



STAFF REPORT ZONING ORDINANCE TEXT AMENDMENT NO. 25-04

TO: Planning Commission

FROM: Community Development Department

DATE: September 17, 2025

CASE NO.: Zoning Ordinance Text Amendment ("ZTA") No. 25-04
(CEQA Exemption §§ 15060(c)(2), 15061(b)(3), 15301, 15303, and 15378(b)(5) § § and §)

REQUEST:

To adopt an ordinance enacting Zoning Ordinance Text Amendment ("ZTA") No. 25-04 amending Title 19 (Zoning) of the Commerce Municipal Code ("CMC") to allow entertainment establishments in the manufacturing zones, create parking requirements for this use, and revise the definition of "entertainment establishments".

LOCATION: Manufacturing Zones Citywide

APPLICANT: Tim Cam, Business Owner, Dirt Dog Inc. ("Applicant")

STAFF RECOMMENDATION:

Planning Commission of the City of Commerce ("Planning Commission") recommends 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 30, 2025.

ATTACHMENTS: A) Planning Commission Resolution No. 25-09
B) Ordinance No. _____
C) Planning Commission Staff Report (without attachments) for ZTA No. 25-04, dated August 20, 2025

ENVIRONMENTAL ASSESSMENT:

Under CEQA and CEQA Guidelines, the City reviewed the environmental impacts of the proposed Ordinance. Adopting this Ordinance is exempt from CEQA because it is a ZTA that regulates entertainment establishments, which will not have a direct or reasonably foreseeable indirect physical change in the environment and does not qualify as a “project” under CEQA. After all, it will not physically change 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 entertainment establishments proposed will require an environmental review as outlined in CEQA guidelines.

BACKGROUND:

On August 20, 2025, the Planning Commission held a public hearing to consider a proposed ZTA allowing entertainment establishments in the manufacturing zones in the City. During the hearing, the Planning Commission posed several questions regarding distance requirements to buffer entertainment establishments from sensitive receptors such as residential properties.

Following staff presentations and public input, the Planning Commission continued the item to the September 17, 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.

SUMMARY OF REVISIONS

Revised Table 19.11.030A to Prohibit Entertainment Establishments in Light Manufacturing Zone (M-1)

As part of the proposed revisions, entertainment establishments will only be allowed in Commercial-Manufacturing (C/M-1) and Heavy Manufacturing (M-2) zones and will not be allowed in the M-1 zones given that properties with an M-1 zoning designation often serve as buffers between heavy industrial uses and residential uses. Allowing entertainment establishments within C/M-1 and M-2 are most appropriate because of they allow greater intensity uses and are located along major corridors in the City such as Atlantic Boulevard and Washington Boulevard.

Added Definition of *Sensitive Noise Receptors*

A definition of Sensitive Noise Receptors was added to Section 19.45.200 ("S" Definitions) of the CMC to read as follows:

"Sensitive Noise Receptors" means locations where people live, work, or gather and where the presence of unwanted, excessive or prolonged sound may adversely affect activities or may be detrimental to the health and welfare of individuals. These locations typically include residential uses, hospitals, schools, libraries, parks, places of public assembly and nursing homes."

Added Division 24 – Entertainment Establishments to Chapter 19.31 Standards for Specific Land Uses

Division 24 – *Entertainment Establishments* was added to Chapter 19.31 *Standards for Specific Land Uses* to provide requirements for entertainment establishments for indoor and outdoor events, such as:

1. Distance Requirement to Sensitive Noise Receptors:
 - a. Distance requirement for indoor events: 200-feet, except properties on Atlantic Boulevard and Washington Boulevard are exempt
 - b. Distance requirement for outdoor events: 500-feet
2. Limited hours of operation:
 - a. If within 200 feet of sensitive noise receptors, entertainment establishments must avoid disruption and excessive noise between 10 p.m. and 7 a.m. Through the development agreement process, City Council can approve or modify hours of operation.
3. Parking findings: If the City approves use of street parking or remote, off-site parking, the decision-making body must address the following:
 - a. Justify street, remote, and off-site parking for entertainment establishments.
 - b. Demonstrate that street parking will not negatively affect residential neighborhoods or surrounding businesses.
 - c. Ensure that using remote parking locations will not compromise public health, safety, or welfare.

The City may approve and/or modify conditions of approval on a case-by-case basis through the development agreement process to allow entertainment establishments to operate in the City.

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