



# City of Commerce

## Meeting Minutes

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Tuesday, January 21, 2020 - 5:00 PM

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**CONCURRENT JOINT MEETINGS OF THE CITY COUNCIL OF THE CITY OF  
COMMERCE, JOINT POWERS FINANCING AUTHORITY AND THE GOVERNING BODY  
OF THE SUCCESSOR AGENCY TO THE COMMERCE COMMUNITY DEVELOPMENT  
COMMISSION**

**5:00 P.M. CLOSED SESSION**

**CALL TO ORDER**

*Mayor Soria called meeting to order at 5:05 p.m. in the Council Chambers.*

**ROLL CALL**

**Present:** 5 - Mayor Soria  
Mayor Pro Tem Altamirano  
Councilmember Argumedo  
Councilmember Mendoza  
Councilmember Rebollo

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

*There were no individuals wishing to address City Council/Successor Agency on any items on the agenda.*

**RECESS TO CLOSED SESSION**

*City Council/Successor Agency recessed to Closed Session at 5:06 p.m.*

1. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: ZVI (aka) Harry Ryzman and Betty Ryzman, as Trustees of the Ryzman Family v *the City of Commerce, acting in a separate limited capacity elected to serve as the Successor Agency to the Commerce Community Development Commission et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP02821.
2. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: East Yard Communities for Environmental Justice v *the City of Commerce, et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03310.
3. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: Coalition for Responsible Equitable Economic

Development Los Angeles, an unincorporated association; Carlos Mendivil, James Moreno and David Pimenov *v the City of Commerce, the City Council of the City of Commerce, and City of Commerce Public Works and Development Services department et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03329.

4. Pursuant to Government Code §54956.8, the City Council will confer with its real property negotiator, Edgar Cisneros, with respect to real estate negotiations with:

A. Wash-Tel Commerce, LLC concerning proposed price and other terms relating thereto, comprised of 6329 and 6355 Washington Boulevard, Commerce, California, commonly referred to as the Stahl Trust property.

B. Craig Realty Corporation concerning proposed price and other terms relating thereto, comprised of the former Commerce Community Development Commission-owned real property located along the Telegraph Road Corridor, south of Gaspar Avenue and north of the Commerce Casino [Tubeway Avenue], formerly known as 5809, 5819, 5823, 2901/2903, 5933, 5901, 5959, 6000, 6003 and 6233 Telegraph Road and 2240 Gaspar Avenue; 2311, 2322 and 2366 Travers Avenue, Commerce, California.

C. Property located at 6364 Zindell Street, Commerce CA (APN 6357-015-900 and 6357-019-304)

## RECONVENE TO OPEN SESSION

*City Council/Successor Agency reconvened to Open Session at 6:30 p.m.*

## ORAL CLOSED SESSION ANNOUNCEMENT

*Assistant City Attorney Copado reported on Closed Session items:*

*On items #1 through #4 - staff provided an update to City Council/Successor Agency, and no reportable action was taken on any of these items.*

## 6:00 P.M. - CITY COUNCIL MEETING

## CALL TO ORDER

*Mayor Soria called regular meeting to order at 6:31 p.m. in the Council Chambers.*

## ROLL CALL

**Present:** 5 - Mayor Soria  
Mayor Pro Tem Altamirano  
Councilmember Argumedo  
Councilmember Mendoza  
Councilmember Rebollo

## PLEDGE OF ALLEGIANCE

*Director of Human Resources Pappo led the Pledge of Allegiance*

**INVOCATION**

*Mayor Soria offered the invocation*

**PUBLIC COMMENT**

*Camila Cadenas, James Herrmann, and Alma Suarez spoke in opposition to cannabis.*

*Stacey Wang, Legal Counsel for Holland & Knight, stated that the law firm represents the applicant and spoke in support of upholding the Planning Commission decision to allow Trojan storage and deny the appeal.*

*Ann Arnow stated that the only comparable city that has 28 cannabis operators is the City of Carpentaria. Based on her research, there are severe issues in the community with the odors and smells from these types of businesses.*

*Carl Baker stated that he was running for Councilmember seat for March 3, 2020 election, opposed cannabis operations in the City and spoke about corruption.*

*Richard Hernandez spoke in opposition to cannabis.*

*Ofelia Avila announced that she was running for councilmember seat for March 3, 2020 election, and opposed cannabis operations in the City.*

*Dave Rodriguez spoke about crime rates in Commerce.*

**CONSENT CALENDAR**

*Mayor Soria stated that there was a request to pull item #6 for discussion.*

*Item #6 - Director of Economic Development and Planning Jimenez provided a brief overview of the staff report.*

*Councilmember Argumedo moved, seconded by Councilmember Mendoza, to uphold the Planning Commission decision and deny the appeal. The motion carried by the following vote:*

*AYES: Councilmembers Argumedo and Mendoza (2)*

*NAYES: Councilmember Rebollo, Mayor Pro Tem Altamirano and Mayor Soria (3)*

*Mayor Soria moved, seconded by Mayor Pro Tem Altamirano, to adopt Resolution overturning and reversing the Planning Commission's decision and deny Conditional Use Permit No. 533 and Plot Plan No. 992. The motion carried by the following vote:*

*AYES: Councilmember Rebollo, Mayor Pro Tem Altamirano and Mayor Soria (3)*

*NAYES: Councilmembers Argumedo and Mendoza (2)*

**Councilmember Rebollo moved, seconded by Councilmember Argumedo, to approve the Consent Calendar minus item #6. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Soria, Mayor Pro Tem Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Councilmember Rebollo

1. Approval of Warrant Register Nos.13A, 13B

2. Approval of Minutes

**The City Council and Successor Agency will consider for approval the minutes of the Regular City Council Meeting of Tuesday, December 17, 2019, held at 5:00 p.m. and the minutes of the regular City Council Meeting of Tuesday, January 7, 2020, held at 5:00 p.m.**

3. Amending the Homework Center Helper Classification.

4. City of Commerce Funds - Investment Policy

5. Agreement with John R. Anderson Db; Blue/Green Advisors, to Conduct a Peer Review of Environmental Impact Report

6. Resolution Overturning and Reversing the Planning Commission's Decision and Deny Plot Plan No. 992 and Conditional Use Permit No. 533 to allow a self-storage facility at 6210 Garfield Avenue

### **PUBLIC HEARING**

7. Allocation of Community Development Block Grant Funds for Fiscal Year 2020/2021

*Director of Economic Development and Planning Jimenez provided a brief overview of the staff report. Mayor Soria opened Public Hearing. There were no individuals wishing to speak on this item. Mayor Soria closed Public Hearing.*

**Councilmember Rebollo moved, seconded by Councilmember Argumedo,**

to adopt Resolution authorizing the allocation for the 46th year of Community Development Block Grant (CDBG) funds for fiscal year 2020/2021. The motion carried by the following vote:

**Ayes:** 5 - Mayor Soria, Mayor Pro Tem Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Councilmember Rebollo

### SCHEDULED MATTERS

8. Referendum Petitions Submitted Against Commerce Ordinance Nos. 731 and No. 732 - Consideration of Options (1) Repealing Ordinance Nos. 731 and 732; or (2) Calling a Special Election; or (3) Consolidating with the November 3, 2020 Election for Submitting Measures to Voters

*Kate Spear spoke on behalf of the United Here Local 11. Ms. Spear asked that the City Council considers repealing development agreements and give the opportunity to address all issues brought up by the opposition.*

*Carly Kirchen spoke about air quality issues.*

*Jordan Greenslade spoke about the importance of the transportation management plan.*

*Alex Rosado spoke about community benefits and specific housing needs.*

*Sarah Pooley spoke about the need for planting of trees and the types of trees recommended.*

*City Manager Cisneros provided an overview of the staff report.*

*Discussion took place among the City Council. It was stated that this is a long awaiting project for the community, and at this moment, in order to move forward with the project, the community could decide and vote on this project.*

**Mayor Pro Tem Altamirano moved, seconded by Councilmember Rebollo, to adopt The City Council will consider options regarding two (2) Referendum Petitions submitted against City of Commerce Ordinance Nos. 731 and 732, respectively: 1. repealing the ordinances, 2. adopting a Resolution Calling and Giving Notice of the holding of a Special Municipal Election for submission to voters for Referendum; or 3. Adopt Resolution calling and giving notice of the Consolidated Municipal Election to be held on November 3, 2020 for submission to voters for Referendum.. The motion carried by the**

**following vote:**

**Ayes:** 5 - Mayor Soria, Mayor Pro Tem Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Councilmember Rebollo

**9. Report on Black Friday Weekend Traffic Control Implementation**

*Public Works Director Hernandez provided an overview of the staff report. Discussion took place about right turn lanes at Telegraph, safety issues, barricades and bringing more solutions for traffic control at neighborhoods and intersections for the next year. No action was taken on this item. It was informational only.*

**ORDINANCES**

**10. Urgency Ordinance Adopting a Moratorium Prohibiting Approval, Expansion, Intensification, or Relocation of Any New or Existing Funeral Services and Crematory Establishments and Adoption of Permanent Zoning Regulations for this Use in the City of Commerce**

*Community Development and Planning Director Jimenez provided an overview of the staff report.*

*Discussion took place.*

**Councilmember Rebollo moved, seconded by Councilmember Argumedo, to waive further reading of, read by title only and approve an urgency ordinance adopting a citywide Moratorium prohibiting the approval, expansion, intensification, or relocation of any new or existing funeral services and crematory establishments and adoption of permanent zoning regulations for such use and declaring the urgency thereof. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Soria, Mayor Pro Tem Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Councilmember Rebollo

**11. Ordinance Amending Section 19.21.080 (Shared Parking) and 19.21.090 (Remote Parking) of the City of Commerce Municipal Code Clarifying the Type of Parking Analysis Required when Proposing Shared Parking -First Reading**

*Contract Planner Vizcarra provided an overview of the staff report. Discussion took place regarding the appeal process and the authority that the Director of Planning would have with the appeal process.*

**Councilmember Rebollo moved, seconded by Councilmember Argumedo, to wave the full reading of, read by title, and introduce for first reading an**

**Ordinance amending Section 19.21.080 (Shared Parking) and 19.21.090 (Remote Parking) of the City of Commerce Municipal Code clarifying the type of parking analysis required when proposing shared parking, and create an administrative process where a conditional use permit is currently required to allow for remote parking. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Soria, Mayor Pro Tem Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Councilmember Rebollo

#### **CITY COUNCIL/SUCCESSOR AGENCY REPORTS**

*Councilmember Argumedo reported that he attended Winter Ball.*

*Councilmember Rebollo congratulated volleyball and football season participants, reported that she attended banquets, Winter Ball, and issued condolences of Griego family, and Bob Eula's family.*

*Councilmember Mendoza reported that he attended Bristow park volleyball banquet, Winter Ball and issued condolences to Bob Eula's family.*

*Mayor Pro Tem Altamirano reported that he attended Winter Ball, and thanked public safety staff and teen center staff for assisting in locating teenage girl.*

*Mayor Soria congratulated students in Rosewood park for the their science project competition. Mayor Soria spoke about upcoming City's birthday celebration events planned, and issued condolences for Griego and Eula's families. Mayor Soria also stated that his wife's grandmother passed away, Maria Dolores Yanes.*

#### **ADJOURNMENT**

*Adjourned at 8:00 pm in memory of Bob Eula, Griego and Maria Yanes.*