

## MINUTES

### REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF COMMERCE HELD ON FEBRUARY 19, 2025, AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS

|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| CALL TO ORDER                                                         | The meeting was called to order by Chairperson Gutierrez.                                                                                                                                                                                                                                                                                                                                                                  |
| ROLL CALL                                                             | Commissioners: Barragan, Dimas, Gonzalez, and Gutierrez<br><br>Absent: Grajeda<br><br>Staff: Interim Director of Economic Development and Planning Louis Morales, Associate Planner Sonia Griego, and Assistant City Attorney Araceli Almazan                                                                                                                                                                              |
| PUBLIC COMMENT                                                        | Gloria Nezahualcoyotl, who resides in Vista Del Rio, commented on the Planning Commission Agenda missing information for Item #4.                                                                                                                                                                                                                                                                                          |
| SCHEDULED<br>MATTERS                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Approval of Minutes                                                   | Approval of Minutes of the Planning Commission Meeting held on November 20, 2024.<br><br>Commissioner Barragan motioned, seconded by Commissioner Dimas, to approve the Minutes.<br><br>Motion carried by the following vote:<br><br>AYES: Chairperson Gutierrez, and Commissioners Barragan, and Dimas (3)<br>ABSTENTION: Vice Chairperson Gonzalez (1)<br>ABSENT: Commissioner Grajeda (1)                               |
| Transit-Oriented<br>Development and<br>Displacement<br>Avoidance Plan | Riley O'Brian from Estelano Advisor's gave a presentation to the Commission regarding a draft Transit-Oriented Development and Displacement Avoidance Plan.<br><br>At the conclusion of the presentation, the Commission was informed that no action was required of them.                                                                                                                                                 |
| PUBLIC HEARING                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Conditional Use<br>Permit No. 24-04                                   | The Planning Commission considered a request for a Conditional Use Permit to allow a drive-through facility in conjunction with the operation of a new 2,300 square-foot Starbucks sit-down café in the City's C/M1 (Commercial-Manufacturing) zone at 5401 E. Washington Boulevard.<br><br>Associate Planner Sonia Griego gave a PowerPoint presentation on the item. At the conclusion of the presentation, she informed |

Conditional Use  
Permit No. 24-04  
Cont'd

the Commission that staff recommended approval of the item with the findings and conditions detailed in the staff report.

The Commission directed questions to staff. Discussion ensued.

The Public Hearing was opened.

Joshua Shadpour, representative for the landlord of the property, addressed the Commission in support of the item.

Todd A. Anderson, representative of the applicant (Starbucks), addressed the Commission to answer their questions. Discussion ensued.

The Public Hearing was closed.

After some discussion, Chairperson Gutierrez motioned, seconded by Vice Chairperson Gonzalez, to approve the item as recommended.

Motion carried by the following vote:

AYES: Chairperson Gutierrez, Vice Chairperson Gonzalez, Commissioners Barragan and Dimas (4)

ABSENT: Commissioner Grajeda (1)

One-Year Time  
Extension of  
Conditional Use  
Permit (CUP) No. 551

The Planning Commission considered a request for a one-year extension of Conditional Use Permit (CUP) No. 551 for the project at 6311 E. Washington Boulevard. Associate Planner Griego gave a presentation to provide background information on the item.

The Public Hearing was opened.

The Public Hearing was closed.

The applicant addressed the Commission to express thanks for considering their request.

Interim Director Morales provided additional information related to their request, which was originally a request for a three-year extension. Staff met with the property owner and were made aware of delays with turning over the property to the applicant. Considering that information, staff recommended a two-year extension of the Conditional Use Permit.

After some discussion, Vice Chairperson Gonzalez motioned, seconded by Chairperson Gutierrez, to approve the item as recommended.

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| One-Year Time Extension of Conditional Use Permit (CUP) No. 551 Cont'd | Motion carried by the following vote:<br><br>AYES: Chairperson Gutierrez, Vice Chairperson Gonzalez, Commissioners Barragan and Dimas (4)<br>ABSENT: Commissioner Grajeda (1)                                                                                                                                                                                  |
| STAFF REPORTS                                                          | Interim Director Morales provided some information regarding the Wash-Tel site, discussions with the Citadel for Phases 5 and 6, and continued discussions for the project site at the northwest corner of Atlantic Blvd and Washington Blvd.<br><br>Interim Director Morales introduced the new staff member representing the City Attorney, Araceli Almazan. |
| COMMISSION REPORTS                                                     | None.                                                                                                                                                                                                                                                                                                                                                          |
| ADJOURNMENT                                                            | Meeting adjourned.                                                                                                                                                                                                                                                                                                                                             |