



CITY OF COMMERCE STAFF REPORT

TO: Honorable City Council

FROM: City Manager

SUBJECT: CONDUCT A SECOND READING AND ADOPTION BY WAITING THE FULL READING OF AN ORDINANCE TO (A) APPROVE SPECIFIC PLAN NO. 21-01, (B) APPROVE ZONE CHANGE 21-01, CONSISTING OF AMENDMENTS TO TITLE 19 OF THE CMC (“ZONING”) TO AMEND SECTION 19.05.010 ZONES ESTABLISHED, ESTABLISH A NEW SECTION 19.16, SPECIFIC PLANS, AND AMEND SECTION 19.25.140, OFF-SITE SIGNS PERMITTED WITH RESTRICTIONS, AND APPROVE AN ASSOCIATED AMENDMENT TO THE ZONING MAP TO DESIGNATE THE SITE OF THE MODELO SPECIFIC PLAN (SPECIFIC PLAN NO. 21-01), AND (C) APPROVE A DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MODELO PROJECT

MEETING DATE: February 22, 2022

Recommendation:

The City Council will consider for second reading and adoption by waiving the full reading an ordinance (A) approving Specific Plan No. 21-01, (B) approving Zone Change 21-01, consisting of amendments to Title 19 of the CMC (“ZONING”) to amend Section 19.05.010 Zones Established, establishing a new Section 19.16 Specific Plans, and amending Section 19.25.140, Off-Site Signs permitted with restrictions, and approval of an associated amendment to the Zoning Map to designate the site of the Modelo Specific Plan (SPECIFIC PLAN NO. 21-01), and (C) approving a development agreement associated with the Modelo Project.

Procedural History:

On the evening of February 15, 2022, the City Council held a public hearing to consider the Modelo Project. The proposal includes the demolition of the existing Veterans Memorial Park located at 6364 Zindell Avenue, and an adjacent vacant parcel at 7316 E. Gage Avenue (collectively, the “Project Site.”) Further, it will include the redevelopment of the Project Site to accommodate a new mixed-use development that will include the construction of up to 850 residential units, up to 165,000 square feet of commercial uses, a new public community center with museum, and approximately five acres of park and open space. Additionally, due to the previous use of the Project Site as a landfill, the site will be remediated to allow for the safe implementation of the Project.

In its decision during the evening of February 15, 2022, the City Council considered and:

1. Conducted a public hearing and adopted a Resolution (a) certifying the Final Environmental Impact Report (SCH# 2019080312) for the Modelo Project as adequate and complete; (b) adopting Findings of Facts per Public Resources Code Section 20181(a); (c) adopting a Statement of Overriding Considerations; (d) adopting the Mitigation Monitoring and Reporting Program; and (e) approving Site Plan No. 997 Review, Master Sign Plan, and Vesting Tentative Tract Map No. 83334;
2. Conducted a first reading and introduced an Ordinance to (a) adopt Specific Plan No. 21-01, (b) adopt Zone Change 21-01, consisting of amendments to Title 19 of the CMC ("Zoning") to revise Section 19.05.010 Zones Established, establish a new 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 to designate the site of the Modelo Specific Plan (Specific Plan No. 21-01), and (c) approve a Development Agreement associated with the Modelo Project;
3. Adopted a Resolution approving General Plan Amendment No. 21-01, consisting of (a) an amendment to the City's Official General Plan Land Use Map in order to implement the Modelo Specific Plan for the properties located at 7316 Gage Avenue and 6364 Zindell Avenue in the City of Commerce, and (b) a corresponding amendment to the General Plan Land Use Element Text, Section 3.5.2, Table 3-1, and Table 3-2 to implement the change to the Land Use Map;
4. Directed staff to assign a number for the adopted Ordinance and Development Agreement; and
5. Authorized the Mayor to execute the Development Agreement and any other agreements necessary to implement the Modelo Project.

RECOMMENDATION:

Conduct a second reading and adoption by waiving the full reading an ordinance (a) approving Specific Plan No. 21-01, (b) approving Zone Change 21-01, consisting of amendments to Title 19 of the CMC ("Zoning") to amend Section 19.05.010 Zones Established, establishing a new Section 19.16 Specific Plans, and amending Section 19.25.140 Off-Site Signs Permitted with Restrictions, and approving an associated amendment to the Zoning Map to allow for Specific Plan No. 21-01, and (c) approving a development agreement associated with the Modelo Project;

ALTERNATIVES:

1. Approve Staff recommendation;
2. Deny Staff recommendation; or
3. Provide Staff with further or modified direction.

FISCAL IMPACT:

A second reading of this Ordinance can be undertaken with no impact to the existing General Fund.

RELATIONSHIP TO STRATEGIC GOALS:

The City of Commerce Strategic Action Plan was designed to link the administrative and financial operations of the City in order to help guide the Council with the decision-making process. It establishes a road map for activities and initiatives that will help achieve the vision for the City and ensure that Commerce is poised to capitalize on opportunities to advance key initiatives, while being flexible in order to achieve results that will be enjoyed by current residents and future generations. Last, the Strategic Action Plan functions as a compass for the City to continuously make strategic decisions on maintaining and improving its operations.

When reviewing the Strategic Plan, staff determined the Economic Growth Section as most applicable when considering the Modelo Project. This section of the Plan encourages the creation and retention of sustainable, diverse and high quality businesses within the City that will foster economic vitality (net economic contributors), local and regional employment, and enhances the quality of life while protecting the environment.

This is achieved through the following Guiding Principles:

Guiding Principle 1: Create and strengthen our identity, as a community that promotes opportunity and success for business that meets the strategic focus for economic growth, will have a positive impact on the quality of life and the City's financial sustainability;

Guiding Principle 3: Support a long-range planning vision through the City's General Plan, zoning ordinance, and related land use planning documents that incorporate community and stakeholder input and provide a compass for strategic economic growth, infrastructure investments and city fiscal planning; and

Guiding Principle 4: Focus on strategic economic development pursuits that will increase local jobs, generate additional revenue and create demand for supporting businesses.

Prepared and Recommended by: Jose D. Jimenez, Director Economic Development and Planning

Reviewed by: Vilko Domic, Assistant City Manager

Respectfully submitted by: Edgar Cisneros, City Manager

Approved as to form, Noel Tapia, City Attorney

Attachments:

Report and Attachments from February 15, 2022