

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF COMMERCE HELD ON JULY 26, 2017 AT 6:30 P.M.,
IN THE CITY HALL COUNCIL CHAMBERS,
5655 JILLSON STREET, COMMERCE, CA 90040

CALL TO ORDER The meeting was called to order by Chairperson Altamirano at 6:34 p.m.

ROLL CALL Commissioners: Altamirano, Gonzalez, Argumedo, Lainez and Serfozo

Absent: None

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

REORGANIZATION Chairperson Altamirano nominated Vice Chairperson Gonzalez for Chairperson and Commissioner Serfozo seconded the nomination. There being no other nominations, the motion carried by the following vote:

AYES: Commissioners Gonzalez, Altamirano, Argumedo, Lainez and Serfozo

NOES: None (0)

ABSTAIN: None (0)

ABSENT: None (0)

The meeting was then turned over to newly appointed Chairperson Gonzalez and he opened up the nominations for Vice-Chairperson. Chairperson Gonzalez nominated Commissioner Lainez for Vice-Chairperson and Commissioner Altamirano seconded the nomination. There being no other nominations, the motion carried by the following vote:

AYES: Commissioners Gonzalez, Altamirano, Argumedo, Lainez and Serfozo

NOES: None (0)

ABSTAIN: None (0)

ABSENT: None (0)

PUBLIC COMMENT None

APPROVAL OF
MINUTES None

PUBLIC HEARINGS

Conditional Use
Permit No. 520
6555 East Gage
Avenue

A request to allow the expansion of an existing cemetery land use to include the construction of a two-story mausoleum with a footprint of 24,500 square feet within the City's CPF (Commercial Public Facility) zoning district. Per Chapter 19.13.020 of the Zoning Code, a CUP is required to expand an existing cemetery land use in the CPF Zoning District.

City Planner Jimenez presented the staff report and informed the Commission that staff's recommendation was to approve the Conditional Use Permit.

Following the presentation, the public hearing on this matter was opened.

Additional testimony was provided by the applicant.

Discussion followed.

Priscilla Maronet, who resides on Emil Avenue, addressed the Commission in opposition of the project.

Jacqueline Gonzalez, authorized agent for owner of properties adjacent to the cemetery, addressed the Commission in support of project with conditions (limit height of the wall and include landscaping).

Richard Hernandez, who resides on Nobel Street, addressed the Commission and asked if the residents near the project site had received the PowerPoint that was being presented.

Victor Padilla, who resides on Gage Avenue, addressed the Commission in support of the project.

Residents on Emil Avenue addressed the Commission in opposition of the project.

The public hearing on this matter was closed.

The applicant addressed the questions/concerns brought up during the Public Hearing.

Discussion followed.

Commissioner Serfozo motioned to continue the item in order to inform residents of construction plan/hours. The motion was not

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seconded. After some discussion, Commissioner Serfozo withdrew her motion.

Vice Chairperson Lainez motioned to approve staff's recommendation with the condition to notify residents of the plan for constructions hours and dates as well as to strike condition #3 regarding the height of the wall. The motion was seconded by Vice Chairperson Altamirano. The motion carried by the following vote:

AYES: Chairperson Gonzalez, Vice-Chairperson Lainez,
Commissioners Altamirano and Argumedo (4)

NOES: None (0)

ABSTAIN: Commissioner Serfozo (1)

ABSENT: None (0)

SCHEDULED MATTERS

Presentation –
Customer Service &
Business License
Process

Deputy Director of Development Services/Liaison Marquez presented this item regarding Customer Service and the Business License process to the Commission. He informed them that the City Council regards Customer Service to the residents/patrons of the City of Commerce as a high priority. Staff has been working to improve Customer Service and has been working on updating applications, forms and other hand-outs for patrons. Staff has also created an internal working group (Planning & Building/Safety staff) to address issues and make suggestions for future changes. A lunch schedule for the Permit Technicians was established, as was a phone and counter schedule for Planning staff. Staff has worked to upgrade the City's GIS system, and created a Pre-development application and review process regarding proposed projects. The meeting was then turned over to Planning staff to discuss the hand-outs that were passed out to the Commission. Staff also discussed the business license process with the Commission and the steps one must complete in order to obtain a license.

Discussion followed.

COMMISSION REPORTS

Commissioner Serfozo expressed that she is excited to work with the City as a Planning Commissioner and is looking forward to working with the Commission and staff.

Chairperson Gonzalez welcomed the new Commissioners and expressed that he is excited about being appointed as the

COMMISSION
REPORTS CONT'D

Chairperson. He is looking forward to the chance for the Commissioners to learn more about Planning and the Permitting process.

Commissioner Argumedo extended his thanks for the information provided to him to research prior to the meeting. He looks forward to serving on the Planning Commission.

Commissioner Lainez thanked staff for doing a great job of bringing the new Commissioners on board. He looks forward to working with everyone.

STAFF REPORTS

Liaison Marquez welcomed the new Commissioners and mentioned that it was interesting to speak with each one prior to the first meeting and feels that they really have an opportunity to impact the City. He looks forward to working with everyone.

ADJOURNMENT

Chairperson Gonzalez moved to adjourn, and Commissioner Altamirano seconded the motion to adjourn the meeting. The motion carried by the following vote:

AYES: Chairperson Gonzalez, Vice-Chairperson Lainez,
Commissioners Altamirano, Argumedo and Serfozo
(5)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: None (0)

Chairperson Gonzalez adjourned the meeting at 8:49 p.m.