



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

Item No. _____

FROM: City Manager

SUBJECT: 2025 General Plan and Housing Element Annual Progress Report (APR)

MEETING DATE: July 28, 2026

RECOMMENDATION:

Staff recommends that the City Council receive and file this informational report regarding the 2025 General Plan and Housing Element APR. No formal action or resolution is required.

INTRODUCTION & BACKGROUND:

California Government Code Section 65400 requires the City to prepare and submit an annual report on the status and progress of its General Plan and Housing Element by April 1st each year to the Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI).

The City of Commerce 2020 General Plan serves as the long-term blueprint for the City's growth. This report covers the period from January 1, 2025, through December 31, 2025, which falls within the City's 6th Cycle Housing Element period (2021–2029).

Although the 2024 APR was not submitted by previous staff, per HCD's direction, the City prioritized completing the 2025 APR first. The 2025 APR has been completed and accepted by HCD, while the formal submittal and clearance process for the 2024 APR remains ongoing and is anticipated to be finalized later this year.

HOUSING ELEMENT ANNUAL PROGRESS REPORT SUMMARY:

State law requires cities to prepare and submit a Housing Element Annual Progress Report ("APR") each year to document progress in implementing the Housing Element and meeting the City's share of regional housing needs. The APR includes information related to housing applications, proposed units, permit activity, Housing Element program implementation, Regional Housing Needs Assessment ("RHNA") progress, and local efforts to address housing production. The City's 2025 Housing Element APR was prepared using building permit records and other housing-related permit data from the 2025 reporting year. For the 2025 reporting period, the City reported 16 housing applications totaling 80 proposed units. The attached APR is intended to satisfy the State's annual Housing Element reporting

requirements and document the City's continued progress in implementing the Housing Element.

GENERAL PLAN ANNUAL PROGRESS REPORT:

The General Plan Annual Progress Report provides an annual update on the City's progress in implementing the goals, policies, and programs of the City of Commerce 2020 General Plan, including the Housing Element. Consistent with the General Plan's structure, the table and narrative sections below organize 2025 implementation activities by the City's General Plan elements and related implementation areas. The summary identifies major actions, projects, programs, and policy updates that occurred during the reporting year and explains how those activities support the City's long-term planning objectives. The summary also highlights the main actions and updates that support the City's General Plan and Housing Element Annual Progress Report in Attachment 1. Attachment 2 provides the detailed date-by-date implementation log used to support this summary.

2025 General Plan and Housing Element Implementation

City of Commerce General Plan Element	2025 Highlights and General Plan Connection
Community Development Element / Land Use, Zoning, Economic Development, and Public Realm	Reviewed zoning and land use items including artificial turf, billboard regulations, entertainment establishments in manufacturing zones, front yard parking restrictions, planning fee updates, hotel CUP appeal, temporary use permits, cannabis program updates, home-sharing/vacation rental moratorium, Food and Brewery District efforts, regional industrial/commercial advocacy, public art, and major property subdivision items. These actions support Community Development Element policies for orderly development, land use compatibility, commercial/industrial revitalization, entertainment uses, urban design, and environmental justice.

Housing Element / RHNA / ADUs	Reported 16 housing applications totaling 80 proposed units; continued RHNA-related zoning implementation through the Housing Element/RHNA mixed-use zoning overlay and General Plan Amendment; advanced ADU ordinance updates; and applied for housing funding opportunities, including CalHome, while continuing to coordinate Permanent Local Housing Allocation (“PLHA”) and Community Development Block Grant (“CDBG”) programs.. The City also continued its participation in the Gateway Cities Affordable Housing Trust to support the development of affordable housing within the City and within the Gateway Cities Council of Government sub-region. These items support Housing Element policies for diverse housing opportunities, new housing, housing conservation, rehabilitation, neighborhood protection, and fair housing.
Transportation Element / Mobility, Transit, Parking, and Infrastructure	Advanced Eastside Transit Corridor Phase 2, Randolph Corridor Active Transportation, High-Speed Rail/Commerce Metro Station coordination, bus operations, bus shelters, zero-emission transit funding, pavement rehabilitation, Senate Bill (“SB 1”) street rehabilitation, pavement management, roundabout improvements, median improvements, parking/T-markings, traffic control, and fiber optic interconnect work. These actions support Transportation Element policies for safe and efficient movement of people and goods, transit, pedestrian/bicycle access, roadway maintenance, and parking management.
Resource Management Element / Parks, Open Space, Cultural Resources, and Community Services	Reviewed or advanced park, recreation, open space, public facility, and cultural resource items including Rosewood Park snack bar, Brenda Villa Aquatic Center, aquatics facility fence, Veterans Park improvements/programming, resident access fees, competitive sports eligibility, Tree City U.S.A. recognition, Hall of Champions, community events, murals, creative crosswalks, utility box art, Women and Walls, Teen Art Program, Bristow Park mural/poem grant, and Gateway monument maintenance. These items support Resource Management Element policies for parks, open space, cultural resources, landscaping, citizen involvement, and community identity.

Safety Element / Public Health, Hazards, Emergency Preparedness, and Public Safety	Tracked weed abatement, California Department of Toxic Substances Control (“DTSC”)/Exide cleanup and parkway restoration, Caltrans freeway/encampment maintenance agreements, Los Angeles County Sheriff’s Department/Public Safety updates, LA County Public Health services, rabies clinic, probation prevention/intervention services, lighting safety improvements, and Emergency Operations Center grant-funded design work. These actions support Safety Element policies for hazard reduction, emergency preparedness, public health, law enforcement, emergency services, and interagency coordination.
Air Quality Element / Transit, Clean Energy, EV Infrastructure, and Emissions Reduction	Advanced clean mobility and energy-related items including zero-emission transit funding, battery-electric low-floor bus work, Metro Proposition C zero-emission funds, electric vehicle (“EV”) charging streamlined permitting, clean energy agreement activity, bus shelters, active transportation agreements, rail/transit coordination, traffic efficiency improvements, and Commerce Energy Storage transmission line coordination. These items support Air Quality Element policies for reduced mobile emissions, transit ridership, alternative fuels, energy conservation, and transportation system management.
Implementation Element / Administration, Budget, CIP, and Regional Coordination	Reviewed the FY 2025-26 budget and Capital Improvement Program, organizational restructuring, commission and standing committee actions, grant authority, purchasing policy updates, agenda management/transparency tools, MyCommerce application, website/email migration, Gateway Water Management Authority participation, legislative advocacy, and regional coordination. These actions support Implementation Element programs such as capital improvement planning, zoning conformity, code enforcement, building code review, Caltrans coordination, emergency preparedness planning, energy conservation, transit centers, and water conservation.

SUBMISSION AND COMPLIANCE TIMELINE:

The City submitted its 2025 APR to HCD to meet the statutory April 1st deadline. Following technical feedback from HCD in April and May regarding minor corrections to Attachment1, staff revised and successfully resubmitted the final compliant report on May 28, 2026, satisfying all state reporting requirements.

ENVIRONMENTAL REVIEW:

This informational report is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3), as it is an administrative activity that does not have the potential to cause a significant effect on the environment.

FISCAL IMPACT:

This item is informational; receiving and filing this report has no impact on the current operating budget.

ALTERNATIVES:

1. Approve recommendation
2. Reject recommendation
3. Provide staff with further direction

RELATIONSHIP TO STRATEGIC GOALS:

This agenda item relates to the 2016 Strategic Plan:

Community Quality of Life

Guiding Principle 4, Support and evaluate community services, programs and events that promote healthy and quality lifestyles for our residents. Enhance public safety and social services through innovative programs that meet the needs of the residential and business communities.

Recommended by:	Jessica Serrano, Director of Community Development
Reviewed by:	Alvaro Castellon, Director of Finance
Approved as to form:	Noel Tapia, City Attorney
Respectfully submitted:	Ernie Hernandez, City Manager

ATTACHMENTS:

1. 2025 Housing Element APR
2. 2025 General Plan Implementation Tracking Table