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**Tuesday, November 19, 2019 - 5:00 PM**

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## **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**

#### **5:00 P.M. CLOSED SESSION**

##### **CALL TO ORDER**

*Mayor/Chairperson Soria*

##### **ROLL CALL**

*City Clerk Shumway*

##### **PUBLIC COMMENT ON CLOSED SESSION ITEMS**

*Citizens wishing to address the City Council and Successor Agency on any item on the Closed Session agenda may do so at this time. Please complete a speaker's card and give it to the City Clerk/Secretary prior to commencement of the City Council/ Successor Agency meetings. Please limit your remarks to three (3) minutes.*

##### **RECESS TO CLOSED SESSION**

- 1.** Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *Commerce City Employees Association, Federation of State, County & Municipal Employees Local 773 v. City of Commerce*, PERB No. LA-CE-1310-M.
- 2.** Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *Coalition for Responsible Equitable Economic Development Los Angeles, an unincorporated association; Carlos Mendivil, James Moreno and David Pimenov v the City of Commerce, the City Council of the City of Commerce, and City of Commerce Public Works and Development Services department et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03329.
- 3.** Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *East Yard Communities for Environmental Justice v the City of Commerce, et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03310.

4. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: ZVI (aka) Harry Ryzman and Betty Ryzman, as Trustees of the Ryzman Family *v the City of Commerce, acting in a separate limited capacity elected to serve as the Successor Agency to the Commerce Community Development Commission et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP02821.
5. Pursuant to Government Code §54956.8, the City Council will confer with its real property negotiator, Edgar Cisneros, with respect to real estate negotiations with:
  - A. Wash-Tel Commerce, LLC concerning proposed price and other terms relating thereto, comprised of 6329 and 6355 Washington Boulevard, Commerce, California, commonly referred to as the Stahl Trust property.
  - B. Craig Realty Corporation concerning proposed price and other terms relating thereto, comprised of the former Commerce Community Development Commission-owned real property located along the Telegraph Road Corridor, south of Gaspar Avenue and north of the Commerce Casino [Tubeway Avenue], formerly known as 5809, 5819, 5823, 2901/2903, 5933, 5901, 5959, 6000, 6003 and 6233 Telegraph Road and 2240 Gaspar Avenue; 2311, 2322 and 2366 Travers Avenue, Commerce, California.
  - C. Property located at 6364 Zindell Street, Commerce CA (APN 6357-015-900 and 6357-019-304)
6. CITY COUNCIL CONFERENCE REGARDING PUBLIC EMPLOYEE RECRUITMENT/EMPLOYMENT/APPOINTMENT pursuant to Government Code 54957 (b) (1)  
Employee Titles: 1) Director of Economic Development and Sustainability and 2) Director of Parks and Recreation.

## RECONVENE TO OPEN SESSION

## ORAL CLOSED SESSION ANNOUNCEMENT

### 6:00 P.M. - CITY COUNCIL MEETING

#### CALL TO ORDER

Mayor/Chairperson Soria

#### ROLL CALL

City Clerk Shumway

#### PLEDGE OF ALLEGIANCE

Library Director Sarmiento

#### INVOCATION

Councilmember Rebollo

## APPEARANCES AND PRESENTATIONS

1. Presentation of Certificate of Recognition to Employee of the Quarter - Jose Manuel Guillen

Attachments:      [Staff Report](#)

## 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.*

## 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. 9A and 9B

The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 9A dated November 19, 2019, and 9B for the period of November 6, 2019 to November 13, 2019.

Attachments:      [9A 2019](#)  
                              [9B 2019](#)

### 3. Approval of Minutes

The City Council and Successor Agency will consider for approval the minutes of the Regular City Council Meeting of Tuesday, November 5, 2019, held at 5:00 p.m., and minutes of Special City Council Meeting of Tuesday, October 29, 2019, held at 5:00 p.m.

Attachments:      [2019-10-29 CC Minutes](#)  
                              [2019-11-05 CC Minutes](#)

### 4. Request for Proposal for a Comprehensive Operational Analysis of the City's Transit Fixed Route and Dial-A-Ride Services

The City Council will consider for adoption a Resolution approving the Request for Proposal (RFP) for a comprehensive operational analysis of the City's fixed route and Dial-A-Ride services.

Attachments:      [Staff Report](#)  
                              [Resolution](#)  
                              [RFP - Comprehensive Operational Analysis](#)

5. Appointment and Membership in City Commissions, Committees, and Boards

The City Council will consider for adoption a Resolution regulating the appointment of members to City Commissions, Committees, and Boards; and superseding Resolution No. 2017-116.

Attachments:     [Staff Report](#)  
                              [Resolution](#)

6. Retainer Agreement with Remy Moose Manley LLP to Provide Legal Representation to Defend the City Against Legal Challenges to the City's Certification of the Citadel Expansion Final Environmental Impact Review

The City Council will consider for adoption a Resolution approving the Retainer Agreement with Remy Moose Manley LLP as outside counsel to provide legal representation to defend the City against legal challenges to the City's certification of the Citadel Outlet Expansion Final Environmental Impact Review (EIR) under California Environmental Quality Act (CEQA).

Attachments:     [Staff Report](#)  
                              [Resolution](#)  
                              [Agreement](#)

7. Agreement Between the County of Los Angeles and The City of Commerce for Census 2020 Education and Outreach Activities

The City Council will consider for adoption a Resolution awarding agreement with the County of Los Angeles and the City of Commerce for census 2020 education and outreach activities.

Attachments:     [Staff Report](#)  
                              [Resolution](#)  
                              [Agreement](#)

8. Agreement with HdL Software LLC for Business License Tax Administration Services

The City Council will consider for adoption a Resolution approving an Agreement with HdL Software LLC for Business License Tax Administration Services.

Attachments:     [Staff Report](#)  
                              [Resolution](#)  
                              [Agreement](#)

9. Amending the Director of Economic Development and Sustainability Job Specification

The City Council will consider for adoption a Resolution amending the Classification Plan by revising the class specification for the Director of Economic Development and Sustainability.

Attachments:     [Staff Report](#)  
                              [Resolution](#)  
                              [Job Specification](#)

**PUBLIC HEARING**

10. Appeal of the Planning Commission's Decision to Approve Plot Plan No. 992 and Conditional Use Permit No. 533

The City Council will conduct a public hearing, and affirm, overturn or modify the Planning Commission's decision to approve Conditional Use Permit ("CUP") No. 533 and Plot Plan No. 992 to allow a self-storage facility and the construction of two storage buildings measuring approximately 213,640 square feet of building area within a 5.39 acre (234,690 square feet) site in the City's M-2 (Heavy Industrial) zoning district at 6210 Garfield Avenue.

Attachments:     [Staff Report](#)  
                              [Attachment 1](#)  
                              [Attachment 2](#)  
                              [Attachment 3](#)  
                              [Attachment 4](#)  
                              [Attachment 5](#)

11. Ordinance Amending Municipal Code, Title 12 Home Occupation Permits, Sections 19.39.820 Initiation and 19.39.830 Proceedings - First Reading

The City Council will consider continuing Public Hearing - First Reading of an Ordinance amending Municipal Code, Title 12 Home Occupation Permits, Sections 19.39.820 Initiation and 19.39.830 Proceedings by replacing them in their entirety.

Attachments:     [Staff Report- continuance](#)

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**SCHEDULED MATTERS****12. Approval of Costs Associated with Traffic Control and Public Safety for the Citadel Black Friday Event**

The City Council will consider for adoption a Resolution approving expenses associated with traffic control and public safety for the increase of commuters as a result of the Citadel's Thanksgiving Weekend Sales Event.

Attachments:      [Staff Report](#)  
                              [Resolution](#)

**13. Commerce Water System - Authorizing Staff to Develop and Release of Request for Proposals for Sale of System**

The City Council will consider for adoption a Resolution authorizing staff to develop and release a Request for Proposals for the potential sale of the system without water rights.

Attachments:      [Staff Report](#)  
                              [Resolution](#)  
                              [2019 Water System Presentation](#)

**14. Presentation Regarding User Fees and Development Impact Fees**

The City Council will receive and file presentation regarding User Fees and Development Impact Fees and provide direction as may be deemed necessary.

**15. Traffic Measures Along Eastern Avenue, Sydney Drive, Duncan Avenue, McBride Avenue, and Noakes Street**

The City Council will consider for adoption a Resolution recommending traffic measures, including speed cushions along the segments of Eastern Avenue, Sydney Drive, Duncan Avenue, McBride Avenue, and Noakes Street, and stop signs at the intersection of Eastern Avenue at Noakes Street and McBride Avenue at Noakes Street.

Attachments:      [Staff Report](#)  
                              [Resolution](#)  
                              [Traffic Report](#)

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**ORDINANCES**

**16. Urgency Ordinance Adopting the Tenant Protection Act of 2019 Relating to the Prohibition of No-Fault Terminations of Tenancy and Evictions and Limiting Rent Increases for Residential Real Property Through December 31, 2019**

The City Council will consider for adoption an Urgency Ordinance adopting the Tenant Protection Act of 2019 relating to the prohibition of no-fault terminations of tenancy and evictions and limiting rent increases for residential real property through December 31, 2019.

Attachments:

[Staff Report](#)

[Urgency Ordinance Implement AB 1482](#)

**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.*