

MINUTES  
ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF COMMERCE HELD ON NOVEMBER 29, 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 6:33 p.m.

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

Absent: None

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

PUBLIC COMMENT       Jason Stinnett, who resides at 6215 Pacific Drive, addressed the Commission regarding the planned update of the General Plan and made suggestions to the Commission and Staff regarding housing, mixed use and land use development.

APPROVAL OF  
MINUTES               Vice-Chairperson Lainez motioned to approve the minutes for the Regular Meeting of August 23, 2017 and the motion was seconded by Commissioner Serfozo. 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)

PUBLIC HEARINGS

Variance No. 15-03  
5000 and 5640 Grace  
Place

A request for a Variance to deviate from the loading and queuing requirements of Section 19.21.130.E (Maneuvering and Queuing Areas) of the Zoning Code in order to allow the construction of seven new dock doors on the exterior of an existing 420,000 square foot warehouse and distribution building.

Deputy Director of Development Services Matt Marquez announced that City Planner Jose Jimenez would be presenting the report. He presented the report and informed the Commission that staff's recommendation was to approve the Conditional Use Permit.

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

Variance No. 15-03  
5000 and 5640 Grace  
Place  
Cont'd

The public hearing on this matter was opened.

The applicant, Robert Andrews of Center Point Properties, addressed the Commission to provide details and answers to questions regarding the project. Mr. Andrews asked that Condition #7 regarding a restriction on loading activity time be deleted from the list of Conditions of Approval provided in the staff report.

The public hearing on this matter was closed.

Commissioner Argumedo motioned to approve staff's recommendation. The motion was seconded by Commissioner Altamirano. 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)

At this time, the applicant approached staff with an alternative to Condition #7. Staff asked legal counsel for direction on how to proceed since the Commission had already voted on the item with no change. Legal counsel advised that anyone in the commission majority could recall the vote and make a motion to reconsider the vote. Staff then re-read Condition #7 to the Commission and some discussion followed. Staff suggested that possibly the condition could be revised and at this time, there was a short recess for discussion with the applicant and legal counsel. After discussion, Commissioner Argumedo made a motion to call the item back for reconsideration and Chairperson Gonzalez seconded the motion. 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)

Deputy Director of Development Services/Liaison Marquez informed the Commission that condition #7 was revised to reflect that "the applicant shall use reasonable efforts to limit loading activity during morning and afternoon peak travel times. Reasonable efforts shall include Planning staff's review for

Variance No. 15-03  
5000 and 5640 Grace  
Place  
Cont'd

compliance at four-month intervals not to exceed one year.”

Commissioner Argumedo made a motion to approve the item as revised and Commissioner Altamirano seconded the motion. 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)

## SCHEDULED MATTERS

Presentation –  
General Plan

Planning staff provided the Commission with a presentation on the purpose and importance of general plans which included the following:

- 1) Overview of what general plans are
- 2) Why general plans are important
- 3) Essential elements
- 4) Future of the existing general plan

Deputy Director of Development Services/Liaison Marquez informed the Commission that the a Request for Proposal that was recently sent out for the update to the general plan, an update to the zoning ordinance and CEQA work that would be necessary for those updates was attached to the staff report for their information. Five proposals were received and are currently under review. It is estimated that the update process will take approximately two years to complete as it will be a lot of work for all involved to determine the future of the City. There is currently no timeline but interviews of the consultants that submitted proposals will take place in the next few weeks. Mr. Marquez emphasized how important economic development is for the general plan update and let the Commission know that an Economic Development sub-committee has been formed. He then opened the meeting up for discussion and/or questions.

Chairperson Gonzalez thanked staff for putting together the presentation and for making Planning more accessible to the Commission as well as to the community. Liaison Marquez responded.

Vice Chairperson Lainez also thanked staff and asked for clarification on how the general plan is developed once a consultant is selected. Liason Marquez responded and some

Presentation –  
General Plan  
Cont'd

discussion followed.

Commissioner Serfozo inquired about what was completed in the 2008 General Plan update, asked if staff was conducting research on what other cities have done and asked if any marketing is being done to bring developers/investors to the City. Liason Marquez responded and some discussion followed.

Chairperson Gonzalez commented on the process of economic development. Liason Marquez responded and some discussion followed.

Commissioner Argumedo asked if the selected consultant will focus on infrastructure and transportation when preparing the update of the general plan. Liason Marquez responded and some discussion followed.

Commissioner Serfozo mentioned the lack of progress on Atlantic Boulevard (empty land, no businesses) and asked if there are any plans for future development there or in any other areas of the city. She would like to see the revitalization of Atlantic Boulevard as well as the Bristow Park and Veterans Park areas. Liaison Marquez responded and some discussion followed.

Commissioner Argumedo inquired about zoning on Telegraph Road. (mentioned something about double lane and cars making a u-turn) and asked if that will be included in the General Plan update. Liaison Marquez responded.

Councilmember Serfozo inquired if there are any plans for mixed-use at any properties such as the one at Telegraph Road & Washington Boulevard across from Costco. She also asked if any developers have been reached out to. Liaison Marquez responded and some discussion followed.

Chairperson Gonzalez made a motion to receive and file the presentation and Commissioner Altamirano seconded the motion. 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)

Discussion –Scope of  
Duties and  
Responsibilities of the  
Planning Commission

The Assistant City Attorney provided the Planning Commission with a presentation on their scope of duties and responsibilities which included their purpose and functions. She referred to the City Ordinances and Resolutions that define the Planning Commission's powers. She indicated that they can provide advisory opinions to the City Council on general plan amendments, specific plans, change of zoning and amendments to the zoning ordinance. They are able to approve or deny applications for conditional use permits, special event permits, site plans, variances, home occupation permits and tentative maps, subject to appeal.

Commissioner Serfozo thanked the Assistant City Attorney for the presentation and expressed that it helps her and her colleagues to understand their role as a Planning Commissioner.

Chairperson Gonzalez also thanked the Assistant City Attorney for the presentation and expressed that it helped to clarify their role. He asked if there is a specific way in which they can impact policy and projects. The Assistant City Attorney responded.

Commissioner Argumedo inquired if there is formal process to follow when it comes to the types of items that they are able to provide an advisory opinion on to City Council.

Chairperson Gonzalez made a motion to receive and file the presentation and Commissioner Serfozo seconded the motion. 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)

Presentation –  
Upcoming Projects

Deputy Director of Development Services/Liaison Marquez provided the Planning Commission with an update on upcoming projects. He referred to and explained the abbreviated list that was provided to each Commissioner that includes 79 items that staff is working on that will come before the Planning Commission as time progresses.

Commissioner Argumedo asked for more details regarding the Bicycle Pedestrian Master Plan item. Liaison Marquez responded. Commissioner Argumedo also asked for more information on the item regarding a monopine at 5926 Sheila Street. Liaison Marquez directed the question to City Planner

Presentation –  
Upcoming Projects  
Cont'd

Jose Jimenez who responded.

Commissioner Altamirano inquired about the item related to gym/fitness centers. Liaison Marquez responded.

Commissioner Serfozo made a motion to receive and file the presentation and Vice Chairperson Lainez seconded the motion. 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)

COMMISSION  
REPORTS

Commissioner Argumedo reported that he attended the Citadel Christmas Tree Lighting and that it was a great event. He also mentioned that Public Safety staff did a great job during the holidays with traffic control.

Chairperson Gonzalez expressed that with the meeting going so long and late, he appreciated that staff took the time to address the Commissioners concerns and that the Commissioners took the time to stay for the meeting.

Commissioner Serfozo reminded the Commissioners of the upcoming Brown Act Training scheduled for December 7<sup>th</sup> and expressed that she is looking forward to it. She also mentioned that she and Vice Chairperson Lainez attended a Planning Commission meeting in the City of Santa Fe Springs. They got some good ideas and feedback that they plan to share with staff and the other Commissioners.

Vice Chairperson Lainez expressed that he thought the Santa Fe Springs Planning Commission meeting was great and that they seem to have the same general structure as City of Commerce. It seems that to have more upcoming projects but they also seem to have more development. He expressed that the economic development subcommittee will help the city to progress.

STAFF REPORTS

Deputy Director of Development Services Matt Marquez informed the Commission that: 1) there is a new City Administrator, Edgar Cisneros, and he has been invited to attend a Planning Commission meeting in order to introduce himself and 2) in response to the request by Vice Chairperson Lianeze for a list of vacant properties in the City, he provided a copy of the

Long Range Property Management Plan that was developed when Redevelopment was dissolved.

#### ADJOURNMENT

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

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

NOES: None (0)

ABSTAIN: None (0)

ABSENT: None (0)

Chairperson Gonzalez adjourned the meeting at 9:27 p.m. to December 27, 2017.