



Tuesday, October 14, 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

City Clerk Shumway

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 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

ORAL CLOSED SESSION ANNOUNCEMENT

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor/Chairperson Altamirano

ROLL CALL

City Clerk Shumway

PLEDGE OF ALLEGIANCE

Public Works Director Shahid Abbas

INVOCATION

Mayor Pro Tem Lainez

APPEARANCES AND PRESENTATIONS

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

Attachments: [Proclamation](#)

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.

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

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.

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

3. Approval of Minutes

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.

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

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

The City Council will consider adopting a Resolution 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.

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

5. Gateway Water Management Authority Appointments

The City Council will consider 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.

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

6. Eligibility Expansion for Competitive Sports Programs

The City Council will consider approving the eligibility expansion for all City of Commerce competitive sports programs, permitting non-resident athletes to participate when roster spots remain unfilled by resident athletes. Non-resident participants shall be required to pay double the resident Plus Card rate, cover all uniform and travel-related expenses, and will not be eligible for any scholarship programs. Staff will continue focused outreach efforts to strengthen resident engagement and participation across all sports programs.

Attachments: [Staff Report](#)

7. New Transit Maintenance Facility Project

The City Council will consider for adoption a Resolution 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.

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

SCHEDULED MATTERS

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

9. Residential Parking T Markings Pilot Program

The City Council will receive and file an update on the implementation of the residential parking stalls (T markings) Pilot Program in Rosewood Neighborhood on Commerce Way and Senta Avenue and Bristow Park Neighborhood on Triggs Street, Duncan Avenue, and Sydney Street.

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

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

The City Council will review and consider selecting the submitted artwork by Jerome Castro for the installation of the nine (9) utility box murals and one (1) post office box mural

Attachments: [Staff Report](#)

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

The City Council will review and consider selecting the art proposal submitted by Nerv for the installation of a mural at 5281 Washington Blvd. to cover the exterior facade of the building.

Attachments: [Staff Report](#)

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

The City Council will review and consider selecting the art proposal submitted by Ruben Rojas (4) Four Love Murals, 14x20 feet at 5650 Jillson Street

Attachments: [Staff Report](#)

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**

The City Council will consider introducing and First reading and waiving first reading of Ordinance 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](#)
 [Notice of Categorical Exemption](#)

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

The City Council will consider introducing for 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.

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

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

The City Council will consider introducing for 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.

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

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

The City Council will consider approving a Resolution 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.

Attachments: [Staff Report](#)
 [Resolution](#)
 [User Fee Study Prepared by Willdan presented to City Council on June 2, 2020](#)
 [Notice of 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.