



STAFF REPORT ZONING ORDINANCE TEXT AMENDMENT NO. 25-01

TO: Planning Commission

FROM: Community Development Department

DATE: August 20, 2025

CASE NO.: Zoning Ordinance Text Amendment ("ZTA") No. 25-01
(CEQA Exemption § 15060(c)(2), § 15378(b)(5) § 15301 § 15303 and § 15061(b)(3))

REQUEST:

To amend Title 19 (Zoning) of the Commerce Municipal Code ("CMC") to establish artificial turf regulations for all zones and public right-of-way areas Citywide (hereinafter, the "Ordinance").

LOCATION: Citywide in all zones and public right-of-way areas

APPLICANT: City of Commerce

STAFF RECOMMENDATION:

Planning Commission of the City of Commerce ("Planning Commission") recommend that the City Council: 1) adopt 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)); and 2) adopt the related ZTA as discussed herein.

PUBLIC HEARING NOTICE:

The Public Hearing Notice was published in the Los Cerritos News on July 10, 2025.

ATTACHMENTS: A) Planning Commission Resolution No. 25-____
B) Ordinance No. ____
C) Planning Commission Staff Report (without attachments) for ZTA No. 25-01, dated July 30, 2025

ENVIRONMENTAL ASSESSMENT:

Pursuant to CEQA and CEQA Guidelines, the City reviewed the environmental impacts of the proposed Ordinance. No additional environmental review is required for this Ordinance pursuant to CEQA Guidelines § 15060(c)(2), § 15378(b)(5) § 15301 § 15303 and § 15061(b)(3). The proposed Ordinance is exempt from CEQA because it is a ZTA which regulates artificial turf Citywide, 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. The proposed Ordinance is also exempt from CEQA under the common sense exemption that it will not affect the environment. All future artificial turf proposals will require their own environmental review as outlined by CEQA guidelines.

BACKGROUND:

On July 30, 2025, the Planning Commission held a public hearing to consider a proposed ZTA allowing artificial turf throughout all zones and public right-of-way areas in the City. During the hearing, the Commission posed several questions regarding:

- The types of materials used to install artificial turf;
- Concerns about the use of toxic materials;
- The approval process for artificial turf;
- The types of plant materials allowed; and
- Specific property locations where artificial turf could be installed.

Following staff presentations and public input, the Planning Commission continued the item to the August 30, 2025 meeting to allow time for staff to revise the Ordinance and address the concerns raised. Attachment “B” is the amended Ordinance submitted to the Planning Commission for review and recommendation to the City Council for first reading.

Staff recommends that Planning Commission recommend that the City Council: 1) adopt a Categorical Exemption under the provisions of CEQA and CEQA Guidelines (CEQA Guidelines § 15060(c)(2), § 15378(b)(5) § 15301 § 15303 and § 15061(b)(3)); and 2) adopt the related ZTA as discussed herein.

Prepared by: Jessica Serrano
Director of Community Development

Reviewed by: Araceli Almazan
Assistant City Attorney

ATTACHMENT A
PLANNING COMMISSION RESOLUTION NO. 25-__

ATTACHMENT B
ORDINANCE NO. ____

ATTACHMENT C
PLANNING COMMISSION STAFF REPORT (WITHOUT ATTACHMENTS) FOR
ZTA NO. 25-01, DATED JULY 30, 2025