

MINUTES
SPECIAL MEETING OF THE PLANNING COMMISSION
OF THE CITY OF COMMERCE HELD ON JULY 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 Lainez at 6:31 p.m.

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

Staff: Associate Planner Sonia Griego, Senior Management Analyst Viviana Esparza, Contract Planner Manuel Acosta, and City Attorney Noel Tapia

PUBLIC COMMENT Camila Miranda, 5600 E. Olympic Boulevard, addressed the Commission regarding the public being able to express what they do not want in the City and not just what they do want in order to assist the Commission in deciding what to propose to the City Council.

James Hermann, 2255 Fairgrounds Street, spoke in opposition of cannabis in the City.

Ann Arnow spoke in opposition of cannabis in the City and mentioned that as of July 1st CEQA exemption is no long applicable to cannabis businesses.

Leonard Mendoza, 2317 Hepworth Avenue, spoke on the history of cannabis being brought into the City.

Richard Hernandez, 5050 Nobel Street, spoke regarding the residents being able to vote on allowing cannabis businesses in the City and expressed that the safety of the community should be taken into consideration.

SCHEDULED
MATTERS

Special Use Permit
No. 19-01
5933 Telegraph Road

A request for a Special Use Permit to allow for a Pumpkin Patch that would take place starting on October 1, 2019 and running through October 31, 2019 at the property located at 5933 Telegraph Road. Pursuant to the Commerce Municipal Code Chapter 19.39, Division 11, a Carnival, Fair, and other similar outdoor entertainment uses are permitted in any nonresidential zone on a temporary basis subject to the review and approval of a Special Use Permit.

Senior Management Analyst Esparza presented the staff report and informed the Commission that staff's recommendation was

Special Use Permit
No. 19-01 Cont'd

to conditionally approve the Special Use Permit.

The applicant addressed the Commission to provide more detail regarding the proposed event and thank the Commission and staff for the opportunity.

Commissioner Peraza motioned, seconded by Commissioner Grajeda to approve the Special Use Permit. The motion carried by the following vote:

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

PUBLIC HEARINGS

Plot Plan No. 992 and
Conditional Use
Permit No. 533
6210 Garfield Avenue
(Continued from the
meeting of June 26,
2019)

A request for approval of a Plot Plan and Conditional Use Permit to allow a self-storage facility and the construction of two storage buildings measuring approximately 213,640 square feet of building area within a 5.39 acre (234,690 square feet) site in the City's M-2 (Heavy Industrial) zoning district. 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 and Pursuant to 19.31.650 of the Commerce Municipal Code, the establishment of any new mini-warehousing, self-storage or public warehousing are subject to the conditional use permit process within the M-2 Zone.

Contract Planner Acosta presented the report and informed the Commission that staff's recommendation was to approve the Plot Plan and Conditional Use Permit with conditions.

The public hearing was opened.

Gloria Nezahualcoyotl spoke in support of the project.

Jessica Meza, resident of 6735 Danielson Court, voiced concerns about property value going down if a new commercial building goes up. She feels that the building will be an eyesore to residents and is concerned about contaminated dirt at the proposed location.

Richard Hernandez, 5050 Nobel Street, spoke in support of providing clarification on the questions presented by the residents near the proposed location.

The public hearing was closed.

Plot Plan No. 992 and
Conditional Use
Permit No. 533 Cont'd

At this time, Chairperson Lainez called up the applicant Brett Henry to the podium. He addressed the question about contamination. He confirmed that there is arsenic and lead that will be remediated from the site. Chairperson Lainez asked the applicant for the timeline of the project. The applicant responded that the construction will take about 12-14 months and the majority of the work will be in the back part. They will not work around the residents too much and the work will be done Monday through Friday. There will be an on-site manager and security at the property.

The Commission directed some questions of the applicant. Discussion ensued.

Commissioner Grajeda motioned, seconded by Commissioner Serfozo to approve the Plot Plan and Conditional Use Permit. The motion carried by the following vote:

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

Plot Plan No. 993
1270 Goodrich
Boulevard

Request for a Plot Plan to allow the construction of a new warehouse/manufacturing building measuring approximately 174,315 square feet in the City's M-2 (Heavy Industrial) zoning district. 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.

Associate Planner Griego presented the report and informed the Commission that staff's recommendation was to approve the Plot Plan with conditions.

The Commission directed questions to staff. Discussion ensued.

Chairperson Lainez asked the applicant to come up to the podium. Matt Simon, architect/representative on behalf of the applicant TELACU, addressed the Commission to answer questions. Discussion ensued.

The public hearing was opened.

Ann Arnow, 5600 E. Olympic Blvd, spoke in support of the project.

The public hearing was closed.

Jerry Barham, Senior Vice President of TELACU, addressed the Commission to provide information regarding TELACU.

Plot Plan No. 993
Cont'd

The Commission directed some questions to the representative. Discussion ensued.

Commissioner Peraza motioned, seconded by Commissioner Grajeda to approve the Plot Plan with an amendment to the hours of construction to 7:00 a.m. to 6:00 p.m. in the Conditions of Approval. City Attorney Tapia recommended that the line regarding complying with the City's Noise Ordinance be stricken from the list of Conditions since projects always have to comply with the Noise Ordinance. The motion carried by the following vote:

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

At this time, Chairperson Lainez called for a 5-minute recess.

Commercial Cannabis
Permitting Program

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

City Attorney Tapia addressed the issue brought to his attention about CEQA compliance.

Ebony McGee Anderson with EJMA Planning + Development addressed the Commission and provided the following update: 1) there are 31 active development agreements in which 23 have been approved by the City Council. 2) There are two applications (18-006 and 18-053) that were previously denied by the Planning Commission that are up for reconsideration tonight. 3) Application 18-043 is recommended for denial due to non-payment of fees. 4) Applications 18-005 and 18-046 which were previously tabled will be reconsidered. 5) Application 18-013 asked for continuation due to moving to a new location.

Consultant McGee Anderson proceeded with presenting on each application up for consideration.

Discussion followed.

The Public Hearing was opened.

Iris Marlene Hernandez, representing California Green World LLC, informed the Commission that they secured another location for their business as previously requested of the Commission.

Commercial Cannabis
Permitting Program
Cont'd

Gloria Nezahualcotyl, 7206 Paseo Del Rio, spoke against cannabis businesses in the city.

Leonard Mendoza expressed his concern of a conflict with the participation of certain Commissioners on this item that had expressed their opposition to cannabis at a prior meeting.

Commissioner Serfozo questioned staff on the review process.

Discussion followed.

Richard Hernandez, 5050 Nobel Street, spoke in opposition of the cannabis application process.

The Public Hearing was closed.

Commissioner Perraza motioned, seconded by Commissioner Grajeda to deny Application #18-043 as recommended by staff. The motion carried by the following vote:

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

Commissioner Peraza asked some questions of staff.

Commissioner Peraza motioned, seconded by Commissioner Serfozo for Planning Commissioners to withhold recommendations for the existing cannabis applications. Motion did not pass by the following vote:

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

Chairperson Lainez motioned, seconded by Commissioner to approve Application #18-006 and staff's recommendation #3 as detailed in the Staff Report. The motion carried by the following vote:

AYES: Chairperson Lainez, Vice Chairperson Gonzalez,
and Commissioner Grajeda (3)
NOES: Commissioners Serfozo (1)
ABSTAIN: Commissioner Peraza (1)

Commissioner Grajeda motioned, seconded by Commissioner Peraza to continue Application #18-013 to a future date. The motion carried by the following vote:

Commercial Cannabis
Permitting Program
Cont'd

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

Chairperson Lainez addressed Applications 18-005, 18-046, 18-053. Consultant McGee Anderson informed the Commission that 18-005 and 18-046 are located in the same building.

Commissioner Grajeda motioned, seconded by Chairperson Lainez to approve Applications 18-005, 18-046, 18-053 as recommended by staff as well as staff's recommendation #3 as detailed in the Staff Report.

AYES: Chairperson Lainez, Vice Chairperson Gonzalez,
and Commissioner Grajeda (3)

NOES: Commissioners Peraza and Serfozo (2)

Commissioner Serfozo inquired about the amount of cannabis businesses located on Washington Boulevard.

Discussion followed.

COMMISSION
REPORTS

Commissioner Peraza reported on the following: 1) he had the opportunity to attend the July 4th Celebration and participated in the carnival/festivities and thanked Sonia for her participation at a booth providing information to the community. 2) He's president of the Model City Democratic Club and they hosted a meet and greet for Senator Bob Archuleta. 3) He was unable to attend the last AB617 meeting due to an injury at work. 4) Wished a happy belated birthday to City Attorney Noel Tapia and thanked him for the contributions he assisted in getting for various local organizations. 5) He mentioned to Commissioner Grajeda that he is sending well wishes for Joe Aguilar who has been a great friend to his family and the community.

Chairperson Lainez reported on the following: 1) National Night Out is next week and it is a good time for the community to get together and discuss public safety. 2) There is going to be a Relmagine Commerce event tomorrow and asked how notification has gone out to the residents.

STAFF REPORTS

Assistant Planner Griego mentioned the following; 1) Consultant, MIG, was supposed to give an status report on the General Plan Update but since it was not placed on the Agenda it will be scheduled for a future date. 2) She apologized for the lack of notification regarding the Relmagine Commerce event scheduled for tomorrow. She was not aware of it due to recently being on vacation. She will check with MIG regarding future plans to reach out to the community.

ADJOURNMENT

Chairperson Lainez motioned, seconded by Commissioner Peraza to adjourn the meeting to August 21, 2019. The motion carried by the following vote:

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

Meeting adjourned at 9:10 p.m.