

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF COMMERCE HELD ON AUGUST 20, 2025, AT 6:38 P.M., IN THE CITY COUNCIL CHAMBERS

- CALL TO ORDER** Meeting was called to order by Vice Chairperson Gonzalez
- ROLL CALL** Present: Vice Chairperson Gonzalez, Commissioner Grajeda, Commissioner Barragan
- Absent: Chairperson Gutierrez, Commissioner 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**
- Zoning Ordinance Text Amendment ("ZTA") No. 25-01 Community Development Director Jessica Serrano presented the proposed revisions to the Title 19 (Zoning) amendment, which establishes artificial turf regulations for all zones and public rights-of-way. This item was continued from the July 30, 2025 meeting to address previous Commission feedback. The updated ordinance requires a minimum of 30% live landscaping adjacent to streets, mandates that all live plants suit the City of Commerce climate zone, and prohibits materials containing toxic substances. Additionally, the revised language allows staff-level approval for residential proposals, while non-residential projects will require Planning Commission approval as a consent item.
- Following the presentation of these changes, Director Serrano reviewed the full staff report from the previous meeting to update a Commissioner who had been absent during the July 30 hearing.
- The Public Hearing was opened. No comments were provided.
- Vice Chairperson Gonzalez motioned, and second by Commissioner Grajeda to recommend city council approval of the zoning text amendment.

COMMISSION
ACTION

Motion carried by the following vote

AYES: Vice Chairperson Gonzalez, Barragan and Grajeda

ABSENT: Chairperson Gutierrez and Dimas

Motion carried.

Zoning Ordinance
Text Amendment
("ZTA") No. 25-04

The Planning Commission considered an ordinance amending Title 19 of the Commerce Municipal Code to allow entertainment establishments in manufacturing zones, establish associated parking requirements, and revise the definition of "entertainment establishments." Community Development Director Jessica Serrano presented the staff report for the application, which was submitted by Tim Cam, owner of Dirt Dog.

Staff summarized the proposed amendments, which would allow entertainment establishments in CM-1, M-1, and M-2 zones subject to a Conditional Use Permit (CUP) and a Development Agreement. The revisions clarify permitted uses, allow entertainment as a principal or accessory use, and establish parking standards based on professional parking studies, including allowances for shared or remote parking. Staff also requested authorization to make minor formatting corrections to the ordinance tables and resolution.

Following the presentation, the Commission questioned staff regarding anticipated entertainment uses, parking and operational impacts, and community outreach. The applicant, Timothy Cam, addressed the Commission to discuss his business's successful history with temporary events and safety protocols. The Commission concluded with a brief discussion on the city-wide variables of the amendment, and staff clarified the specific code requirements and CUP limitations regarding alcohol-related establishments.

PUBLIC COMMENT

Vice Chairperson Gonzalez opened the public hearing.
No public comments were received.
Public hearing was closed.

COMMISSION
ACTION

After some discussion, Vice Chairperson Gonzalez, motioned to continue the item 2 to the next Regular Planning Commission Meeting on September 17th, 2025, seconded by Commissioner Grajeda

AYES: Vice Chairperson Gonzalez, Barragan, Grajeda and

ABSENT: Chairperson Gutierrez and Dimas

Motion carried.

Special Use Permit
("SUP") No. 25-01

The Planning Commission held a Public Hearing regarding a request to approve a Special use Permit to allow a temporary pumpkin patch in a city owned lot from October 1 through October 31, 2025, at 5933 Telegraph Road (APN 6336-017-908). The Director, Jessica Serrano, presented the staff report for the application, explaining the temporary seasonal use, site layout, and operational details.

The Commission discussed the temporary nature of the use and seasonal operations.

PUBLIC COMMENT

Vice Chairperson Gonzalez opened the public hearing. No public comments were received. Public hearing was closed.

COMMISSION
ACTION

Motion carried by the following vote

AYES: Vice Chairperson Gonzalez, Grajeda, and Barragan.

ABSENT: Chairperson Gutierrez and Dimas

Motion carried.

STAFF REPORTS

None.

COMMISSION
REPORTS

None.

ADJOURNMENT

Meeting adjourned.