



City of Commerce

Meeting Minutes

Tuesday, October 28, 2025 - 6:00 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**

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Pro Tem Kevin Lainez called meeting to order at 6:04 p.m.

ROLL CALL

Mayor Ivan Altamirano joined remotely via Zoom through the just cause of the Brown Act.

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

PLEDGE OF ALLEGIANCE

Director of Library Services Sonia Bautista led the Pledge of Allegiance.

INVOCATION

Councilmember Hugo A. Argumedo offered the invocation.

APPEARANCES AND PRESENTATIONS

1. Proclamation Declaring October 23-31, 2025 as "Red Ribbon Week" in the City of Commerce

Attachments: [Proclamation](#)

Mayor Pro Tem Kevin Lainez read the Proclamation. Senior Management Analyst Natalie Hernandez provided an update on the Red Ribbon Week activities.

PUBLIC COMMENT

Aisha Reyes from South Coast AQMD provided comment. She also submitted supporting documents related to her comment.

CONSENT CALENDAR

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to approve the Consent Calendar Items 2-6, 8, and 9. The motion was carried by the following vote:

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

2. Approval of Warrant Register Nos. 6A, 6B, and 6C

Attachments: [6A](#)

[6B](#)

[6C](#)

Action Taken: Approved the bills and claims set forth in Warrant Registers No. 6A dated October 28, 2025, 6B for the period of October 8, 2025 through October 13, 2025, and 6C for the period of October 15, 2025 through October 22, 2025.

3. Approval of Minutes

Attachments: [2025-10-14 CC Minutes](#)

[2025-10-14 CC Minutes Special](#)

Action Taken: Approved the minutes of the City Council meeting of Tuesday, October 14, 2025, held at 5:00 p.m. and the minutes of the Concurrent Special City Council meeting of Tuesday, October 14, 2025, held at 6:00 p.m.

4. Approval of Upcoming Council Meeting Schedule - Cancellation of November 11, 2025, and December 23, 2025 Meetings Due to the Veterans Day and Christmas Holiday Closure

Attachments: [Staff Report](#)

Action Taken: Approved the cancellation of the regular City Council meetings originally scheduled for November 11, 2025, and December 23, 2025 due to the Veterans Day and Christmas holiday closures.

5. Approval of Gateway Monument Maintenance Agreement with Caltrans for Southbound I-5 at Eastern Median Island

Attachments: [Staff Report](#)
[Resolution No. 25-68](#)
[Gateway Monument Maintenance Agreement](#)

Action Taken: Adopted Resolution 25-68 approving the Gateway Monument Maintenance Agreement between the City of Commerce and the California Department of Transportation (Caltrans).

6. Adoption and Waiving of the Second Reading of Ordinance No. 824 Amending Title 19, Chapter 19.25 of the Commerce Municipal Code (Signs) Modifying Existing Billboard Regulations and Adding City-Wide Digital Billboard Regulations

Attachments: [Staff Report](#)
[Ordinance No. 824](#)
[Notice of Categorical Exemption](#)

Action Taken: Adopted Ordinance No. 824 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.

7. Adoption and Waiving of the Second Reading of Ordinance No. 825 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

Attachments: [Staff Report](#)
[Ordinance No. 825](#)
[Notice of Categorical Exemption](#)

Councilmember Rebollo moved, seconded by Mayor Pro Tem Lainez, to adopt and waive the Second Reading of Ordinance No. 825 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.. The motion was carried by the following vote:

Ayes: 3 - Mayor Altamirano, Mayor Pro Tem Lainez, and Councilmember Rebollo

Nays: 2 - Councilmember Argumedo and Councilmember Garcia

8. Introduction and First 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

Attachments: [Staff Report](#)

[Ordinance No. 826](#)

[Notice of Categorical Exemption](#)

Action Taken: Approved the First 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)).

9. FY2025-26 1st Quarter Budget Report

Attachments: [Staff Report](#)

Action Taken: Received and filed the FY 2025-26 1st Quarter Budget Report.

10. Approval of Eligibility Expansion for Competitive Sports Programs

Attachments: [Staff Report](#)

Mayor Pro Tem Lainez moved, seconded by Councilmember Rebollo, to approve 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. Council has requested further discussion in a future meeting with a breakdown of the fees, record keeping of sign ups, guidelines, and arbitration process. The motion carried by the following vote:

Ayes: 4 - Mayor Altamirano, Mayor Pro Tem Lainez, Councilmember Argumedo, and Councilmember Rebollo

Nays: 1 - Councilmember Garcia

SCHEDULED MATTERS

Mayor Ivan Altamirano left the meeting at 7:19 p.m.

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

Item No. 11 has been removed from the agenda.

12. Committee and Commission Appointments

Attachments: [Staff Report](#)

Item No. 12 will continue for discussion at a future City Council meeting.

13. Second Amendment to the Commercial Refuse and Recycling Hauler Semi-Exclusive Agreement

Attachments: [Staff Report](#)
[Resolution 25-69](#)
[2nd Amendment](#)

City Manager Ernie Hernandez provided a presentation on the item.

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to adopt Resolution 25-69 approving a Second Amendment with commercial refuse and recycling haulers operating under a semi-exclusive agreement with the City of Commerce to extend the term to October 31, 2027. The motion was carried by the following vote:

Ayes: 4 - Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

Absent: 1 - Mayor Altamirano

PUBLIC HEARING

14. Introduction and First 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 - Public Hearing

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

Community Services Director Jessica Serrano provided a presentation on the item.

City Attorney Noel Tapia provided additional comments to questions from Councilmember Argumedo.

Mayor Pro Tem Kevin Lainez formally opened the public hearing at 7:33 p.m.

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

Mayor Pro Tem Kevin Lainez formally closed the public hearing at 7:33 p.m.

Councilmember Argumedo moved, seconded by Councilmember Rebollo, to approve the proposed 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 was carried by the following vote:

Ayes: 3 - Mayor Pro Tem Lainez, Councilmember Argumedo, and Councilmember Rebollo

Nays: 1 - Councilmember Garcia

Absent: 1 - Mayor Altamirano

15. Introduction and First 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 - Public Hearing

Attachments: [Staff Report](#)

[Resolution No. 25-70](#)

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

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

[Proposed General Plan Land Use Maps](#)

[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](#)

Genevieve Sharrow, Director of Planning Services from MIG provided a presentation on the item. City Manager Ernie Hernandez provided additional comments.

Mayor Pro Tem Kevin Lainez formally opened the public hearing at 7:47 p.m.

Tom Chao spoke regarding the item.

Mayor Pro Tem Kevin Lainez formally closed the public hearing at 7:51 p.m.

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to approve the proposed 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 was carried by the following vote:

Ayes: 4 - Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

Absent: 1 - Mayor Altamirano

16. Introduction and First Reading of 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 - Public Hearing

Attachments: [Staff Report](#)

[Ordinance No. 829](#)

[Notice of Categorical Exemption](#)

Community Services Director Jessica Serrano presented on the item.

Mayor Pro Tem Kevin Lainez formally opened the public hearing at 8:01 p.m.

Joe Chidas spoke regarding the item.

Mayor Pro Tem Kevin Lainez formally closed the public hearing at 8:02 p.m

Councilmember Argumedo moved, seconded by Councilmember Rebollo, to approve the proposed 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). The motion was carried by the following vote:

Ayes: 4 - Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

Absent: 1 - Mayor Altamirano

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Oralía Rebollo invited the community to Trunk or Treat at City Hall this Friday and the Trunk or Treat event at Rosewood Park STEAM Academy this Thursday. She congratulated the Boy's Water Polo Team for winning 3rd place at the Founder's Cup Vegas Tournament in Henderson, NV this past weekend. She thanked the Tournament Director Sandy Nitta for pioneering the City's water polo program. She thanked the City Manager for attending the matches. She offered her condolences to Parks & Recreation staff member Steve Compos for the passing of his mother-in-law.

Councilmember Mireya García invited the community to pay tribute to our heroes on Veteran's Day November 11, 2025 at 9 AM at City Hall. She asked the City Manager to advertise and collect interest for local artists that would like to participate in the Arts in Public Places program. She thanked Paul Botelho for his artwork at the Mixmaster. She shared her experience speaking with inspirational artists during her recent trip to the City of Miami to study public art.

Councilmember Hugo A. Argumedo thanked and congratulated staff for a successful Harvest Festival event over the weekend. He reported on his trip to the City of Miami to study public art, and will apply some of the things that he learned to the City.

Mayor Pro Tem Kevin Lainez thanked Citadel Outlet staff, the American Cancer Society, and everyone that attended the Making Strides Against Breast Cancer 5k Walk at the Citadel Outlets. He would like to see more Commerce representation for next year's event. He thanked the Departments of Parks & Recreation, Public Works, Library, Public Safety, and all City staff for helping to put together the Harvest Festival on Saturday. He invited the community to Trunk and Treat on Friday at 6:30 p.m. and Nightmare Before Christmas movie showing at Rosewood Park. He extended his deepest condolences to Mayor for his loss of his aunt, Julieta Guerrero.

ADJOURNMENT

Mayor Pro Tem Kevin Lainez adjourned the meeting in honor and in memory of Mayor Ivan Altamirano's aunt, Julieta Guerrero, at 8:13 p.m.

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.