



# City of Commerce

## Meeting Minutes

---

Tuesday, February 8, 2022 - 5:00 PM

---

**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**

### **5:00 P.M. CLOSED SESSION**

#### **CALL TO ORDER**

*Mayor Mendoza called meeting to order at 5:08 p.m. via teleconferencing.*

#### **ROLL CALL**

*Councilmember Soria left the meeting at 6:30 p.m.*

**Present:** 5 - Councilmember Soria  
Councilmember Altamirano  
Councilmember Argumedo  
Mayor Mendoza  
Mayor Pro Tem Rebollo

#### **PUBLIC COMMENT ON CLOSED SESSION ITEMS**

*There were no individuals wishing to address the City Council on any items on the Closed Session agenda.*

#### **RECESS TO CLOSED SESSION**

*City Council recessed to Closed Session at 5:10 p.m.*

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**

*City Council/Successor Agency reconvened to Open Session at 6:44 p.m.*

### **ORAL CLOSED SESSION ANNOUNCEMENT**

*City Attorney Tapia reported on Closed Session items:*

*Items #1.A, #2, and #3 - the staff made a presentation, the City Council provided feedback, and no reportable action was taken on any of those items.*

*The City Council did not discuss items #1.B and #4.*

*City Attorney Tapia announced that staff is recommending to continue item #12 to a Special City Council meeting on February 15, 2022.*

### **6:00 P.M. - CITY COUNCIL MEETING**

#### **CALL TO ORDER**

*Mayor Mendoza called meeting to order at 6:46 p.m. via teleconferencing.*

#### **ROLL CALL**

**Present:** 4 - Councilmember Altamirano  
Councilmember Argumedo  
Mayor Mendoza  
Mayor Pro Tem Rebollo

**Absent:** 1 - Councilmember Soria

#### **APPEARANCES AND PRESENTATIONS**

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

*Sergeant Villareal provided an update for two weeks. Deploying two motor units to help with traffic and in problematic areas. Mayor Pro Tem Rebollo asked for a Neighborhood Watch meeting in the Rosini area due to a recent shooting. Mayor Mendoza suggested a combined Neighborhood watch meeting that would*

*encompass the Rosini area and Rosewood park area.*

**Mayor Pro Tem Rebollo moved, seconded by Councilmember Altamirano, to adopt 1. 14-3935 Presentation/Update from the Sheriff's Department Regarding Public Safety in the City of Commerce. The motion carried by the following vote:**

**Ayes:** 5 - Councilmember Soria, Councilmember Altamirano, Councilmember Argumedo, Mayor Mendoza, and Mayor Pro Tem Rebollo

#### **PUBLIC COMMENT**

*Rita Villa thanked the City Council for adjourning the meeting in memory of her brother, who passed away.*

*Raul Lorenzano introduced himself as a field representative for Assembly Member Christina Garcia.*

*Oswaldo Pena introduced himself as a new Gas Company Public Affairs manager.*

*Mark from East Side Communities for Environmental Justice spoke in support of item #6.*

*Kevin Larsen, President of AFSCME Local 773, asked that the City Council consider bringing furloughed employees back.*

#### **CONSENT CALENDAR**

**Mayor Pro Tem Rebollo moved, seconded by Councilmember Altamirano, to approve the Consent Calendar. The motion carried by the following vote:**

**Ayes:** 4 - Councilmember Altamirano, Councilmember Argumedo, Mayor Mendoza, and Mayor Pro Tem Rebollo

**Absent:** 1 - Councilmember Soria

2. Approval of Warrant Register Nos. 12A, & 12B
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
4. Weed Abatement - Declaring that Weeds, Brush, Rubbish are a Public Nuisance
5. Water Replenishment District PFAS Remediation Program Participation

Agreement

6. Resolution Accepting a Los Angeles County Metropolitan Transportation Authority Open Streets Grant to Help Fund a Temporary Event for Bicyclists and Pedestrians
7. Letter of Agreement between the City of Commerce and CCEA related to access to the Senior Center Facility
8. Award of Construction Contract for Camp Commerce Pool and Spa Replastering Project and Authorize Measure AA Fund Transfer for Project Cost Shortfall

**PUBLIC HEARING**

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

*Director of Economic Development and Planning Jimenez provided a brief overview of the staff report. Discussion took place about Home Preservation Program.*

**Councilmember Argumedo moved, seconded by Councilmember Altamirano, to approve Resolution authorizing the Substantial Amendment to the 46th and 47th Year of Community Development Block Grant (CDBG) Funds for Fiscal Years 2020/2021 and authorizing the allocation for the 48th Year of CDBG Funds for Fiscal Year 2022/2023. The motion carried by the following vote:**

**Ayes:** 4 - Councilmember Altamirano, Councilmember Argumedo, Mayor Mendoza, and Mayor Pro Tem Rebollo

**Absent:** 1 - Councilmember Soria

**SCHEDULED MATTERS**

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

*City Manager Cisneros provided an overview of the staff report. There will be no increase in rates. City Manager Cisneros stated that while the maps are updated to reflect more legible graphics, the routes remain the same.*

*Mayor Pro Tem, Mayor, and Councilmembers thanked Nationwide for looking for*

*environmental needs and helping the region. This program will provide a better quality of life for residents. Mendoza thanked the company for zero emissions.*

**Mayor Pro Tem Rebollo moved, seconded by Councilmember Altamirano, to adopt 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. The motion carried by the following vote:**

**Ayes:** 4 - Councilmember Altamirano, Councilmember Argumedo, Mayor Mendoza, and Mayor Pro Tem Rebollo

**Absent:** 1 - Councilmember Soria

#### **11. City Council Handbook Amendment**

*City Attorney Tapia provided an overview of the staff report.*

**Councilmember Argumedo moved, seconded by Mayor Pro Tem Rebollo, to adopt Resolution approving amendments to the City Council Handbook. The motion carried by the following vote:**

**Ayes:** 4 - Councilmember Altamirano, Councilmember Argumedo, Mayor Mendoza, and Mayor Pro Tem Rebollo

**Absent:** 1 - Councilmember Soria

### **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**

*Mayor Mendoza opened Public Hearing. Councilmember Argumedo moved, seconded by Mayor Pro Tem Rebollo, to continue this item to February 15, 2022, City Council meeting. The motion carried by the following vote:*

**AYES:** Councilmembers Argumedo, Altamirano, Mayor Pro Tem Rebollo and Mayor Mendoza (4)

**Absent:** Councilmember Soria

*Mayor Mendoza closed Public Hearing.*

**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**

*City Planner Knarik Vizcarra provided an overview of the staff report.*

**Mayor Pro Tem Rebollo moved, seconded by Councilmember Argumedo, to continue First Reading, of 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 to February 15, 2022, City Council meeting; and approve for 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 making a determination regarding exemption from further CEQA review and direct staff to prepare and file corresponding Notices of Exemption. The motion carried by the following vote:**

**Ayes:** 4 - Councilmember Altamirano, Councilmember Argumedo, Mayor Mendoza, and Mayor Pro Tem Rebollo

**Absent:** 1 - Councilmember Soria

**CITY COUNCIL/SUCCESSOR AGENCY REPORTS**

*Councilmember Altamirano wished Happy Birthday to coach Phillip Briones.*

*Councilmember Argumedo wished Happy Birthday to his brother and his son.*

*Mayor Pro Tem Rebollo wished her sister a Happy Birthday. Mayor Pro Tem Rebollo issued her condolences to the Villanova family.*

*Mayor Mendoza asked that the notary services be resumed. On January 28, 2022, mayor Mendoza reported that he attended the City celebration and Lions international, regional meeting.*

*Mayor Mendoza asked that the CERT program be initiated, training resumed for the search and rescue team, and also bring back Comcats program.*

**ADJOURNMENT**

*Meeting adjourned at 7:51 p.m. in memory of Fernando Villanova and Ruben*

*Stephen Aldrete.*