

MINUTES
ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF COMMERCE HELD ON AUGUST 21, 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, Contract Planner Manuel Acosta, Contract Planner Knarik Vizcarra, and City Attorney Noel Tapia

PUBLIC COMMENT None.

APPROVAL OF
MINUTES Commissioner Peraza motioned, seconded by Commissioner Grajeda to approve the minutes of the Regular Meetings held on November 28, 2018 and January 23, 2019 and the Adjourned Special Meetings held on January 30, 2019 and February 13, 2019. The motion carried by the following vote:

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

SCHEDULED
MATTERS

Presentation –
General Plan Update Presentation on the General Plan Update given by consultant Esmeralda Garcia, Principal, with MIG. She gave an overview on the community engagement and public demonstrations that they had conducted to solicit input from the residents on what they would like to see in the City.

 The Commission directed some questions to the consultant and staff. Discussion ensued.

 The Commission received and filed the presentation.

PUBLIC HEARINGS

CCP Application
number 18-013 Request to consider adopting a Resolution recommending the approval or denial of the development agreement related to the City's Commercial Cannabis Permitting Program to the City Council. The development agreement being considered by the Planning Commission is located at 6459 Fleet Street, Commerce, California 90040.

 Consultant, Ebony McGee Andersen, provided a brief update on the status of the Commercial Cannabis Permit process and

CCP Application informed the Commission that before them was an application
number 18-013 Cont'd for their approval or denial.

The Commission directed some questions to legal counsel and the consultant.

The public hearing was opened.

The project applicant addressed the Commission to provide some information regarding their compliance during the application process.

A member of the public addressed the Commission on the item.

The Commission directed some questions to legal counsel.

The public hearing was closed.

Vice Chairperson Gonzalez motioned, seconded by Commissioner Grajeda to approve CCP Application number 18-013. The motion carried by the following vote:

AYES: Chairperson Lainez, Vice-Chairperson Gonzalez, Commissioners Grajeda (3)

NOES: Commissioner Serfozo

ABSTAIN: Commissioners Peraza

Zoning Text
Amendment
(Citywide) –
Development
Standards for CPF
Zones

Contract Planner, Knarik Viscarra, presented this item to the Commission to consider a Zone Text Amendment to amend Table 19.13.030A (Development Standards – Public Facility Zone) of the City of Commerce Municipal Code to increase the floor area ratio and height limit for properties zoned Commercial Public Facility and are not adjacent to residentially zoned properties. She informed them that the proposed amendments will be applicable citywide.

The Commission expressed some questions of staff. Discussion ensued.

The public hearing was opened.

The public hearing was closed.

Commissioner Grajeda motioned, seconded by Commissioner Peraza to approve a Resolution recommending that the City Council adopt the Ordinance for the Zoning Text Amendment. The motion carried by the following vote:

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

Zoning Text
Amendment
(Citywide) – Home
Occupation Permits

Contract Planner, Knarik Viscarra, presented this item to the Commission for approval to change the review authority for Home Occupation Permits, and provide clarification on the applicability of Home Occupation Permit and the uses considered appropriate for such permits. Current Commerce Municipal Code Section 19.39.820 (Initiation) and 19.39.830 (Proceedings) will be replaced in their entirety with 19.39.820 Authority and 19.39.830 Applicability. The proposed amendments will be applicable citywide.

The Commission expressed some concerns and asked some questions of staff. Discussion ensued.

The Commission asked that the item be continued in order for staff to have time to research the concerns that they expressed.

The Public Hearing was opened.

The Public Hearing was closed.

Commissioner Perraza motioned, seconded by Commissioner Grajeda to continue the item to the next Planning Commission meeting. The motion carried by the following vote:

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

COMMISSION
REPORTS

Commissioner Peraza thanked everyone for rescheduling this meeting in order for him to attend. He also reported on the following: 1) he attended the ReImagine Commerce community meeting. 2) He attended National Night Out and expressed that it was great to see all of the residents and kids participating. 3) He was appointed to the City's Railroad Task Force by Councilmember Argumedo. 4) Reminded the Commission of the upcoming Neighborhood Watch meeting. 5) He will be attending the AB 617 meeting tomorrow. 6) He requested that two items be on the next agenda (receive and file presentation/update on the Bike and Pedestrian Committee and the ICSC conference that staff attended earlier this year).

STAFF REPORTS

Associate Planner Griego mentioned the following: 1) A scoping meeting will be held in the Veterans Park area on Saturday, August 24th from 9:00 a.m. to 12:00 p.m. regarding the reconstruction of the Veterans Park facility, new residential units and new retail & entertainment uses on the vacant parcel that is adjacent to the freeway. 2) She informed the Commission that someone appealed the Trojan Warehouse project.

ADJOURNMENT

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

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

Meeting adjourned at 8:00 p.m.