

## MINUTES

### SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF COMMERCE HELD ON SEPTEMBER 28, 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, Maravilla, Peraza, and Serfozo  Staff: Director of Economic Development and Planning Jose Jimenez and City Attorney Noel Tapia
REORGANIZATION	Commissioner Serfozo nominated Commissioner Peraza for Chairperson. The nomination was not seconded.  Commissioner Grajeda nominated Ernesto Gonzalez as Chairperson. The nomination was not seconded.  Commissioner Grajeda then recommended holding off on the reorganization until a future meeting. Discussion followed.  No reorganization took place at this time.
PUBLIC COMMENT	None.
PUBLIC HEARING	None.
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 and August 31, 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>Director of Economic Development and Planning Jose Jimenez 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 &amp; Reporting Program pursuant to Section 15072 of the California Environmental Quality Act (CEQA) and to acknowledge and recommend to the City Council for the</p>

Plot Plan No. 995  
Cont'd

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

The Commission's concerns regarding parking and affordability that had been expressed at prior meetings were addressed. They were informed that the Purchase and Sale agreement would need to be revised to memorialize three affordable units and would be subject to City Council consideration. They were also informed that staff added a condition (No. 45) that the applicant shall work with staff to study and provide for affordable housing to the maximum extent feasible.

The Commission directed questions to staff as well as the applicant and team that were present for the meeting. Kim Prijatel, Senior Vice President of Development for City Ventures, responded to questions from the Commission. Discussion ensued.

The Commission directed some questions to legal counsel. City Attorney Noel Tapia responded. Discussion ensued.

The Public Comment period was opened.

Javier Arambula, from 7005 E. Gage Avenue, addressed the Commission with some comments and suggestions. He mentioned that he is in support of the project.

The Public Comment period was closed.

Commissioner Grajeda motioned to approve staff's recommendation to send to City Council for approval of the development plan and agreement. No one seconded. Commissioner Peraza motioned to deny the item, seconded by Vice Chairperson Gonzalez. The motion carried by the following vote:

AYES: Vice-Chairperson Gonzalez, Commissioners Peraza and Serfozo (3)

NOE: Commissioner Grajeda

ABSTENTION: Commissioner Maravilla

Item recessed to Thursday, October 1, 2021

## COMMISSION REPORTS

Commissioner Grajeda asked if the reorganization item could be reconsidered at this time. After approval, she asked if she could reintroduce her motion. The request was denied due to Robert's Rule.

Commissioner Perraza motioned to reconsider the original nomination by Commissioner Grajeda's of Vice Chairperson Gonzalez for Chairperson. All Commissioners approved that the motion be reconsidered.

Commissioner Grajeda nominated Ernesto Gonzalez for Chairperson. The nomination was seconded by Commissioner Serfozo. The motion carried by the following vote:

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

Commissioner Serfozo nominated Commissioner Perraza for Vice Chairperson. The nomination was seconded by Commissioner Grajeda. The motion carried by the following vote:

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

Chairperson Gonzalez thanked everyone for trusting in him with the responsibility. He looks forward to getting to know the new Commissioner Maravilla and working alongside newly appointed Vice Chairperson Perraza.

Commissioner Peraza expressed the following: 1) He thanked the City Manager, Code Enforcement Officer Ralph Vivero, and CSO Christian Alvarez for their assistance with a situation with a homeless person that occurred this past weekend in the Rosini area. 2) He welcomed Commissioner Maravilla to the Planning Commission. 3) He asked for follow up on the illegal cannabis dispensary on Gerhart Street. 4) He asked about the house on Commerce Way where they are selling wholesale items and drawing a lot of foot traffic which is unsafe during Covid. He had received complaints from a couple residents. 5) He looks forward to working his position as Vice Chairperson and thanked Commissioner Serfozo for the nomination and Commissioner Grajeda for seconding the motion.

Commissioner Grajeda welcomed new Commissioner Maravilla and commented that one of the things that stand out about the Commission is that they may have different thoughts, ideas, and opinions on certain issues but are still able to work well together.

Chairperson Gonzalez welcomed Commissioner Maravilla and

expressed that he looks forward to working with him. Feel free to contact me if any questions. He also inquired about the number of vacant properties that the City owns. Vice Chairperson inquired about getting a presentation/update on current projects.

Commissioner Maravilla thanked everyone for welcoming him to the Commission and expressed that he looks forward to working with everyone. He also congratulated Chairperson Gonzalez and Vice Chairperson Perraza on their appointments.

Commissioner Serfozo welcomed Commissioner Maravilla to the Planning Commission. She expressed that she thinks it is a strong commission and she is proud of her colleagues. She also made a motion for an item to be placed on a future agenda to provide an informational update on the Economic Development Sub-committee. Vice Chairperson Perraza seconded the motion. The motion carried by the following vote:

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

#### STAFF REPORTS

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

- We continue to labor with Covid-19 among other things and continue to work closely with businesses to try to keep them open and relevant.
- We are also working with smaller businesses to try and get them federal dollars to make improvements as it relates to Covid-19 regulation compliance with the L.A. County Health requirements.
- We're trying to stay safe. Although City Hall is still closed to the public we continue to do business via the internet. All Building & Safety processes are being handled electronically.

City Attorney Tapia extended his welcome to Commissioner Maravilla and offered his assistance (as he does with all commissioners) with any questions that he may have.

#### ADJOURNMENT

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

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

Meeting adjourned.