



Tuesday, February 8, 2022 - 5:00 PM

Agenda

CONCURRENT JOINT MEETINGS OF THE CITY COUNCIL OF THE CITY OF COMMERCE, JOINT POWERS FINANCING AUTHORITY AND THE GOVERNING BODY OF THE SUCCESSOR AGENCY TO THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION

To protect public health, this meeting is being held in accordance with AB 361, Government Code section 54954(e)(1) (A). Given the proclaimed state of emergency and the Los Angeles County Health Department recommendation for social distancing for public meetings, which is also consistent with Cal OSHA requirements for social distancing, the City will be conducting public meetings via video/teleconferencing and there will be no physical location available for this meeting. To participate in the City of Commerce 'public meetings and provide public comment during the COVID-19 public health emergency, please follow these steps:

1. Watch or Listen: Meetings are broadcast/streamed live on the City of Commerce's Facebook: <https://www.facebook.com/City-of-Commerce-123903054365151/?ref>. Archived, on-demand video of each meeting is maintained on the City's Facebook as part of the public record.

2. Submit Comments before the Meeting: Members of the public can provide public comment by sending an e-mail to cityclerk@ci.commerce.ca.us for City Council meetings, and the comment will be read during Public Comment portion.

3. Live Remote Public Comments: Members of the public may submit live public comment via Zoom conferencing by using the link below. You must download the Zoom app or software. Zoom meetings can be accessed by telephone, computer, or smart device. You will be allowed to speak during Public Comment portion of the agenda.

4. At the time and date of the meeting, please click this URL to join the Zoom meeting:

<https://us06web.zoom.us/j/88030957117?pwd=S0o0TzdDeTE0YTI3Rm03NDNibVJIQT09>

Passcode: 095767 or join by phone: Dial 1(720) 707-2699; Meeting ID: 880 3095 7117

5:00 P.M. CLOSED SESSION

CALL TO ORDER

Mayor/Chairperson Mendoza

ROLL CALL

City Clerk Shumway

PUBLIC COMMENT ON CLOSED SESSION ITEMS

Pursuant to Executive N-29-20 and AB 361, and given the current health concerns, members of the public can access meetings live on-line, with audio and video, at <https://www.facebook.com/City-of-Commerce-123903054365151/?ref>. In addition, members of the public can submit comments electronically for consideration by the email by sending them to cityclerk@ci.commerce.ca.us or participating during Public Comment portion of the meeting via zoom (please see zoom information on top of the agenda). To ensure distribution to the members of the City Council prior to consideration of the agenda, please submit written comments prior to 4 P.M. the day of the meeting. Those comments, as well as any comments received after 4 P.M., will be also distributed to the members of the City Council during the meeting and will be made part of the official public record of the meeting.

Written comments received prior to the meeting or during public comment or public hearing item will be read for the record within 3 minutes allocated time.

RECESS TO CLOSED SESSION

1. Pursuant to Government Code §54956.8, the City Council will confer with its real property negotiator, Edgar Cisneros, with respect to real estate negotiations with:
 - A. 6364 Zindell Street, Commerce, CA (APN: 6357-015-900 and 6357-019-304) and 7316 E. Gage Ave. (APN: 6357-018-005)
 - B. Wash-Tel Commerce, LLC concerning proposed price and other terms relating thereto, comprised of 6329 and 6355 Washington Boulevard, Commerce, California, commonly referred to as the Stahl Trust property.
2. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *From the Earth LLC v. City of Commerce et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 20STCV36221.
3. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *Commerce, et al., v. Megdal Commerce, LLC, et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 21STCV47599.
4. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(d)(2) Regarding Anticipated/Potential Litigation - One (1) Matter.

RECONVENE TO OPEN SESSION**ORAL CLOSED SESSION ANNOUNCEMENT****6:00 P.M. - CITY COUNCIL MEETING****CALL TO ORDER**

Mayor/Chairperson Mendoza

ROLL CALL

City Clerk Shumway

APPEARANCES AND PRESENTATIONS

1. Presentation/Update from the Sheriff's Department Regarding Public Safety in the City of Commerce

PUBLIC COMMENT

Pursuant to Executive N-29-20 and AB 361, and given the current health concerns, members of the public can access meetings live on-line, with audio and video, at <https://www.facebook.com/City-of-Commerce-123903054365151/?ref>. In addition, members of the public can submit comments electronically for consideration by the email by sending them to cityclerk@ci.commerce.ca.us or participating during Public Comment portion of the meeting via zoom (please see zoom information on top of the agenda). To ensure distribution to the members of the City Council prior to consideration of the agenda, please submit written comments prior to 4 P.M. the day of the meeting. Those comments, as well as any comments received after 4 P.M., will be also distributed to the members of the City Council during the meeting and will be made part of the official public record of the meeting.

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CONSENT CALENDAR

Items under the Consent Calendar are considered to be routine and may be enacted by one motion. There will be no discussion of these items unless members of the Public or City Council request specific items to be removed from the Consent Agenda for a separate discussion. If the item is desired to be discussed separately, it should be the first item under Scheduled Matters.

2. Approval of Warrant Register Nos. 12A, & 12B

The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 12A, dated February 8, 2022 and 12B dated January 26, 2022 through February 2, 2022.

Attachments: [12 A 2022](#)
 [12 B 2022](#)

3. Re-Ratifying the Proclamation of a State of Emergency by Governor Newsom, and Re-Authorizing Remote Teleconference Meetings of the Legislative Bodies of the City of Commerce for the 30-Day Period

The City Council will consider for adoption a Resolution re-ratifying the proclamation of a State of Emergency by Governor Newsom on March 4, 2020 and re-authorizing remote teleconferencing meetings of the legislative bodies of the City of Commerce for the 30-day period pursuant to the Ralph M. Brown Act and AB 361.

Attachments: [Staff Report](#)
 [Resolution](#)

4. Weed Abatement - Declaring that Weeds, Brush, Rubbish are a Public Nuisance

The City Council will consider for adoption a Resolution declaring that weeds, brush rubbish and refuse upon or in front of the specified properties in the City are a seasonal and recurrent public nuisance, and declaring its intention to provide for abatement thereof.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Declaration List](#)

5. Water Replenishment District PFAS Remediation Program Participation Agreement

The City Council will consider for adoption a Resolution approving a PFAS Remediation Program Participation Agreement and Financial Capability Resolution with the Water Replenishment District for the construction of treatment at Station 7.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Agreement](#)
 [Financial Capability Resolution](#)

6. Resolution Accepting a Los Angeles County Metropolitan Transportation Authority Open Streets Grant to Help Fund a Temporary Event for Bicyclists and Pedestrians

The City Council will consider for adoption a Resolution authorizing the City Manager to accept a \$500,000 Open Streets Grant from Metro (LACMTA) to help fund a temporary open streets (Ciclvia-type) event between Unincorporated East Los Angeles and the Cities of Commerce, Montebello, Pico Rivera and Whittier.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Memorandum of Understanding](#)
 [Tentative Route Map](#)

7. Letter of Agreement between the City of Commerce and CCEA related to access to the Senior Center Facility

The City Council will consider for adoption a Resolution approving the Letter of Agreement between the City of Commerce and City of Commerce Employees Association related to Senior Center Facility access.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Letter of Agreement](#)

8. Award of Construction Contract for Camp Commerce Pool and Spa Replastering Project and Authorize Measure AA Fund Transfer for Project Cost Shortfall

The City Council will consider adopting a Resolution awarding a construction contract for Lake Arrowhead Camp Commerce Pool and Spa Replastering Project to Condor, Inc., authorizing a transfer of funds to cover the project cost shortfall, and authorizing Project Management Services by Transtech Engineers.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Bid Analysis](#)
 [Construction Contract](#)

PUBLIC HEARING

9. Allocation for the 48th Year of Community Development Block Grant (CDBG) Funds for Fiscal Year 2022/2023

The City Council will conduct public hearing and consider for adoption a Resolution authorizing the allocation for the 48th year of Community Development Block Grant (CDBG) funds for Fiscal Year 2022/2023.

Attachments: [Staff Report](#)
 [Resolution](#)

SCHEDULED MATTERS

10. Second Amendment to the Services Agreement between the City of Commerce and Nationwide Environmental Service for Street Sweeping Services

The City Council will consider for adoption a Resolution approving a Second Amendment to the Agreement between the City of Commerce and Nationwide Environmental Services, a division of Joe's Sweeping, Inc., for street sweeping services.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Second Amendment](#)
 [Nationwide Environmental Services - Street Sweeping \(2014\)](#)
 [Nationwide Environmental Services - 1st Amend Street Sweeping Amendment](#)
 [Exhibit A to the NES Street Sweeping Agreement - City of Commerce](#)

11. City Council Handbook Amendment

The City Council will consider for adoption a Resolution approving amendments to the City Council Handbook.

Attachments:

[Staff Report - Handbook](#)

[Resolution](#)

[City of Commerce - Updated City Council Handbook](#)

ORDINANCES

12. Adoption of General Plan Amendment No. 21-01; Adoption of Specific Plan No. 21-01; Zone Change 21-01; Introduction for First Reading by Title Only an Ordinance Amending Title 19 (Zoning) of the Commerce Municipal Code to Revise Section 19.05.010 (Zones Established), Adding Section 19.16 (Specific Plans), and Revise Section 19.25.140 (Off-Site Signs Permitted with Restrictions), and an Associated Amendment to the Zoning Map; and a Development Agreement; and Approval of Site Plan No. 997, Master Sign Plan, Vesting Tentative Tract Map No. 83334, and Consider Certifying Environmental Impact Report

The City Council will conduct a public hearing to consider adoption of General Plan Amendment No. 21-01; adoption of Specific Plan No. 21-01; Zone Change 21-01, and Introduce for First Reading by title only an Ordinance amending Title 19 (Zoning) of the Commerce Municipal Code to revise Section 19.05.010 (Zones established), add Section 19.16 (Specific Plans), and revise Section 19.25.140 (Off-site signs permitted with restrictions), and an associated amendment to the Zoning Map; and a Development Agreement. The City Council of the City of Commerce will also independently review and take final action on Site Plan No. 997, Master Sign Plan, Vesting Tentative Tract Map No. 83334, and consider certifying Environmental Impact Report (SCH# 2019080312), approved and certified by the Planning Commission on January 19, 2022.

Attachments:

[STAFF REPORT](#)

[ATTACHMENT A - Findings](#)

[ATTACHMENT B - Conditions of Approval](#)

[ATTACHMENT C - Resolution, Site Plan Review, Sign Plan, VTTM, EIR](#)

[ATTACHMENT E - General Plan and Zoning Map](#)

[ATTACHMENT G -DRAFT Modelo Development Agreement](#)

[ATTACHMENT H - Specific Plan](#)

[ATTACHMENT I - VTTM83334](#)

[ATTACHMENT J - Site Plan](#)

[ATTACHMENT K -FEIR](#)

[ATTACHMENT L- Findings of Fact and Statement of Overriding Considerations](#)

[ATTACHMENT M -Mitigation Monitoring and Reporting Program](#)

[ATTACHMENT D - GENERAL PLAN RESOLUTION](#)

[ATTACHMENT F Zoning Ordinance/Development Agreement](#)

13. First Reading of Uncodified Ordinances Approving Amended and Restated Development Agreements Related to Applications #18-074 and #18-027 and Replacing Commercial Cannabis Development Agreements No. 724 and No. 727

The City Council will consider for Introduction and First Reading, by waiving the full reading and reading by title only, an Uncodified Ordinance approving an amended and restated Development Agreement with ABC Commerce, LLC related to Commercial Cannabis Permit Application No. 18-027, and to replace Development Agreement No. 727 for changing ownership of an approved commercial cannabis business at 6915 E. Slauson Ave., and consider for Introduction and First Reading, by waiving the full reading and reading by title only, an Uncodified Ordinance approving an amended and restated Development Agreement with the Cure Company LLC., Commercial Cannabis related to Permit Application No. 18-074, and to replace Development Agreement No. 724 for expanding of square footage within the existing building of an approved commercial cannabis business at 2939 S. Vail Ave.; and making a determination regarding exemption from further CEQA review and direct staff to prepare and file corresponding Notices of Exemption.

Attachments: [Staff Report](#)
[Cure Company - Development Agreement](#)
[Cure Company - Ordinance](#)
[Cure Co. PC Reso 21-21](#)
[ABC Commerce - Development Agreement](#)
[ABC Commerce - Ordinance](#)
[ABC Commerce PC Reso 21-22](#)

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

ADJOURNMENT

Adjourn in memory of Ruben Stephen Aldrete

Written materials distributed to the City Council are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular City Council meetings) in the City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California, and the City's website. Central Library, 5655 Jillson Street, Commerce, California.

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting via email to cityclerk@ci.commerce.ca.us or by telephone at 323-722-4805 no later than 9 AM on the day of the scheduled meeting.