

Ernesto Gonzalez Chairperson
Kevin Lainez Vice Chairperson
Annelle Grajeda Commissioner
Evelyn Serfozo Commissioner
Johncito Peraza Commissioner



COMMERCE CITY HALL
Council Chambers
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Commerce, CA 90040
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AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

WEDNESDAY, NOVEMBER 28, 2018 – 6:30 P.M.

CALL TO ORDER

Chairperson Gonzalez

FLAG SALUTE / INVOCATION

Commissioner Serfozo

ROLL CALL

PUBLIC COMMENT

The public is given this opportunity to address the Planning Commission on any matter within its responsibility. Discussion or deliberation will not be entered into at this time in accordance with the Brown Act.

APPROVAL OF MINUTES

The Commission will review for approval the minutes of the Special Meeting held on May 31, 2018.

PRESENTATION

1. Presentation – General Plan Update The Planning Commission will receive a presentation from the General Plan Update project team regarding the potential for early action items for the Washington and Atlantic Boulevard corridors, as well as the Housing Opportunity Overlay Zone.

PUBLIC HEARINGS

For each of the following items the public will be given an opportunity to speak. After a staff report, the chair will open the public hearing. At that time the applicant will be allowed to present the case. Members of the public will then be allowed to speak. After all have spoken, the applicant will be allowed to summarize briefly, and then the hearing is closed. Commissioners may ask the speaker questions.

2. Conditional Use Permit No. 530
7355 East Slauson Avenue Kiwon Ban
2382 East 48th Street
Vernon, CA 90058

Conditional Use Permit No. 530
Cont'd

A request for a Conditional Use Permit to allow the establishment and operation of a manufacturing facility that specializes in aluminum castings within the City's M-2 (Heavy Industrial) zoning district. Pursuant to Table 19.11.030.A of the Commerce Municipal Code (CMC), a Conditional Use Permit is required prior to establishing this type of manufacturing use in the M-2 Zoning District, thus necessitating the subject request.

Staff Recommendation: Approval with Conditions

3. Conditional Use Permit No. 528
and Variance No. 18-01
2425 South Atlantic Boulevard

Taylor Megdal
252 South Beverly Drive, Suite C
Beverly Hills, CA 90212

A Conditional Use Permit to consider the establishment of a Convenience Store Land Use (7-11) within a proposed 2,306 square foot convenience store. Also proposed is a Gasoline Service Station for purposes of selling and dispensing gasoline under a new canopy measuring 2,147 square feet. In addition to the CUP, the applicant is requesting Variances to allow the project on a site that is less than 25,000 square feet in size and within 100 feet of a residential district. Per Chapter 19.31.400 of the Zoning Code, gasoline stations must be located on parcels at least 25,000 square feet in size and located a minimum distance of three hundred feet away from any property zoned for residential use.

This item was continued from the meeting of September 26, 2018 and October 24, 2018.

Staff Recommendation: Denial

SCHEDULED MATTERS

4. Scoping Meeting - Citadel
Expansion & 10 Acre Development

A Scoping Meeting to obtain input from local residents and businesses that will assist in the preparation of an Environmental Impact Report (EIR) for the proposed Citadel Outlets Expansion & 10 Acre Development Project. The scoping meeting will outline the environmental review process for the proposed project, and provide the community an opportunity to provide input on potential issues.

COMMISSION REPORTS

STAFF REPORTS

AJOURNMENT

Agenda and written materials are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular Planning Commission meeting) in the **City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California.**