



City of Commerce

Meeting Minutes

Tuesday, November 25, 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 Altamirano called the meeting to order at 5:16 p.m.

ROLL CALL

Councilmember Rebollo was present for the Closed Session, but absent for the roll call to meet separately with the legal team.

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 members of the City Council and Successor Agency recessed to Closed Session at 5:17 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 potential properties relating to Camp Commerce 2.

RECONVENE TO OPEN SESSION

The members of the City Council and Successor Agency reconvened to open session at 6:38 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

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

City Attorney Noel Tapia reported on Closed Session Item No. 2, stating that with the entire Council present, the item was discussed. Staff provided a presentation, the Council gave direction, no final reportable action was taken.

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

Mayor Altamirano called the regular City Council meeting to order at 6:39 p.m.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Finance Director Castellon led the Pledge of Allegiance.

INVOCATION

Councilmember Garcia offered the invocation.

PUBLIC COMMENT

Director Gary Mendez and District Representative Jim Crawford from Central Basin Municipal Water District thanked the Council for their support for allowing the organization to use the Bristow Park meeting room. They thanked staff and commented that the facilities were excellent. A certificate was provided. This was the Special Meeting Agenda Item No. 1 - Presentation from Central Basin Municipal Water District that was moved up on the Agenda.

Resident Tom Chau commented about item No. 6. Mr. Chau provided additional written public comment that was distributed to Council, City Manager Hernandez, and City Attorney Tapia. Mayor Altamirano requested staff to reach out to Mr. Chau, and City Manager Hernandez directed Community Development Director Serrano to contact him.

CONSENT CALENDAR

Councilmember Argumedo moved, seconded by Mayor Pro Tem Lainez, to approve Items No. 1 through 4, 7, and 9 on the Consent Calendar. The motion carried by the following vote:

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

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

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

Action Taken: *Approved 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.*

2. Approval of Minutes

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

Action Taken: *Approved the minutes of the City Council meeting of Tuesday, October 28, 2025, held at 6:00 p.m.*

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

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

Action Taken: Adopted Resolution No. 25-71 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.

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

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

Action Taken: Adopted Resolution No. 25-72 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.

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

Attachments: [Staff Report](#)

[Ordinance No. 827](#)

[Notice of Categorical Exemption](#)

[Staff Report dated October 14, 2025 \(without attachments\)](#)

Councilmember Rebollo moved, seconded by Mayor Pro Tem Lainez, to adopt and waive 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.. The motion carried by the following vote:

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

Nays: 1 - Councilmember Garcia

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

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 Rezoning Sites](#)

[Proposed Zoning Maps](#)

City Manager Hernandez and Community Development Director Serrano clarified Item No. 6.

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to adopt and waive 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)). The motion carried by the following vote:

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

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

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

Action Taken: *Adopted and waived 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).*

8. Art in Public Places- Budget Update

Attachments: [Staff Report](#)

Action Taken: *Approved an allocation of \$50,000 towards Art in Public Places-related events or programming.*

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

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

Action Taken: Adopted Resolution No. 25-73 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;

Authorized the Mayor/City Manager to execute sixty-seven (62) contract amendments or new agreements, in a form approved by the City Attorney, within 120 days to formalize these service arrangements.

SCHEDULED MATTERS

10. 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 10/1/25-10/31/25.

11. Committee and Commission Appointments

Attachments: [Staff Report](#)

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to approve as amended the re-appointment to the Education Commission by Councilmember Garcia. Mayor Altamirano will appoint for the Library Commission at a future meeting. Councilmember Argumedo will appoint for the Youth Advisory Commission at a future meeting. The motion carried by the following vote:

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

12. Guidelines for Competitive Sports Eligibility Expansion

Attachments: [Staff Report](#)

Assistant Parks & Recreation Director Adolfo Marquez provided a presentation. He specified that the fees would be an annual fee.

Councilmember Garcia requested that staff create guidelines on try-outs for teams and also conduct a fee comparison study with other nearby cities. Assistant Director Marquez provided a sample of fees in other cities.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Lainez, to approve as amended the proposed guidelines and update the fee structure to charge Non-Residents \$300 for travel teams, which will include travel and lodging, for the implementation of the City of Commerce Competitive Travel Sports Program. Council will receive updates on the Program after 6 months and 1 year. The motion carried by the following vote:

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

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

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

Senior Management Analyst Delgado provided a presentation on the item.

City Manager Hernandez provided additional comments. Mayor Altamirano provided additional comments and clarified that the commemorative plaques will be located in the walkways. He confirmed that the murals are located on Atlantic Blvd. He also requested an update on the lighting progress for the murals. City Manager Hernandez clarified that the lighting will be completed by a third-party vendor.

Councilmember Argumedo requested a time frame on the lighting for all murals. City Manager Hernandez will get clarification from the Public Works Department.

Mayor Altamirano requested that the Arts in Public Places subcommittee complete a walk through and select a location for the plaques.

Mayor Altamirano moved, seconded by Councilmember Garcia, to approve as amended Resolution No. 25-74 that will name a section of the public right of way on S. Atlantic Blvd/Goodrich Blvd., Calixto Walkway, name a section of the public right of way on S. Atlantic Blvd/S. Eastern Ave, Botello Walkway, allocate \$5,546.75 and additional installation costs from the Art in Public Places to fund the signage and installation. The motion carried by the following vote:

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

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

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

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

Mayor Altamirano formally opened the public hearing at 8:23 p.m.

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

Mayor Altamirano formally closed the public hearing at 8:23 p.m.

Mayor Pro Tem Lainez moved, seconded by Councilmember Rebollo, to adopt and waive 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)). The motion carried by the following vote:

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

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Rebollo wished everyone a Happy Thanksgiving. Thanked staff, Assembly Member Mark Gonzalez, Supervisor Janice Hahn and staffer Matt Johnson, all volunteers from Unplugged, Water Polo Teams, Crush, Community members, Commissioner Alex Rendon, Senior Commissioners Gloria Cobian and Maria Barrera, Rachel, Little Rueben, Martha Alvarez and her kids, the Rice siblings, the Parks & Recreation and Public Works Departments for a successful Turkey distribution event.

Councilmember Garcia was happy that she attended the 5k Turkey Trot. Extended holiday well wishes and a Happy Thanksgiving to residents and staff.

Councilmember Argumedo wished everyone a Happy Thanksgiving. He thanked Commissioner Alex Rendon, City Staff, Supervisor Janice Hahn, and Assembly Member Mark Gonzalez for volunteering during the Turkey distribution event. Thanked Senator Nina Gonzalez for her contributions to the event.

Mayor Pro Tem Lainez attended the Turkey Trot and wanted to thank Parks & Recreation, Public Works, Public Safety, and all other City Staff for all their contributions to this fun event. He thanked the community for showing up to the Turkey Trot event during inclement weather. For the great turkey giveaway, he thanked staff from Parks & Recreation, Public Works, and Public Safety, Assembly Member Mark Gonzalez, Supervisor Janice Hahn, Senator Nina Gonzalez, the Sheriff's Department, including Captain Hinchman, and Cal Water. He wished everyone a Happy Thanksgiving.

Mayor Altamirano wished his son a happy birthday. He visited the Senior Center for the art class with Calixto and praised the students for their participation and artwork. He wished everyone a beautiful Thanksgiving.

ADJOURNMENT

Mayor Altamirano adjourned the meeting at 8:33 p.m.