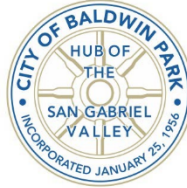


PLANNING COMMISSION REGULAR MEETING

Agenda

August 12, 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](#)

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 22, 2026**

It is recommended that the Planning Commission approve the following meeting minutes of the Planning Commission Meeting held on July 22, 2026.

2. **Consideration of Adoption of Resolution 26-07 Recommending Denial of the Development of a Multi-Family Residential Project at 1413 LeBorgne Ave.**

It is recommended that the Planning Commission adopt Resolution PC 26-07: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING TO THE CITY COUNCIL DENIAL OF THE 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 IN THAT NOT ALL THE FINDINGS OF FACT CAN BE MADE FOR A GENERAL PLAN AMENDMENT, ZONE CHANGE, ZONE VARIANCE, DESIGN REVIEW, AND ADMINISTRATIVE ADJUSTMENT, (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, AND AA 25-02)"

SET MATTERS - PUBLIC HEARINGS

REPORT OF OFFICERS

3. **Reorganization of Planning Commission — Appointment of Chairperson and Vice-Chairperson**

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 6th day of August 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)



ACTION MINUTES PLANNING COMMISSION OF THE CITY OF BALDWIN PARK

Baldwin Park City Hall
14403 E. Pacific Avenue, Baldwin Park, California
Council Chamber

Wednesday, July 22, 2026

7:05 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present:	Genoveva Escobosa, Chair Diana Miranda-Dzib, Vice-Chair Benny Arias, Commissioner Roman Rodriguez, Commissioner Eric Peña, Commissioner
Staff Present:	Nick Baldwin, City Planner Okina Dor, Director of Community Development Daniel Padilla, Director of Public Works Yadira Carmona, Assistant Planner Cynthia Paredes, Administrative Clerk II Shirley Quiñones, Chief Deputy City Clerk Kristi J. Smith, City Attorney

PUBLIC COMMUNICATIONS

Public Communications opened by Chair Escobosa
Samuel Brown spoke.

Public Communications closed by Chair Escobosa.

CONSENT CALENDAR

- Minutes from July 8, 2026.

ACTION: Approved 5-0. Moved by Commissioner Rodriguez
Seconded by Commissioner Miranda-Dzib.

COMMISSIONER	VOTE
Escobosa	Yes
Miranda-Dzib	Yes
Arias	Yes
Rodriguez	Yes
Peña	Yes

PUBLIC HEARINGS

- 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).
- a. Staff Recommendation: *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.*

Public Hearing opened approximately at 8:25 pm by Chair Escobosa

Anthony Ortiz from applicant team provided presentation.

Jay Ahluwalia from applicant team provided presentation.

Ana Maria Ramos spoke in support of project.

Ignacio Ramirez translated for Ana.

Janet Mendez spoke in support of project.

Paris Ray spoke in support of project.

Victoriano Dominguez spoke in support of project.

Zoraida Perez spoke in support of project.

Gerson Ibanez spoke in support of project.

Augustin Ibanez spoke in support of project.

Aquexali Perez spoke in support of project.

Rocio Ibanez spoke in support of project.

Yolanda Pompa spoke in opposition of project.

Ynetta Whitley spoke in opposition of project.

Steve Leonard spoke in opposition of project.

Jorge Del Real Carlos spoke in opposition of project.

Leonor Garcia spoke in support of project.

Tiffany speaking on behalf of Laura Lopez supporting the project.

Marco Ramirez spoke in support of project.

Richard spoke in opposition of project.

Sam Brown spoke in opposition of project.

Francisco Arenas spoke in opposition of project.

Laura Santos spoke in opposition of project.

Manuel Maldonado spoke in opposition of project.

Karmenn Piña spoke in opposition of project.

Anahi Cruz spoke in opposition of project.

Miguel Zuniga spoke in opposition of project.

Jim V spoke in opposition of project.

Gabriela Albavera spoke in opposition of project.

Tony Vong spoke in opposition of project.

Aracely Lopez spoke in opposition of project.

Pablo Gomez spoke in support of project.
 Maria Fernandez spoke in support of project.
 Arleen Latsche spoke in opposition of project.
 Silvia Cross responded to comments made by other speakers.
 Lucia Cruz spoke in opposition of the project.
 Esther McDowell spoke in opposition of the project.
 Rene Jimenez spoke in opposition of the project.
 Public Hearing closed by Chair Escobosa.

ACTION: Motion for denial with direction for staff to bring back a Resolution for Denial moved by Commissioner Peña.
 Seconded by Vice-Chair Miranda-Dzib

COMMISSIONER	VOTE
Escobosa	No
Miranda-Dzib	Yes
Arias	Yes
Rodriguez	Yes
Peña	Yes

Motion passed 4 – 1.

Substitute motion to table to a future meeting moved by Chair Escobosa.
 Seconded by Commissioner Arias.

COMMISSIONER	VOTE
Escobosa	Yes
Miranda-Dzib	No
Arias	Yes
Rodriguez	No
Peña	No

Motion failed 2 – 3.

REPORTS OF OFFICERS

- None.

COMMISSION/STAFF COMMUNICATIONS

- City Planner, Nick Baldwin, informed commission of re-org taking place next meeting date.

ADJOURNMENT

Chair Escobosa adjourned the meeting at 10:49 p.m.

Approved as presented/amended by the Planning Commission at their meeting held on

_____ .

Nick Baldwin, Secretary
Baldwin Park Planning Commission

RESOLUTION PC 26-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING TO THE CITY COUNCIL DENIAL OF THE 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 IN THAT NOT ALL THE FINDINGS OF FACT CAN BE MADE FOR A GENERAL PLAN AMENDMENT, ZONE CHANGE, ZONE VARIANCE, DESIGN REVIEW, AND ADMINISTRATIVE ADJUSTMENT, (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, AND AA 25-02).

THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Baldwin Park does hereby find, determine, and declare as follows:

(a) An application for a General Plan Amendment was submitted by the developer of certain real property, located at 1314 LeBorgne Avenue in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(b) The General Plan Amendment application is for the change of the Land Use from Open Space to Residential; and

(c) An application for a Zone Change was submitted by the developer of certain real property, located at 1314 LeBorgne Avenue in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(d) The Zone Change application is for the change of the zoning of the property from Open Space to High-Density Residential; and

(e) An application for a Zone Variance was submitted by the developer of certain real property, located at 1314 LeBorgne Avenue in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(f) The Zone Variance application is to allow for a reduced amount of private open space to be provided that is less than the minimum amount required; and

(g) An application for a Design Review was submitted by the developer of certain real property, located at 1314 LeBorgne Avenue in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(h) The Design Review application is to confirm that the project architecture and site design complies with City development standards; and

(i) An application for an Administrative Adjustment was submitted by the developer of certain real property, located at 1314 LeBorgne Avenue in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(j) The Administrative Adjustment application is to allow for a minor deviation of the building length standards; and

(k) The applications for the General Plan Amendment, Zone Change, Zone Variance, Design Review, and Administrative Adjustment shall collectively be known as “Project Applications” or “Project”; and

(l) A duly noticed public hearing was held on July 22, 2026, regarding said Project Applications by the Planning Commission, and based upon evidence presented in the staff report, written and oral testimony, and each member of the Commission being familiar with the property, the Planning Commission determined that not all the findings of facts required by the Baldwin Park Municipal Code for the granting of the Variance, Zone Change, and General Plan Amendment could be made and as such denied the Project Applications, as further described in Section 2 of this Resolution.

SECTION 2. The Planning Commission does hereby find that they are unable to make the following Findings of Fact applicable to the Project Applications:

General Plan Amendment and Zone Change

(a) *The amendment will not adversely affect surrounding properties.* The Planning Commission cannot make this finding and specifically finds that the Project will indeed have an adverse impact on the neighboring properties. The Planning Commission generally found that the Project will have an adverse impact on the neighboring properties in relation to parking, noise, and traffic impacts. Further, the required 35 guest parking spaces are too few, especially considering that some of the units could be multi-generational households. The high density proposed for the Project

at this particular location would also be a contributor towards neighborhood impacts.

Variance: Private Open Space

The granting of the Variance does not constitute a grant of special privilege. The Planning Commission could not make this finding and finds that the proposed reduction in private open space would grant a special privilege not enjoyed by other similar properties and therefore the Variance request cannot be granted. The request is to reduce the amount of private open space to be provided to about half of what is required is substantial and the Applicant could meet this requirement if fewer units were proposed.

Administrative Adjustment, Design Review and CEQA

In that the Planning Commission has made findings recommending denial of the General Plan Amendment, Zoning Code change, and Variance, the remainder of the Project Applications are recommended for denial. Under Public Resources Section 21080(b)(5) CEQA does not apply to projects that have been disapproved or denied.

SECTION 3. The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Clerk and the Applicant.

PASSED AND APPROVED this 12th day of August, 2026.

GEN ESCOBOSA, CHAIR
BALDWIN PARK PLANNING COMMISSION

ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF BALDWIN PARK }

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. PC 26-07 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 12th day of August, 2026 by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

NICK BALDWIN
PLANNING COMMISSION SECRETARY