

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

November 17, 2021  
Wednesday  
6:32 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.

CHAIR TAPIA                      Okay, well Good Lord you are calling more and more people. More of our residents you called another person, Christina Orosco, and I don't know if I mentioned Willy Padilla last time. Did I mention Willy Padilla, I don't know. Did I? Okay, Willy Padilla and Tony Zepeda. Prayers go up for them and for their family. I mean it is never a good a time, especially during these certain holiday times, I know it has to be rough. We will adjourn this meeting in their name, in their memory. Am I missing anyone? Does anyone know if I am missing anybody else? No? Okay.

CHAIR TAPIA                      Roll call.

**ROLL CALL:**                      Present: Commissioners; Robert E. Hartman; Richard Chico; Suzanne Gomez; Vice Chair Enoch Burrola; Chair Arthur R. Tapia

Also present: Marilyn Simpson, Community Development Director; Arsanious Hanna, City Engineer/Building Official; Jamie Traxler, Assistant City Attorney; Brandi Jones, Senior Planner; Daniel Co, Assistant Engineer; Berlyn Aguila, Management Analyst; Martin Romero, Planning Technician; Jesus Hernandez, Administrative Secretary

## **ANNOUNCEMENTS**

CHAIR TAPIA                      We move on to announcements. Is there any announcements?

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ                      No announcements.

CHAIR TAPIA                      No announcements, Okay. We move on the Spontaneous Communications.

**SPONTANEOUS  
COMMUNICATIONS**

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHAIR TAPIA                              | 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 as such communications unless 1, the Commission by majority vote finds that a catastrophe or emergency exists. Number 2, the Commission by at least four votes, finds the matter in need for action thereon arose within the last five days. Since Commission cannot accept as stated, it is requested that such communication can be made in writing, as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she, must proceed tonight then each speaker will be limited to three minutes, unless such limits are extended. So we will open it up to the public. |
| ADMINISTRATIVE<br>SECRETARY<br>HERNANDEZ | No members of the public have raised their hands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| CHAIR TAPIA                              | Okay, does Staff want to read the next phase, or do I read it? "In the hybrid format," is that for staff or is that for us?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| ADMINISTRATIVE<br>SECRETARY<br>HERNANDEZ | I can do it. In the hybrid format, both in-person and hybrid audience members will participate in the following order. We have Tire 1: in-person attendees, Tier 2: teleconference attendees, Tier 3: in-person attendees who have not previously provide comments on the matters being discussed by the legislative body, and Tier 4: teleconference attendees who have not previously provide comments on the matters being discussed by the legislative body. As of now for Spontaneous Communicates we have no members.                                                                                                                                                                                                                                                  |
| CHAIR TAPIA                              | Okay, and how are we going to determine these tiers? That is my question. How are we going to determine this? Is this going to be announced in every meeting because if it is just announced today, next meeting nobody will know what tier they fall on? Who decides what tier? Are you going to ask everybody individually what there circumstance is to decide?                                                                                                                                                                                                                                                                                                                                                                                                           |
| ADMINISTRATIVE<br>SECRETARY<br>HERNANDEZ | This can change every City Council meeting. Tier 1, is if we have anybody here present, those are the ones that are going to speak first. That is how that will get decided. Then we have Tier 2, anyone on teleconference that wants to speak, then they will go and speak.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CHAIR TAPIA                              | Can you explain teleconference, please?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| ADMINISTRATIVE<br>SECRETARY<br>HERNANDEZ | The would be our online format, so as we are using here is our Zoom link. Anyone using that specific link and raises their hand, would be the ones speaking during Tier 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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CHAIR TAPIA                      Okay.

ADMINISTRATIVE                Both formats are on the Agenda on our first page, so people can  
SECRETARY                      know they can come in person or be in our online format.  
HERNANDEZ

CHAIR TAPIA                      Okay, people can know that they come in person? Are we going to  
open it to the public now, or what?

ADMINISTRATIVE                It is open to the public in a limited format. We are limited to nine  
SECRETARY                      members of the public that can come in and speak in person.  
HERNANDEZ

CHAIR TAPIA                      Okay, residents?

ADMINISTRATIVE                Anybody that would like to speak.  
SECRETARY  
HERNANDEZ

CHAIR TAPIA                      Anybody?

ADMINISTRATIVE                Not Staff, it would be members of the public.  
SECRETARY  
HERNANDEZ

CHAIR TAPIA                      That includes the applicants themselves? If there is three applicants  
that means there is only six spots left for residents, right?

ADMINISTRATIVE                Correct, but there is a flow. One person can speak, and once they  
SECRETARY                      leave another person can come in if there was more than nine.  
HERNANDEZ

CHAIR TAPIA                      So is there going to be spots outside also for people?

ADMINISTRATIVE                Yes, there will be overflow seating available in the Outer Chamber.  
SECRETARY  
HERNANDEZ

CHAIR TAPIA                      Okay so if they want to speak, once everyone speaks in here then  
they'll be advised if there is anyone else that would like to speak that is  
outside.

ADMINISTRATIVE                Correct.  
SECRETARY  
HERNANDEZ

CHAIR TAPIA                      And the last one? What is that about the last one?

ADMINISTRATIVE SECRETARY HERNANDEZ      That is like a round two, if there is more people interested in speaking. Once we finish with Tier 2 and we see another in person individual that came they will have priority over the person in our teleconference format.

CHAIR TAPIA      So if they tune in late they still have a shot?

ADMINISTRATIVE SECRETARY HERNANDEZ      Correct, if it during our Spontaneous Communications.

CHAIR TAPIA      Thank you, does anybody have questions on that? Okay, we move on to the Consent Calendar.

**CONSENT CALENDAR**

CHAIR TAPIA      The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission request 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. Items in the Consent Calendar are recommendation to approve the following Minutes, the Regular Minutes held April 22<sup>nd</sup>, 2021...

ADMINISTRATIVE SECRETARY HERNANDEZ      The 21<sup>st</sup>.

CHAIR TAPIA      April the 21<sup>st</sup>, 2021 and Adjured Meeting held on August 9<sup>th</sup>, 2021. Is there anyone in the audience wishing to make any comments on these Minutes?

ADMINISTRATIVE SECRETARY HERNANDEZ      We have no members of the audience wishing to speak on this item.

CHAIR TAPIA      Any of the Commissioners wishing to make any changes?

COMMISSIONER GOMEZ      Mr. Chair, yes I will be abstaining from the April 21<sup>st</sup>. I was not participating in that meeting as of yet.

CHAIR TAPIA      Anyone else?

COMMISSIONER CHICO      Motion to approve the Minutes.

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|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHAIR TAPIA                        | Okay, I have something here. I will approve the April the 21 <sup>st</sup> Minutes but me personally, I cannot approve the August 9 <sup>th</sup> . I understood these Minutes that we have now are verbatim, and they are supposed to reflect exactly what the applicant or the people speaking have said. If you turn to page 16, where we open the Public Hearing and Sarah Withers starts speaking, she addresses a lot of issues regarding their involvement and finances and any sort of thing. If you go down to the second paragraph, which starts, 'unexpectedly passed away.' |
| COMMISSIONER CHICO                 | Chair?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CHAIR TAPIA                        | Yes?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| COMMISSIONER CHICO                 | If I may respectfully suggest, let us vote on the April 21 <sup>st</sup> Minutes and get those out of the way.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| CHAIR TAPIA                        | Okay, sounds good.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| COMMISSIONER CHICO                 | Motion to approve those Minutes as presented.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| COMMISSIONER HARTMAN               | Second.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CHAIR TAPIA                        | Roll Call                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| ADMINISTRATIVE SECRETARY HERNANDEZ | Commissioner Hartman.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| COMMISSIONER HARTMAN               | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| ADMINISTRATIVE SECRETARY HERNANDEZ | Commissioner Gomez.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| COMMISSIONER GOMEZ                 | Abstain.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ADMINISTRATIVE SECRETARY HERNANDEZ | Commissioner Chico.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| COMMISSIONER CHICO                 | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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ADMINISTRATIVE  
SECRETARY  
HERNANDEZ Vice-Chair Burrola.

VICE-CHAIR  
BURROLA Yes.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ Chair Tapia.

CHAIR TAPIA Yes.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ Thank you.

CHAIR TAPIA Okay thank you. If you go down to where it says, "Many legal and financial challenges have been overcome by the City's partnership with our company, who helped the City backfill the former Manning Pit, paid millions of dollars to settle lawsuits against the City, and provided 10-acres of the property to the City for its future use and development. Recently the City Council requested" and so on and so forth. She used the term, let me see what it is here, granted. She used the term "granted." "We granted the City," that is what she said and I don't know where this verbiage came from, "and provided 10-acres of the property to the City for its future use and development." I distinctly remembered that is what got my attention. When she said basically after she had talked about how many millions they have bailed us out of. Help us get, you know. She mentioned that they granted us the 10-acres and that is not on here. The word granted and the statement is very, very crucial that it be in the Minutes, because that was not a true statement. Unfortunately, sorry to say that was not a true statement, for the applicant or the owner or Sarah Withers to be making under the circumstances. I would like you to really go over these Minutes again, because there were also some other things omitted or words that were not exactly the way that they were stated. The reason is also that, I asked and that caught my attention, and I had remember distinctly that our previous literature that we got said that we owned it. It was ours and it had nothing to do with that and now Mrs. Withers said that they granted it to us. That is a whole other ball game going on there. Then I asked our Planning Department, to you know, to make a statement as to was it granted or was it ours, and at the end of the day it was ours. It had been ours since the beginning, so to me a person saying that it is very critical that, that be on there. It is very important because all the information that we were supposed to listen to from the recital was on here so anyway.

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ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

Just a quick clarification, I understand your point but you'll see on page 19 you do ask that specific question. Chair Tapia states, "The first speaker said that it was granted to us by them." That's when it gets explained by...

CHAIR TAPIA

But when she said it, it is not on here. She made that statement. And what you have or what somebody has is not what she said. She said, "and provided 10-acres." Ten-acres were granted to the City that is what she said. She did not say 10-acres were provided. To me that is a very critical statement to make sure it is in the Minutes. You know, because these Minutes are official and they should, you know, they are public information. So anyway, I want them to come back. I do not approve it but I don't know if the rest of the Commissioners feel the same way. So it is open for a motion.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

We can go ahead and revise it and look through the audio, and present it on the next meeting if you would like.

CHAIR TAPIA

Okay, thank you very much. We need to make a motion I believe.

COMMISSIONER  
CHICO

Only three of you can vote on it.

CHAIR TAPIA

Okay, so I make the motion that these Minutes go back to the drawing board and come back with the correct verbiage that should be on there. I make a motion that staff revise the Minutes of August the 9<sup>th</sup>, 2021. Is there a second?

VICE-CHAIR  
BURROLA

I'll second.

CHAIR TAPIA

Roll Call

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

Commissioner Hartman.

COMMISSIONER  
HARTMAN

Yes.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

Commissioner Gomez.

COMMISSIONER  
GOMEZ

Abstain.

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ADMINISTRATIVE  
SECRETARY  
HERNANDEZ Commissioner Chico.

COMMISSIONER  
CHICO Abstain.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ Vice-Chair Burrola.

VICE-CHAIR  
BURROLA Yes.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ Chair Tapia.

CHAIR TAPIA Yes.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ Thank you.

CHAIR TAPIA Okay, thank you very much now we move on to Public Hearing. I will let Staff go into the Public Hearing, Conditional Use Permit No. 02-2021 Michael McKain, Cal Blend Soils Inc.

VICE-CHAIR  
BURROLA Before we move on, I have a general question about the Minutes. Just for my clarification. My knowledge. Could these Minutes be used against us? Meaning if you did it wrong and you did not put it in right, the audio was not recorded right or something like that, could it be used against us, if we go to court or something of that sort and they bring back these Minutes? I am just asking general question. Can they be used against us if we didn't get it right?

CHAIR TAPIA Why don't you ask Legal Counsel?

VICE-CHAIR  
BURROLA Yes Legal?

COMMISSIONER  
CHICO First of all those are recorded, correct? Untouched?

VICE-CHAIR  
BURROLA Correct, these Minutes are from the recording. You guys just listen to the recording and then write them down?

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ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

Correct.

VICE-CHAIR  
BURROLA

Okay. So there could be a mistake somewhere? Maybe?

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

That could be, correct.

VICE-CHAIR  
BURROLA

Okay. So you are going back to check that?

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

Correct.

VICE-CHAIR  
BURROLA

Okay, cool and could these be used against us later on?

ASSISTANT  
CITY ATTORNEY  
TRAXLER

Yes, to answer your question Commissioner Burrola. The Minutes that get approved, those are the official Minutes of the meeting. Those would be the public record that would be used say in litigation or things of that nature.

VICE-CHAIR  
BURROLA

Okay, so it is very important we get it right, thank you Chair.

CHAIR TAPIA

Okay, any other questions before we move on?

**NEW BUSINESS**

NONE

**PUBLIC HEARINGS**

ITEM NO. 3A

CONDITIONAL USE PERMIT NO. 02-2021 (MICHAEL MCKAIN, CAL  
BLEND SOILS INC.)

CHAIR TAPIA

So, we have a leaflet here stating that staff was recommending that we continue this matter to a date uncertain. Staff could you please advise us?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Thank you Chair and Commission, the project is Conditional Use Permit No. 02-2021 located at 1399 Las Lomas Road. This project involves outdoor storage and onsite sale of bulk landscape and gardening materials, and outdoor storage of grandstand equipment at the site. The project site over on Las Lomas is adjacent to the City of Duarte. Duarte has respectfully requested additional time to review the project. Staff is asking that this Public Hearing be continued so that we allow them to have the time to review this.

CHAIR TAPIA

This isn't stopping his business from operating, right? He is asking to develop his business. Because it says to a date uncertain, did the City of Duarte say maybe how long they need in case this is critical to their finances?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Staff spoke to the City of Duarte's staff yesterday and their Planning Manager, who has been the one we have been in most communication with, he is on vacation. We want to allow time, since he is most familiar with this. Given the holiday coming up and when he comes back it will give him some time for them to review. If there's any questions that come up, any meetings that Staff needs to have with them that is why we are saying to a date uncertain. Now the Cal Blends business, they do have a retail business and that is permitted by right, so they will continue their retail business.

CHAIR TAPIA

His property has always been next to Duarte, right? I mean it is on the Duarte borderline. He is not moving his business?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

No not at this time.

CHAIR TAPIA

Okay, so is he encroaching on the property line or what kind of business? I imagine that the businesses that Duarte has already there established on their side. I am just wondering why they asked for more time to look at this.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

The adjacent property in the City of Duarte is residential and I believe that is the reason.

CHAIR TAPIA

Okay, but has it always been residential?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Yes, and the site at 1399 Las Lomas has always been in the City of Irwindale, M-2 (Heavy Manufacturing).

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|                                                 |                                                                                                                                                                                                      |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHAIR TAPIA                                     | Okay, so...                                                                                                                                                                                          |
| COMMISSIONER<br>CHICO                           | Does that require a motion?                                                                                                                                                                          |
| COMMISSIONER<br>GOMEZ                           | I move that we continue the item ...                                                                                                                                                                 |
| VICE-CHAIR<br>BURROLA                           | I have a question.                                                                                                                                                                                   |
| COMMISSIONER<br>GOMEZ                           | I am sorry, go ahead.                                                                                                                                                                                |
| VICE-CHAIR<br>BURROLA                           | I have a question for Staff, were they notified? Was the residents and City of Duarte notified about this continues.                                                                                 |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Yes, we did the 500 foot radius and we did specifically send a notice to the City of Duarte.                                                                                                         |
| VICE-CHAIR<br>BURROLA                           | Okay, so how come they are coming to us this late in the game, I guess? Is it something that they missed or?                                                                                         |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | That I do not know. Sometimes that happens depending on the levels of staffing that cities have. But we work closely with the City of Duarte and cooperatively with them, because we share a border. |
| VICE-CHAIR<br>BURROLA                           | I just want to make sure that they got the information and they didn't get it the last minute you know.                                                                                              |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | They did get the information.                                                                                                                                                                        |
| COMMISSIONER<br>CHICO                           | I am guessing because there is a motion to approve the request to delay, does that mean we are going to have to post notices again?                                                                  |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Yes.                                                                                                                                                                                                 |
| COMMISSIONER<br>CHICO                           | Do they know that?                                                                                                                                                                                   |

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COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Yes.

COMMISSIONER  
CHICO

Does that require additional fees for the applicant?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

I don't know the date that the notices were made but if it was within the last six months, we can still use those.

COMMISSIONER  
GOMEZ

Motion to continue.

COMMISSIONER  
HARTMAN

Second.

CHAIR TAPIA

Roll Call

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

Commissioner Hartman.

COMMISSIONER  
HARTMAN

Yes.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

Commissioner Gomez.

COMMISSIONER  
GOMEZ

Yes.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

Commissioner Chico.

COMMISSIONER  
CHICO

Yes.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ

Vice-Chair Burrola.

VICE-CHAIR  
BURROLA

Yes.

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ADMINISTRATIVE  
SECRETARY  
HERNANDEZ                      Chair Tapia.

CHAIR TAPIA                      Yes.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ                      Thank you.

ASSISTANT  
CITY ATTORNEY  
TRAXLER                      If we could confirm that there were no speakers in the audience that wanted to speak on this.

ADMINISTRATIVE  
SECRETARY  
HERNANDEZ                      We have no hands raised for this item.

ASSISTANT  
CITY ATTORNEY  
TRAXLER                      Thank you.

**DISCUSSION ITEMS/  
PRESENTATIONS**

CHAIR TAPIA                      Okay, Discussion Items or Presentations. Any Discussion Items or Presentations tonight?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON                      There are no items tonight.

CHAIR TAPIA                      Okay thank you.

**COMMISSIONER  
COMMENTS**

CHAIR TAPIA                      Commissioner Comments/Request?

COMMISSIONER  
CHICO                      I have a question.

CHAIR TAPIA                      Yes sir.

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|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| COMMISSIONER<br>CHICO                           | I had made a request of Adrian that you or him, were going to bring examples of the situations where people living too close to the area that was considered for a Zone Change and they were disqualified. He was going to bring examples of where it actually worked, that the applicants or the, sorry, neighbors applied in the meeting and it was allowed and so forth. Do you have anything of that sorts?                                                                                             |
| ASSISTANT<br>CITY ATTORNEY<br>TRAXLER           | Yes, our office has been working on compiling that research. We have at this point identified examples, I just need to put it into a presentation for you. We were planning on bring it to you on December. I don't think there is a Planning Commission Meeting in December so that will be brought in January.                                                                                                                                                                                            |
| COMMISSIONER<br>CHICO                           | Okay, as long as you are working on it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| ASSISTANT<br>CITY ATTORNEY<br>TRAXLER           | Yes, I can assure you we are working on it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| COMMISSIONER<br>GOMEZ                           | Mr. Chair?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CHAIR TAPIA                                     | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| COMMISSIONER<br>GOMEZ                           | So I had a question. I understand that we are working on zoning, I want to know where that process is in terms of what is happening at this point as to the zoning project.                                                                                                                                                                                                                                                                                                                                 |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | Thank you Chair and Commission, we are reviewing the various chapters with the Zoning Code. We are also in the process of doing the Housing Element and General Plan Update and it is good that they are in parallel tracks now. Zoning and the General Plan as we move forward, we won't have as many General Plan amendments that is the hope in the future. But they are separate, you know separate items. We have been reviewing it with the consultant, making corrections, and it is moving forward. |
| COMMISSIONER<br>GOMEZ                           | I just want clarification, are we getting public input or has that time passed?                                                                                                                                                                                                                                                                                                                                                                                                                             |
| COMMUNITY<br>DEVELOPMENT<br>DIRECTOR<br>SIMPSON | We have a website that is dedicated to the Zoning Code Update. We also have it for the General Plan Update. Our Consultant for the Zoning Code has reached out to various stakeholders. We will be having public meetings. We are looking at one in December to get input. We are hoping that we can actually coordinate with the Zoning Code and the General Plan. It might be two booths or two tents but there definitely will be public input.                                                          |

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COMMISSIONER GOMEZ Is there a time limit because December is a hectic month for people? I mean to have a public meeting and have them show up. Is there a reason? Is it timely because we just need their input? Or is it a time factor in terms of regulations?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON It was just timely because I think there was a City event, and we wanted to be able to capture most of the residents.

COMMISSIONER GOMEZ Okay, the other question I had I understand there was a survey. Does that apply? There was a survey online.

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON That is for the Housing Element and the General Plan Update. I am glad you brought that up actually. The survey is with Survey Monkey, which is a widely used survey tool. We have it on the main page on the City's page. We also have it with Community Development. It is both in English and in Spanish. We will be having printed copies of that and reaching people, because not everybody is online, we realize that. We want to reach out to as many as possible.

COMMISSIONER GOMEZ How will you do that? Will you be mailing that out or?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON That is what the intent is, with the mailer that comes out. We want to reach the Senior Center as well when they are having activities.

COMMISSIONER GOMEZ Thank you.

CHAIR TAPIA In the zone changes, could we make that lot, or does somebody own it where they wanted to put the roll-offs on Irwindale, I mean on Arrow Highway? Does somebody own that lot?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes.

CHAIR TAPIA Someone owns it? Is that the gentleman that came?

COMMUNITY DEVELOPMENT DIRECTOR SIMPSON Yes.

CHAIR TAPIA He owns it?

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COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Yes.

CHAIR TAPIA

So how are we going to change the zoning now?

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Well that will be determined as we are moving forward if it's the recommendation...

CHAIR TAPIA

We don't want an eyesore there. You know, we talked about that. Although the surrounding areas are zoned for that. Depending on what he wants to bring in or that type of thing. Anyway, I hope that is being really considered as to how it is. Is it legal that, that man purchased that lot let's say commercial, and he wasn't able to bring roll-offs in front of a multimillion dollar park. Can the City change the zone since he bought it as commercial? Can the City bring the zoning down?

ASSISTANT  
CITY ATTORNEY  
TRAXLER

Mr. Chair if I may, this issue is not on the agenda for tonight so that discussion would need to take place at a different time.

COMMISSIONER  
GOMEZ

Mr. Chair I am just wondering, does that fall under comments and conversations or would that be exclude? We are under comments and conversations; we are not really dealing with an issue on that.

CHAIR TAPIA

That's true, I added a little too much to it. That's the thing that I guess needs to be considered, how are we going to change it now? Anyway, you don't have to answer that. I just hope that we could do something with that piece of land unless the man sells it, and that type of thing, to someone else. That is all I have. Anybody else?

VICE-CHAIR  
BURROLA

I have a question.

CHAIR TAPIA

Okay.

VICE-CHAIR  
BURROLA

CUP for the company north of Cypress between Fraijo and Huy Fong Foods, I think it is an envelope company. They are working late hours; I am talking about six, seven, eight at night moving trucks and doing stuff. I am wondering the CUP said as far as their operation time. Also, I noticed there is another company leasing a section of their building, not sure exactly but if they have their own company sign out there on top of the building where they are loading up trucks. I was wondering if they were able to do that with the CUP. If Code Enforcement could look into it.

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COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

We will have Code Enforcement so I just want to make sure the location. Then it is off of Cypress?

VICE-CHAIR  
BURROLA

Off of Cypress between Fraijo Street and the railroad tracks.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Okay, I will make sure to follow up with Code Enforcement

COMMISSIONER  
HARTMAN

The Envelope Company and Pertronix.

VICE-CHAIR  
BURROLA

Is that what it is called?

COMMISSIONER  
HARTMAN

Yeah.

VICE-CHAIR  
BURROLA

Oh okay.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Is that Seaboard?

VICE-CHAIR  
BURROLA

I think so.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Okay.

CHAIR TAPIA

Any other comments?

VICE-CHAIR  
BURROLA

With the Zoning Map, I am glad you guys are moving forward. It's been a while right? It is just a general question, when you change the zones on property owners, will you see push back on that? Or do they just have to conform to the new zone? I guess it is something we can discuss later.

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

I just want to say one thing. Again as it comes to you and your recommendation to the City Council for that, there's two things, there can be the land use zoning change can take place. Also if it keeps the same zoning, let's say we do have M-2 or M-1, the uses within those can change as part of the Zoning Code Update. That is something that is at the body's discretion.

CHAIR TAPIA

Okay anything else? So we kept you there during Commission Comment and Request. Well I want to wish you all a Happy Thanksgiving. Now again it is not going to be the happiest Thanksgiving, many families have lost their loved ones this year. I don't know, I am thinking at least ten people, at least ten families and that is just the immediate family that's not the loved ones, friends, and everyone that is gonna miss that person. I mean it's something we have to deal with, regardless of where you think they went or whatever, still they are not here anymore. That is the main issue. Anyway, I wish all of you a Happy Thanksgiving and I hope that everyone has something to be thankful for. Legal Counsel Comments.

**LEGAL COUNSEL  
COMMENTS**

ASSISTANT  
CITY ATTORNEY  
TRAXLER

No comments. Nice to see everyone.

CHAIR TAPIA

Okay, Community Development Director Report.

**COMMUNITY  
DEVELOPMENT  
DIRECTOR REPORT**

COMMUNITY  
DEVELOPMENT  
DIRECTOR  
SIMPSON

Thank you Chair and Commission, I just want to remind you the Holiday party is coming up December 2<sup>nd</sup> over at Mountain Meadows in, is it Pomona or La Verne? Pomona. Starting at twelve so you are all invited. I just wanted to wish you a Happy Thanksgiving as well.

CHAIR TAPIA

Any other comments? Anybody else have anything before we close? Okay once again we will adjourn this meeting in dedication and honor to Christina, Willy, and Tony. This meeting is now adjourned.

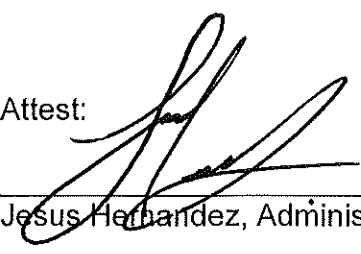
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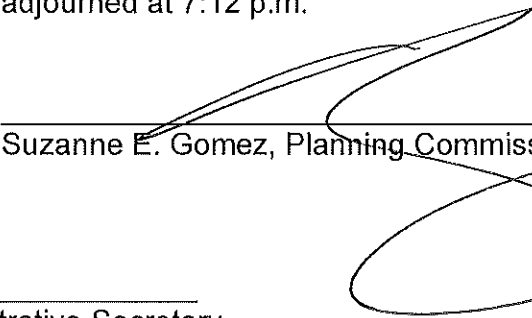
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ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:12 p.m.

Attest:

  
\_\_\_\_\_  
Jesus Hernandez, Administrative Secretary

  
\_\_\_\_\_  
Suzanne E. Gomez, Planning Commission Chair

Approved as presented at the meeting held February 16, 2022

