

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF COMMERCE HELD ON NOVEMBER 28, 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 Vice Chairperson Lainez at 6:40 p.m.

ROLL CALL Commissioners: Lainez, Grajeda, Peraza and Serfozo

Absent: Chairperson Gonzalez

Staff: Deputy Director of Development Services Matt Marquez, Associate Planner Sonia Griego, Assistant Planner Viviana Esparza, and City Attorney Noel Tapia

PUBLIC COMMENT None.

APPROVAL OF
MINUTES None.

PRESENTATION

The Planning Commission received a presentation regarding the General Plan Update project from lead consultant team from MIG on the potential for early action items for the Washington and Atlantic Boulevard corridors, as well as the Housing Opportunity Overlay Zone.

After the presentation, the Commissioners commented on and asked questions about the information that was presented.

PUBLIC HEARINGS

Conditional Use
Permit No. 530
7355 East Slauson
Avenue

A request for a Conditional Use Permit to allow the establishment and operation of a manufacturing facility that specializes in aluminum castings within the City's M-2 (Heavy Industrial) zoning district. Pursuant to Table 19.11.030.A of the Commerce Municipal Code (CMC), a Conditional Use Permit is required prior to establishing this type of manufacturing use in the M-2 Zoning District, thus necessitating the subject request.

Assistant Planner Viviana Esparza presented the report and informed the Commission that staff's recommendation was to approve the request for a Conditional Use Permit.

The public hearing on this matter was opened.

Richard Hernandez, 5050 Nobel Street, addressed the Commission regarding his concern that he did not receive any

notice regarding this item.

The public hearing on this matter was closed.

Commissioner Peraza moved, seconded by Commissioner Serfozo to approve the request as recommended. The motion carried by the following vote:

AYES: Vice-Chairperson Lainez, and Commissioners
Grajeda, Peraza, and Serfozo (4)

ABSENT: Chairperson Gonzalez (1)

Conditional Use
Permit No. 528 and
Variance No. 18-01
2425 South Atlantic
Boulevard

A Conditional Use Permit to consider the establishment of a Convenience Store Land Use (7-Eleven) within a proposed 2,306 square foot convenience store. Also proposed is a Gasoline Service Station for purposes of selling and dispensing gasoline under a new canopy measuring 2,147 square feet. In addition to the CUP, the applicant is requesting Variances to allow the project on a site that is less than 25,000 square feet in size and within 100 feet of a residential district. Per Chapter 19.31.400 of the Zoning Code, gasoline stations must be located on parcels at least 25,000 square feet in size and located a minimum distance of three hundred feet away from any property zoned for residential use.

This item was continued from the meeting of October 24, 2018.

Commissioner Serfozo recused herself from this item.

Deputy Director of Development Services Marquez addressed the Commission advised them that as they requested at their last meeting, the item is being brought back to them with a recommendation of denial. He also informed them that a copy of a letter received by staff earlier that day from the applicant's legal counsel was passed out to them.

The applicant's legal counsel addressed the Commission regarding the letter that was provided which is about their concerns about the possible denial of the item.

The public hearing was opened.

Jocelyn Del Real, resident of 5536 Sun Lane in Bell Gardens, spoke in opposition of the 7-Eleven/Gas Station due to her opinion that another gas station in the city does not seem to align with the visions for the future of Commerce as were mentioned in the earlier presentation regarding the General Plan Update.

Sandy Gonzalez, resident at 5022 Leonis Street, spoke in opposition of the project. She commented on her belief that the

signatures obtained on a petition in support of a 7-Eleven were not obtained legally.

Richard Hernandez, resident, spoke in opposition of the project. He does not believe that a 7-Eleven is appropriate for the future plan for the City.

Wally Zarak, manager and part owner of the business at 2445 Slauson Avenue (76 Gas Station), spoke in opposition of the project due in part to the amount of gas stations in the City.

Erica Bojorquez, 2334 Ransom Street, spoke in opposition of the project.

The public hearing was closed.

Commissioner Peraza moved, but it was not seconded to direct staff to comply with CEQA and CEQA review and bring back to the Commission for further consideration once complete. More discussion ensued.

Commissioner Peraza motioned, seconded by Vice Chairperson Lainez to approve staff's recommendation to deny request for Conditional Use Permit No. 528 and Variance No. 18-01.

The motion carried by the following vote:

AYES: Vice-Chairperson Lainez, and Commissioner Grajeda Peraza, and Serfozo (3)

ABSENT: Chairperson Gonzalez (1)

Deputy Director Marquez mentioned that for this particular case, there is a 14-day appeal period and an application for appeal can be obtained at City Hall in the Planning Division.

SCHEDULED MATTERS

A Scoping Meeting was held to obtain input from local residents and businesses that will assist in the preparation of an Environmental Impact Report (EIR) for the proposed Citadel Outlets Expansion & 10 Acre Development Project. The scoping meeting outlined the environmental review process for the proposed project, and provided the community an opportunity to provide input on potential issues.

Marc Blodgett with Blodgett Baylosis Environmental Planning gave a presentation on the environmental review process for the proposed project. After the presentation, Deputy Director Marquez asked if any of the Commissioners had any questions.

Discussion ensued.

COMMISSION REPORTS

Commissioner Peraza reported that he attended the Food Truck Family Night last month. He also mentioned that he, along with the Mayor and other members of City Council, attended a workshop held by the Bureau of Gaming Control on November 14, 2018 and commented on the importance of the Casino and the Citadel to the City and how it is important for the City to find different ways to bring in revenue and development.

Commissioner Serfozo reported that she ran for the Water Replenishment District of Southern California Board and it was a very good experience for her.

Vice Chairperson Lainez echoed Commissioner Peraza's sentiments regarding the importance of finding opportunities for the City to diversify their revenue and that the Casino has been a valued community partner for years. He hopes that they continue to do well since it has a direct effect on the residents. He also mentioned that the residents & stakeholders have been selected for the General Plan Committee and asked when their first meeting will be. He added that he appreciates all of the work that staff does.

STAFF REPORTS

Deputy Director of Development Services Marques mentioned the following: 1) Besides the General Plan Advisory Committee meeting that is coming up, the Bicycle & Pedestrian Master Plan Technical Advisory Committee meeting is coming up as well. 2) a Housing Consultant from MDG was brought onboard to assist with Housing and make recommendations regarding Housing Programs that might be valid to the community. 3) The December Planning Commission meeting falls on the day after Christmas and he recommended moving the meeting up to the Wednesday before. He asked that if Commission all agrees to that date then tonight's meeting should be adjourned to December 19, 2018.

ADJOURNMENT

Vice Chairperson Lainez moved, seconded by Commissioner Peraza to adjourn the meeting to December 19, 2019. The motion carried by the following vote:

AYES: Vice Chairperson Lainez, Commissioners Grajeda, Peraza, and Serfozo (4)

ABSENT: Chairperson Gonzalez (1)

Meeting adjourned at 8:40 p.m.