

## MINUTES

### SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF COMMERCE HELD ON JULY 30, 2025 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS

- CALL TO ORDER**      The meeting was called to order by Chairperson Gutierrez.
- ROLL CALL**              Commissioners: Barragan, Vice Chairperson Gonzalez, and  
Chairperson Gutierrez
- Absent: Grajeda and Dimas
- Staff: Director of Economic Development and Planning Jessica  
Serrano, Contract Planner Norma Lopez, and City Attorney  
Noel Tapia
- PUBLIC COMMENT**      None.
- APPROVAL OF  
MINUTES**              None.
- PUBLIC HEARING**
- Conditional Use      The Planning Commission held a Public Hearing regarding a  
Permit (CUP) No. 25-      request to allow an establishment primarily engaged in  
01                              manufacturing ice for sale at an existing industrial facility within  
                                 the Commercial Manufacturing (C/M-1) zoning district at 5436  
                                 East Washington Boulevard, Commerce, CA 90040.
- Contract Planner Norma Lopez presented the item and CEQA  
                                 exemption 15301. The applicant presentation was made, and  
                                 Commissioners asked clarifying questions regarding  
                                 operations, site conditions, and compliance with City standards.
- The Public Hearing was opened.
- Chairperson Gutierrez motioned, and second by  
                                 Commissioner to approve the project.
- Motion carried by the following vote
- AYES: Vice Chairperson Gonzalez, Barragan, and Chairperson  
                                 Gutierrez
- ABSENT: Grajeda and Dimas
- Motion carried.

Zoning Ordinance  
Text Amendment  
(ZTA) No. 25-01

The Planning Commission held a Public Hearing regarding a request to allow Amend Title 19 (Zoning) of the Commerce Municipal Code to establish artificial turf regulations for all zones and public right-of-way areas citywide.

The Director of Economic Development and Planning, Jessica Serrano, presented the report and explained the purpose, scope, and regulatory framework of the proposed ordinance. Commissioners discussed maintenance standards, environmental considerations, and enforcement. Commissioners has questions about the regulations and health concerns.

The Chair opened the public hearing. No public comments were received.

Vice Chair Guterrez motioned, and second by Commissioner Chairperson Gutierres

Motion carried by the following vote

AYES: Barragan, Vice Chairperson Gonzalez, and Chairperson Gutierrez

ABSENT: Grajeda and Dimas

Motion carried.

Zoning Ordinance  
Text Amendment  
(ZTA) No. 25-02

It was recommended that this item be continued to a future meeting.

Chairperson Gutierrez motioned, seconded by Commissioner Grajeda, to continue the item to the next scheduled meeting of August 20, 2025 to obtain City Council feedback.

Motion carried by the following vote

AYES: Barragan, Vice Chairperson Gonzalez, and Chairperson Gutierrez

ABSENT: Grajeda and Dimas

Motion carried.

STAFF REPORTS

National night out event.

COMMISSION  
REPORTS

Commissioners provided brief updates and comments on abatements seen throughout the city and roll of code enforcement.

ADJOURNMENT      Meeting adjourned.