

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF COMMERCE HELD ON FEBRUARY 26, 2020 AT 6:30 P.M.,
IN THE CITY HALL COUNCIL CHAMBERS,
5655 JILLSON STREET, COMMERCE, CA 90040

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| CALL TO ORDER | The meeting was called to order by Chairperson Lainez at 6:32 p.m. |
| ROLL CALL | <p>Commissioners: Peraza, Serfozo, Grajeda, Gonzalez, and Lainez</p> <p>Staff: Director of Economic Development and Planning Jose Jimenez, Associate Planner Sonia Griego, and City Attorney Noel Tapia</p> |
| APPROVAL OF MINUTES | <p>Commissioner Peraza motioned to approve the minutes of the Special Meeting held on July 30, 2019. The motion carried by the following vote:</p> <p>AYES: Chairperson Lainez, Vice-Chairperson Gonzalez, Commissioners Grajeda, Peraza, and Serfozo (5)</p> |
| PUBLIC COMMENT | None. |
| PUBLIC HEARINGS | |
| Conditional Use Permit No. 540 6329 E. Washington Boulevard | <p>A request for a Conditional Use Permit to allow a drive-through facility in conjunction with the operation of a new 3,867 square foot fast food restaurant (In-n-Out Burger) in the City's C-2 zone.</p> <p>Associate Planner Griego presented the report and informed the Commission that staff's recommendation was to approve the Conditional Use Permit.</p> <p>The Commission directed questions to staff and legal counsel and discussion ensued regarding artwork/in-lieu fee requirements, the project's future dependent on the expansion of the Citadel going before referendum, school district development fees, the future development of the remainder of the 10-acre site, and the possibility of a left-turn lane into the In-n-Out Burger driveway from southbound Telegraph Road.</p> <p>The public hearing was opened.</p> <p>Chairperson Lainez invited the applicant up to the podium. Mr. Aaron Anderson re-iterated that parking is provided in excess of minimum development standards in order to accommodate current and future demand. He listed components of the security plan, which would involve lighting and security cameras, including their utilization when business is closed.</p> |
| Conditional Use | |

Permit No. 540
6329 E. Washington
Boulevard Cont'd

Chairperson Lainez inquired about the number of new jobs. Mr. Anderson answered that the higher end of job projections would be 90 new associates and the lower end of job projections would be 45 to 60 new associates. It would be a split between full-time and part-time also depending on the availability of the pool of applicants. Chairperson Lainez also inquired about the salary range.

Richard Hernandez, 5050 Nobel Street, expressed that he thinks it is great that In-n-Out is coming to the City but stated that he hopes that the Commission will take into consideration the fact that the In-n-Out in South Gate (Azalea Center on Firestone Boulevard) has a similar car stacking capacity but the car still spill out into the street.

Commissioner Grajeda pointed out the importance of deliveries being made when the establishment is closed in order to avoid the issue of trucks blocking cars in the parking lot.

The public hearing was closed.

At this time, City Attorney Tapia suggested that another condition of approval be added. He stated that the purchase and sale agreement of the land on which the project is proposed is contingent upon the close of escrow which is contingent on the securing of entitlements. Close of escrow could occur in one of two forms: Wash-Tel Commerce, LLC and Craig Realty, LLC agree to remove contingency; or, local voters uphold the Citadel expansion project, thus granting entitlements and allowing escrow to close. Therefore, adding the condition of approval would require a purchase and sale agreement to be completed in one of the two forms listed above.

Chairperson Lainez motioned, seconded by Commissioner Peraza to approve Conditional Use Permit No. 540 with the added condition of approval that the entitlement is subject to the contingent purchase and sale agreement closing escrow. The motion carried by the following vote:

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

COMMISSION
REPORTS

Commissioner Peraza reported on some concerns from residents regarding the property on Washington and Atlantic where Wal-Mart was previously proposed; and the City-owned property on Everington and Atlantic. Director of Economic Development and Planning Jimenez provided updates on the aforementioned properties: there is currently no concrete

direction for the property on Washington and Atlantic; and, a development group is in escrow for the City-owned property on Everington and Atlantic and is proposing a mixed-use/community project.

Commissioner Peraza then asked for follow up and a feasibility evaluation on grocers/pharmacies that expressed interest in locating to City because it has been a year since consultants spoke to them at the Las Vegas conference. He then asked for updates on the Popeyes and the Modelo project. Economic Development Director Jimenez indicated that Popeyes is scheduled to submit for plan check tomorrow and that the EIR alternatives to the Modelo project are being analyzed now. A community meeting for the Modelo project will be held in March or April. Vice Chairperson Gonzalez asked that they get the reports as soon as possible.

Chairperson Lainez then stated that early voting has started at the Senior Center and the Bristow Park Community Center.

STAFF REPORTS

Economic Development Director Jimenez stated that there will be a focus on housing projects in the second quarter within the Civic Center area of the City.

Commissioner Grajeda asked for an update on the 7-Eleven Project on the corner of Atlantic and Washington. City Attorney Tapia stated that the project is under litigation and a trial date has been set.

ADJOURNMENT

Chairperson Lainez motioned 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 7:17 p.m.