a similar structure in the vicinity of that existing billboard. The structure will not increase in height. The structure has a total height of 85 feet from the highest grade, which is the freeway, and it will be 65 feet from the freeway per IMC Section 177250 General Standards for Billboards. These are some key highlights from the DA. The developer will pay the City a total of \$70,000.00 a year for the digital billboard. That's \$35,000.00 per face. The figure will increase by 12.5% every five (5) years, for a total of 30 years. The developer will provide advertising space to the City, free of charge on the space available basis. The developer will not advertise tobacco, marijuana, adult entertainment, or any explicit advertising. The City Council will have the right to review this agreement annually at the sole cost of the developer, and the developer will indemnify the City of any damages or claims related to the construction and operation of the Billboard. Staff recommends the adoption of Resolution No. 818(23). Recommending that the Planning Commission recommend approval of Development Agreement No. 01-2022 to the City Council, subject to the proposed Conditions of Approval. This concludes my presentation the applicant and I are available for questions.

CHAIR GOMEZ

Does the Commission have any questions before I open it for Public Hearing?

COMMISSIONER FRYMARK	I have a question. First off, thank you Mr. Romero for your presentation, appreciate that especially considering the technical difficulties. You did a great job. My question was in the staff report, it did indicate that the existing billboards or support structure was going to be used, but now we're hearing that it's going to be possibly or a similar structure in the vicinity. Does that mean there is already an existing structure in the vicinity that could be used? Should the proposed structure not be viable?
PLANNING TECHNICIAN ROMERO	So there is an existing static billboard. There's an existing structure. If that structure is feasible to be reused, they will. If it needs to be reinforced; they will add a new structure.
COMMISSIONER FRYMARK	They'll just reinforce the existing structure that is already there.
PLANNING TECHNICIAN ROMERO	If that's an option, yes.
CHAIR GOMEZ	If you're the applicant, please step forward and state your first and last name for the record?
ANDY GOODMAN	Andy Goodman, representing KBS Holdco Regency Outdoor Advertising. Currently, the existing sign is a static billboard. We will do the necessary tensile tests, and tests on the column and the foundation to make sure that it can handle the weight and the wind loads of a new digital sign, because of the increase in the weight. If we determine that the column cannot hold the additional weight, what we will do is cut the column off at the base, fill it in so that there's no problems with, you know, it being open and we will put a new column in the ground in the same vicinity as the sign that's currently there, and then put the digital sign on top of that.
COMMISSIONER FRYMARK	That was my question. I was curious if we have a standalone that's made for a static, if you will, billboard. When we replace it to a digital, I'm assuming that a digital billboard is a little bit heavier and might require additional leverage.
ANDY GOODMAN	Correct, correct. And that's exactly what we'll do. We'll do the necessary tests at the same time that we're doing the soils test. As we come up with the engineering, we'll be able to determine whether or not we have to put a new column in the ground, or we can use the existing column.
COMMISSIONER FRYMARK	Will the City be notified thereafter of what those test results yield?
ANDY GOODMAN	Absolutely, yes.

- COMMISSIONER FUENTES You're going to go ahead and cut it at the base of the of the concrete there of the foundation. Is the foundation sticking up above the ground or? Now are you going to demo it down below grade level, or are you going to leave the old concrete foundation above ground?
- ANDY GOODMAN We currently own the property. KBS Holdco owns the property also. Our traditional way of handling this is to cut the column 6 inches off below grade, put a steel cap on it, and then restore the property back to its original condition leaving the column and the foundation in the ground. The foundation currently does not come above grade, so all the concrete is below grade, probably approximately 25 feet below grade.
- COMMISSIONER FUENTES Okay, so we won't see it then.
- ANDY GOODMAN You will not see anything. In fact, that area will be restored back to its original condition, which is dirt, so we'll just pile dirt on top of it, yes.
- COMMISSIONER FUENTES Now this new digital billboard is it powered solar or is there apparatus that is going to be built next to it that would be fenced in, or what is entailed?
- ANDY GOODMAN So, the electrical will be from Southern California Edison. It will not be powered by solar. Any additional electrical we need to be able to do the upgrade to digital. It will be located on the property, that is correct.
- COMMISSIONER FUENTES But will it be visible for the public to see? Is it going to be fenced in? Is there fencing that goes around there?
- ANDY GOODMAN You know, we could make arrangements for that. I don't know whether or not the upgrade is going to be something where we have to put a transformer in or an additional larger box, at this time. So, as we find out we will make the, you know, the necessary arrangements for that.
- COMMISSIONER FUENTES I understand this isn't the first time you've done this. Okay, so in past I'm sure that you had apparatus placed on the site, and how visible is it? What do you do as far aesthetically, so it just doesn't look like some equipment out there?
- ANDY GOODMAN We can put something around it. Right now, as you know, the property is approximately 30 feet below grade, in that area as you're coming off of the off-ramp or the on-ramp onto the 210 freeway. Which is why the billboard will be approximately 85 feet from grade to the top of the sign, meeting the 65-foot height limit from the grade of the freeway up. If it does create a visual situation where you can see the box, we will do whatever it takes to mitigate that.

COMMISSIONER FUENTES	I just want to make sure that we put that in the conditionings, that the apparatus will be aesthetically pleasing to see if we do see it, so it's just not an eyesore.
CHAIR GOMEZ	As well as safety. We want to make sure that it's aesthetically, and a safe issue in case somebody goes into that property.
ANDY GOODMAN	Okay.
COMMISSIONER FUENTES	Question for Staff. With report here it says what's going to be prohibited, the marijuana and all the rest of this stuff. Now is there any, I noticed, alcohol isn't on here. I know alcohol is a huge user of the billboards. Go ahead.
PLANNING TECHNICIAN ROMERO	I can answer that, so we will prohibit any explicit material including alcohol.
COMMISSIONER FUENTES	My question though is, are we liable for a lawsuit if a marijuana vendor wants to go ahead and use that advertisement, being that marijuana is legal now, and alcohol is legal? And if you have alcohol up there and say, "well that's legal, why can't we do that?" I'm just wondering if we need to put some type of verbiage in there or something so we're not liable for anything like that. If someone can answer it, yeah that's my question.
ANDY GOODMAN	So in terms of marijuana, hashish, and other sexually explicit advertising, we have voluntarily put that forward as being the type of advertising that we don't want on the sign. So, you know, if someday the City decides that it wants to have marijuana dispensaries or various types of marijuana sales, then we would ask to be able to have that taken out of our Development Agreement, to be able to advertise that. But as long as it's not a use within the City, we will agree to not put that into the advertising. In terms of alcohol, I believe that currently you've got about five (5) or six (6) other Development Agreements that allow for alcohol, that would put us at a huge disadvantage in terms of generating revenue on the sign as a partner, the City, being a partner in on this project receiving development fees for it I would think that you would want us to be able to maximize the revenue on the sign. So, it would be a disadvantage to us to have alcohol precluded from our Agreement, where you've already done it for the four (4) or five (5) other Agreements that you currently have.
COMMISSIONER FUENTES	I think you're misunderstanding what I'm trying to get at. Is that by allowing alcohol, are we at all liable for a lawsuit stating, "well you're letting alcohol do it why won't you let marijuana, or why won't you let this?" Are we opened up for any type of litigation to be, or any type of suits to be, you know, brought up against the City because of that?

ASSISTANT CITY ATTORNEY TRAXLER	Any claim regarding billboards would usually fall under the First Amendment. The City is authorized to do time, place, and manner restrictions. For example, normally the City doesn't sanction any religious activities, because of a separation of church and State. So, can I say for certain that the City will never be sued for regulating something on a billboard? No, I can't because someone could always sue the City for a violation of the First Amendment. However, pursuant to the Development Agreement there is an indemnity clause in there, so the developer or the applicant in this case would be responsible for indemnifying the City, paying all of the fees, or any judgments or any claims against the City because of any regulations.
COMMISSIONER FUENTES	As long as with everybody is fine, but I just wanted to make sure that we're not. I guess this is a question for Staff, you had said that there's a 5% increase, and then up, for up to 30 years.
PLANNING TECHNICIAN ROMERO	12.5.
COMMISSIONER FUENTES	What's that?
PLANNING TECHNICIAN ROMERO	12.5 increase.
COMMISSIONER FUENTES	12.5 increase?
PLANNING TECHNICIAN ROMERO	Yes.
COMMISSIONER FUENTES	What happens after 30 years?
PLANNING TECHNICIAN ROMERO	We would have to review this Agreement again.
COMMISSIONER FUENTES	Okay, alright.
COMMISSIONER FRYMARK	I have a follow up question. The terms, would they stand for the duration of the 30 years? The prohibited use terms.

PLANNING TECHNICIAN ROMERO	Yes, the DA is for the 30 years.
COMMISSIONER FUENTES	If you don't mind, so there's two (2) billboards on your site 500 feet apart, and this is only for one billboard, correct? Do you have future plans of doing the next one?
ANDY GOODMAN	By Caltrans regulations, the billboards digital signs need to be 1,000 feet away from each other, so we would be precluded from not being able to upgrade that other location to a digital sign.
CHAIR GOMEZ	Thank you, I have a couple of questions. Looking at the diagram in the back and on page 2 of 55, when you're talking about the program description analysis, it says here you will either do them parallel or V shape. Now I've seen some where the V shape is introverted, so that it's huge. Do you have an idea of what direction you're going to go in even though you have this structure potential issue?
ANDY GOODMAN	I'm sorry. Potentially if we stay with the existing structure, it would remain a back-to-back sign, because the weight is increased, the wind loads are increased if I go with the V structure. Most likely if I use the same column I'm going to have to go back-to-back. If I make a determination as we move forward to do a V structure, I believe that the City regulates us on the size of the V structure, so we can only be open in the back a certain amount of feet. So we are regulated by the Development Agreement and the City sign code.
CHAIR GOMEZ	Okay, great because sometimes, visually, a large V shape is maybe a hindrance to the drivers as they look at it. Also then, the question is, how is it operated? Is it manually from a computer in the office when you do digital?
ANDY GOODMAN	So, all the computers on the digital signs are programmed from a main office that handles the advertising. All the advertising comes into that main office. It gets vetted to make sure that it meets all of the requirements or prohibitions of the Development Agreement, and then it's sent out to the sign, and the sign is programmed from a main office. That is correct.
CHAIR GOMEZ	Do you have other signs in other vicinities other than Irwindale, digital?
ANDY GOODMAN	We have... Oh I'm sorry.
CHAIR GOMEZ	Digital.
ANDY GOODMAN	No we do not. This is Regency's first venture into the digital outdoor market, so...

- CHAIR GOMEZ That's wonderful that we're a partnership with that.
- ANDY GOODMAN Thank you.
- CHAIR GOMEZ So on page 3 and 55, when we're looking at the key provisions of the Development Agreement, I'd like to add under 2 Community Benefit. Since it is digital and we're in a partnership, I spoke to the Police Chief and I think that when we have an emergency, natural disaster, fire that we would have the ability to contact you, and rapidly have that registered to the community, especially the citizens and residents of Irwindale. That we could put that in, that in an extreme emergency or natural disaster that the Police Department would have access to potentially put something, beware don't get off the freeway or... What do you think about that?
- ANDY GOODMAN So what we do is, we're programmed into the Amber Alert system so that automatically goes up. Natural disasters and Most Wanted would be something where we could provide a telephone number, for the police to get involved and to give us the information that they like. Digital signs work wonderfully when there's, I mean, I hate to say it this way, a natural disaster and a bridge comes down or road gets closed and you can message to the traffic, you can message to the people on the freeway immediately, so that's good messaging. Yes, we will make it available. We can't have the Police Department programming the sign or putting ads up there.
- CHAIR GOMEZ Absolutely, that's understandable.
- ANDY GOODMAN But as long as they've got information for us, and it can be verified we will put it up on the sign.
- CHAIR GOMEZ That's wonderful, and so should we add that to that Condition as Community Benefit, that they would have, the Police Department or the Police Chief would have access? We can look at page 11 of 55, under 2, 1 and 2. Then we can add that as the number 3. Access to disasters or? Mr. Romero, what do you think of that.?
- PLANNING
TECHNICIAN
ROMERO Sorry, which page?
- CHAIR GOMEZ Page 11 of 55. And then it stops at E. So, it is E, the Developer for installation. Then it is 1, the City Annual Development fee. Then 2, it says providing time for City/public service and civic causes. And then we go to 3, which is emergencies spearheaded by the Police Department for disasters and emergencies. I mean if there is like a fire in that part of town or stuff like that. Do you feel like that needs to be added? I think I liked it added.

ANDY GOODMAN	We can add that type of language in, yes.
CHAIR GOMEZ	Okay, great.
ANDY GOODMAN	We would be comfortable with that. Thank you.
CHAIR GOMEZ	And lastly, so we are not putting any prohibition on alcohol. So, that is good news for your advertising. Any other questions, before we open it for Public Hearing? Okay, at this time I'm going to be opening it for Public Hearing.
OPEN PUBLIC HEARING	At 7:03 p.m., Chair Gomez opened the Public Hearing.
CHAIR GOMEZ	Mr. Hernandez is there anybody that wishes to speak?
ADMINISTRATIVE SECRETARY HERNANDEZ	No one for Tier 1, and we have no one for Tier 2 and Tier 3.
CHAIR GOMEZ	Thank you. I'm going to close the Public Hearing at this time.
CLOSE PUBLIC HEARING	There being no speakers, Chair Gomez closed the Public Hearing at 7:03 p.m.
CHAIR GOMEZ	Any other additional comments from the Commission? Not at this time. So, we are going to take a vote as to the Resolution of the Planning Commission of the City of Irwindale on Development Agreement No. 01-2022 to allow for the conversion of an existing billboard. So, let's take roll call.
COMMISSIONER CHICO	With the additions.
CHAIR GOMEZ	Oh, including the additions. The City Attorney will read it at the end after we vote.
COMMISSIONER CHICO	She can't, she has to do it now.
ASSISTANT CITY ATTORNEY TRAXLER	Yes.
CHAIR GOMEZ	Oh, we do it now. Sorry.
ASSISTANT CITY ATTORNEY TRAXLER	I'll read the recommendation, and add the language with direction to Staff, and then we will need a motion and a second, before we do the roll call vote.

CHAIR GOMEZ	Perfect, thank you.
ASSISTANT CITY ATTORNEY TRAXLER	Okay, so the recommendation is adopt Resolution No. 818(23), a Resolution of the Planning Commission of the City of Irwindale recommending that the City Council approve Development Agreement No. 01-2022, to allow for the conversion of an existing static billboard located at the intersection of the I-605 (northbound) and the I-210 (eastbound) freeways (APN: 8533-009-014), in the M-2 (Heavy Manufacturing) zone, subject to the Conditions as set forth herein and making findings in support thereof, with two (2) added Conditions and direction to Staff. Number one is to include in the Development Agreement a provision for public emergency/public safety messaging, pursuant to the discretion of the Chief of Police. The second is to include a Condition of Approval, and I'm sorry I'm blanking on what that was. Commissioner Fuentes if you can remember.
COMMISSIONER FUENTES	It's for the Police Chief to have access to forward information on any type of emergencies....
ASSISTANT CITY ATTORNEY TRAXLER	Right, so the second one I am remembering it now is an enclosure or some type of coverage over the electricity that the billboard is going to be utilizing. That will be a Condition of Approval. We need a motion and a second.
CHAIR GOMEZ	I am sorry, Motion please. We are out of practice not being here for a minute.
COMMISSIONER FUENTES	Was that a Motion? I will motion.
COMMISSIONER CHICO	Second.
ADMINISTRATIVE SECRETARY HERNANDEZ	Who seconded? Okay, thank you. We have a motion from Commissioner Fuentes and a Second from Commissioner Chico. Okay, we will do Roll Call. Commissioner Chico.
COMMISSIONER CHICO	Yes.
ADMINISTRATIVE SECRETARY HERNANDEZ	Commissioner Frymark.
COMMISSIONER FRYMARK	Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Fuentes.

COMMISSIONER
FUENTES Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Burrola is absent. Chair Gomez.

CHAIR GOMEZ Yes.

ADMINISTRATIVE
SECRETARY Thank you.

CHAIR GOMEZ Now, we move on to Number 5.

COMMISSIONER
CHICO By the way, you have a great location.

ANDY GOODMAN Thank you very much.

COMMISSIONER
CHICO Yeah, you do.

CHAIR GOMEZ Discussion items or Presentations.

**DISCUSSION ITEMS/
PRESENTATIONS**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON We have no presentations tonight.

CHAIR GOMEZ Thank you. Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yes. Thank you, Chair and Commission, so first off, I want to say happy first day of summer. So, if this day feels like it will never end, it actually will, it is just a little bit longer, then it gets shorter after that. The announcement I would like to make is regarding the Joint Study Session with the Planning Commission and City Council, that will be taking place July 19th at 6:00 PM over at the Senior Center. You should

have received a flyer for that. That was mailed out to all the residents. It went out to businesses as well. So, we do have some extra flyers here if you are interested. That's all I have tonight.

CHAIR GOMEZ Okay, any kind of Legal Counsel Comments.

**LEGAL COUNSEL
COMMENTS**

ASSISTANT Thank you Chair, I just wanted to let the Commission know that
CITY ATTORNEY unfortunately, I will not be at the Joint Study Session but Adrian, the
TRAXLER City Attorney, will be there so you guys will be in good hands.

CHAIR GOMEZ We will miss you.

ASSISTANT Thank you.
CITY ATTORNEY
TRAXLER

CHAIR GOMEZ Thank you. Commissioner Comments.

**COMMISSIONER
COMMENTS**

COMMISSIONER I have a question, maybe when one of the applicants were here
FUENTES because it has to do with billboards. It is just my curiosity. You know off
the 57 and the 71, around that Pomona area the billboard they have,
"Do not remove this billboard or you will be subject to some type of
lawsuit." Does anybody know what's going on with that? I mean, is it
the City and the billboard companies or what is happening there? Does
anybody know? I am just curious.

COMMUNITY I have seen that and it does reference a case number, but I was
DEVELOPMENT driving too fast to memorize it or write it down.
DIRECTOR
SIMPSON

CHAIR GOMEZ I am glad you didn't take it down.

COMMUNITY But I've seen that same thing and it is on both sides of the 57, but it
DEVELOPMENT does reference a case number so we must be able to figure it out. We
DIRECTOR will put our heads together.
SIMPSON

CHAIR GOMEZ While you are up there, I was wanting to know if we can get an update
on the street issue that we spoke about last meeting.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Yes. Thank you Chair and Commission, we have Luis Pimentel, from Engineering, who will be able to address that.

CHAIR GOMEZ

Thank you. If we recall Commissioner Fuentes brought up an issue on one of the streets, and when we received an email it was pretty serious. If you could update us on the progress on that.

ASSOCIATE
ENGINEER
PIMENTEL

Madam Chair, Commissioners. Yes, we are working with L.A. County Department of Public Works because they maintain our bridges. Unfortunately, there is about a 3 by 3 or 4 by 4 hole that happened just west of the bridge, or east of the bridge abutment in that left turn pocket. It was a safety concern because, unfortunately, the abutment underneath it was dug, excavated and the structure of the bridge was left open, and because of the rains it caused it to collapse in that area, about a 4 by 4 section. That being said, we've been working with L.A. County Department of Public Works, reaching out with them to try to get that fixed because they do maintain the bridge and the abutment. Also, we have to talk to L.A. County Flood Control because they have jurisdiction underneath, so it's a joint effort with them. We have been in constant communication with them to try to get that fixed as soon as possible, because it is a safety concern. That's why we haven't opened that left turn pocket, because any cars going over it even with the steel plates, and you can't really recess that steel plate because it's right at where the bridge and the street meet. You can't recess it, put it down or anything because it'll slide out, and because it'll impact the big structure if we do put the steel plate or kind of grind the bridge abutment. That's why it's been closed for that reason. So, we've been working diligently with them it's just taking some time for that.

CHAIR GOMEZ

I think that the news just broadcasted that we're having an El Nino this coming winter. We have what, 3 or 4 months to really address that issue. So, you know, I know that you've been working diligently. We appreciate it, but we may need to have the City Manager collaborate with some of our representatives to expedite that because that is pretty dangerous. It's unfortunate that it happened that way because it poses a safety hazard, definitely.

ASSOCIATE
ENGINEER
PIMENTEL

We will see how to even go higher up with LA County to see if we can get any Directors, anything to try to get involved, so we can move the process a little bit faster. It would definitely help.

CHAIR GOMEZ

Thank you so much.

COMMISSIONER
FRYMARK

So it sounds like generally speaking, we don't have an idea of when that may be resolved.

ASSOCIATE ENGINEER PIMENTEL	Unfortunately, I would have to go back and take a look, but not at the moment no? Because it's multi-jurisdictional. It's not just us. If it was up to us, we probably could, but we have to get permission from Flood Control and everybody else.
CHAIR GOMEZ	However, it's in our backyard, and I know you are doing your best, but we are going to have to put some fire under the others.
ASSOCIATE ENGINEER PIMENTEL	Yeah, definitely.
CHAIR GOMEZ	Thank you.
ASSOCIATE ENGINEER PIMENTEL	Okay, no problem. Thank you very much, Chair.
CHAIR GOMEZ	Any other Commissioner comments?
COMMISSIONER FUENTES	I do. I guess do we have anybody here from Staff for the, what am I looking for, Public Works I guess. Who would be Public Works? Public Works? Is there anybody from Public Works? Okay, question/concern along Allen Drive up against the wall, the shrubbery there it's horrible. Who is maintaining that? I know, I just thought maybe we're waiting for the Summer Youth, and that's something for them to do. I notice when you turn the corner getting onto Peppertree, that's all maintained there. I think Mariposa does it or somebody else does it, I think. I don't believe our City does it, I think we sub that out. But along Allen Drive, it looks horrible. There's trash there and it's been an eyesore for quite a while.
ASSOCIATE ENGINEER PIMENTEL	Commissioner Fuentes, unfortunately that would be with Public Works Services. I am with Engineering so I can definitely reach out to them, and see who maintains that though.
COMMISSIONER FUENTES	City Manager, can you look into that?
CITY MANAGER MIRANDA	Yes Commissioner, we will definitely look into that. We had not been aware, but we will send somebody out.
COMMISSIONER FUENTES	Well it's right down the street.
CITY MANAGER MIRANDA	I live on Calle De Norte, thank you. No, we will definitely look into it.

COMMISSIONER FUENTES	I was just thinking maybe they are saving it for the Summer Youth to have something to do. I don't know.
CITY MANAGER MIRANDA	I don't believe so. We will take care of it. Thank you.
CHAIR GOMEZ	So, I have just a couple closing remarks. I really would like the community and the Commissioners; we're going to be having a Joint Study for the Comprehensive Zoning Code Update. Some of the Commissioners have been here that long and know that it's about 50 years since it was updated, and we're excited about that. I hope that we get public participation. That is on the flyer and on the City's website for July 19th at our regular Planning Commissioners Meeting. So Irwindale, and we're all part of it, is heading into a wonderful season this summer, being the first day of summer. We have a lot of things going on. One of the things that's coming up is the 4th of July, and so we just want to be cognizant of illegal fireworks. The Police Department is on special patrol looking for those things, and actually so that we can have a great time in our community. Being conscientious and considerate of your fellows in the City so that people feel safe. On Saturday, July 1st we're having our Red, White and You Family Picnic and Craft Fair. For the 4th of July, they're having a yard decorating contest sponsored by the Parks and Recreation. Then on Tuesday, starting at 9:00 PM, July 4th we're having our fabulous firework show. Fortunately, we're encouraging people to have a barbecue at their house. Coming up also is Music in the Park lineup, and before we meet again there's 3; June 29th, July 6th, and July 13th. There's 3 different bands. It's a lot of fun. It's a nice evening out enjoying the music and your fellows. Sunset Cinema Family Movie Nights are Monday night. That's a lot of fun as well, and then we have this Aquatic Center, which is Senior Splash and Aqua Walk on Tuesdays and Thursdays. All these are also on the website. I just wanted to share them to encourage everybody to participate. It helps build community, and we are so blessed in our community and fortunate to have so many things. As a Commissioner also safeguard our community and due diligence job, as we are considered ourselves blessed. There's no other comments?
COMMISSIONER FRYMARK	I do have one.
CHAIR GOMEZ	Sure, please.
COMMISSIONER FRYMARK	Two comments. Thank you, Commissioner Fuentes. First, I'd like to just mention the fact that I had the honor to attend the Mayor's prayer breakfast a couple of weeks ago. It was a great opportunity to, kind of what Commissioner or Chair here is mentioning is that like the camaraderie, the community, the sense of getting together and just

being in fellowship. So, that was a wonderful opportunity to be there and not only pray for the City, pray for our public officials, but also our safety officers, they were there as well. So, it was a great opportunity to be there at the Southern California Edison Training Facility. Secondly, I had the pleasure of attending the League of Contract Cities Conference. This was my second conference since joining the Commission, and it continues to be an opportunity for me to meet and collaborate with other Commissioners and other (inaudible). Sorry, I feel like you guys can't hear me. Learning a lot about growth as it relates to new energy. There was talks about a drone program in the City of Beverly Hills, which could be controversial but seemed like a really unique opportunity. The ability to foster additional public safety without having the use of manpower. I just want to thank Staff for their support and their help in coordinating all of the logistics that goes on behind the scenes to make that happen.

COMMISSIONER
FUENTES Jesus, I'm not I'm not going to be here for the 19th or the (inaudible). Making sure I can get with Staff over here so that the iPad, I can go ahead and get in remotely.

ADMINISTRATIVE
SECRETARY
HERNANDEZ We will discuss it later, if you have questions.

COMMISSIONER
FUENTES Okay, I just want to let you know, though. Okay.

CHAIR GOMEZ We'll miss you.

COMMISSIONER
FUENTES I'll miss you guys too.

CHAIR GOMEZ At this point the meeting is adjourned thank you and have a great evening.

CITY MANAGER
MIRANDA Chair.

CHAIR GOMEZ Yes.

CITY MANAGER Chair, I just want to make a couple points to what you had mentioned earlier about the community events. Just want to let you know because I know this has been something that you brought up yourself, the Chief will have all hands on deck for all officers the day of July 4th, and also throughout the evening, in anticipation that they'll be illegal fireworks. Flyers will be going out. Everything will be on social media as well about the prohibition of illegal fireworks, and we'll also have that on the message board. So, I just want to make sure that you're all aware with that, and the public is aware of that.

CHAIR GOMEZ

Thank you so much appreciate, we appreciate that. We appreciate that we are a safe community, and we want to take care of each other. Meetings adjourned thank you.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:20 p.m.

Suzanne E. Gomez, Planning Commission Chair

Attest:

Jesus Hernandez, Administrative Secretary



5050 N. Irwindale Avenue, Irwindale, California 91706
Phone: (626) 430-2208

Date: September 20, 2023

To: Honorable Chair and Members of the Planning Commission

From: Marilyn Simpson, AICP, Community Development Director

Project: Comprehensive Zoning Code Update

Re: Zoning Code Update Presentation, Joint City Council/Planning Commission Study Session Questions & Comments, and Zoning Code Comparison Chart

Summary:

Interwest Consulting is providing a presentation on the status of the Comprehensive Zoning Code Update. Additionally, Interwest Consulting has prepared a response to the questions and comments from the July 19, 2023 Joint Study session with the City Council, attached as Exhibit A. They have also prepared a comparison chart of the existing and draft Zoning Codes to easily identify changes, attached as Exhibit B. The documents are also available on the Zoning Code Update website: <https://www.irwindaleca.gov/561/Irwindale-Zoning-Code-Update>

The Comprehensive Zoning Code Update is tentatively scheduled for the Planning Commission's consideration at the October 18, 2023 Planning Commission meeting. The entire agenda packet with the final proposed Zoning Code Update will be distributed within the normal timeframe. The consultant that prepared the document will be in attendance and will be available to answer any questions regarding the document.

The draft Zoning Code has been previously provided to the Planning Commission and can be found on the dedicated web page at: <https://www.irwindaleca.gov/561/Irwindale-Zoning-Code-Update>

If you have any questions or concerns, please do not hesitate to contact the Community Development Director via email MSimpson@IrwindaleCA.gov or phone (626) 430-2209.

Attachments:

- A. Questions & Comments from Joint City Council/Planning Commission Study Session
- B. Irwindale Table of Contents: Existing Zoning Code Comparison with Draft Zoning Code Update

ATTACHMENT “A”

Questions + Comments from Joint City Council and Planning Commission - July 19, 2023 Draft Zoning Code Review

Zoning Code Update Comments/Questions	Staff Response
Why is the A-1 being removed?	
- What are the benefits of removing it?	The reason for removing it is to make it consistent with the General Plan, which calls for eliminating the A-1 district and reclassifying existing A-1 properties to a R-1 designation. This will align better with the City’s R-1 zoning, which has development standards that are already being used for the A-1 district.
- Can residents have bovine, goats, and roosters in R-1?	See Section 17.12.060 Animal Keeping; animals on properties may stay with a few conditions—small animals is not defined to exclude, roosters and bovine not listed.
- Can fruit trees be grown in R-1 zoning?	Residents may continue to have fruit trees on their property, regardless if the property is in a R-1 or A-1 zoning district.
Why would projects allowed under SB-35 not go to the City Council or Planning Commission?	In January 2018, California Senate Bill 35 (SB 35) established a streamlined approval process for multi-family housing projects. SB 35 projects are exempt from discretionary review (by the Planning Commission and City Council) if the project is consistent with the General Plan, the zoning, and objective design standards. This is a voluntary program a project applicant may elect to pursue, if the project meets all the eligibility criteria under SB 35. To qualify for this in Irwindale, a multi-family housing project would need to meet a minimum of 15% of the units towards affordable housing for persons with incomes below 80% area median income (AMI).
Will the taxes increase with A-1 properties being rezoned to R-1 zoning?	Per the Los Angeles County Assessor’s office: Taxes are based on improvements of land, not the zoning for the site. There will be no change in taxes if the zoning designation is changed to A-1.
Will the ADU standards address the location of the structure?	Yes, ADU standards address setbacks which ultimately affects the location of a residential structure.

Would a lot with an ADU be considered R-2?	No, any zoning district that allows single-family or multi-family homes is eligible to have accessory dwelling units. The zoning designation the property is located in would be retained.
What is the height limit for a chimney in a residential zone?	A chimney may extend four feet beyond the maximum height limit and comply with the Building & Safety Code.
What is the height limit for parapet walls?	The height limit for parapet walls is eight (8) feet above the building height limit of what is required in the zoning district in which the property is located in.
More explanation was requested for 17.10 Auto Dismantling	Auto-dismantling section contains the same regulations as in the existing code. No changes are proposed with the update.
More explanation was requested for 17.30 Special Events, including fireworks sales	Fireworks sales are exempt from needing a Special Event permit. All fireworks sales within the City limits require prior approval by the City Council. <i>(Note to staff: Include a reference to Chapter 8.16 Fireworks, or consider completely remove.)</i>
Can M-2 allow for commercial?	M-2 does allow for some types of commercial uses that work well with industrial and warehouse uses, such as a restaurants, catering companies, and business support services.
Will Conditional Use Permits (CUP's) be differentiated by zones?	Yes, CUP's will continue to be differentiated by various land use types in different zoning districts.
Process Questions	Staff Response
How was the General Plan reviewed?	The various chapters of the General Plan were reviewed for the overall vision and land use guidance in the City. The various land use designations shown in the General Plan were looked at in the Zoning Code, to ensure the types of development, densities, and intensities are consistent and will be implemented.
What is the difference between a zone change and Zoning Code update?	Zone changes, often referred to as rezoning, occurs when a property is changed from one zoning designation to another. A zoning code update is when a city's zoning code is comprehensively updated or revised with new uses regulations, development standards, and administrative procedures.
A list of changes between the existing code and future code was requested.	See Comparison Table of Contents document for existing and updated Zoning Code.
What does it mean to modernize the City's Zoning Code?	Include new land uses and activities that may have not been addressed properly with an existing code.

What is a Development Code versus a Zoning Code?	Zoning Codes can sometimes be referred to as a Development Code. It is the same thing.
What is the Development Code vs Zoning Code vs Design Guidelines and what takes precedence?	A Development Code is just another term for a zoning code, and includes mandatory requirements for development in the City. Design guidelines are not mandatory, yet provide recommended and encouraged design features of new projects or updated buildings in the City.
How does the Zoning Code implement (incorporate) the General Plan?	A General Plan's overall vision and policies are implemented through a City's Zoning Code, through land use regulations and development standards.
How closely aligned are the Zoning Code and Design Guidelines?	The updated Zoning Code and updated Design Guidelines have been revised so they both work together to help achieve the type of new commercial and industrial developments desired in the City.
The last Zoning Code Update was more recent than 55 years ago. Can you explain	There has been piecemeal updates of the Zoning Code over the years. A comprehensive update by the City and another consultant was started in 2016, but was never adopted.
Can all items go through Planning Commission and City Council Review?	This would be time consuming and costly to the City for all items for all permits to go through a discretionary review process by Planning Commission and City Council.
Why would projects allowed under SB-35 not go to the City Council or Planning Commission?	In January 2018, California Senate Bill 35 (SB 35) established a streamlined approval process for multi-family housing projects. SB 35 projects are exempt from discretionary review (by the Planning Commission and City Council) if the project is consistent with the General Plan, the zoning, and objective design standards. This is a voluntary program a project applicant may elect to pursue, if the project meets all the eligibility criteria under SB 35. To qualify for this in Irwindale, a multi-family housing project would need to meet a minimum of 15% of the units towards affordable housing for persons with incomes below 80% area median income (AMI).

Other City/Development Questions	
Question	Response
Is Irwindale trying to become a C40 City?	The City of Irwindale has not looked into becoming a part of the C40 cities initiative.
Resident requested the housing element site inventory overlayed on the zoning map	The Housing Element site inventory is a separate project and not a part of the Comprehensive Zoning Code Update at this time.
Photos for each zoning district were requested	Photos are not typically found in a General Plan, not a zoning code. Diagrams and illustrations have been prepared and are included in the new Irwindale Zoning Code document.
Close Arrow Highway on the weekends	Closing Arrow Highway is not a part of the Comprehensive Zoning Code Update.
Is there a highway proposed to go through the City?	We are unaware of any plans to put or designate any additional highways that would run through the City.

ATTACHMENT “B”

Irwindale Table of Contents:

Existing Zoning Code Comparison with Draft Zoning Code Update (8-2023)

The following table compares the existing contents of Title 17 to the June 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>Not located in the new code</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		
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	Commercial and Mixed Use Zone Districts
	<i>Not located in the existing code</i>	17.05.010	Purpose and Applicability
17.32.010	Permitted uses	17.05.020	Land Use Regulations – Commercial and Mixed Use Zones
17.32.012	Uses requiring a conditional use permit	17.05.020	Land Use Regulations – Commercial and Mixed Use Zones
17.32.015	Reserved		<i>Not located in the new code</i>
17.32.020	Height	17.05.030	Commercial and Mixed Use Zone Development Standards
17.32.030	Front yard	17.05.030	Commercial and Mixed Use Zone Development Standards
17.32.040	Side yards	17.05.030	Commercial and Mixed Use Zone Development Standards
17.32.050	Placement of buildings	17.05.030	Commercial and Mixed Use Zone Development Standards
17.32.060	Lot area	17.05.030	Commercial and Mixed Use Zone Development Standards
17.32.070	Lot width	17.05.030	Commercial and Mixed Use Zone Development Standards
17.32.080	Permissible lot coverage	17.05.030	Commercial and Mixed Use Zone Development Standards
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		
17.36.010	Permitted uses	17.05.020	Land Use Regulations – Commercial and Mixed Use Zones
17.36.015	Uses requiring a conditional use	17.05.020	Land Use Regulations –

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	permit		Commercial and Mixed Use Zones
17.36.030	Limitations on permitted uses	17.05.020	Land Use Regulations – Commercial and Mixed Use 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		
17.40.010	Permitted uses	17.05.020	Land Use Regulations – Commercial and Mixed Use Zones
17.40.015	Uses requiring a conditional use permit	17.05.020	Land Use Regulations – Commercial and Mixed Use Zones
17.40.020	Limitations on permitted uses	17.05.020	Land Use Regulations – Commercial and Mixed Use 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		
17.44.010	Permitted uses		<i>Not located in the new code</i>
17.44.020	Limitations on permitted uses		<i>Not located in the new code</i>
17.44.030	Standards of development		<i>Not located in the new code</i>
17.44.040	Lot area		<i>Not located in the new code</i>
17.44.050	Lot width		<i>Not located in the new code</i>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.44.060	Yards		<i>Not located in the new code</i>
17.44.070	Building bulk		<i>Not located in the new code</i>
17.44.080	Signs		<i>See new Sign Chapter 17.19</i>
17.48	C-M Commercial Manufacturing Zone		
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>
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 (MU)
	<i>Not located in the existing code</i>	17.05.020	Land Use Regulations – Commercial and Mixed Use Zones (MU)
	<i>Not located in the existing code</i>	17.05.030	Development Standards – Commercial and Mixed Use Zones (MU)
	<i>Not located in the existing code</i>	17.05.040	Supplemental Regulations
17.52	M-1 Light Manufacturing Zone	17.06	Industrial and Office Zone Districts
	<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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
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		<i>Not located in the new code</i>
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
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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<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
	17.58 Alcoholic Beverage	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)
	<i>Not located in the existing code</i>	17.12.120	Drive-thru and Drive-Up Facilities
	17.52.012-12.52.017 Emergency Shelters	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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<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 on-sale and off-sale alcoholic beverage establishments		<i>Not located in the new code</i>
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>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
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	17.11.010	Purpose
17.60.010	Uses requiring a conditional use permit	17.11.020	Applicability
17.60.012	Uses requiring reclamation plan	17.11.020	Applicability
17.60.015	On-site management required	17.11.030	Operations
17.60.020	Limitations on quarry uses	17.11.030	Operations
17.60.030	Maintenance of site requirements and prohibited nuisance activity	17.11.030	Operations
17.60.035	Site management and security plan	17.11.030	Operations
17.60.040	Access roads – Required surfacing	17.11.030	Operations
17.60.050	Slopes and depth	17.11.030	Operations
17.60.060	Drainage and erosion control	17.11.030	Operations
17.60.065	Water quality	17.11.030	Operations
17.60.080	Yards and alternate fencing requirements	17.11.030	Operations
17.60.090	Rock crushing plants – Hours of operation	17.11.030	Operations
17.60.100	Signs	17.11.030	Operations
17.60.110	Flood control regulations	17.11.030	Operations
17.60.120	Air pollution and dust control	17.11.030	Operations
17.60.125	Hazardous materials	17.11.030	Operations
17.60.130	Inspections	17.11.030	Operations
17.60.134	Operator monitoring	17.11.030	Operations
17.60.140	Rehabilitation of land	17.11.030	Operations
17.60.150	Creation of reclamation fund	17.11.030	Operations
17.60.160	Purpose and uses of reclamation	17.11.030	Operations

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	fund		
17.60.170	Dissolution of and withdrawals from reclamation fund	17.11.030	Operations
	<i>Not located in the existing code</i>	17.11.040	Interim Management Plan
	<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
	<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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<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
	<i>Not located in the existing code</i>	17.21.020	Applicability
17.63.020	Definitions		<i>Not located in the new code</i>
17.63.030	Compliance with SMARA		<i>Not located in the new code</i>
17.63.040	Scope		<i>Not located in the new code</i>
17.63.050	Vested rights	17.21.040	Vested Rights
17.63.060	Application and process	17.21.030	Application Procedures and Review Process
17.63.070	Standards for reclamation	17.21.050	Standards for Reclamation
17.63.080	Statement of responsibility		<i>Not located in the new code</i>
17.63.090	Findings for approval	17.21.060	Required Findings
17.63.100	Financial assurances		<i>Not located in the new code</i>
17.63.110	Interim management plans	17.21.070	Interim Management Plans
17.63.120	Annual report requirements and review	17.21.080	Annual Report Requirements
17.63.130	Inspections	17.21.090	Inspections
17.63.140	Violations – Penalties	17.21.100	Violations and Penalties
17.63.150	Appeals	17.21.110	Appeals
17.63.160	Fees		<i>Not located in the new code</i>
17.63.170	Mineral resource protection	17.21.120	Mineral Resource Protection
	<i>Not located in the existing code</i>	17.21.130	Non-SMARA Mining Pits
17.64	Off-Street Parking	17.16	Parking and Loading Standards
17.64.010	Purpose	17.16.010	Purpose

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
		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)
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)

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
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		
17.68.010	Height of penthouses and roof structures		<i>Not located in the new code</i>
17.68.020	Yard regulations		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
17.68.080	Height restrictions – Walls, fences and hedges		<i>Not located in the new code</i>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
17.68.090	Height restrictions – Trees, shrubs and flowers		<i>Not located in the new code</i>
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		<i>Not located in the new code</i>
17.68.120	Landscaping requirements		<i>Not located in the new code</i>
17.68.130	Setback minimum established		<i>Not located in the new code</i>
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
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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
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
	<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	17.32	Variances

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	Use Permits		
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
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	17.32.060	Required Findings

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	of proof		
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
	<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 –		<i>Not located in the new code</i>

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	Abatement		
	<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
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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
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>
	<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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<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
	<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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<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
	<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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<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
	<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

TITLE 17: ZONING (EXISTING)		TITLE XX: ZONING (New)	
Section	Title	Section	Title
	<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