



City of Commerce

Meeting Minutes

Tuesday, October 14, 2025 - 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 Ivan Altamirano called meeting to order at 5:12 p.m.

ROLL CALL

Present: 5 - Mayor Altamirano
Mayor Pro Tem Lainez
Councilmember Argumedo
Councilmember Garcia
Councilmember Rebollo

PUBLIC COMMENT ON CLOSED SESSION ITEMS

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

RECESS TO CLOSED SESSION

The City Council recessed to Closed Session at 5:13 p.m.

1. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(d)(2) & (e)(2) - Regarding Anticipated/Potential Litigation - Two (2) Matters.
2. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Ernie Hernandez, with respect to real estate negotiations concerning proposed price and other terms relating to the Commerce Refuse-to- Energy Authority Facility site located at 5926 Sheila Street, Commerce, California

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 6:08 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

City Attorney Noel Tapia reported on Closed Session Items No. 1 and 2, stating that with the entire Council present, two potential litigation matters and Item No. 2 were discussed. Staff provided a presentation, the City Council gave direction, and no reportable action was taken for any items.

6:00 P.M. - CITY COUNCIL MEETING**CALL TO ORDER**

Mayor Ivan Altamirano called the regular City Council meeting to order at 6:09 p.m.

ROLL CALL

Present: 5 - Mayor Altamirano
Mayor Pro Tem Lainez
Councilmember Argumedo
Councilmember Garcia
Councilmember Rebollo

PLEDGE OF ALLEGIANCE

Public Works Director Shahid Abbas led the Pledge of Allegiance.

INVOCATION

Mayor Pro Tem Kevin Lainez offered the invocation.

APPEARANCES AND PRESENTATIONS

1. Presentation - National Breast Cancer Awareness Month in the City of Commerce

Attachments: [Proclamation](#)

Social Services Coordinator Moyra Garcia provided a brief presentation on the item. Mayor Ivan Altamirano then read the proclamation.

PUBLIC COMMENT

Gloria Nezahualcoyotl spoke regarding arts in public places subcommittee. Mayor Ivan Altamirano followed up by discussing future programs where seniors can take art classes and contribute art to the City.

CONSENT CALENDAR

Approval of the Consent Agenda

Mayor Pro Tem Kevin Lainez moved, seconded by Councilmember Hugo A. Argumedo, to approve the Consent Calendar Items 2-5 and 7. The motion carried by the following vote:

Ayes: 5 - Mayor Altamirano, Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

2. Approval of Warrant Register Nos. 5A, 5B, 5C, and 5A S/A

Attachments: [5A](#)
[5B](#)
[5C](#)
[5A S/A](#)

Recommendation: The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 5A dated October 14, 2025, 5B for the period of September 18, 2025 through September 22, 2025, 5C for the period of September 24, 2025 through October 7, 2025, and 5A S/A for the period of September 25, 2025 through October 2, 2025.

3. Approval of Minutes

Attachments: [2025-09-23 CC Minutes](#)
[2025-10-07 CC Minutes](#)

Recommendation: The City Council and Successor Agency will consider for approval the minutes of the City Council meeting of Tuesday, September 23, 2025, held at 5:00 p.m. and the minutes of the Special City Council meeting of Tuesday, October 7, 2025, held at 5:00 p.m.

4. Granting Authority for Execution of Metro, State, and Federally Funded Grants, Documents for City Projects

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

Recommendation: The City Council will consider adopting Resolution No. 25-64 authorizing the City Manager, Public Works Director, or his designee to sign all documents related to Metro, State, and Federally funded grants for Capital Improvement Projects.

5. Gateway Water Management Authority Appointments

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

Recommendation: The City Council will consider adopting Resolution No. 25-65 continuing the City's participation in the Gateway Water Management Authority as an active Board member and adopt the Resolution appointing Shahid Abbas, Director of Public Works as the Governing Board Member and Andrew Caraveo, Environmental Coordinator as the designated alternate representative.

6. Eligibility Expansion for Competitive Sports Programs

Attachments: [Staff Report](#)

City Manager Ernie Hernandez withdrew item no. 6.

7. New Transit Maintenance Facility Project

Attachments: [Staff Report](#)
[Resolution](#)
[FTA Approval - Local Match In-Kind Contribution](#)

Recommendation: The City Council will consider adopting Resolution No. 25-66 authorizing staff to proceed with the construction redesign plans to minimize the project footprint and lower costs, explore available grant funding opportunities and financing options to mitigate the City's financial burden, and initiate a Request for Proposal (RFP) for the demolition of the former Commerce-Refuse-to-Energy Authority (CREA) site.

Mayor Pro Tem Kevin Lainez moved, seconded by Councilmember Hugo A. Argumedo, to adopt Resolution No. 25-66 authorizing staff to proceed with the construction redesign plans to minimize the project footprint and lower costs, explore available grant funding opportunities and financing options to mitigate the City's financial burden, and initiate a Request for Proposal (RFP) for the demolition of the former Commerce-Refuse-to-Energy Authority (CREA) site. The motion carried by the following vote:

SCHEDULED MATTERS

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

Sergeant Barreras provided a statistics update for the dates of 9/1/25-9/30/25.

9. Residential Parking T Markings Pilot Program

Attachments: [Staff Report](#)
[Parking T's Maps](#)

City Manager Ernie Hernandez withdrew item no. 9.

10. Arts in Public Places Program: Installation of Nine (9) Utility Box Murals and one (1) Post Office Box Mural

Attachments: [Staff Report](#)

City Manager Ernie Hernandez presented. Mayor Altamirano made additional comments.

Staff will research local scholars and artists from Commerce to celebrate on the remaining utility boxes and use a variety of local artists. The option to create art wraps will also be explored. Staff will determine if there is an option to use two (2) art pieces on either side of one (1) utility box.

Councilmember Mireya Garcia moved, seconded by Councilmember Hugo A. Argumedo, to approve submitted artwork by Jerome Castro for two (2) utility box murals at Location 3: Harbor St & Eastern Ave, Día de Los Muertos Option A & B; Location 9: 5817-5839 Telegraph Rd, Retro Phone Booth; and one (1) post office box mural at Location 5: City Hall (Commerce Way), R2-D2 shadow art. The motion was carried by the following vote:

Ayes: 5 - Mayor Altamirano, Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

11. Arts in Public Places Program: Art Installation at 5281 E. Washington Blvd.

Attachments: [Staff Report](#)

Ernie Hernandez presented the item. Mayor Altamirano provided additional comments.

Councilmember Mireya Garcia moved, seconded by Councilmember Hugo A. Argumedo, to approve the proposed art submitted by Nerv for the installation of a mural at 5281 Washington Blvd to cover the exterior facade of the building on the condition of Council approval of the final rendering. The motion was carried by the following vote:

Ayes: 5 - Mayor Altamirano, Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

12. Arts in Public Places Program: Art Installation at 5650 Jillson Street

Attachments: [Staff Report](#)

Mayor Altamirano presented the item.

The City Council provided further direction for item no. 12 to be discussed in the next Arts in Public Places committee.

PUBLIC HEARING

13. Introduction and First Reading of an Ordinance Amending Title 19 (Zoning) of the Commerce Municipal Code to Establish Artificial Turf Regulations for All Zones Citywide and in the Public Right-of-way - Public Hearing

Attachments: [Staff Report](#)

[Ordinance](#)

[Notice of Categorical Exemption](#)

Community Services Director Jessica Serrano provided a presentation on the Ordinance.

The Council provided further direction to City Staff requesting more information regarding the City's liability.

Mayor Ivan Altamirano formally opened the public hearing at 7:27 p.m. There were no individuals wishing to address the City Council for this item.

Councilmember Hugo A. Argumedo moved, seconded by Councilmember Mireya Garcia, to continue the public hearing to the next meeting. The motion was carried by the following vote:

Ayes: 5 - Mayor Altamirano, Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

14. Introduction and First reading of an Ordinance Enacting Zoning Ordinance Text Amendment No. 25-02 Amending Title 19, Chapter 19.25 of the Commerce Municipal Code (Signs) Modifying Existing Billboard Regulations and Adding City-Wide Digital Billboard Regulations - Public Hearing

Attachments: [Staff Report](#)
[Ordinance](#)
[Notice of Categorical Exemption](#)

*Mayor Ivan Altamirano formally opened the public hearing at 7:28 p.m.
There were no individuals wishing to address the City Council for this item.
Mayor Ivan Altamirano formally closed the public hearing at 7:28 p.m.*

Scott Sheldon from Scott Realty Advisors provided a presentation on the ordinance.

Councilmember Hugo A. Argumedo moved, seconded by Mayor Pro Tem Kevin Lainez, to approve the proposed Ordinance No. 824 on first reading and waiving the reading of a Zoning Ordinance Text Amendment No. 25-02 amending the Commerce Municipal Code, Title 19, Chapter 19.25 (signs) modifying existing billboard regulations and adding city-wide digital billboard regulations; and adopting a Categorical Exemption under the provisions of the California Environmental Quality Act. The motion carried by the following vote:

Ayes: 5 - Mayor Altamirano, Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

15. Introduction and First reading of an Ordinance Enacting Zoning Ordinance Text Amendment No. 25-04 Amending Title 19 (Zoning) of the Commerce Municipal Code (“CMC”) to Allow Entertainment Establishments in Certain Manufacturing Zones, Create Parking Requirements for this Use, and Revise the Definition for Entertainment Establishments - Public Hearing

Attachments: [Staff Report](#)
[Ordinance](#)
[Notice of Categorical Exemption](#)

Community Services Director Jessica Serrano provided a presentation on the ordinance.

Mayor Ivan Altamirano formally opened the public hearing at 7:50 p.m.

There were no individuals wishing to address the City Council for this item.

Mayor Ivan Altamirano formally closed the public hearing at 7:50 p.m.

Councilmember Oralia Y. Rebollo moved, seconded by Mayor Ivan Altamirano, to approve the proposed Ordinance No. 825 on first reading and waiving reading of an Ordinance enacting Zoning Ordinance Text Amendment No. 25-04 amending the Commerce Municipal Code to allow entertainment establishments in certain manufacturing zones, create parking requirements for this use, and revise the definition for entertainment establishments; and adopting a Categorical Exemption under the provisions of the California Environmental Quality Act. The motion carried by the following vote:

Ayes: 3 - Mayor Altamirano, Mayor Pro Tem Lainez, and Councilmember Rebollo

Nays: 2 - Councilmember Argumedo, and Councilmember Garcia

16. Resolution Amending User ("Planning") Fees For Planning Permits and Approvals Pursuant to Title 19 ("Zoning") of the City of Commerce Municipal Code - Public Hearing

Attachments: [Staff Report](#)

[Resolution](#)

[User Fee Study Prepared by Willdan presented to City Council on June 2, 2020](#)

[Notice of Exemption](#)

Community Services Director Jessica Serrano provided a presentation on the resolution.

Mayor Ivan Altamirano formally opened the public hearing at 7:57 p.m.

There were no individuals wishing to address the City Council for this item.

Mayor Ivan Altamirano formally closed the public hearing at 7:57 p.m.

Councilmember Oralio Y. Rebollo moved, seconded by Mayor Ivan Altamirano, to approve Resolution No. 25-67 amending user ("Planning") fees for planning permits and approvals pursuant to Title 19 ("Zoning") of the City of Commerce Municipal Code; and adopting a Categorical Exemption under the provisions of the California Environmental Quality Act. The motion carried by the following vote:

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

Abstain: 1 - Councilmember Garcia

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Mireya Garcia - Thanked colleagues, Mayor Altamirano, staff, and Anthony Aguilar for their support in creating the Purple Heart City Plaque to honor the men and women who have been wounded or killed in action by enemy forces, and thanked them for keeping us safe. The plaque will be presented to them on Veteran's Day, November 11th.

Councilmember Oralia Y. Rebollo - Thanked the Parks & Recreation Department and Camp Commerce staff for the Women's Getaway Weekend.

Councilmember Hugo A. Argumedo - No Reports

Mayor Pro Tem Kevin Lainez - Thanked Citadel Outlets Staff for the Citadel Clean Up Commerce Event and for their contributions to youth organizations that participated. Thanked the Commerce Boys & Girls Water Polo Programs, Unplugged Performing Arts, and Commerce Crush for their participation.

-Thanked the Parks and Recreation and Transportation Department for the LAFC Community Night.

Mayor Ivan Altamirano - No Reports

ADJOURNMENT

The meeting adjourned at 8:02 p.m.

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 Central Library, 5655 Jillson Street, Commerce, California.

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