

**ATTACHMENT A  
DRAFT RESOLUTION FOR  
ZONING ORDINANCE TEXT AMENDMENT NO. 25-04**

**RESOLUTION NO. PC 25-09**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COMMERCE, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING TO TITLE 19 (ZONING) OF THE COMMERCE MUNICIPAL CODE TO AMEND TITLE 19 (ZONING) OF THE COMMERCE MUNICIPAL CODE ("CMC") TO ALLOW ENTERTAINMENT ESTABLISHMENTS IN THE MANUFACTURING ZONES, CREATE PARKING REQUIREMENTS FOR THIS USE, AND REVISE THE DEFINITION FOR ENTERTAINMENT ESTABLISHMENTS.

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

WHEREAS, the purpose of this Zoning Ordinance Text Amendment ("ZTA") No. 25- 04 is to establish regulations to amend Title 19 (Zoning) of the Commerce Municipal Code ("CMC") to allow entertainment establishments in Commercial-Manufacturing ("C/M-1"), Light Manufacturing ("M-1"), and Heavy Manufacturing ("M-2") zones ("manufacturing zones"), create parking requirements for this use, and revise the definition for entertainment establishments ("Ordinance"); and

WHEREAS, the City initiated the proposed Ordinance pursuant to Commerce Municipal Code ("CMC") § 19.39.280; and

WHEREAS, this Ordinance was reviewed by the Director of Community Development, in part, for consistency with the General Plan and conformity with the CMC; and

WHEREAS, pursuant to and in accordance with provisions of the California Environmental Quality Act (Public Resources Code Section 21000 et seq., (herein referenced to as "CEQA")), the State of California Guidelines for implementation of the California Environmental Quality Act (14 Cal. Code of Regs. §§ 15000, et seq., (herein referred to as the "CEQA Guidelines")), the City is the "lead agency" for the preparation and consideration of environmental documents for "projects", as the term is defined in Section 15378 of the CEQA Guidelines; and

WHEREAS, it was determined that the proposed Ordinance ensures the City has the necessary regulations to protect the public, health, and safety; and

WHEREAS, the Planning Commission held a public hearing on August 20, 2025, to recommend that the City Council approve ZTA No. 25-04; and

WHEREAS, the Planning Commission, after due inspection, investigation, and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing with respect to the proposed Ordinance, does find that all other legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. The Planning Commission hereby finds that the adoption of this Ordinance is not subject to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). The City reviewed the environmental impacts of the proposed Ordinance. No additional environmental review is required for this Ordinance pursuant to CEQA Guidelines § 15060(c)(2), § 15378(b)(5), § 15301, § 15303, and § 15061(b)(3). The proposed Ordinance is exempt from CEQA because it is a ZTA that regulates entertainment establishments Citywide, which will not have a direct or reasonably foreseeable indirect physical change in the environment and does not qualify as a "project" under CEQA. After all, it will not make physical changes to the environment. The proposed Ordinance is also exempt from CEQA under the common-sense exemption, meaning it will not affect the environment. All future proposals will require their own environmental review as outlined in CEQA guidelines.

Section 2. The Planning Commission recommends that the City Council make the following findings of fact:

- A. **That the proposed Zoning Text Amendment is consistent with the goals, policies, and objectives of the general plan.** *The proposed ZTA is consistent with the goals, policies, and objectives of the Commerce General Plan, as it would promote the following: 1) Community Development Policy 4.1. The City of Commerce will explore the feasibility of developing an area devoted to active family recreation, 2) Community Development Policy 4.2. The City of Commerce will promote the development of commercial enterprises that provide family entertainment, and 3) Community Development Policy 4.3. The city of Commerce will continue to promote the development of the Citadel and neighboring areas as a focal point for family entertainment.*
- B. **That the proposed zoning ordinance text amendment will not adversely affect surrounding properties.** *The proposed ZTA will not adversely affect surrounding properties because the ordinance will not result in physical changes. Any projects that utilize the proposed regulations will be properly analyzed for potential impacts and consistency with the adopted regulations governing entertainment establishments in the manufacturing zones.*

**C. That the proposed zoning ordinance text amendment promotes public health, safety, and general welfare and serves the goals and purposes of this Title 19.**

The proposed ZTA is designed to advance public health, safety, and general welfare by establishing clear regulations for entertainment establishments within the Manufacturing zone. These guidelines ensure that such venues operate safely and responsibly, creating enjoyable spaces for residents and visitors. Furthermore, the ZTA will enable existing restaurants to expand their operation with entertainment opportunities, ultimately boosting local business activity while generating tax revenue for the City.

Section 3. Based upon the above findings, the Planning Commission recommends that the City Council of the City of Commerce adopt the proposed ZTA No. 25-04 contained in the proposed Ordinance, attached hereto as Attachment B and incorporated into this Resolution by reference.

Section 4. This Resolution takes effect on the date of its adoption. It shall be transmitted by Planning Commission staff to the City Clerk for placement of the Ordinance on the City Council meeting agenda for consideration by the City Council.

I hereby certify that the foregoing findings and conditions contained in this resolution were adopted by the Planning Commission at its regular meeting of August 20, 2025.

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Salvador Gutierrez,  
Chairperson Planning Commission

ATTEST:

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Jessica Serrano, Secretary