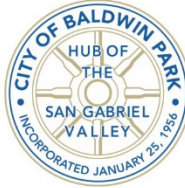


PLANNING COMMISSION REGULAR MEETING

Agenda

July 22, 2026, 7:00 PM



Chair	Gen Escobosa
Vice Chair	Diana Miranda-Dzib
Commissioner	Erik Peña
Commissioner	Benny Arias
Commissioner	Roman Rodriguez

Welcome to your Planning Commission Meeting

We welcome your interest and involvement in the City's legislative process. This agenda includes information about topics coming before the Planning Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city's website and in the Office of the City Clerk.

Please note that, if a disruption prevents public participation through the audiovisual platform, the legislative or governing body shall recess the open session and make good faith efforts to restore public access and participation.

If public access cannot be restored after good faith efforts, the body may resume the meeting only after adopting, by roll call vote on the formal findings.

How to watch and participate

In Person  Most Planning Commission meetings take place at City Hall, 14403 E. Pacific Ave., Baldwin Park, CA 91706	Online  Audio streaming will be available at: Baldwin Park You Tube Channel CivicClerk Meeting Portal	Zoom Zoom Link: Join Zoom Meeting
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Zoom Link:

<https://baldwinparkca.zoomgov.com/j/1657158151>

Public Comments

The public is encouraged to address the Planning Commission or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. In accordance with Chapter 39 of the Baldwin Park Municipal Code, Speakers must address the Planning Commission as a whole and refrain from making impertinent, slanderous, or profane remarks or disrupt the peace of the meeting. Speaker cards are available at the podium and by request with the City Clerk.

Public Communication

There is a three-minute speaking time limit. In accordance with Chapter 39 of the Baldwin Park Municipal Code **Section 39.03(C) Time limitation.** Every member of the public addressing the Council shall limit his or her remarks to a maximum of three minutes during all speaking opportunities; provided, that during oral communications just prior to adjournment comment shall not exceed two minutes per speaker. *When large numbers of persons wish to speak, the presiding officer of the meeting may announce a reduction of the speaking time allotted to each person so all persons wishing to speak may do so.*

Please notify the City Clerk if you require the services of an interpreter. No Action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting.

Comments in writing

You can provide your comments for Planning Commission in writing by sending it to the City Clerk Department in advance. Your written comments will be distributed and will be made part of the written record but will NOT be read verbally at the meeting. Written comments to the Planning Commission may be submitted by email:

comments@baldwinparkca.gov or mailed to: City Clerk Department, 14403 E Pacific Ave., Baldwin Park, CA 91706

Communications to the City Council are public record and will become part of the City's electronic records. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.

Reasonable Accommodations

Individuals with disabilities may request an agenda packet in appropriate alternative formats as required by the Americans with Disability Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Clerk's Office at (626) 960-401, ext. 466.

Notice Regarding California Environmental Quality Act (CEQA) Determinations

Pursuant to CEQA, a "project" is defined as a "whole action" subject to a public agency's discretionary funding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.) To the extent that matters listed in this Agenda are considered "projects" under CEQA, their appropriate CEQA determination will be listed below each recommendation. If no CEQA determination is listed, it has been determined that the action does not constitute a "project" under CEQA.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMUNICATIONS

CONSENT CALENDAR

All items listed are considered to be routine business by the Planning Commission and will be approved with one motion. There will be no separate discussion of these items unless a Planning Commissioner so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

1. Planning Commission Action Minutes July 8, 2026

SET MATTERS - PUBLIC HEARINGS

- 2. A request for development of a 5.22-acre property for a multi-family residential project comprised of 20 two-story buildings and totaling 104 townhome apartment units. The project requires a General Plan Amendment, Zone Change, Zone Variance, Design Review, and Administrative Adjustment as well as the adoption of the IS-MND prepared for the project in compliance with the California Environmental Quality Act (CEQA) (Location: 1314 LeBorgne Avenue, APNs 8558-023-905, 8558-023-910, and 8558-015-900: Applicant: Storm Properties; Case Numbers: AGP 25-01, Z 25-01, ZV 25-02, PR 25-17, AA 25-02).**

Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Find that the Mitigated Negative Declaration and the Initial Study-Mitigated Negative Declaration (IS-MND) as well as the associated Mitigation Monitoring and Reporting Plan (MMRP) was prepared in accordance with the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code

Regs, tit. 14, §§ 15000 et seq.) and recommend to the City Council the adoption of the IS-MND and MMRP for this project.

3. Adopt Resolution PC 26-07 RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PROJECT FOR THE CONSTRUCTION OF 104 TOWNHOME APARTMENT UNITS, WHICH REQUIRES GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM OPEN SPACE TO RESIDENTIAL, A ZONE CHANGE TO CHANGE THE ZONING FROM OPEN SPACE (OS) TO HIGH-DENSITY RESIDENTIAL (R-3), A ZONE VARIANCE TO ALLOW A REDUCED AMOUNT OF PRIVATE OPEN SPACE, AN ADMINISTRATIVE ADJUSTMENT TO ALLOW FOR A MINOR DEVIATION FROM THE BUILDING LENGTH STANDARDS, AND A DESIGN REVIEW APPLICATION

COMMISSION/STAFF COMMUNICATIONS

ADJOURNMENT

CERTIFICATION

I, Nick Baldwin, Planning Commission Secretary of the City of Baldwin Park hereby certify that, under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 16th day of July 2026.



Planning Commission Secretary

For further information regarding agenda items, please contact the office of the City Planner at (626) 960-4011 ext. 475 or via e-mail at nbaldwin@baldwinparkca.gov. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department or Risk Management at (626) 960-4011. Notification 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 34.102.104 ADA TITLE II)