



Tuesday, February 22, 2022 - 5:00 PM

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

To protect public health, this meeting is being held in accordance with AB 361, Government Code section 54954(e)(1) (A). Given the proclaimed state of emergency and the Los Angeles County Health Department recommendation for social distancing for public meetings, which is also consistent with Cal OSHA requirements for social distancing, the City will be conducting public meetings via video/teleconferencing and there will be no physical location available for this meeting. To participate in the City of Commerce 'public meetings and provide public comment during the COVID-19 public health emergency, please follow these steps:

1. Watch or Listen: Meetings are broadcast/streamed live on the City of Commerce's Facebook: <https://www.facebook.com/City-of-Commerce-123903054365151/?ref>. Archived, on-demand video of each meeting is maintained on the City's Facebook as part of the public record.

2. Submit Comments before the Meeting: Members of the public can provide public comment by sending an e-mail to cityclerk@ci.commerce.ca.us for City Council meetings, and the comment will be read during Public Comment portion.

3. Live Remote Public Comments: Members of the public may submit live public comment via Zoom conferencing by using the link below. You must download the Zoom app or software. Zoom meetings can be accessed by telephone, computer, or smart device. You will be allowed to speak during Public Comment portion of the agenda.

4. At the time and date of the meeting, please click this URL to join the Zoom meeting:

<https://us06web.zoom.us/j/85859254654?pwd=c0had1pIVkFjMVJwZ2VHYmwwaVdSUT09>

Passcode: 453322 or join by phone: Dial 1(720) 707-2699; Meeting ID: 858 5925 4654

5. To listen to the meeting in Spanish or speak under Public Comment in Spanish, please click this URL to join the Zoom meeting via Spanish:

<https://us06web.zoom.us/j/85156940336?pwd=Z0hjV1pLYjBXMzR1OXROTkdhcDJSdz09>

Passcode: 053528 or join by phone: Dial 1(720) 707-2699; Meeting ID: 851 5694 0336

5:00 P.M. CLOSED SESSION

CALL TO ORDER

Mayor/Chairperson Mendoza

ROLL CALL

City Clerk Shumway

PUBLIC COMMENT ON CLOSED SESSION ITEMS

Pursuant to Executive N-29-20 and AB 361, and given the current health concerns, members of the public can access meetings live on-line, with audio and video, at <https://www.facebook.com/City-of-Commerce-123903054365151/?ref>. In addition, members of the public can submit comments electronically for consideration by the email by sending them to cityclerk@ci.commerce.ca.us or participating during Public Comment portion of the meeting via zoom (please see zoom information on top of the agenda). To ensure distribution to the members of the City Council prior to consideration of the agenda, please submit written comments prior to 4 P.M. the day of the meeting. Those comments, as well as any comments received after 4 P.M., will be also distributed to the members of the City Council during the meeting and will be made part of the official public record of the meeting.

Written comments received prior to the meeting or during public comment or public hearing item will be read for the record within 3 minutes allocated time.

RECESS TO CLOSED SESSION

1. 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. 6364 Zindell Street, Commerce, CA (APN: 6357-015-900 and 6357-019-304) and 7316 E. Gage Ave. (APN: 6357-018-005)
 - B. 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.

RECONVENE TO OPEN SESSION**ORAL CLOSED SESSION ANNOUNCEMENT****6:00 P.M. - CITY COUNCIL MEETING****CALL TO ORDER**

Mayor/Chairperson Mendoza

ROLL CALL

City Clerk Shumway

APPEARANCES AND PRESENTATIONS

1. Presentation/Update from the Sheriff's Department Regarding Public Safety in the City of Commerce
2. Recognition of Public Works Department Environmental Division for Donating Recycling Bins to Bandini Elementary School
3. Mayor's Commendation Honoring Johncito Peraza for his Achievements and Contributions to the City

Attachments: [Johncito Peraza](#)

PUBLIC COMMENT

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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.

4. Approval of Warrant Register Nos. 13A, & 13B

The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 13A, dated February 22, 2022 and 13B dated February 9, 2022 through February 16, 2022.

Attachments: [13 A 2022](#)

[13 B 2022](#)

5. Approval of Minutes

The City Council and Successor Agency will consider for approval the minutes of the Regular City Council meeting of Tuesday, February 8, 2022, the minutes of the Regular City Council meeting of Tuesday, January 25, 2022, held at 5:00 p.m., the minutes of the Special City Council meeting of Monday, November 29, 2021, held at 5:00 p.m., and the minutes of the Special City Council meeting of Monday, January 31, 2022, held at 5:00 p.m.

Attachments: [2022-02-08 CC Minutes](#)

[2022-01-31 CC Minutes](#)

[2021-11-29 CC Minutes](#)

[2022-01-25 CC Minutes](#)

6. Opposition to State Ballot Measure Initiative 21-0026A1 Restricting Voter's Input and Local Taxing Authority

The City Council will consider for adoption a Resolution affirming the City's opposition to Initiative 21-0026A1, a State ballot measure restricting voters' input and local taxing authority.

Attachments: [Staff Report](#)
 [Resolution](#)
 [League of CA Cities Analysis](#)
 [CBRT Fiscal Analysis](#)

7. Letter of Opposition to Los Angeles County Mask Mandate

The City Council will consider approval a letter of opposition to Los Angeles County's decision to continue to uphold a mask mandate beyond the State's repeal of such on February 15, 2022.

Attachments: [Staff Report](#)
 [Oppose Mask Mandate Letter](#)

8. First Amendment to the Agreement for City Attorney Services with Alvarez-Glasman & Colvin

The City Council will consider approving the First Amendment to the Agreement for City Attorney Services with Alvarez-Glasman & Colvin adjusting rates for legal services.

Attachments: [Staff Report](#)
 [First Amendment](#)

9. Professional Services Agreement with Hartzog & Grabill, Inc. for the Preparation of Mixmaster Guide Signage Improvements Plans, Specification and Engineer's Estimate

The City Council will consider for adoption a Resolution awarding a Professional Services Agreement to Hartzog & Crabill, Inc. for the preparation of Mixmaster Guide Signage Improvement Plans, Specifications and Engineer's Estimate and authorizing Project Management Services by Transtech Engineers.

Attachments: [Staff Report](#)
 [Resolution](#)
 [PSA- HCI.](#)

10. Approval of Construction Contract Documents for the FY 21/22 Pavement Rehabilitation Project and Authorize Staff to Advertise the Notice Inviting Bids

The City Council will consider for adoption a Resolution approving the construction project plans, specifications, and estimates for the FY 2021/2022 Pavement Rehabilitation Project and authorize staff to advertise the Notice Inviting Bids.

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

11. Professional Services Agreement with IDS Group for the Presentation of Concept Layout for the New Commerce City Hall Facilities

The City Council will consider for adoption a Resolution awarding a Professional Services Agreement to IDS Group to prepare conceptual layouts for the New City Hall Facilities and authorizing Project Management Services by Transtech Engineers.

Attachments: [Staff Report](#)
 [Resolution](#)
 [PSA IDS Group](#)

12. Speed Hump Installation on Fitzgerald Avenue between Stevens Place and Everington Street

The City Council will consider for adoption a Resolution approving the installation of Speed Humps on Fitzgerald Avenue between Stevens Place and Everington Street.

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

PUBLIC HEARING

13. Weed Abatement Program - Abatement Order Directing the Los Angeles County Agricultural Commissioners/Director of Weights and Measures to Abate Public Nuisance

The City Council will consider approving the Abatement Order directing the Los Angeles County Agricultural Commissioner/Director of Weights and Measures to abate the public nuisance, and allow those property owners affected by the Weed Abatement Program to protest the inclusion of their properties within the program.

Attachments: [Staff Report](#)
 [22-19 Weed Abatement](#)
 [Declaration](#)

SCHEDULED MATTERS

14. I-5/Atlantic Blvd Over Crossing Bridge Widening Project Development Process and Rough Order of Magnitude Cost Estimate

The City Council will receive and file an informational presentation on the I-5/Atlantic Blvd Over Crossing Bridge Widening Project Development Process and Rough Order of Magnitude Cost Estimate that was prompted by a previous City Council discussion related to a request for traffic relief at the subject site.

Attachments: [Staff Report.docx](#)

ORDINANCES

15. Second Reading and Adoption by Waiving the Full Reading and Reading by Title Only of an Ordinance to (A) Approve Specific Plan No. 21-01, (B) Approve Zone Change 21-01, Consisting of Amendments to Title 19 of the Commerce Municipal Code ("Zoning") to Amend Section 19.05.010 Zones Established, Establish a New Section 19.16, Specific Plans, and Amend Section 19.25.140, Off-Site Signs Permitted with Restrictions, and Approve an Associated Amendment to the Zoning Map to Designate the Site of the Modelo Specific Plan (Specific Plan No. 21-01), and (C) Approve a Development Agreement Associated with the Modelo Project

The City Council will consider for second reading and adoption by waiving the full reading, and reading by title only an Ordinance (A) approving Specific Plan No. 21-01, (B) approving Zone Change 21-01, consisting of amendments to Title 19 of the CMC ("ZONING") to amend Section 19.05.010 Zones Established, establishing a new Section 19.16 Specific Plans, and amending Section 19.25.140, Off-Site Signs permitted with restrictions, and approval of an associated amendment to the Zoning Map to designate the site of the Modelo Specific Plan (SPECIFIC PLAN NO. 21-01), and (C) approving a development agreement associated with the Modelo Project.

Attachments:[Staff Report](#)[ATTACHMENT A - Findings](#)[ATTACHMENT B - COA](#)[ATTACHMENT C - RESO_SITEREV Sign Plan VTTM and EIR](#)[ATTACHMENT D - GENERAL PLAN RESOLUTION](#)[ATTACHMENT E - General Plan and Zoning Map](#)[ATTACHMENT F - Zoning Ordinance/Development Agreement](#)[ATTACHMENT G - DRAFT Modelo Development Agreement](#)[ATTACHMENT H - Specific Plan](#)[ATTACHMENT I - VTTM83334](#)[ATTACHMENT J - Site Plan](#)[ATTACHMENT K - FEIR](#)[ATTACHMENT L - Findings of Fact and Statement of Overriding Considerations](#)[ATTACHMENT M - Mitigation Monitoring and Reporting Program](#)

16. Adoption and Second Reading by Waiving Full Reading and Reading by Title Only, of an Uncodified Ordinance Approving Amended and Restated Development Agreement Related to Application #18-074 and Replacing Commercial Cannabis Development Agreements No. 724

The City Council will consider for Second Reading and Adoption, by waiving the full reading and reading by title only, an Uncodified Ordinance approving an amended and restated Development Agreement the Green City LLC., Commercial Cannabis related to Permit Application No. 18-074, and to replace Development Agreement No. 724 for expanding of square footage within the existing building, and change of name of business, for a commercial cannabis business at 2939 S. Vail Ave.

Attachments: [Staff Report](#)
[Development Agreement Green City](#)
[Ordinance Green City](#)

17. Adoption and Second Reading by Waiving Full Reading and Reading by Title Only, of an Uncodified Ordinance Approving an Amended and Restated Development Agreement Related to Application #18-027 and Replacing Commercial Cannabis Development Agreement No. No. 727

The City Council will consider for Adoption and Second Reading, by waiving the full reading and reading by title only, an Uncodified Ordinance approving an amended and restated Development Agreement with ABC Commerce, LLC related to Commercial Cannabis Permit Application No. 18-027, and to replace Development Agreement No. 727 for changing ownership of an approved commercial cannabis business at 6915 E. Slauson Ave.

Attachments: [Staff Report](#)
[ABC Cmmerce - Development Agreement](#)
[ABC Commerce - Ordinance](#)

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 via the City's website.

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting via email to cityclerk@ci.commerce.ca.us or by telephone at 323-722-4805 no later than 9 AM on the day of the scheduled meeting.