



# City of Commerce

## Meeting Minutes

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Tuesday, April 28, 2026 - 5:00 PM

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**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 Lainez called the Closed Session meeting to order at 5:09 p.m.*

#### **ROLL CALL**

**Present:** 5 - Mayor Lainez  
Mayor Pro Tem Garcia  
Councilmember Altamirano  
Councilmember Argumedo  
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 members of the City Council and Successor Agency recessed to Closed Session at 5:11 p.m.*

1. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(d)(2)& (e)(2) - Regarding Anticipated/Potential Litigation - Two (2) Cases.
2. Pursuant to Government Code §54956.8, the City Council will confer with its real property negotiator, Ernie Hernandez, with respect to real estate negotiations regarding 5555 East Washington Boulevard (APN 6335-024-909).
3. City Council Conference Regarding Public Employee Performance Evaluation pursuant to Government Code §54957 (b) (1)  
Employee Title: City Manager

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**RECONVENE TO OPEN SESSION**

*All members of the City Council and Successor Agency reconvened to open session at 6:24 p.m.*

**ORAL CLOSED SESSION ANNOUNCEMENT**

*City Attorney Tapia reported on Closed Session stated that all members of the Council were present, they discussed all three items, for each item staff provided a presentation, the City Council gave direction, and no final reportable action was taken.*

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

*Mayor Lainez called the regular City Council meeting to order at 6:25 p.m.*

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

*Community Development Director Serrano led the Pledge of Allegiance.*

**INVOCATION**

*Council Member Altamirano offered the invocation.*

**APPEARANCES AND PRESENTATIONS**

1. Proclamation Designating the Week of May 11-15, 2026, as National Transportation Week

*The City Council proclaimed May 11-15 National Transportation Week.*

2. Earth Day Video

*Recreation Programs Supervisor Macias introduced the Earth Day Event video.*

3. Proclamation Declaring Tuesday, April 28, 2026, as Arbor Day in the City of Commerce

*The City Council proclaimed April 28 as Arbor Day.*

4. Tree City U.S.A. 2025 Award and Recognition of the Arbor Day 2026 Poster Contest Winners

*The Council received and filed the Tree City U.S.A. 2025 Award to the City of Commerce, Public Works Department, Streets & Tree Maintenance Division, from the National Arbor Day Foundation, presented by a representative of the Los Angeles County Fire Department's Forestry Division. The Council recognized and awarded certificates to the winners of the Arbor Day 2026 Poster Contest from Bandini Elementary School and Rosewood Park STEAM Academy.*

5. Student Leadership Day

*The City Council proclaimed April 30 as Student Leadership Day.*

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**PUBLIC COMMENT**

The residents that live near the Modelo Development Project (Old Veteran's Park area) provided their public comments as follows:

*Justin Mascardo reported ongoing construction-related vibrations impacting nearby homes and expressed concern regarding potential structural damage. Requested increased City oversight, enforcement of construction standards, and implementation of mitigation measures to protect residents.*

*Veronica Chavez stated that her residence is located in close proximity to the project site and expressed concern regarding construction impacts. Requested follow-up on a previously submitted resident agreement and emphasized the need for consistent communication and coordination between the City, developer, and affected residents.*

*Rudy Acosta raised concerns regarding excessive noise, vibrations, dust, and potential environmental and structural impacts associated with construction activities. Noted effects on quality of life, including work-from-home disruptions, and requested stronger oversight and long-term protections for residents.*

*Susana Larios described prolonged exposure to construction-related noise, vibrations, and dust, and expressed concern regarding potential health impacts and diminished living conditions. Requested mitigation efforts and improved responsiveness to resident concerns.*

*Mark Chavez reported that construction vibrations have impacted his home and raised concerns regarding structural integrity. Requested access to raw monitoring data rather than summarized reports to ensure transparency and accountability, and asked for continued City involvement in addressing impacts.*

*Consondra Batist described construction impacts as severe, likening them to earthquake-like conditions. Reported ongoing dust and vibration issues affecting daily living and noted personal hardship due to family health concerns. Requested assistance, mitigation, and restoration of safe living conditions.*

*Adrian Comstock (Project Representative) acknowledged community concerns and outlined the construction timeline, including ongoing demolition activities. Described mitigation measures such as temporary accommodations, insurance*

coverage for potential damages, and continued outreach efforts to maintain communication with affected residents.

Leonard Mendoza provided historical context regarding prior approval of the Modelo development project and expressed concern regarding resident dissatisfaction and perceived gaps in communication. Encouraged improved coordination, transparency, and responsiveness between the City, developer, and community.

## CONSENT CALENDAR

**Council Member Rebollo moved, seconded by Mayor Pro Tem Garcia to approve Item Nos. 6 through 9. The motion carried by the following vote:**

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

**6. Approval of Warrant Register Nos. 16A, 16B, and 16C**

**Action Taken: Approved the bills and claims set forth in Warrant Registers No. 16A dated April 28, 2026, 16B for the period of April 2, 2026 through April 13, 2026, and 16C for the period of April 15, 2026 through April 22, 2026.**

**7. Approval of Minutes**

**Action Taken: Approved the minutes of the Regular City Council meeting of Tuesday, April 14, 2026, held at 5:00 p.m.**

**8. Acceptance of Clean California Community Cleanup and Employment Pathway (CCEP) Grant and Authorization to Implement the Commerce Cleanup with Back2Work (B2W) Project**

**Action Taken:**

**1. Accepted the Clean California Community Cleanup and Employment Pathway (CCEP) Grant in the amount of \$200,00 awarded by Caltrans; and**

**2. Authorized the City Manager and Director Public Works to execute all necessary agreements and documents to implement the Commerce Cleanup with Back2Work (B2W) Project; and**

**3. Appropriating upfront funds necessary to initiate project activities, to be reimbursed through the grant program.**

9. Quarterly Investment Report - Quarter Ending March 31, 2026

**Action Taken: Received and filed the Quarterly Investment Report for the quarter ending March 31, 2026.**

**SCHEDULED MATTERS**

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

*Sergeant Cortez provided a presentation on this item.*

11. Declaration of Certain Real Property known as 2143 S. Atlantic Boulevard (Assessor's Parcel Number "APN": 5244-014-905; "Property") as Surplus Land

**This Report was tabled.**

12. Funding Allocation for the Mural Lighting Installation at the Mixmaster Underpass and City Hall Parking Lot Project

**This Report was continued.**

**13. Award of Construction Contract to Hart Design Build, Inc. for Gateway Monument I-5 at Eastern Avenue Project**

*Director of Public Works Abbas presented the Gateway Monument I-5 at Eastern Avenue Project. He stated that the median island located at the southbound I-5 freeway off-ramp at Eastern Avenue is currently poorly maintained and requires improvements. He stated that the location serves as a gateway entry point into the City and provides an opportunity to enhance the City's visual identity through beautification and landscaping improvements. He stated that in October 2022 the Council approved a professional services agreement to prepare plans and specifications for construction of a monument and associated landscaping, and in September 2023 the Council approved the final project design concept plan.*

*Director Abbas stated that the project lies within Caltrans right-of-way and required Caltrans review and approval, a process that took more than two years and was recently finalized. He stated that the project was advertised for construction in February 2026 and the City received four bids. In accordance with the California Public Contract Code, Hart Design Build, Inc. was determined to be the lowest responsive and responsible bidder in the amount of approximately \$1.2 million. He stated that the total project cost, including contingencies and construction management and inspection, is approximately \$1.54 million, and that funds are available in the approved Capital Improvement Program. He stated that the project is expected to be completed by the end of the year.*

*Councilmember Argumedo stated that he was glad Caltrans approval was finally completed and that the project had been anticipated for some time. He stated that he looked forward to the project starting and beautifying the area.*

*Mayor Lainez asked whether the project would be completed by the end of the year, whether off-ramp closures are expected, and how the area would be maintained.*

*Director Abbas confirmed that the project is expected to be completed by the end of the year, that no off-ramp closure is anticipated because there is enough space to work and the traffic control plan was approved by Caltrans, and that the City has maintenance agreements for both the monument and landscaping and will be responsible for maintenance.*

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**Council Member Argumedo moved, seconded by Mayor Pro Tem Garcia to:**

- 1. Adopt Resolution No. 26-20 awarding a construction contract to Hart Design Build, Inc. for Gateway Monument I-5 at Eastern Avenue Project in the amount of \$1,197,998.00.**
- 2. Authorize the Mayor to execute the contract with Hart Design Build, Inc., in a form approved by the City Attorney.**
- 3. Approve Professional Services Agreement with Geo-Advantec for compaction and material testing in the amount of \$14,591.00, and authorizing City Manager or Director of Public Works to execute any amendment deemed necessary.**
- 4. Authorize up to 20% (\$239,600.00) of the total contingencies for unforeseen conditions.**
- 5. Authorize up to 15% (\$215,640.00) of the total construction contract and contingencies for Construction Management, Material Testing and Inspection Services.**

**The motion carried by the following vote:**

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

**14. Approval of Concept Plan for the Pocket Park Located on Gage Avenue and Zindell Avenue**

*Director of Public Works Abbas introduced the proposed concept plan for the pocket park located at Gage Avenue and Zindell Avenue. He then introduced Natalia Lepskaya, consultant from John G. Cataldo to present the concept plan.*

*Councilmember Rebollo thanked staff and community members who attended the meetings, asked questions, and voiced concerns. She stated that there had been misinformation about the pocket park replacing the promised Veterans Park and expressed appreciation that staff clarified that the pocket park would remain, but the City is still receiving Veterans Park. She asked whether pedestrian gates would be lockable at night or open like some parks. Ms. Lepskaya, consultant, stated that the details are still being developed but that the idea is to have lockable gates and hours for the pocket park.*

*Councilmember Rebollo stated that she liked the idea of a pocket park that residents could walk to and preferred less parking and more green space. She acknowledged that some parking may be needed for picnics and unloading but stated that she would like the City to move away from inviting more cars and encourage residents to walk or bike. She also asked whether the playground would be ADA accessible. Ms. Lepskaya, consultant, stated that staff had already started talking to Innovative Playgrounds, which has worked on other City playgrounds, and that the playground would be ADA accessible.*

*Councilmember Rebollo recommended that the City ensure an ADA accessible playground is installed for the community. She further asked about the fitness equipment and group exercise areas and whether the group exercise area could be green space rather than concrete so it could be used for multiple purposes, including workouts, picnics, or open lawn. Ms. Lepskaya, consultant, explained that one area would have fitness equipment and another area under a trellis would be open with a rubberized surface for group exercise, such as yoga or fitness training. Councilmember Rebollo stated that she would like to see more green space if feasible.*

*Mayor Pro Tem Garcia stated that the plan looked wonderful and asked whether the basketball court would be regulation size and whether it would fit in the space. Ms. Lepskaya, consultant, confirmed that it would be a full-size basketball court.*

*Councilmember Altamirano discussed possible parking alternatives and drop-off concepts, including reducing parking to allow more green space.*

*Councilmember Rebollo stated that if left entirely to her, she would prefer eliminating parking, but acknowledged that was not a popular option. Director Abbas stated that some parking is needed for ADA access, but that the number of spaces could potentially be reduced from eight to five, with two or three ADA spaces and two additional spaces.*

*Councilmember Argumedo stated that he liked the design and believed parking was important because residents will still need to drive to the park. He stated that parking is already a concern in the Watcher Street area and that not providing parking could create additional neighborhood problems when visitors take available street spaces. He stated that the design makes good use of the space and accommodates needs identified through community input.*

*Mayor Lainez stated that the Council had provided good feedback. He agreed with the desire for more open lawn space but also stated that parking is important because he envisions programming at the park and the Veterans Park neighborhood is large. He suggested placing fitness equipment along the walking path, as is done in some City parks, to maximize the open lawn area. Ms. Lepskaya, consultant, stated that this had been considered in an earlier concept and could be done, possibly with multiple fitness equipment areas along the path. Mayor Lainez further asked whether the trellis and workout area would still make sense if that change were made, and Ms. Lepskaya, consultant, stated that more trellis structures would benefit the park and that additional green space could be created where the fitness equipment is currently shown.*

*The Council supported making that adjustment while keeping the parking spaces as shown.*

*Councilmember Rebollo asked about fencing along homes adjacent to the pocket park and whether it would protect residents from balls, noise, and other impacts. Ms. Lepskaya, consultant, stated that there is an existing concrete block wall in some areas and that the concept currently anticipates wrought iron fencing, possibly six to eight feet high, around the park with matching gates. She also stated that the multi-sport court would be fenced because it would serve as a basketball and pickleball court, which would help reduce balls leaving the court or*

going toward Gage Avenue.

City Manager Hernandez clarified that the Council's direction could be incorporated without bringing the item back for another vote, and that the final design would be provided to the Council. He also stated that Supervisor Janice Hahn had expressed interest in assisting with construction of the project following the State of the County event, and staff would continue to follow up with her staff regarding that commitment.

Mayor Pro Tem Garcia asked how many trees would be planted, and Ms. Lepskaya, consultant, stated that the final tree count was not included in the presentation but would be provided to her later.

**Council Member Rebollo moved, seconded by Council Member Argumedo to:**

- 1. Receive and file a presentation by John G. Cataldo, A.I.A., C.S.I. Architect Inc., the design consultant, on the proposed Concept Plan for the Pocket Park located at Gage Avenue and Zindell Avenue; and**
- 2. Approve the Concept Plan for the Pocket Park Project and authorize staff to proceed with the preparation of Plans, Specifications, and Estimate (PS&E).**

**The motion carried by the following vote:**

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

## 15. Speed Hump Installations on Identified City Streets

Manager Hernandez introduced this item and stated that the critical issue for the City Council was to concur with or modify the proposed areas for the beginning and end of the speed hump installation. He stated that staff was requesting discretion for traffic engineers to determine the number and exact locations of the speed humps, but needed City Council direction on whether to make the proposed areas larger or smaller.

Director of Public Works Shahid Abbas presented the item and stated that staff had recently received requests for speed humps on Ferguson Drive between Gerhart Avenue and Saybrook Avenue, Greenwood Avenue approaching Watcher Street, and the roundabout area located at McDonnell Avenue and Dunham Street near the Dorothy F. Kirby Center. He stated that these locations experience high vehicle speeds that present potential risks to pedestrians, cyclists, and motorists. He explained that exact locations and the number of speed humps would be determined by staff after a detailed field survey and review of engineering standards.

Director Abbas stated that staff recommended approval of speed humps on Ferguson Drive, Greenwood Avenue, and the roundabout near the Kirby Center; authorization for staff to determine exact locations based on field conditions and engineering standards; appropriation of \$306,300 from the Project Management Fund to support installation; and approval of a change order with All American Asphalt to perform the work. He also stated that because a traffic circle is currently being installed at Greenwood Avenue and Watcher Street, staff recommends installing speed humps on Greenwood after completion of the traffic circle and assessment of its effectiveness in reducing speed.

Councilmember Altamirano stated that he supported the recommendation but believed the resident concerns included speeding on Watcher Street as well as Greenwood Avenue. He stated that vehicles appear to be ignoring the stop sign and going around it, and he wanted to ensure that speed humps on Watcher Street were included. City Manager Hernandez confirmed that the staff report includes the roadways leading up to the future turnaround and that staff discussed speed humps on both Watcher Street and Greenwood Avenue to slow vehicles heading into the area. Staff confirmed that both Watcher and Greenwood would be assessed.

Mayor Pro Tem Garcia commented that McDonnell Avenue is in the Rosewood Park area and stated that she was glad speed humps would be installed there because residents have complained about vehicles driving quickly toward the work area behind the Kirby Center.

Councilmember Rebollo echoed Mayor Pro Tem Garcia's comments and stated that the community has long advocated for action near the Kirby Center, where vehicles exit quickly near the park and residences. She thanked staff for moving forward with traffic calming in that area. Councilmember Rebollo also asked whether the speed humps on Watcher Street would extend far enough to address traffic expected with the new pocket park. City Manager Hernandez stated that the traffic engineer would assess the full area and consider the planned roundabout and other improvements. Councilmember Rebollo stated that the Ferguson community has advocated for speed humps in the identified section because only the opposite side previously had speed bumps, and she noted multiple accidents and long-standing requests for traffic calming on Dunham Street.

Mayor Lainez stated that it was important to agendaize the item because the Council has heard concerns for years about the Kirby Center area, Ferguson Drive, and other problem areas. He stated that the City needs to look into these issues and take action to address speeding and safety concerns. He thanked Director Abbas for the presentation.

**Council Member Rebollo moved, seconded by Mayor Pro Tem Garcia to:**

- 1. Approve the installation of speed humps on Ferguson Drive between Gerhart and Saybrook Avenues, the roadways leading up to the intersection of Watcher Street and Greenwood Avenue, Dunham Street from S. Duncan Avenue to S. McDonnell Avenue and on the roundabout near Dorothy F. Kirby Center;**
- 2. Authorize staff to determine the exact locations of the speed humps based on field conditions and engineering standards;**
- 3. Adopt Resolution No. 26-21 appropriating \$306,300 from the Project Management Fund to support the installation of the speed humps at various locations; and**
- 4. Approving a change order with All American Asphalt to perform the work.**

**The motion carried by the following vote:**

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

**16. General Municipal Election - Approval of Resolution Calling Election for November 3, 2026, and Resolution Requesting Consolidation with the County of Los Angeles and Election Services; Update to Candidate Statement Cost Policy**

**Council Member Argumedo moved, seconded by Council Member Rebollo to adopt the following:**

- 1. Resolution No. 26-22 Calling and Giving Notice of the November 3, 2026, General Municipal Election;**
- 2. Resolution No. 26-23 requesting the Board of Supervisors of the County of Los Angeles to approve for the Registrar-Recorder/County Clerk to render specified services related to the General Municipal Election to be held on November 3, 2026; and**
- 3. Resolution No. 26-24 Updating and Reaffirming Candidate Statement Cost Regulations Pursuant to Elections Code §13307.**

**The motion carried by the following vote:**

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

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**CITY COUNCIL/SUCCESSOR AGENCY REPORTS**

*Council Member Altamirano reported that the senior art gallery show has been scheduled for May 28 at Tomayo's. He stated that Parks and Recreation would provide additional information and that the seniors are excited about the event. He stated that he is also excited to see what Parks and Recreation will create because staff consistently creates excellent events.*

*Council Member Rebollo reported that she attended a Contract Cities Board of Directors meeting and thanked City staff who attended. She announced that she was selected to continue serving on the Contract Cities Executive Board for the 2026-2027 term. She also requested that the meeting be adjourned in the memory of Martha Virgen, mother of City employee Jose Luis Marquez.*

*Council Member Argumedo stated he attended the Earth Day event, the Library Volunteer event, and the Senior Spring Fling event. He thanked the staff for these great events, the volunteers for their service to the City of Commerce and the Seniors for making their event fun, inviting and successful. He lauded Raul Elenes for his support of the Commerce Community. He also stated that Elsie Cardoza would be missed and was a valued member of the Commerce family.*

*Mayor Pro Tem Garcia requested that the meeting be adjourned in memory of Elsie Cardoza. She stated that she worked with Elsie at Veterans Park, where Elsie supervised the shooting range, and described her as a nice, positive, and happy person. She shared that Elsie was the first person to show her how to hold and use a gun at the range and that she also coached Elsie's son in soccer. Mayor Pro Tem Garcia stated that Elsie would be missed and recognized her as a longtime resident and employee.*

*Mayor Lainez congratulated the Commerce Crush, for being tournament finalists earlier in the month. He congratulated the Commerce Dance Team for its outstanding performance in Las Vegas and for being honored as master champions. He also congratulated the Commerce water polo teams for their strong showing at the Kap7 tournament, noting that the 14U group went undefeated and captured the championship in its group. Mayor Lainez also attended the Earth Day event and thanked the sponsors, community partners, Public Works Department, Parks and Recreation Department, Teen Center participants, Commerce Crush, aquatics program, Council colleagues, and residents who participated. He stated that it was rewarding to see the youth and community members working together to*

*preserve the environment and protect the planet. He also reported attending the library volunteer recognition breakfast. He thanked the volunteers and stated that the measure of a great city is not only its buildings or programs, but the people who dedicate their time to give back. He recognized Raul Elenes as an example of service, noting that at 98 years old he continues volunteering at the food bank, which serves approximately 500 families each month. He thanked Raul for his years of service to the community and recognized Evelyn Diaz, Library Director Sonia Bautista, and library staff for the event. Mayor Lainez stated that the meeting would be adjourned in memory of Martha Virgen and Elsie Cardoza. He stated that the City had recently suffered tremendous losses and extended condolences to their loved ones. He stated that Elsie Cardoza began her career with the City of Commerce in 1988 as a junior clerk at the marksmanship range in Veterans Park and later served the City for many years at the Senior Center. He described her as an impactful and deeply valued member of the Commerce family who was committed to the community she served.*

#### **ADJOURNMENT**

*There being no further business to come before the City Council, Mayor Lainez adjourned the meeting at 9:06 p.m. in the memory of Martha Virgen and Elsie Cardoza.*