

Commerce City Hall
Council Chambers
5655 Jillson Street
Commerce, CA 90040
Phone: (323)722-4805
Fax: (323) 726-6231



Salvador Gutierrez Chairperson
Ernesto Gonzalez Vice Chairperson
Annelle Grajeda Commissioner
Anabel Barragan Commissioner
Jesus Dimas Commissioner

Wednesday, July 15, 2026 - 6:30 PM

Agenda

Regular Meeting of the Planning Commission

Join Meeting Via Zoom:

<https://us06web.zoom.us/j/83719244201?pwd=HEaXFqOwmc4SGvcXPfhY6Xaw16LwLv.1>

Meeting ID: 837 1924 4201 Passcode: 428493

CALL TO ORDER

Chairperson Guiterrez

ROLL CALL

FLAG SALUTE/INVOCATION

PUBLIC COMMENT

Citizens wishing to address the Planning Commission 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 Planning Commission from taking action or engaging in discussion on a specific item unless it appears on a posted agenda . Upon request, the Planning Commission may, in their discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the Planning Commission. If you wish to address the Planning Commission at this time, please complete a speaker's card prior to commencement of the Planning Commission 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.

PUBLIC HEARINGS**1. Zoning Text Amendment No. 25-02 and Conditional Use Permit No. 25-12**

(CEQA Exemption Section 15301 - Class 1, Existing Facilities and CEQA Guidelines Section 15061(b)(3), Common Sense Exemption

Staff recommends that the Planning Commission of the City of Commerce ("Planning Commission") take the following actions:

1) Adopt PC Resolution No. 26-03 recommending that the City Council adopt an Ordinance approving ZTA No. 25-02 amending Section 19.31.100(2) of the CMC related to distance separation requirements for uses providing alcohol sales for off-site consumption along designated commercial corridors, and finding the amendment consistent with the CMC and the General Plan;

2) Adopt PC Resolution No. 26-04 approving CUP No. 25-12 to allow the sale of beer and wine of off-site consumption pursuant to ABC Type-20 license at the existing AM/PM convenience store located within an ARCO gas station, subject to Conditions of Approval, contingent upon City Council approval of Zone Text Amendment (ZTA) No.25-02 and finding the Project consistent with the CMC, General Plan, and compatible with surrounding uses; and

3) Direct staff to file a Notice of Exemption pursuant to the California Environmental Quality Act ("CEQA").

Attachments:

[Continued SR_ZTA 25-02_CUP 25-12 - 6100 E. Washington Blvd - Final Draft](#)

[Attachment A - Architectural Plans - 6100 E. Washington Blvd](#)

[Attachment B - PC Resolution - ZTA25-02_6100 E. Washington Blvd. - Final Dr](#)

[Attachment C - Ordinance - ZTA25-02_6100 E. Washington Blvd. - Final Draft](#)

[Attachment D - PC Resolution - CUP25-12_6100 E. Washington Blvd. - Final Dr](#)

2. Conditional Use Permit No. 26-02 and Variance No. 26-01

(CEQA Exemption Section 15303 (New Construction or Conversion of Small Structures))

Staff recommends that the Planning Commission of the City of Commerce ("Planning Commission") take the following actions:

1) Adopt Resolution No. 26-05 approving Variance No. 26-01 granting relief from the 500 foot residential setback requirement for wireless telecommunications facilities pursuant to CMC Section 19.27.050 and CUP No. 26-02 to allow the construction and operation of a 75-foot-tall unmanned wireless telecommunications facility designed as a monopine (pine tree disguise), together with a 396-square-foot equipment enclosure and associated improvements, located at 5521 Telegraph Road, subject to Conditions of Approval, and finding the Project consistent with the CMC, General Plan, and compatible with surrounding uses; and

2) Direct staff to file a Notice of Exemption pursuant to the California Environmental Quality Act ("CEQA").

Attachments:

[Staff Report - CUP No. 26-02 Variance No. 26-01 - 5521 Telegraph Rd - Final](#)

[Attachment A - Architectural Plans - CUP No. 26-02 & VA No. 26-01 -5521Teleg](#)

[Attachment B - PC Resolution - Variance No. 26-01 and CUP No. 26-02 - 5521](#)

3. Variance No. 25-02

(CEQA Exemption Section 15301 (Class 1, Existing Facilities)).

Staff recommends that the Planning Commission of the City of Commerce ("Planning Commission") take the following actions:

1. Adopt PC Resolution No. 26-06 approving Variance (VA) No. 25-02 to allow an eight-foot-high perimeter wrought iron fence to replace the existing chain-link fence on the property line, thereby granting relief from the six-foot maximum height limitation, the five-foot required front yard setback, and the three and one-half foot adjoining front yard height limitation pursuant to Commerce Municipal Code Sections 19.09.060(A), (C), and (D), based upon the required findings and conditions of approval.

2. Direct staff to file a Notice of Exemption pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15301 (Class 1 - Existing Facilities).

Attachments:

[Staff Report - VA No. 25-02 - 6446 Telegraph Rd - Final](#)

[Attachment A - Architectural Plans - VA No. 25-02 - 6446 Telegraph Rd](#)

[Attachment B - PC Resolution - VA No. 25-02 - 6446 Telegraph Rd - Final](#)

STAFF REPORTS**COMMISSION REPORTS****ADJOURNMENT**

Written materials distributed to the Planning Commission are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular Planning Commission 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.