

MINUTES  
REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF COMMERCE HELD ON AUGUST 22, 2018 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 6:31 p.m.

ROLL CALL               Commissioners: Gonzalez, Lainez, Grajeda, Peraza and Serfozo

Absent: None

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

PUBLIC COMMENT       None.

At this time, Deputy Director of Development Services/Liaison Marquez asked that the Commission address Item 2 under Scheduled matters before Item 1.

SCHEDULED  
MATTERS

Presentation on  
Proposition 64, the  
Medicinal and Adult-  
Use Cannabis  
Regulation and Safety  
Act

Consultant, Ebony J. McGee Anderson with ejma Planning + Development, gave an update and shared results on a series of meetings that took place with the community regarding Proposition 64, the Medicinal & Adult-Use Cannabis Regulation and Safety Act following the July 2018 Planning Commission meeting.

Following the presentation, the Commission had some questions and made some comments.

Chairperson Gonzalez moved, seconded by Commissioner Serfozo to receive and file the presentation. The motion carried by the following vote:

AYES:     Chairperson Gonzalez, Vice-Chairperson Lainez, and Commissioners Grajeda, Peraza and Serfozo (5)

PUBLIC HEARINGS

Plot Plan No. 989  
7316 East Gage

A request to allow the construction of a new manufacturing building measuring approximately 172,780 square feet on a 7.78 acre site. Specifically, the proposal will allow for the construction of approximately 156,650 square feet of commercial manufacturing space. An additional 16,130 square feet of office space is proposed within a single building for a grand total of 172,780 square feet. As part of the proposal, the applicant will

provide a total of 214 surface parking spaces along with 14 loading docks and corresponding large vehicle parking spaces. Additional entitlements are not required for this proposal. Pursuant to Chapter 19.39 Division 10 (Site Plan Review) of the Commerce Municipal Code (CMC), a Plot Plan Review is required for any new building or structure in excess of 25,000 square feet in area.

City Planner Jose Jimenez presented the report and informed the Commission that staff's recommendation was to approve the request for a Plot Plan.

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

Discussion followed.

The applicant team addressed the Commission to provide information and clarification regarding their plan, to provide more information about the company and to address any concerns of the Commission regarding the project. They assured the Commission that they would comply with all requirements. Discussion ensued.

The public hearing on this matter was opened.

Gloria Nezahuacoytl, 7206 Paseo Del Rio, spoke in opposition of the project.

Richard Hernandez, 5050 Nobel Street, spoke in favor of the project if it is for the benefit of the residents and also expressed some concerns.

The public hearing on this matter was closed.

The applicant team addressed the Commission to address concerns expressed during the public hearing. Discussion ensued.

Commissioner Peraza moved, seconded by Commissioner Grajeda to deny the request for Plot Plan 989. The motion carried by the following vote:

AYES: Chairperson Gonzalez, Vice-Chairperson Lainez, and Commissioners Grajeda, Peraza and Serfozo (5)

## COMMISSION REPORTS

Commissioner Peraza reported on the recent activities he participated in recently. He attended several Town Hall Meetings regarding cannabis, National Night Out, and the Scholarships Award Breakfast (he congratulated Chairperson Gonzalez who was an award recipient). Lastly, he requested that the meeting be adjourned in memory of long-time resident Rodrigo Gallegos who passed away earlier in the month.

Chairperson Gonzalez acknowledged receiving a scholarship from the City which he will be using to finish up his degree in Urban Planning and expressed that he recently had the opportunity to work in couple of areas of Planning (affordable housing and economic feasibility studies) and has learned some things that he hopes to bring back to the City. He mentioned that he will be attending the APA Conference in early October and another conference on Affordable Housing.

Commissioner Grajeda expressed her appreciation to staff on all the hard work that was done on the item that was presented to them earlier and mentioned that it was a tough vote but she hopes that there are other candidates that want to come in to the City. She also acknowledged the vision that the current City Council has for the City and feels that the City can be different than it is right now. She hopes that the Interim Director of Economic Development & Sustainability can do good things for the City and bring new businesses into the City.

Vice Chairperson Lainez did not have anything to report but mentioned that he brought cookies for the Commission and Staff.

## STAFF REPORTS

Deputy Director of Development Services Matt Marquez reported on the status of the General Plan Update and mentioned an upcoming Pop-up Event that is being planned to kick-off the project. There will also be a project website for this as well as for the Zoning Ordinance Update that will be up around the same time. Mr. Marquez also informed the Commission of the following: 1) The City is constantly meeting with developers to discuss potential opportunities in the City. 2) The City is no longer contracting with Los Angeles County for Building & Safety Services. The City Council awarded the contract to Transtech Engineers. Staff anticipates quicker plan check, cost savings, and better accessibility to Transtech staff for City staff and the community at large.

ADJOURNMENT

Commissioner Grajeda moved, seconded by Commissioner Peraza to adjourn the meeting. The motion carried by the following vote:

AYES: Chairperson Gonzalez, Vice Chairperson Lainez, Commissioners Grajeda, Peraza and Serfozo (5)

Meeting adjourned at 8:20 p.m. in memory of long-time resident Rodrigo Gallegos.