



# City of Commerce

## Meeting Minutes

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Tuesday, November 17, 2020 - 5:00 PM

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**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 5:05 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/Successor Agency on any items on Closed Session agenda.*

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

*City Council/Successor Agency recessed to Closed Session at 5:09 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:

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

B. 1338 S. Eastern Ave (APN: 5241-013-904), 1350 S. Eastern Ave (APN: 5241-013-908), 1362 S. Eastern Ave (APN: 5241-013-905), 1368 S. Eastern Ave (APN: 5241-013-906), 4519 Triggs St (APN: 5241-013-907).

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

*City Council /Successor Agency reconvened to Open Session at 6:00 p.m. via teleconferencing.*

#### **ORAL CLOSED SESSION ANNOUNCEMENT**

Assistant City Attorney Copado reported stated that all Councilmembers were present. Councilmember Soria joined at 5:14 p.m. and Mayor Pro Tem Rebollo joined the meeting at 5:34 pm

Item #1.A- City Manager Cisneros, Assistant City Manager Domic and Director of Economic Development and Planning Jimenez provided an overview, further direction was provided to staff, and no reportable action was taken on this item.

Item #1.B - City Manager Cisneros provided an update to the City Council and no reportable action was taken on this item.

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

#### **CALL TO ORDER**

Mayor Altamirano called regular meeting to order at 6:03 p.m. via teleconferencing.

#### **ROLL CALL**

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

#### **APPEARANCES AND PRESENTATIONS**

##### **1. Presentation/Update from the Sheriff's Department Regarding Public Safety in the City of Commerce**

Sergeant Villareal provided updates regarding crime and recent vehicle theft. According to Sergeant Villareal, Union Pacific cleaned mix master from homeless encampments, which would lead to a potential reduction in crime.

Councilmember Argumedo asked that there is a separate meeting is scheduled in order to discuss possible solutions for vehicle theft and other crimes in the community.

Councilmember Soria asked for a more formalized presentation regarding local deputies that would have a vested interest in the community of dealing with crime and issues. Councilmember Soria requested more information being provided regarding the Community Policing strategy and to see how it would work for the community.

*Councilmember Mendoza requested having another meeting via zoom with the Sheriff's department personnel but more tailored to Commerce.*

**2. Presentation Honoring Our Veterans**

*A video of community veteran's and also video regarding Veteran's Resource Center were played for the record.*

**PUBLIC COMMENT**

*There were no individuals wishing to address the City Council on any item within their jurisdiction*

**CONSENT CALENDAR**

**Councilmember Argumedo moved, seconded by Councilmember Soria, to approve the Consent Calendar. The motion carried by the following vote:**

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

- 3. Approval of Warrant Register Nos. 7A, 7B, 8A and 8B**
- 4. Approval of Minutes**
- 5. Memorandum of Understanding with the Los Angeles County Metropolitan Transportation Authority for Proposition A 40% Discretionary Grant Funds**
- 6. Military Banner Program Update**
- 7. Escrow Agreement with River City Bank and Southern California Edison on Behalf of the Commerce Community Choice Aggregation Program**

**PUBLIC HEARING**

- 8. 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) Conduct a First Reading of an Ordinance Approving a Development Agreement with City Ventures Homebuilding, LLC for the Properties Located at 5550 Harbor Street, 5625 Jillson Street and 5555 Jillson Street**

*Director of Administrative Services and City Clerk Shumway read a comment from Danny Meza opposing the project and asking to delay and final decision on this*

project.

Director of Economic Development and Planning Jimenez provided an update on this item. According to Director Jimenez, nine units were set as affordable housing units and will be conditioned as part of this proposal. In order to make this community a gated community, some of the planned parking will be lost, and the recommendation was to install the security system/cameras.

Discussion took place regarding the affordable housing policy in place and how those units will be given out. According to Councilmember Argumedo, the lottery system would be the fairest system.

Mayor Pro Tem Rebollo stated that it might seem that the nine units may not be a large number, but it is a beginning, and the City is looking to bringing more developments to the City.

Councilmember Mendoza stated that not all concerns are addressed, and using Code Enforcement for this project would not work. Other developments do not allow jurisdiction for the Code Enforcement. Councilmember Mendoza asked that the City Council does not rush the process and be as transparent as possible.

Councilmember Sori stated that this project has been in the works for a long time and has always been transparent. This project was brought forward by the direction of the City Council, and they approved the Purchase and Sale agreement. There are challenges within the community, and those issues existed prior to this project. This is a quality project and would benefit the community.

City Manager Cisneros explained that since the garages would be possible to see, Code Enforcement would step in if HOA is not enforcing the use of the garage for intended purposes.

Kim Prijatel, Vice President of City Ventures, spoke about the security system and affordable housing that was negotiated. Additional discussion took place about landscaping, and possibly having tall trees serve as a barrier.

City Manager Cisneros stated that staff would come back with the program of how affordable units would be decided on. As far as a design element, City Manager Cisneros stated that conditions should be included as part of this Agreement that

*will be decided upon today. Adjustments for the security cameras and garages being visible is already included as conditions in the Agreement. Landscaping could be added if requested.*

*Following discussion, whether modifications could be done to the project if the Agreement approved today, Assistant City Attorney stated that the resolution has a specific condition when the Director of Economic Development and Planning has an authority to approve minor modifications to the approved project, and condition #27 allows for landscaping plans to be submitted separately at a later date.*

*City Manager Cisneros also added that the Director of Economic Development and Planning could come back to Council if there are any problems. According to Assistant City Attorney Copado, condition#30 applies when the developer is not adhering to those conditions or approval or requirements outlined in the Agreement, then the City has the enforcement ability to bring it to the City Council. However, any conditions of approval should be done at this point.*

**Mayor Pro Tem Rebollo moved, seconded by Councilmember Soria, to consider overturn the Planning Commission's Decision to Deny Plot Plan No. 995, Tentative Tract Map No's. 82890, 82891, 82892, by Resolution; acknowledge and approve a Notice of Intent to adopt a Mitigated Negative Declaration; and consider for First Reading, by waiving full reading of an Ordinance approving and adopting a Development Agreement with City Ventures Homebuilding, LLC for the properties located at 5550 Harbor Street, 5625 Jillson Street and 5555 Jillson Street. 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**

*Councilmembers and the Mayor wished everyone Happy Thanksgiving*

*Councilmember Argumedo congratulated all veterans and his son, who served as US Army Ranger.*

*Councilmember Mendoza wished his sister and his wife Happy Birthday. Councilmember Mendoza thanked all veterans and asked that Neighborhood Watch meetings are restarted via zoom.*

*Councilmember Soria spoke about Covid-19 issues and asked that executive staff*

*takes it seriously, and they need to have policies and guidelines and safety measures.*

*Mayor Altamirano spoke about limited capacities for indoor and outdoor dining and the effects of restrictions on cardrooms. Mayor Altamirano complimented staff on a great Halloween event. Mayor Altamirano wished Happy Birthday to his son Nova.*

#### **ADJOURNMENT**

*Meeting adjourned at 8:01 p.m. in memory of Albert Castro.*