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**Tuesday, January 7, 2020 - 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**

##### **RECONVENE TO OPEN SESSION**

1. 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.
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. 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. BNSF concerning proposed price and other terms relating thereto, comprised of: APN (6335-022-800), APN (6335-022-801), APN (6335-023-800), APN (6335-023-801), APN (6335-025-805), APN (6335-025-807), APN (6335-014-805) and APN (6335-014-806)

D. Property located at 6364 Zindell Street, Commerce CA (APN 6357-015-900 and 6357-019-304)

## **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**

*Assistant City Manager Domik*

#### **INVOCATION**

*Councilmember Argumedo*

#### **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.*

**1. Approval of Warrant Register No. 12B**

The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 12B for the period of December 18, 2019 to December 19, 2019.

**Attachments:**      [Warrant Register 12B](#)

**2. Contract Change Order No. 3 & No. 4 to R2Build dba R2B Engineering for Supplying Electrical Power to the Existing CNG Fueling Station Next to the Commerce Refuse-to-Energy Facility**

The City Council will consider for adoption a Resolution authorizing Contract Change Order No. 3 & No. 4 to R2Build dba R2B Engineering for Supplying Electrical Power to the Existing CNG Fueling Station next to the Commerce Refuse-to-Energy Facility.

**Attachments:**      [Staff Report](#)  
                              [Resolution](#)  
                              [COR #001r Bollards](#)  
                              [COR #002rv Relocate Transformer Switchgear](#)  
                              [COR #003rv Retaining Wall](#)  
                              [COR #004 Relocate PB](#)  
                              [Clean Energy \(R2Build Check\)](#)  
                              [Power to CNG Station Project](#)

**SCHEDULED MATTERS****3. Rail Purchase Agreement with BNSF Railroad for BNSF Property Interests in the City of Commerce**

The City Council will consider for adoption a Resolution approving a Purchase and Sale Agreement between the City of Commerce and BNSF Railroad for the acquisition of approximately eight railroad parcels with a combined area of approximately 103,857 square feet (2.38-acres).

**Attachments:**      [Staff Report](#)  
                              [Agreement](#)  
                              [Exhibit A](#)  
                              [Appraisal](#)  
                              [Resolution](#)

**ORDINANCES**

4. Ordinance Amending Title 15 (Buildings and Construction) of the Municipal Code by Adopting by Reference the 2020 Los Angeles County Building Code (Title 26), Electrical Code (Title 27), Plumbing Code (Title 28), Mechanical Code (Title 29), Residential Code (Title 30), Green Building Standards Code (Title 31) and Existing Building Code (Title 33) -Second Reading

The City Council will consider for adoption and second reading Ordinance Amending Title 15 (Building and Construction) of the Commerce Municipal Code by adopting by reference the 2020 Electrical, Plumbing, Mechanical, Residential, Green Building, and Building Code of the Los Angeles County Building Code with certain amendments, additions and deletions thereto.

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

5. Adoption and Second Reading of Five (5) Ordinances Approving Five (5) Development Agreements for the Operation of Commercial Cannabis Activities, for Commercial Cannabis Permit Application Nos. 18-005, 18-006, 18-013, 18-043, 18-046; Adoption and Second Reading of Six (6) Ordinances Approving Six (6) First Amendments to Development Agreements No. 715, 717, 720, 722, 726, and 731

The City Council will consider for adoption five (5) Ordinances approving five (5) Development Agreements for the Operation of Commercial Cannabis Activities, for Commercial Cannabis Permit Application Nos. 18-005, 18-006, 18-013, 18-043, 18-046; Adoption of Six (6) Ordinances approving six (6) First Amendments to Development Agreement No. 715, 717, 720, 722, 726, and 731; approving findings consistent with Government Code Section 65867.5; approve the Conditions of Approval; and finding the five (5) Development Agreements are exempt from further CEQA review and direct staff to prepare and file corresponding Notices of Exemption.

Attachments:

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#)

[Attachment D](#)

[Attachment E - 18-005 HENG XIN INTL CORP](#)

[Attachment E - 18-006 CA GREEN WORLD LLC](#)

[Attachment E - 18-013 RD COMMERCE](#)

[Attachment E - 18-046 SEPTEM LEAF CORP](#)

[Attachment E - 18-053 RS INNOVATIONS LLC](#)

[18-023 AE Investment](#)

[18-026 Decano Analytical](#)

[18-047 Summit Manufacturing](#)

[18-059 Commerce Concentrates](#)

[18-017 2SBK, Inc](#)

[18-055 DJCC Corp, Inc](#)

## 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.*