

Vacant  
Ernesto Gonzalez  
Annelle Grajeda  
Evelyn Serfozo  
Johncito Peraza

Chairperson  
Vice Chairperson  
Commissioner  
Commissioner  
Commissioner



COMMERCE CITY HALL  
Council Chambers  
5655 Jillson Street  
Commerce, CA 90040  
Phone: (323) 722-4805  
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## AGENDA

### SPECIAL MEETING OF THE PLANNING COMMISSION - (TELECONFERENCE)

MONDAY, AUGUST 31, 2020 – 6:30 P.M.

PHONE NUMBER: (669) 900-9128

ACCESS CODE NUMBER: 936 8760 5928

PASSWORD: 838914

### BROWN ACT COMPLIANCE DURING COVID-19 EMERGENCY:

On March 18, 2020, Executive Order N-29-20 was signed by Governor Gavin Newsome and provides local legislative body authority to hold public meetings via teleconferencing and make public meetings accessible “telephonically or otherwise electronically” to all members of the public seeking to observe and to address the legislative body. All requirements of the Brown Act expressly or impliedly requiring the physical presence of board members or of the public as a condition of a quorum or public meeting are waived. Members of the public can provide public comment by calling the telephone number above during the time and date noted herein.

### CALL TO ORDER

Vice Chairperson Gonzalez

### FLAG SALUTE / INVOCATION

Commissioner Peraza

### 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.*

### PUBLIC HEARING

2. Zone Text Amendment - Chapter 19.09.060 and 19.11.050 (“fences, hedges, and walls”) of the Commerce Municipal Code

City of Commerce  
2535 Commerce Way  
Commerce, CA 90040

The Planning Commission will consider an amendment to the Zoning Ordinance Chapter 19.09.006 and 19.11.050 (“fences, hedges, and walls”) of the Commerce Municipal Code.

Staff Recommendation: Continue item (to be re-noticed).

## **SCHEDULED MATTER**

3. Plot Plan No. 995, Tentative Tract Map No. 82890, 82891, 82892, and Development Agreement - Three parcels (or sites) located at 5550 Harbor Street, 5625 Jillson Street, and 5555 Jillson Street, Commerce, CA 90040

Kim Prijatel  
Senior Vice President of Development  
City Ventures  
3121 Michelson Drive, Suite 150  
Irvine, CA 92612

This item was continued from the meeting of July 20, 2020.

The applicant, Kim Prijatel, representing City Ventures, is proposing to construct 133 single-family attached residential units on three parcels to be known as Rosewood Village. The Project will be built in three phases. The Project includes the following discretionary approvals as follows: 1) Plot Plan Review for a new Multi-Family Housing project, 2) Tentative Tract Map 82890 – creating one (1) lot for 37 residential units; 3) Tentative Tract Map 82891 – creating one (1) lot for 31 residential units; 4) Tentative Tract Map 82892 – creating one (1) lot for 65 residential units; 5) Demolition – demolition of all existing structures on the three sites, and 6) to acknowledge and recommend to the City Council for the approval of the Development Agreement – covering the details of the City's sell of the land known as Assessor's Parcel Numbers (APN) 6335-025-902, 903, 905, and 906, to City Ventures for the development of 133 single-family attached dwelling units.

Pursuant to Chapter 19.39 Division 10 (Site Plan Review) of the Commerce Municipal Code (CMC), a Plot Plan Review is required for any new building or structure in excess of 25,000 square feet in area.

Staff recommendation: Recommend City Council approval.

## **COMMISSION / STAFF REPORTS**

## **ADJOURNMENT**

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) on the City Web and at the following link: <http://www.ci.commerce.ca.us/index.aspx?NID=355>