

MINUTES
SPECIAL MEETING OF THE PLANNING COMMISSION
OF THE CITY OF COMMERCE HELD ON MARCH 20, 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 Edgar Cisneros, Associate Planner Sonia Griego, Assistant Planner Viviana Esparza, Consultant Planner Manuel Acosta, and City Attorney Noel Tapia

LEGAL COUNSEL The City Attorney briefed the public and the Commission on what to expect for the scheduled Special Meeting about to take place. He informed the Commission that they would not be addressing Application 18-074 as indicated in the Staff Report and informed them that staff would first present the applications that are being recommended for approval (#18-058 and #18-059). Next the Commission will hear from Applicants 18-023, 18-064, 18-074, 18-086, 18-094 and consider each for approval or denial.

PUBLIC COMMENT Sylvia Munoz spoke in opposition of cannabis in the City.

 Dave Rodriguez spoke in opposition of cannabis in the City.

 Antonia Lupercio spoke in opposition of cannabis in the City.

 Jaime Valencia spoke in opposition of cannabis in the City.

 Al Gilmour spoke in opposition of cannabis in the City.

 Lauren Barron spoke in opposition of cannabis in the City.

 Isais Cantu spoke in opposition of cannabis in the City.

 Keith Park addressed the Commission on the amount of cannabis applications that they are considering and various concerns regarding cannabis business in the City.

 Ron Williams, former employee of Ceilings Plus, spoke in opposition of cannabis in the City.

 Julio Ramirez spoke in opposition of cannabis in the City.

Henry Jimenez spoke in opposition of cannabis in the City.

James Herman spoke in opposition of cannabis in the City.

Richard Hernandez spoke in support of cannabis for medical use but questioned the need for so many locations in the City.

Ken Kaeng spoke in opposition of cannabis in the City.

Art Gonzalez spoke in opposition of cannabis in the City. 46.43

Camilo Cadenas spoke in opposition of cannabis in the City.

Randy Munoz addressed the Commission regarding CEQA compliance and spoke in opposition of cannabis in the City.

Joe Meng spoke in opposition of cannabis in the City.

Sharon Basic addressed the Commission about not being aware that the Planning Commission meeting was being held in regards to cannabis.

Jesse Garcia spoke in opposition of cannabis in the City.

Gabriel Ramirez spoke in opposition of cannabis in the City.

Irma Samarano spoke in opposition of cannabis in the City.

Mike Alvarado spoke in opposition of cannabis in the City.

Patricia Cebreros spoke in opposition of cannabis in the City.

Diane Cheung spoke in opposition of cannabis in the City.

Zek Zaing spoke in opposition of cannabis in the City.

Erika Bojorquez spoke in support of cannabis in the City.

Jesus M. Cervantes spoke in opposition of cannabis in the City.

City Administrator Cisneros called for a brief recess.

PUBLIC HEARINGS

Development
Agreements -
Cannabis Permitting
Program

Public Hearing to consider adopting the Resolutions recommending the approval or denial of the development agreements related to the City's Commercial Cannabis Permitting Program to the City Council.

City Administrator Edgar Cisneros informed the Commission that staff would provide a PowerPoint presentation and review the Development Agreements up for consideration.

Staff informed the Commission that the following Development Agreements were still recommended for approval and had tabled at the meeting of February 13, 2019.

Ebony McGee Andersen reviewed the Zoning Analysis for the six applications up for consideration (18-023, 18-064, 18-086, 18-094) including the two applications (18-052 and 18-059) previously recommended for approval at the meeting of February 13, 2019. She reminded the Commission that all applications are only for cultivation, manufacturing, and/or non-store front delivery.

The Commission directed questions to staff. Discussion ensued.

Commissioner Peraza inquired about prior approval of another application with the same address as Application 18-023. Staff clarified that there are two units at the location.

At this time, staff mentioned that Applications 18-052 and 18-059 were recommended for approval. Discussion ensued.

The public hearing was opened.

Linda Nicklas addressed the Commission in opposition of cannabis in the City.

Martin Kaufman representing MCR Group (application #18-086) addressed the Commission to answer any questions they may have.

Rob Katherman representing DJCC (application 18-052) was present to answer any questions that the Commission may have.

Christine Cook, Commerce Triangle Center Associate HOA President, spoke in opposition of a cannabis permit at 7220 E. Slauson Avenue.

Allan Zhong spoke in opposition of cannabis in the City.

The public hearing was closed.

The Commission directed questions to staff. Discussion ensued regarding Applications 18-052 and 18-059.

Rob Katherman, Applicant 18-052, informed the Commission that they understand the future plans for Washington Blvd and would be willing to re-locate if needed.

Representative for Applicant 18-059 addressed the Commission to express that she would appreciate their consideration for approval of the Development Agreement.

Commissioner Peraza moved, seconded by Vice Chairperson Lainez to deny Application 18-052.

AYES: Chairperson Gonzalez, Vice-Chairperson Lainez, and
Commissioners Peraza, and Serfozo (4)
NOES: Commissioner Grajeda (1)

Commissioner Peraza moved, seconded by Chairperson Gonzalez to approve Application 18-059. The motion carried by the following vote:

AYES: Chairperson Gonzalez, Vice-Chairperson Lainez,
Commissioner Grajeda and Peraza (4)
NOES: Commissioners Serfozo (1)

Chairperson Gonzalez motioned, seconded by Commissioner Grajeda to approve the Specific Findings, Conditions of Approval, and recommend the adoption of an exemption from the California Environmental Quality Act while findings that the project contemplated by the Development Agreements comply with Administrative Code, Title 14, Chapter 3, §15301(a) to the City Council.

AYES: Chairperson Gonzalez, Vice-Chairperson Lainez,
Commissioner Grajeda (3)
NOES: Commissioners Peraza and Serfozo (2)

City Manager Cisneros inquired if the Commission wanted to hear from any of the applicants up for consideration.

Applications 18-064 and 18-094 were called up to the podium.

Applicant 18-064 gave a presentation regarding their request for a cannabis permit.

Representative for Applicant 18-094 stepped forward to provide information on their business plan and answer questions from the Commission.

Discussion ensued.

Chairperson Gonzalez moved to approve, Commissioner Peraza then introduced a second motion to deny Applications 18-064 and 18-094, seconded by Commissioner Serfozo. The motion carried by the following vote:

AYES: Vice-Chairperson Lainez, Commissioners Grajeda and Peraza and Serfozo (4)
NOES: Chairperson Gonzalez (1)

Applicant 18-023 was asked to come up to the podium. The Commission directed some questions to the representative.

Commissioner Peraza motioned, seconded by Vice Chairperson Lainez to table Application 18-023 to a future meeting. The motion carried by the following vote:

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

Applicant 18-086 was asked to come up to the podium. The Commission directed questions to staff in regards to this application. The representative provided some information.

Commissioner Grajeda motioned, seconded by Vice Chairperson Lainez to approve Application 18-086. The motion carried by the following vote:

AYES: Chairperson Gonzalez, Vice-Chairperson Lainez, Commissioner Grajeda (3)
NOES: Commissioners Peraza and Serfozo (2)

Vice Chairperson Lainez motioned, seconded by Commissioner Peraza to deny the recommendation for exemption from the California Environmental Quality Act. The motion carried by the following vote:

AYES: Vice-Chairperson Lainez, Commissioners Peraza and Serfozo (3)
NOES: Chairperson Gonzalez and Commissioner Grajeda (2)

Chairperson Gonzalez thanked everyone for showing up and staying for the long meeting. He congratulated those applicants that were approved.

COMMISSION
REPORTS

Commissioner Grajeda expressed that it was a good meeting and a healthy discussion. She was pleased that people showed up.

Commissioner Serfozo mentioned that she would like to discuss pesticides and ventilation at the next meeting.

Commissioner Peraza reported that this week it was National Down's Syndrome Day and that the Special Needs Commission held a Movie Night at the Brenda Villa Aquatics Center. He felt that it was a positive step for the community. He also asked that staff provide the status of the General Plan Update.

Commissioner Grajeda reminded staff that the Commission had requested a report from staff on the status of Economic Development.

STAFF REPORTS

Associate Planner Griego informed Commission that the General Plan Committee started meeting a couple of months ago and meets on the 4th Tuesday of every month from 6:00 p.m. to 7:30 p.m.

ADJOURNMENT

Chairperson Gonzalez motioned, 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)