

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF COMMERCE HELD ON OCTOBER 26, 2016--6:30 P.M.,
5655 JILLSON STREET, COMMERCE, CA 90040,
IN THE CITY HALL COUNCIL CHAMBERS

CALL TO ORDER The meeting was called to order by Chairperson Barragan at 6:37p.m.

ROLL CALL Commissioners: Altamirano, Alvarado, Barragan and Diaz.

Absent: Gonzalez

Staff: Deputy Director of Development Services Matt Marquez,
City Planner Jose D. Jimenez, and City Attorney Stephen Frieder

PUBLIC COMMENT None.

PUBLIC HEARINGS

Conditional Use
Permit No. 512 and
Variance 16-01
972 Goodrich
Boulevard

A request for a Conditional Use Permit (CUP) to allow establishment and operation of a medical office land use within the City's M-2 zoning district. In addition, the applicant is requesting variances to deviate from the required minimum number of on-site parking spaces, and to provide remote parking more than 300 feet from the subject site. Per the Commerce Municipal Code, the applicant is required to provide a total of 183 off-street parking spaces. The applicant is proposing 114 on-site parking spaces with the balance of the required parking at a location that is over 2,000 feet from the subject site and located at 5500 Union Pacific Avenue. A Conditional Use Permit is required for the establishment of a Medical Office Land Use within the City's M-2 Zone.

Deputy Director Marquez asked that this item be continued to a future meeting.

Commissioner Diaz motioned to adopt staff's recommendation to continue the item and the motion was seconded by Commissioner Barragan. The motion carried by the following vote:

AYES: Commissioner Alvarado, Barragan, Diaz, and
 Chairperson Altamirano

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Vice-Chairperson Gonzalez

Zoning Ordinance
Text Amendment
(Citywide) -
Commerce Municipal
Code Chapter
19.11(Manufacturing
Zones)
Zoning Ordinance
Text Amendment
(Citywide) -
Commerce Municipal
Code Chapter
19.11(Manufacturing
Zones) Cont'd

Request that the Planning Commission recommend that the Commerce City Council approve an Ordinance amending Chapter 19.11 (Manufacturing Zones) of the Commerce Municipal Code to Impose Conditions on the Establishment of New Office Space Uses, Including Employee Training Centers and Other Related Uses that are not Attendant to Manufacturing, Industrial, or Warehouse Uses.

Deputy Director of Development Services Marquez presented the staff report for this item and informed the Commission that staff's recommendation was that the Planning Commission adopt the Resolution recommending to the City Council to adopt the Ordinance, thereby amending Chapter 19.11 (Manufacturing Zones) of the Commerce Municipal Code to impose conditions on the establishment of new office space uses, including employee training centers and other related uses that are not attendant to manufacturing, industrial, or warehouse uses.

Consultant Matt Burris, with Raimi + Associates, addressed the Commission and explained their role in assisting the City in developing the proposed text amendments, and discussed the findings of their analysis and recommendations set forth therein.

Discussion followed with Deputy Director Marquez responding to questions and comments from the Commission.

Matt Burris and Pat Gibson, Traffic Engineer from Gibson Transportation Inc., also responded to questions and comments from the Commission.

The public hearing on this matter was opened and no comments from the public were provided.

The public hearing on this matter was closed.

Commissioner Barragan motioned to adopt staff's recommendation to recommend to City Council to adopt the Ordinance and the motion was seconded by Commissioner Diaz. The vote was a tie 2-2.

AYES: Commissioners Barragan and Diaz

NOES: Chairperson Altamirano and Commissioner Alvarado
ABSTAIN: None (0)
ABSENT: Vice-Chairperson Gonzalez

SCHEDULED MATTERS

Metropolitan Authorities Transportation Plan

On behalf of the City Administrator, Director of Public Works & Development Services Maryam Babaki gave an update on ballot Measure M, and the Metropolitan Transportation Authority's plan should the Measure be adopted.

Discussion followed with Director of Public Works & Development Services Babaki responding to questions and comments from the Commission.

Status Report

The City Administrator was not present to give the scheduled update regarding on-going and future projects in the City.

APPROVAL OF MINUTES

None.

COMMISSION REPORTS

Commissioner Alvarado mentioned that the I-710 LAC meeting was cancelled again.

STAFF REPORTS

Deputy Director Marquez requested that the Planning Commission move the November meeting from Wednesday the 23rd to the Wednesday before, which is the 16th. The Planning Commission unanimously agreed to move their November meeting to Wednesday the 16th.

ADJOURNMENT

Commissioner Barragan moved, and Commissioner Diaz seconded the motion to adjourn the meeting. The motion carried by the following vote:

AYES: Commissioner Alvarado, Barragan, Diaz, and
Chairperson Altamirano

NOES: None (0)

ABSTAIN: None (0)

ABSENT: None (0)

ABSENT: Vice-Chairperson Gonzalez

Chairperson Altamirano adjourned the meeting at 7:51 p.m.