

**ATTACHMENT C
DRAFT ORDINANCE FOR
ZONING TEXT AMENDMENT NO. 25-02**

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, APPROVING ZONING TEXT AMENDMENT (“ZTA”) NO. 25-02 AMENDING SECTION 19.31.100(2) OF THE COMMERCE MUNICIPAL CODE RELATED TO DISTANCE SEPARATION REQUIREMENTS FOR CERTAIN ALCOHOL-RELATED USES

WHEREAS, the City of Commerce (“City”) is a general law city, incorporated under the laws of the State of California; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing Zoning Text Amendment (“ZTA”) No. 25-02 on May 28, 2026, at which time the matter was continued to June 17, 2026; and

WHEREAS, on June 17, 2026, the Planning Commission resumed the duly noticed public hearing and recommended approval of the amendment to the City Council; and

WHEREAS, the proposed ZTA amends Section 19.31.100(2) of the Commerce Municipal Code (“CMC”) related to distance separation requirements applicable to certain alcohol-related uses; and

WHEREAS, the amendment is intended to provide flexibility in evaluating alcohol-related uses while maintaining discretionary review and project-specific analysis of compatibility and potential impacts through the Conditional Use Permit (“CUP”) process; and

WHEREAS, the City Council has considered the staff report, Planning Commission recommendation, public testimony, and all other evidence in the administrative record; and

WHEREAS, the City Council finds the proposed ZTA is consistent with City of Commerce General Plan, the CMC, and the public health, safety, and welfare.

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF COMMERCE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The above recitals are true and correct and incorporated herein as part of the findings.

Section 2. The City Council hereby finds that the adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA

Guidelines Section 15061(b)(3), the common sense exemption. The amendment modifies regulatory standards for alcohol-related uses and does not authorize any development or physical change to the environment. Therefore, it can be seen with certainty that there is no possibility the amendment may have a significant effect on the environment, and no further environmental review is required.

Section 3. Pursuant to Section 19.39.310 of the CMC, the City Council makes the following findings to support the approval of a ZTA in this matter:

1. **That the proposed change of zone or zoning ordinance text amendment is consistent with the goals, policies, and objectives of the General Plan.** *The proposed Zoning Text Amendment is consistent with the goals, policies, and objectives of the City of Commerce General Plan in that the amendment maintains discretionary review procedures for alcohol-related uses and supports orderly and compatible commercial development within established commercial corridors.*
2. **That the proposed change of zone or zoning ordinance text amendment will not adversely affect surrounding properties.** *The proposed Zoning Text Amendment will not adversely affect surrounding properties because the amendment does not automatically permit alcohol-related uses, and all future applicable projects would remain subject to Conditional Use Permit review, project-specific compatibility analysis, and Conditions of Approval, as determined appropriate by the City.*
3. **That the proposed change of zone or zoning ordinance text amendment promotes public health, safety, and general welfare and serves the goals and purposes of Title 19.** *The proposed Zoning Text Amendment promotes public health, safety, and general welfare and serves the goals and purposes of Title 19 of the CMC by maintaining regulatory oversight of alcohol-related uses while allowing flexibility in evaluating such uses along designated commercial corridors.*

Section 4. Section 19.31.100(2) of the CMC is hereby amended to read as follows:

“The proposed use shall not be located within five hundred (500) feet of, nor adversely affect, adjacent or nearby religious facilities; residences; public or private schools; public parks or recreation centers; or public or parochial playgrounds. However, the distance requirement shall not apply to restaurant, sit-down as defined by the Commerce Municipal Code, or to any use requiring an off-sale alcoholic beverages license, provided the use is located along either Washington Boulevard or Atlantic Boulevard. Notwithstanding these exemptions, the city may deny an application if it is determined that a proposed use adversely affects any adjacent or nearby religious facilities; residences; public or private schools; public parks or recreation centers; or public or parochial playgrounds.”

Section 5. The City Clerk shall certify the passage and adoption of this Ordinance and it shall go into effect thirty (30) days following its adoption.

[Signatures on the following page]

6100 E. Washington Blvd. – ZTA 25-02 & CUP 25-12
Planning Commission Resolution
June 17, 2026

PASSED, APPROVED AND ADOPTED this _____ th day of _____ 2026.

Kevin Lainez, Mayor

ATTEST:

City Clerk