



Tuesday, November 25, 2025 - 5:00 PM

Agenda

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/Chairperson Altamirano

ROLL CALL

Deputy City Clerk Park

PUBLIC COMMENT ON CLOSED SESSION ITEMS

Citizens wishing to address the City Council and Successor Agency on any item on the Closed Session agenda may do so at this time. Please complete a speaker's card and give it to the City Clerk/Secretary prior to commencement of the City Council/ Successor Agency meetings. Please limit your remarks to three (3) minutes.

RECESS TO CLOSED SESSION

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 potential properties relating to Camp Commerce 2.

RECONVENE TO OPEN SESSION

ORAL CLOSED SESSION ANNOUNCEMENT

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor/Chairperson Altamirano

ROLL CALL

Deputy City Clerk Park

PLEDGE OF ALLEGIANCE

Finance Director Castellon

INVOCATION

Councilmember Garcia

PUBLIC COMMENT

Citizens wishing to address the City Council and Successor Agency on any item on the agenda or on any matter not on the agenda may do so at this time. State law (Government Code Section 54950 et seq.) prohibits the City Council from taking action or engaging in discussion on a specific item unless it appears on a posted agenda. Upon request, the City Council may, in their discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the City Council. If you wish to address the City Council/Successor Agency at this time, please complete a speaker's card and give it to the City Clerk prior to commencement of the City Council meeting. Please limit your remarks to three (3) minutes.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed: No person shall make any remarks which result in disrupting, disturbing or otherwise impeding the meeting.

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

CONSENT CALENDAR

Items under the Consent Calendar are considered to be routine and may be enacted by one motion. There will be no discussion of these items unless members of the Public or City Council request specific items to be removed from the Consent Agenda for a separate discussion. If the item is desired to be discussed separately, it should be the first item under Scheduled Matters.

1. Approval of Warrant Register Nos. 7A, 7B, 7C, and 7A S/A

The City Council will consider approving the bills and claims set forth in Warrant Registers No. 7A dated November 25, 2025, 7B for the period of October 16, 2025 through October 27, 2025, 7C for the period of October 29, 2025 through November 19, 2025, and 7A S/A dated November 25, 2025.

Attachments: [7A](#)
 [7B](#)
 [7C](#)
 [7A S/A](#)

2. Approval of Minutes

The City Council will consider approving the minutes of the City Council meeting of Tuesday, October 28, 2025, held at 6:00 p.m.

Attachments: [2025-10-28 CC Minutes](#)

3. Pathways for Hope Project (Clean California Cycle 1 Grant) Project Acceptance

The City Council will consider adopting a Resolution accepting the Pathways for Hope Project (Clean California Cycle 1 Grant) as complete, authorizing staff to file the Notice of Completion with the County Recorder's Office, and authorizing release of 5% retention per contract provisions.

Attachments: [Staff Report](#)
 [Notice of Completion](#)
 [Resolution](#)

4. Resolution Approving a Temporary Lease Agreement at 2313 S. Atlantic Blvd (APN: 5244-024-001) Between AWP Properties LLC and the City of Commerce

The City Council will consider adopting a Resolution approving a month-to-month Temporary Lease Agreement for ten (10) parking stalls at 2313 South Atlantic Boulevard between AWP Properties LLC. and the City of Commerce, for the amount of \$3,600.00 per month, and authorize the Mayor to sign the agreement on behalf of the City.

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

5. Adoption and Waiving of the Second Reading of Ordinance No. 827 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

The City Council will consider adopting and waiving the Second Reading of Ordinance No. 827 amending the Commerce Municipal Code establishing artificial turf regulations for all zones Citywide and in the public right-of-way as part of Zoning Ordinance Text Amendment No. 25-01; and adopting a Categorical Exemption under the provisions of the California Environmental Quality Act.

Attachments: [Staff Report](#)
 [Ordinance No. 827](#)
 [Notice of Categorical Exemption](#)
 [Staff Report dated October 14, 2025 \(without attachments\)](#)

6. Adoption and Waiving the Second Reading of Ordinance No. 828 of the City Council of the City of Commerce, California, Amending Title 19 (Zoning) of the Commerce Municipal Code to Establish a New Zoning Overlay to Implement Housing Element Policy, Apply the New Zoning Overlay to those Sites Identified in the Housing Element as Rezoning Sites to Meet the Regional Housing Needs Allocation (RHNA), and adopting Resolution No. 25-70 amending the general plan land use designation to mixed use for sites identified in the Housing Element as rezoning sites to meet the RHNA for General Plan Amendment No. 25-01

The City Council will consider adopting and waiving the Second Reading of Ordinance No. 828 amending the Commerce Municipal Code ("CMC") establishing a new zoning overlay (ZTA No. 25-03) to implement Housing Element policy, and applying the new zoning overlay to those sites identified in the Housing Element as rezoning sites to meet the regional housing needs allocation (RHNA) (ZC No. 25-01); adopting Resolution No. 25-70 amending the general plan land use designation to mixed use for sites identified in the Housing Element as rezoning sites to meet the RHNA for GPA No. 25-01; and adopting a Categorical Exemption under the provisions of 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") (CEQA Guidelines 15060(c)(2), 15378(b)(5), 15301, 15303 and 15061(b)(3)).

Attachments:

[Staff Report](#)

[Ordinance No. 828](#)

[Initial Study/Addendum to the General Plan EIR](#)

[Table of Existing and Proposed General Plan and Zoning for Housing Element f](#)

[Proposed Zoning Maps](#)

7. Adoption and Waiving of the Second Reading the Ordinance No. 829 of the City Council of the City of Commerce Enacting Zoning Ordinance Text Amendment ("ZTA") No. 25-05 Amending Title 19 (Zoning) Chapter 19.07 of the Commerce Municipal Code ("CMC") to Amend Accessory Dwelling Unit ("ADU") Provisions to Comply with State Law

The City Council will consider adopting and waiving the Second Reading of Ordinance No. 829 enacting ZTA No. 25-05 amending Title 19 (Zoning), Chapter 19.07 of the Commerce Municipal Code ("CMC") to amend the ADU provisions to comply with State law; and adopting a Categorical Exemption under the provisions of 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") (CEQA Guidelines 15303 Class 3 Categorical Exemption; and Public Resources Code 21080.17 Statutory Exemption).

Attachments: [Staff Report](#)
 [Ordinance No. 829](#)
 [Notice of Categorical Exemption](#)

8. Art in Public Places- Budget Update

The City Council will consider approving an allocation of \$50,000 towards Art in Public Places-related events or programming.

Attachments: [Staff Report](#)

9. Resolution to Approve Agreements and Amendments for Professional Service Agreements

The City Council will consider adopting a resolution authorizing blanket approval for existing vendor contracts that meet one or more of the following criteria:

1. The contract term has expired, but services continue to be provided;
2. The contract amount has exceeded the original "not-to-exceed" amount authorized by Council;
3. No formal contract is on file, but the vendor continues to provide essential or recurring services.

The City Council will also consider authorizing the Mayor/City Manager to execute sixty-seven (67) contract amendments or new agreements, in a form approved by the City Attorney, within 90 days to formalize these service arrangements.

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

SCHEDULED MATTERS

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

11. Committee and Commission Appointments

The City Council will consider making appointments to City Commissions and Committees.

Attachments: [Staff Report](#)

12. Guidelines for Competitive Sports Eligibility Expansion

The City Council will consider approving the proposed guidelines and fee structure for the implementation of the City of Commerce Competitive Travel Sports Program.

Attachments: [Staff Report](#)

13. Resolution to Commemoratively Name a Section of the Public Right of Way on S. Atlantic Ave/Goodrich Blvd., Calixto Walkway, and S. Atlantic Ave./Eastern Ave., Botello Walkway, and Allocate \$5,546.75 Towards the Cost of the Signage

The City Council will consider adopting a resolution that will:

1. Name a section of the public right of way on S. Atlantic Ave/Goodrich Blvd., Calixto Walkway
2. Name a section of the public right of way on S. Atlantic Ave/S. Eastern Ave, Botello Walkway
3. Allocate \$5,546.75 from the Art in Public Places fund to cover the costs of the signage

Attachments: [Staff Report](#)
 [Resolution No.](#)

PUBLIC HEARING

14. Adoption and Waiving of the Second Reading of Ordinance No. 826 Amending the Commerce Municipal Code ("CMC") by Modifying Title 15 Thereof Adopting by Reference the 2025 California Building, Electrical, Plumbing, Mechanical and Residential Codes with Certain Amendments, Additions and Deletions Thereto and Adding a Chapter for an Expedited, Streamlined Permitting Process for Electric Vehicle Charging Stations - Public Hearing

The City Council will consider adopting and waiving the Second Reading of Ordinance No. 826 amending Title 15 (Building and Construction) of the Commerce Municipal Code ("CMC") to adopt by reference the 2025 California Building, Electrical, Plumbing, Mechanical and Residential Codes with certain amendments, additions and deletions thereto and add a chapter for an expedited, streamlined permitting process for electric vehicle charging stations; directing staff to schedule on November 25th, 2025 a noticed public hearing prior to the second reading and adoption of the same; and adopting a Categorical Exemption under the provisions of 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") (CEQA Guidelines Sections 15060(c)(2), 15061(b)(3), 15301, 15303, and 15378(b)(5)).

Attachments: [Staff Report](#)
 [Ordinance No. 826](#)
 [Notice of Categorical Exemption](#)

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

ADJOURNMENT

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.

Meeting facilities are accessible to persons with disabilities. In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, notify the Office of the City Clerk at (323) 722-4805 at least 24 hours prior to the meeting.