

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF COMMERCE HELD ON OCTOBER 25, 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 Gonzalez at 6:34 p.m.

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

Staff: Deputy Director of Development Services/Liason Matt Marquez, City Planner Jose D. Jimenez, Associate Planner Griego, Assistant Planner Viviana Esparza, and City Attorney Norma Copado

PUBLIC COMMENT        None

APPROVAL OF MINUTES        Commissioner Argumedo motioned to approve the minutes for the Regular Meeting of July 26, 2017 and Commissioner Serfozo mentioned that there was a discrepancy. She indicated that she actually nominated Commissioner Gonzalez for Chairperson and the Minutes indicated that Commissioner Altamirano made the nomination. Commissioner Serfozo requested that the correction be made. Commissioner Argumedo motioned to approve the minutes as amended and the motion was seconded by Vice Chairperson Lainez. The motion carried by the following vote:

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

NOES:        None (0)

ABSTAIN: None (0)

ABSENT: Commissioner Altamirano (1)

PUBLIC HEARINGS

Special Use Permit        A request for a Special Use Permit by Fenix Entrepreneur Inc., to  
No. 17-01                    allow for a three-day carnival on November 3 – 5, 2017 at  
6360 Garfield Avenue     property located at 6360 Garfield Avenue, which is also known  
   as the Laguna Nueva School site. Pursuant to the Commerce  
   Municipal Code Chapter 19.39, Division 11, a Carnival, Fair, and  
   other similar uses are permitted in any nonresidential zone on a  
   temporary basis subject to the review and approval of a Special  
   Use Permit.

Deputy Director of Development Services Matt Marquez announced that Assistant Planner Viviana Esparza would be presenting the report. She presented the report and informed the Commission that staff's recommendation was to approve the Conditional Use Permit.

Special Use Permit  
No. 17-01  
6360 Garfield Avenue  
Cont'd

Following the presentation, the Commission directed some questions to staff and the applicant.

Additional testimony was provided by the applicant.

The public hearing on this matter was opened.

Gloria Nezahualcoyotl, who resides at 7026 Paseo del Rio, addressed the applicant regarding the scheduled hours for their event as it relates to a swap meet that also takes place at the location. The applicant addressed the concern.

Javier Hernandez, Traffic Commissioner, who resides at 6350 Emil Avenue, spoke in support of the event.

The public hearing on this matter was closed.

Commissioner Argumedo motioned to approve staff's recommendation. The motion was seconded by Chairperson Gonzalez. The motion carried by the following vote:

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

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Commissioner Altamirano (1)

#### SCHEDULED MATTERS

Appointment of  
Planning  
Commissioner(s) to  
the I-710 Local  
Advisory Committee

Vice Chairperson Lainez volunteered to be appointed to the I-710 Local Advisory Committee and Chairperson Gonzalez volunteered to be appointed as the alternate.

No other Commissioner volunteered and no one opposed the appointments.

Presentation –  
General Plan

Deputy Director of Development Services Marquez asked that the Commission continue this item in order for staff to provide notice to the community prior to the item presentation as requested by the Planning Commission.

Some discussion followed in regards to the Planning Commission's role in the updating of the General Plan.

Commissioner Serfozo requested that an item be placed on a future Agenda for discussion regarding certain zoning located within the residential area that is designated as M-2 Heavy Industrial.

Presentation –  
General Plan Cont'd

More discussion followed.

Vice-Chairperson Lainez motioned to continue the item to the next meeting. The motion was seconded by Commissioner Serfozo. The motion carried by the following vote:

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

NOES: None (0)

ABSTAIN: Commissioner (0)

ABSENT: Altamirano (1)

Discussion - Holiday  
Availability

Staff asked the Commission about their availability to meet during the Holiday season. The Commission first discussed the November meeting scheduled the day before Thanksgiving. It was recommended that the meeting be moved to the following Wednesday, November 29<sup>th</sup>. Next the Commission discussed the December meeting date and decided to keep it as scheduled for December 27<sup>th</sup>.

COMMISSION  
REPORTS

Vice Chairperson Lainez mentioned to staff, in regards to the last meeting being cancelled due to lack of business, that it might be helpful to the Planning Commissioners if they were provided with information on items that are in the works in order for them to feel more involved. He added that he would like a list of open lots within the City to include their zoning, ownership and the time frame that they have been vacant.

Commissioner Serfozo expressed her concern about the last meeting being cancelled due to lack of business. She mentioned that she is aware that there are many projects that are ongoing and that are not being brought to the Commission at least for informational purposes even if no recommendation is needed. She also asked that an item be placed on the agenda in regards to the Planning Commissions role in decision making. Also, Commissioner Serfozo requested that an item be added to a future agenda regarding forming a sub-committee for trees in the City.

Chairperson Gonzalez requested that staff provide information regarding how the role of Commissioners is governed.

Commissioner Argumedo requested information on the growth of neighboring cities and what they are doing for their expansion.

STAFF REPORTS

Deputy Director of Development Services Matt Marquez informed the Commission that there are three items that will be presented to them at their next meeting on November 29<sup>th</sup> in

STAFF REPORTS  
CONT'D

addition to other items mentioned during the current meeting. Staff will need to regroup and decide the priority of the items and the best way to bring the items before the Commission.

ADJOURNMENT

Chairperson Gonzalez moved to adjourn the meeting and Vice Chairperson Lainez seconded the motion. The motion carried by the following vote:

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

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Commissioner Altamirano (1)

Chairperson Gonzalez adjourned the meeting at 7:40 p.m. to November 29, 2017.