



Tuesday, October 28, 2025 - 6:00 PM

Agenda

CONCURRENT JOINT MEETINGS OF THE CITY COUNCIL OF THE CITY OF COMMERCE, JOINT POWERS FINANCING AUTHORITY AND THE GOVERNING BODY OF THE SUCCESSOR AGENCY TO THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor/Chairperson Ivan Altamirano

ROLL CALL

Deputy City Clerk Melanie Park

PLEDGE OF ALLEGIANCE

Director of Library Services Sonia Bautista

INVOCATION

Councilmember Hugo A. Argumedo

APPEARANCES AND PRESENTATIONS

1. Proclamation Declaring October 23-31, 2025 as "Red Ribbon Week" in the City of Commerce

Attachments: [Proclamation](#)

PUBLIC COMMENT

Citizens wishing to address the City Council and Successor Agency on any item on the agenda or on any matter not on the agenda may do so at this time. State law (Government Code Section 54950 et seq.) prohibits the City Council from taking action or engaging in discussion on a specific item unless it appears on a posted agenda. Upon request, the City Council may, in their discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the City Council. If you wish to address the City Council/Successor Agency at this time, please complete a speaker's card and give it to the City Clerk prior to commencement of the City Council meeting. Please limit your remarks to three (3) minutes.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed: No person shall make any remarks which result in disrupting, disturbing or otherwise impeding the meeting.

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

CONSENT CALENDAR

Items under the Consent Calendar are considered to be routine and may be enacted by one motion. There will be no discussion of these items unless members of the Public or City Council request specific items to be removed from the Consent Agenda for a separate discussion. If the item is desired to be discussed separately, it should be the first item under Scheduled Matters.

2. Approval of Warrant Register Nos. 6A, 6B, and 6C

The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 6A dated October 28, 2025, 6B for the period of October 8, 2025 through October 13, 2025, and 6C for the period of October 15, 2025 through October 22, 2025.

Attachments: [6A](#)
 [6B](#)
 [6C](#)

3. Approval of Minutes

The City Council and Successor Agency will consider for approval the minutes of the City Council meeting of Tuesday, October 14, 2025, held at 5:00 p.m. and the minutes of the Concurrent Special City Council meeting of Tuesday, October 14, 2025, held at 6:00 p.m.

Attachments: [2025-10-14 CC Minutes](#)
 [2025-10-14 CC Minutes Special](#)

4. Approval of Upcoming Council Meeting Schedule - Cancellation of November 11, 2025, and December 23, 2025 Meetings Due to the Veterans Day and Christmas Holiday Closure

The City Council will consider canceling the regular City Council meetings originally scheduled for November 11, 2025, and December 23, 2025 due to the Veterans Day and Christmas holiday closures.

Attachments: [Staff Report](#)

5. Approval of Gateway Monument Maintenance Agreement with Caltrans for Southbound I-5 at Eastern Median Island

The City Council will consider adopting a Resolution approving the Gateway Monument Maintenance Agreement between the City of Commerce and the California Department of Transportation (Caltrans).

Attachments: [Staff Report](#)
 [Resolution](#)
 [Gateway Monument Maintenance Agreement](#)

6. Adoption and Waiving of the Second Reading of Ordinance No. 824 Amending Title 19, Chapter 19.25 of the Commerce Municipal Code (Signs) Modifying Existing Billboard Regulations and Adding City-Wide Digital Billboard Regulations

The City Council will consider for adoption and waive the Second Reading of Ordinance No. 824 amending the Commerce Municipal Code, Title 19, Chapter 19.25 (signs) modifying existing billboard regulations and adding city-wide digital billboard regulations; and adopting a Categorical Exemption under the provisions of the California Environmental Quality Act.

Attachments: [Staff Report](#)
 [Ordinance](#)
 [Notice of Categorical Exemption](#)

7. Adoption and Waiving of the Second Reading of Ordinance No. 825 Amending Title 19 (Zoning) of the Commerce Municipal Code ("CMC") to Allow Entertainment Establishments in Certain Manufacturing Zones, Create Parking Requirements for this Use, and Revise the Definition for Entertainment Establishments

The City Council will consider for adoption and waive the Second Reading of Ordinance No. 825 enacting Zoning Ordinance Text Amendment No. 25-04 amending the Commerce Municipal Code to allow entertainment establishments in certain manufacturing zones, create parking requirements for this use, and revise the definition for entertainment establishments; and adopting a Categorical Exemption under the provisions of the California Environmental Quality Act.

Attachments: [Staff Report](#)
 [Ordinance](#)
 [Notice of Categorical Exemption](#)

8. Introduction and First Reading of an Ordinance Amending the Commerce Municipal Code ("CMC") by Modifying Title 15 Thereof Adopting by Reference the 2025 California Building, Electrical, Plumbing, Mechanical and Residential Codes with Certain Amendments, Additions and Deletions Thereto and Adding a Chapter for an Expedited, Streamlined Permitting Process for Electric Vehicle Charging Stations

The City Council will consider introducing and waiving for First Reading Ordinance No. ____ amending Title 15 (Building and Construction) of the Commerce Municipal Code ("CMC") to adopt by reference the 2025 California Building, Electrical, Plumbing, Mechanical and Residential Codes with certain amendments, additions and deletions thereto and add a chapter for an expedited, streamlined permitting process for electric vehicle charging stations; directing staff to schedule on November 25th, 2025 a noticed public hearing prior to the second reading and adoption of the same; and adopting 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 Sections 15060(c)(2), 15061(b)(3), 15301, 15303, and 15378(b)(5)).

Attachments: [Staff Report](#)
 [Ordinance](#)
 [Notice of Categorical Exemption](#)

9. FY2025-26 1st Quarter Budget Report

It is recommended that the City Council receive and file the FY 2025-26 1st Quarter Budget Report.

Attachments: [Staff Report](#)

10. Approval of Eligibility Expansion for Competitive Sports Programs

The City Council will consider approving the eligibility expansion for all City of Commerce competitive sports programs, permitting non-resident athletes to participate when roster spots remain unfilled by resident athletes. Non-resident participants shall be required to pay double the resident Plus Card rate, cover all uniform and travel-related expenses, and will not be eligible for any scholarship programs. Staff will continue focused outreach efforts to strengthen resident engagement and participation across all sports programs.

Attachments: [Staff Report](#)

SCHEDULED MATTERS

11. Presentation/Update from the Sheriff's Department of Public Safety in the City of Commerce

12. Committee and Commission Appointments

The City Council will consider making appointments to City Commissions and Committees.

Attachments: [Staff Report](#)

13. Second Amendment to the Commercial Refuse and Recycling Hauler Semi-Exclusive Agreement

The City Council will consider adopting a Resolution approving a Second Amendment with commercial refuse and recycling haulers operating under a semi-exclusive agreement with the City of Commerce to extend the term to October 31, 2027.

Attachments: [Staff Report](#)
 [Resolution](#)
 [2nd Amendment](#)

PUBLIC HEARING**14. Introduction and First Reading of an Ordinance Amending Title 19 (Zoning) of the Commerce Municipal Code to Establish Artificial Turf Regulations for All Zones Citywide and in the Public Right-of-way - Public Hearing**

The City Council will consider introducing and waiving for First Reading of Ordinance No. ____ amending the Commerce Municipal Code establishing artificial turf regulations for all zones Citywide and in the public right-of-way as part of Zoning Ordinance Text Amendment No. 25-01; and adopting a Categorical Exemption under the provisions of the California Environmental Quality Act.

Attachments: [Staff Report](#)
 [Ordinance No.](#)
 [Notice of Categorical Exemption](#)
 [Staff Report dated October 14, 2025 \(without attachments\)](#)

15. Introduction and First Reading of an Ordinance of the City Council of the City of Commerce, California, Amending Title 19 (Zoning) of the Commerce Municipal Code to Establish a New Zoning Overlay to Implement Housing Element Policy, Apply the New Zoning Overlay to those Sites Identified in the Housing Element as Rezoning Sites to Meet the Regional Housing Needs Allocation (RHNA), and adopting a Resolution amending the general plan land use designation to mixed use for sites identified in the Housing Element as rezoning sites to meet the RHNA for General Plan Amendment No. 25-01 - Public Hearing

The City Council will consider introducing and waiving for First Reading Ordinance No. _____ amending the Commerce Municipal Code ("CMC") establishing a new zoning overlay (ZTA No. 25-03) to implement Housing Element policy, and applying the new zoning overlay to those sites identified in the Housing Element as rezoning sites to meet the regional housing needs allocation (RHNA) (ZC No. 25-01); adopting Resolution No. ___ amending the general plan land use designation to mixed use for sites identified in the Housing Element as rezoning sites to meet the RHNA for GPA No. 25-01; and adopting 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)).

Attachments:

[Staff Report](#)

[Resolution No. 25-](#)

[Initial Study/Addendum to the General Plan EIR](#)

[Table of Existing and Proposed General Plan and Zoning for Housing Element f](#)

[Proposed General Plan Land Use Maps](#)

[Ordinance No.](#)

[Initial Study/Addendum to the General Plan EIR](#)

[Table of Existing and Proposed General Plan and Zoning for Housing Element f](#)

[Proposed Zoning Maps](#)

16. Introduction and First Reading of an Ordinance of the City Council of the City of Commerce Enacting Zoning Ordinance Text Amendment ("ZTA") No. 25-05 Amending Title 19 (Zoning) Chapter 19.07 of the Commerce Municipal Code ("CMC") to Amend Accessory Dwelling Unit ("ADU") Provisions to Comply with State Law - Public Hearing

The City Council will consider introducing and waiving for First Reading the Ordinance No. _____ enacting ZTA No. 25-05 amending Title 19 (Zoning), Chapter 19.07 of the Commerce Municipal Code ("CMC") to amend the ADU provisions to comply with State law; and adopting 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 15303 Class 3 Categorical Exemption; and Public Resources Code 21080.17 Statutory Exemption).

Attachments: [Staff Report](#)
 [Ordinance No.](#)
 [Notice of Categorical Exemption](#)

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

ADJOURNMENT

Written materials distributed to the City Council are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular City Council meetings) in the City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California, and the Central Library, 5655 Jillson Street, Commerce, California.

Meeting facilities are accessible to persons with disabilities. In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, notify the Office of the City Clerk at (323) 722-4805 at least 24 hours prior to the meeting.