

MINUTES  
SPECIAL MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF COMMERCE HELD ON JANUARY 30, 2019 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: City Administrator Cisneros, Consultant Planner Acosta, Consultant McGee Anderson, Associate Planner Griego, Assistant Planner Esparza, and City Attorney Noel Tapia

PUBLIC COMMENT        Tom Hoppach, owner of multiple properties in the City of Commerce, spoke in opposition of the Commercial Cannabis Permitting Program. He was opposed to anything cannabis related in the City.

Douglas Helfman of Cannex Holdings, 6100 Bandini Blvd, thanked the City for considering their location and urged for the adoption of the resolutions.

PUBLIC HEARINGS

Eleven Resolutions for the Commercial Cannabis Permitting Program        Conduct a Public Hearing to consider recommending the adoption of eleven Resolutions recommending the approval of eleven (11) Development Agreements related to the City's Commercial Cannabis Permitting Program to the City Council. The Development Agreements propose various activities including cultivation and/or manufacturing and/or distribution and/or non-storefront delivery and/or testing and/or microbusiness.

City Administrator Edgar Cisneros addressed the Commission and informed them that he would have the City Attorney Noel Tapia first provide a brief overview of why these development agreements are coming before the Planning Commission. After the overview, he mentioned that these projects are different than other projects that are brought to them and gave a brief history as to how this came to the City. He then introduced Consultant Planner Manuel Acosta to go over briefly the list of ten (10) applicants' up for approval. He gave a brief overview of the location map then introduced consultant Ebony McGee Andersen with ejma Planning + Development to give a presentation regarding the Zoning Analysis of each site. Discussion ensued regarding the locations during the presentation.

The public hearing on this matter was opened.

Casey Dalton of 1538 S. Eastern Avenue (Applicant 18-036) addressed the Commission with a brief overview of her background in business and the cannabis industry. She also wanted to address any concerns of the Commission and City Council regarding their plans for the location.

Mark Adams, owner/operator of Delta 9 located at 6140 S. Eastern Avenue (Applicant 18-028) addressed the Commission to express that he has had a great experience working with staff through the application process and is pleased that the City wants to move forward with cannabis business. He offered to answer any questions or address any concerns that the Commission may have on the cannabis industry since he has been in the industry for 12 years.

Angad Pasricha of 5940 E. Washington Blvd, (Applicant 18-053) addressed the Commission to address the concern brought up regarding security. He assured that they will abide by whatever is required but wanted to clarify that they are seeking manufacturing, distribution and retail delivery licenses and not a cultivation license. He also assured the Commission that they would be receptive to relocating their business if need be due to future development plans but just asked they be allowed to complete a few years at the location for sustainability.

Keith Park, owner of building and business owner at 6231 Bandini Blvd, addressed the Commission and spoke in opposition of cannabis businesses in the City of Commerce.

The public hearing on this matter was closed.

At this time, Ebony addressed the Commission to clarify some points that were raised during the Public Hearing.

Chairperson Gonzalez called for a 5 minute recess.

At the conclusion of the Public Hearing, the Commission was informed of staff's recommendation.

- 1. Commissioner Peraza requested that Application 18-036 be added to #2 for continuance for possible amendments. Commissioner Grajeda moved, seconded by Commissioner Peraza to adopt ten Resolutions recommending the approval of ten (10) Development Agreements (18-010, 18-017, 18-018, 18-019, 18-026, 08-027, 18-028, 18-047, 18-066, 18-069) to the City Council.**

**Commissioner Serfozo abstained. The motion carried by the following vote:**

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

ABSTAIN: Commissioners Serfozo (1)

- 2. Commissioner Peraza moved, seconded by Commissioner Grajeda to continue (19) Development Agreements to the next scheduled Special Planning Commission Meeting of February 13, 2019 as follows: Application Nos. 18-002, 18-003, 18-004, 18-005, 18-006, 18-009, 18-013, 18-023, 18-030, 18-031, 18-036, 18-043, 18-046, 18-052, 18-053, 18-059, 18-064, 18-074, 18-094. Commissioner Serfozo abstained. The motion carried by the following vote:**

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

ABSTAIN: Commissioners Serfozo (1)

At this time, Commissioner Peraza explained the amendments he is requesting for the Development Agreement associated with Application 18-036. He expressed concerns regarding their proximity to the residential area. He proposed that the yearly sum (page 15 of 51) of \$32,000 be raised to \$40,000 and that the minimum sum (page 16 of 51) be increased from \$42,000 to \$50,000 in 2021 and from \$52,000 to \$60,000 in 2023. Propose to change scheduled hearing of periodic review (page 33 of 51) from one year from effective date to six months from effective date.

- 3. Chairperson Gonzalez moved, seconded by Vice Chairperson Lainez to recommend the approval of the findings required pursuant to Government Code Section 65867.5, Conditions of Approval, and recommend the adoption of an exemption from the California Environmental Quality Act while finding that the projects contemplated by the Development Agreements comply with Administrative Code, Title 14, Chapter 3, 515301(a) to the City Council. Commissioner Serfozo abstained. The motion carried by the following vote:**

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

ABSTAIN: Commissioners Serfozo (1)

ADJOURNMENT

Chairperson Gonzalez moved, Commissioner Serfozo seconded to continue the meeting to February 13, 2019. The motion carried by the following vote:

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

Meeting adjourned at 8:27 p.m.