

**ATTACHMENT A
PLANNING COMMISSION RESOLUTION**

RESOLUTION NO. PC 25-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
COMMERCE, CALIFORNIA, RECOMMENDING CITY COUNCIL
APPROVAL OF ENACTING ZONING ORDINANCE TEXT AMENDMENT
("ZTA") NO. 25-02 AMENDING TITLE 19, CHAPTER 19.25 OF THE
COMMERCE MUNICIPAL CODE (SIGNS) AMENDING EXISTING
BILLBOARD REGULATIONS AND ADDING CITY-WIDE DIGITAL
BILLBOARD REGULATIONS**

WHEREAS, the City of Commerce ("City") is a general law city, incorporated under the laws of the State of California; and

WHEREAS, the proposed zoning text amendment is consistent with the City of Commerce General Plan, as it would help to further the goals and objectives of the Plan through the establishment of reasonable regulations designed to protect the public health, safety, and welfare, reduce confusion for the traveling public, and improve the appearance of the city by regulating and controlling the size, location, design, quality, illumination, construction, maintenance, and use of all signs and advertising displays in the City of Commerce; and

WHEREAS, if adequately regulated, digital billboard signs contribute to the economic vitality of the City by promoting businesses and goods and services within the City and providing public benefits to the residents of the City; and

WHEREAS, the City initiated the proposed Ordinance pursuant to Commerce Municipal Code ("CMC") § 19.39.280; and

WHEREAS, this Ordinance was reviewed by the Director of Community Development, in part, consistency with the General Plan, and conformity with the CMC; and

WHEREAS, pursuant to and in accordance with provisions of the California Environmental Quality Act (Public Resources Code Section 21000 et seq., (herein referenced to as "CEQA")), the State of California Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code of Regs. §§ 15000, et seq., (herein referred to as the "CEQA Guidelines")), the City is the "lead agency" for the preparation and consideration of environmental documents for "projects", as the term is defined in Section 15378 of the CEQA Guidelines; and

WHEREAS, it was determined that proposed Ordinance ensures the City has the necessary regulations to protect the public, health, and safety; and

WHEREAS, on September 17, 2025, a duly noticed public hearing of the City of Commerce Planning Commission was held and the Planning Commission recommended that the City of Commerce City Council adopt this Ordinance; and

WHEREAS, the Planning Commission, after due inspection, investigation, and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing with respect to the proposed Ordinance, does find that all other legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, all other legal prerequisites for the adoption of this Ordinance were satisfied.

NOW, THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF COMMERCE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The above recitals are true and correct and incorporated herein as part of the findings.

Section 2. The Planning Commission hereby finds that the adoption of this Ordinance is exempt from CEQA because it is a ZTA which regulates billboards, which will not have a direct or reasonably foreseeable indirect physical change in the environment and does not qualify as a “project” under CEQA because it will not make physical changes to the environment pursuant to CEQA Guidelines Section 15378(b)(5). In addition, the Ordinance is also exempt from CEQA under CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) - Common Sense Exemption where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and CEQA Guidelines Sections § 15301 and § 15303. All future billboard proposals will require their own environmental review as outlined by CEQA guidelines.

Section 3. Pursuant to Section 19.39.310 of the Commerce Municipal Code, the Planning Commission hereby finds that this Ordinance is consistent with the following goals, policies, and objectives of the City’s General Plan:

- A. Enacts reasonable regulations for existing signs and digital billboard signs providing an orderly pattern of development in the City. (Land Use Element Section 3.3 – Community Development Policies).
- B. Furthers and is consistent with providing for the development of a wide range of commercial activities within the City. (Land Use Element Section 3.3 – Community Development Policies).
- C. Creates a stronger employment and commercial base to finance public improvements and services. (Land Use Element Section 3.3 – Community Development Policies).
- D. The Ordinance amends provisions of the Commerce Municipal Code that provide for the removal of obsolete signage. (Land Use Element Community Development Policy 6.2).
- E. The Ordinance enacts regulations applicable to new digital signs that may be incorporated as part of commercial and industrial developments and will promote

quality and efficient development. (Land Use Element Community Development Policy 6.2).

Section 4. Based upon the above findings, the Planning Commission hereby recommends that the City Council of the City of Commerce adopt the proposed ZTA No. 25-02 contained in the proposed Ordinance, attached hereto as Attachment B and incorporated into this Resolution by reference.

Section 5. This Resolution takes effect on the date of its adoption and shall be transmitted by Planning Commission staff to the City Clerk for placement of the Ordinance on the City Council meeting agenda for consideration by the City Council.

I hereby certify that the foregoing findings and conditions contained in this resolution were adopted by the Planning Commission at its regular meeting of September 17, 2025.

Salvador Gutierrez, Chairperson
Planning Commission

ATTEST:

Jessica Serrano, Secretary