

MINUTES

SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF COMMERCE HELD ON AUGUST 31, 2020 AT 6:30 P.M., (TELECONFERENCE)

CALL TO ORDER	The meeting was called to order by Vice Chairperson Gonzalez at 6:30 p.m.
ROLL CALL	Commissioners: Grajeda, Gonzalez, Peraza, and Serfozo Staff: Director of Economic Development and Planning Jose Jimenez and City Attorney Noel Tapia
APPROVAL OF MINUTES	None.
PUBLIC COMMENT	None.
PUBLIC HEARING	
Zone Text Amendment – Chapter 19.09.060 and 19.11.050 (“fences, hedges, and walls”) of the Commerce Municipal Code	The Planning Commission was informed that staff would be continuing this item and that it would be re-noticed. Commission acknowledged. Item was continued.
SCHEDULED MATTERS	
Plot Plan No. 995 - Three parcels (or sites) located at 5550 Harbor Street, 5625 Jillson Street, and 5555 Jillson Street, Commerce, CA 90040	<p>This item was continued from the meeting of July 20, 2020.</p> <p>The Planning Commission will consider a proposal to construct 133 single-family attached residential units on three parcels to be known as Rosewood Village.</p> <p>Staff presented the report and informed the Commission that staff’s recommendation was to approve Plot Plan No. 995 for a new Multi-Family Housing project; and approve Tentative Tract Map 82890 – creating one (1) lot for 37 residential units; Tentative Tract Map 82891 – creating one (1) lot for 31 residential units; and Tentative Tract Map 82892 – creating one (1) lot for 65 residential units with the Specific Findings, Conditions of Approval, and adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program pursuant to Section 15072 of the California Environmental Quality Act (CEQA) and to acknowledge and recommend to the City Council for the approval of the Development Agreement that will cover the details of the City’s sell of the land known as Assessor’s Parcel Numbers (APN) 6335-025-902, 903, 905, and</p>

Plot Plan No. 995
Cont'd

906, to City Ventures for the development of 133 single-family attached dwelling units.

The Commission directed questions to staff as well as the applicant and team that were present for the meeting. Discussion ensued.

Kim Prijatel, Senior Vice President of Development for City Ventures, and the other team members addressed the Commission to answer questions and address concerns. Discussion ensued.

The Public Hearing was opened.

Javier, who resides at 7005 E. Gage Avenue, addressed the Commission and referred to a letter that was sent to the Commission. He made some comments about the project and asked some questions.

The Public Hearing was closed.

The Commission added some comments in response to the Public Hearing comments. Discussion ensued.

Commissioner Peraza motioned, seconded by Commissioner Grajeda to continue the item to the next meeting to give staff the time to address the Commission's concerns that were expressed regarding available parking for the residents of the new housing. After some discussion and advising that they have made all the changes that they can for this project, City Ventures requested that the Commission cast a vote to not delay the project any further. The Commission chose to continue with the motion that was on the table.

The motion carried by the following vote:

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

COMMISSION REPORTS

Commissioner Peraza expressed the following: 1) He hopes that all are staying safe from Covid-19. 2) He asked if the City is doing anything to assist smaller businesses in dealing with the financial effects of Covid. 3) He thinks that the Commission does see the necessity of Housing in the community but just want to make it attainable for the residents and avoid any issues in the future.

Vice Chairperson Gonzalez commented that he did not have much to report but wanted to mention the difficulty in the decision process for some projects and feels that they should take as much time as possible in deciding but without delaying a project for an unreasonable amount of time. He also expressed that he hopes everyone is staying safe and healthy both mentally and physically. He ended his report by thanking staff for all that they are doing.

Commissioner Serfozo asked about how to address her concern regarding the CREA and Transportation Department.

STAFF REPORTS

Director of Economic Development and Planning Jimenez informed the Commission of the following:

- Covid-19 still continues to be a challenge not only for our department but for the City as a whole;
- The Casino is still closed down and this presents fiscal challenges for our operation;
- We are trying to do our best to operate with minimum personnel needed to sustain the critical services essential to the community;
- The City is working closely with Los Angeles County Development Authority (LACDA) and have partnered up with them to provide financial assistance to small businesses with a \$7,000 Covid grant. The City will be able to successfully sponsor at minimum seven (7) businesses in the City and is looking at other ways to provide assistance to the community using CDBG funds and Federal Emergency Funds.

ADJOURNMENT

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

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

Meeting adjourned.