



City of Commerce

Meeting Minutes

Tuesday, October 20, 2020 - 5:00 PM

**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 Altamirano called meeting to order at 5:03 p.m. via teleconferencing.

ROLL CALL

Present: 5 - Councilmember Soria
Mayor Altamirano
Councilmember Argumedo
Councilmember Mendoza
Mayor Pro Tem Rebollo

PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no individuals wishing to address the City Council on any Closed Session items.

RECESS TO CLOSED SESSION

City Council/Successor Agency recessed to Closed Session at 5:04 p.m.

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

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to open session at 6:04 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copad report on item #1 on Closed Session agenda and stated that staff provided an update and further direction was provided. No final action was taken on this item.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

ROLL CALL**APPEARANCES AND PRESENTATIONS****1. Presentation/Update from the Sheriff's Department Regarding Public Safety in the City of Commerce**

Sergeant Villareal talked about the increased gang activity in the Veteran's park area and speeding issues. According to Sergeant Villareal, the station is preparing additional coverage in case Dodger's win.

Sergeant Villareal reported that a couple of encampments at BNSF were cleaned up as well as debris and trash. Sergeant Villareal provided an update regarding crime statistics for the last two weeks.

Sergeant Villareal invited interested residents to contact and inquire about the Reserve Deputy Program. Also, there is a Volunteer Patrol Program available for the residents. Mayor Altamirano asked to put together a zoom meeting, advertise that residents could get more information on both programs offered for the residents. According to Sergeant Villareal, Reserve Deputy Program gives college credit for participants.

PUBLIC COMMENT

Director of Administrative Services and City Clerk Shumway read the following public comment received:

Carmen Marquez complimented Senior Center staff for their services provided.

Teame Ozeqbe submitted an opposition statement for State Measure 16.

Jasmine Gonzalez, Maria Patino Gutierrez, Laura Cortez and Gloria Nezahualcoyotl provided statements in opposition of City Ventures development and asked the City Council to uphold the Planning Commission decision.

CONSENT CALENDAR

Mayor Altamirano asked to pull item #8 and Councilmember Mendoza asked to pull item #6 for discussion.

Director of Public Works Hernandez provided a brief report on item #6. Discussion took place regarding the design of the roof and whether it would be a flat roof as it

was in the past. Director Hernandez stated that the intent of the funding is for reference, and the exact amount would be known once bids are received. In terms of the design, the roof would be a similar design.

Mayor Pro Tem Rebollo moved, seconded by Councilmember Mendoza, to adopt a resolution approving Plans and Specifications for the Bristow Public Library and Snack Bar Roofing and HVAC Replacement Project, Project No. 2020-02F; and authorize staff to advertise the Notice Inviting Bids for said Project. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Soria Mayor Pro Tem Rebollo and Mayor Altamirano (5).

Item #8 - Director of Administrative Services and City Clerk Shumway provided an overview of the staff report. According to Director Shumway, juvenile prevention is part of the scope of work, as indicated in the Agreement. For several years, this part of the Agreement was not executed. It was a consensus of the City Council that juvenile intervention and prevention programs should be part of the Probation Officer duties and need to be restarted.

Mayor Altamirano moved, seconded by Mayor Pro Tem Rebollo, to adopt a Resolution approving an Agreement with the County of Los Angeles Probation Department to provide a Prevention and Intervention Program. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Soria Mayor Pro Tem Rebollo and Mayor Altamirano (5).

Councilmember Argumedo moved, seconded by Councilmember Mendoza to approve the Consent Calendar minus item #6 and #8. The motion carried by the following vote:

Ayes: 5 - Mayor Altamirano, Councilmember Mendoza, Mayor Pro Tem Rebollo, Councilmember Argumedo, and Councilmember Soria

- 2. Approval of Warrant Register Nos. 6A, 6B, and 6C**
- 3. Proclamation Declaring October 2020 as Crime Prevention Month**
- 4. Highway Safety Improvement Program Cycle 10 Grant Funding Request**
- 5. Approval of Professional Services Agreement with Municipal Translation**

Company for Interpreter Services at City Council and Related Meetings

6. Approval of Plans and Specifications for the Bristow Public Library and Snack Bar Roofing and HVAC Replacement Project
7. Agreement with UltraSystems Environmental, Inc., to conduct a California Environmental Quality Act and National Environmental Policy Act Environmental Analysis for a New Transit Facility
8. Agreement with County of Los Angeles Probation Department

SCHEDULED MATTERS

9. PUBLIC HEARING - Appeal of the Planning Commission's Decision to: 1) Overturn the Planning Commission's Decision to Deny Plot Plan No. 995, Tentative Tract Map No. 82890, 82891, 82892; 2) Acknowledge and Approve a Notice of Intent to Adopt a Mitigated Negative Declaration; and 3) First Reading of an Ordinance Approving and Adopting a Development Agreement Between the City of Commerce and City Ventures Homebuilding, LLC for the Properties Located at 5550 Harbor Street, 5625 Jillson Street and 5555 Jillson Street

Mayor Altamirano opened Public Hearing. Director of Administrative Services and City Clerk Shumway read a comment submitted by Denny Mesa and also incorporated all comments that were read during the Public Comment section of the meeting.

Director of Economic Development and Planning Jimenez provided an overview of the staff report. Also, Director Jimenez stated that staff worked with the developer on increasing guest parking spots and working on the overflow of parking.

Discussion took place about affordable housing in Commerce and parking issues. According to Director Jimenez, each development in Commerce provides two spaces for each unit, and particularly for this development, there is guest parking offered as well. Mayor Altamirano recommended that rooftops are included within the project, to which Ms. Prijatel responded that rooftops are covered in solar panels, but each unit has its own balcony. Further discussion took place, and it was stated that most issues are not related to environmental concerns but more function and neighborhood concerns.

Ryan Aeh, Senior Vice President of the City Ventures, spoke more about

affordable housing but also maintaining functionality and making housing more modern. This development is called Rosewood Village.

Kim Prijatel, Senior Vice president for the City Venture, spoke about outreach within the community. This development, located within already existing parks, will be energy-efficient construction, including electric garages. According to Ms. Prijatel, the parking situation could be controlled on the guest side, possibly renting free spaces, etc. Each site would have its own HOA, which is more effective than combining one for all three buildings.

Councilmember Argumedo noted that he visited other developments built by the City Ventures and asked that they make this development a gated community. Councilmember Argumedo recommended that staff works out the issues that were brought up by the Planning Commission and mitigate those before the Council takes a vote.

Mayor Pro Tem Rebollo stated that parking is a concern, but affordable housing is also important. Further discussion took place regarding affordable housing and how the eligibility and who would get the units is decided by the lottery system. More discussion took place about the parking issues and having this a gated community.

Councilmember Soria reminded everyone that parking issues were always in Commerce before this development brought for this site. Councilmember Soria supported this project and recommended that they move forward, as this is a great project that will benefit the community. The City of Commerce needs to grow, and they need to look into "Reimagining Commerce."

City Manager Cisneros stated that there was a discussion for establishing HOA restrictions for garages and have windows for verifying that space is used for parking, not storage, and potentially utilize City's code enforcement for assisting with the enforcement.

Following a discussion about whether the City Council would like to take action, Assistant City Attorney Copado stated that suggested additions like affordable housing and other substantive changes would require Development Agreement revisions and recommended to take action at the next City Council meeting.

It was a consensus to table this item and place it on the next agenda.

Councilmember Argumedo moved, seconded by Mayor Pro Tem Rebollo, to

continue this item to the next regular scheduled meeting. The motion carried by the following vote:

Ayes: 5 - Councilmember Soria, Mayor Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Mayor Pro Tem Rebollo

10. Bicycle and Pedestrian Master Plan

Public Works Director Hernandez provided a brief introduction. Carlos Velasquez, KOA Corporation consultant, provided a presentation. In terms of funding, Director Hernandez stated that staff is working on grant applications for this project. Discussion took place.

Mayor Altamirano moved, seconded by Councilmember Argumedo, to adopt a Resolution approving the City of Commerce's Bicycle and Pedestrian Master Plan. The motion carried by the following vote:

Ayes: 5 - Councilmember Soria, Mayor Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Mayor Pro Tem Rebollo

11. Update on Citadel Black Friday and Thanksgiving Weekend Sales Event and Consideration of Approval of Additional Expenses

Public Works Director Hernandez provided an overview of the staff report.

Discussion took place regarding 29 additional personnel from the white glove company for directing the traffic and the cost associated with it. Councilmember Mendoza mentioned that in previous years Deputies and CSOs were assisting with directing traffic. Further discussion took place that the additional traffic control expense, and changes made to improve the flow of traffic. Mayor Pro Tem Rebollo asked that the RedFlex camera is placed at the Steven's Steakhouse location, to which Director Hernandez responded that the traffic study is being conducted, but the RedFlex camera will not be installed in time for the event.

It was recommended to use more drones for traffic control.

Mayor Pro Tem Rebollo moved, seconded by Councilmember Mendoza, to approve Option 1, developing the Traffic Control Plan, procuring additional patrol from LA County Sheriff's and purchase additional drone, with the cost being covered by the Measure AA Public Safety Fund. The motion carried by the following vote:

Ayes: 5 - Councilmember Soria, Mayor Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Mayor Pro Tem Rebollo

ORDINANCES

12. Ordinance Adding and Amending Provisions of Chapter 5.16 "Sidewalk Vending" - Second Reading

Director of Administrative Services and City Clerk provided a brief overview.

Mayor Altamirano moved, seconded by Councilmember Soria, to approve the Ordinance for the Second Reading and Adoption, by waiving full reading and reading by title only, an Ordinance adding to and amending provisions of Chapter 5.16 "Sidewalk Vending" of the Commerce Municipal Code. Director of Administrative Services and City Clerk read the title of the Ordinance. The motion carried by the following vote:

Ayes: 5 - Councilmember Soria, Mayor Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Mayor Pro Tem Rebollo

13. Ordinance Amending Commerce Municipal Code, Title 12 "Streets and Sidewalks", Chapter 12.06 "City Trees" -Second Reading

Director of Administrative Services and City Clerk provided a brief overview.

Mayor Altamirano moved, seconded by Councilmember Soria, to waive the full reading, and read by title only, adopt for the second reading an Ordinance amending Chapter 12.06, "City Trees" of Title 12, "Streets and Sidewalks" of the Commerce Municipal Code relating to administrative and enforcement regulations. Director of Administrative Services and City Clerk Shumway read the title of the ordinance. The motion carried by the following vote:

Ayes: 5 - Councilmember Soria, Mayor Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Mayor Pro Tem Rebollo

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Mendoza wished his sister a Happy Birthday and thanked all the residents that voiced their concerns about the City Venture project. Councilmember Mendoza spoke in support of Measure VS.

Councilmember Argumedo spoke regarding the City Ventures project, sin support of Measure VS and asked residents to continue following guidelines and precautions related to Covid-19.

Councilmember Soria announced the Blue Moon event at the Veteran's park.

Mayor Pro Tem Rebollo spoke about the bankruptcy case for Exide, and asked everyone to continue advocating. Mayor Pro Tem Rebollo thanked East Yard

Communities for their support and advocacy. Mayor Pro Tem Rebollo wished everyone a Happy Halloween.

Mayor Altamirano spoke about great opportunities coming in terms of housing and also thanked residents for speaking during public comment and voicing their concerns.

ADJOURNMENT

Meeting adjourned at 9:52 p.m.