



City of Commerce

Meeting Minutes

Tuesday, February 22, 2022 - 5:00 PM

**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 Mendoza called meeting to order at 5:32 p.m. via teleconferencing.

ROLL CALL

Present: 4 - Councilmember Soria
Councilmember Altamirano
Councilmember Argumedo
Mayor Mendoza

Absent: 1 - Mayor Pro Tem Rebollo

PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no individuals wishing to address the City Council on any items on the Closed Session agenda.

RECESS TO CLOSED SESSION

The City Council/Successor Agency recessed to Closed Session at 5:33 p.m.

1. 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. 6364 Zindell Street, Commerce, CA (APN: 6357-015-900 and 6357-019-304) and 7316 E. Gage Ave. (APN: 6357-018-005)
 - B. 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.

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 6:00 p.m. via teleconferencing.

ORAL CLOSED SESSION ANNOUNCEMENT

City Attorney Tapia stated that with four Council Members present item #1.A was not discussed and item #1B. presentation was provided, the City Council submitted their feedback and no reportable action was taken on this item.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Mendoza called regular meeting to order at 6:03 p.m.

ROLL CALL

Mayor Pro Tem Rebollo joined the meeting at 6:41 p.m.

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

APPEARANCES AND PRESENTATIONS

1. Presentation/Update from the Sheriff's Department Regarding Public Safety in the City of Commerce

Sergeant Villarreal provided an update for the last two weeks. According to Sgt. Villarreal, the Special Team was deployed to Whittier Blvd related to speed racing incident and was assigned to assist Code Enforcement with Abatement order. Sgt. Villarreal reported on issues discussed at the recent Neighborhood Watch meeting at Harbor Street and Senta St. Most of the concerns were related to the shooting in the alley, speeding near the school zone, and graffiti issues.

Mayor Mendoza added that at the Neighborhood Watch meeting, participants made suggestions to put cameras and lights in the alley and install speed humps to slow down vehicles speeding at the school zone. There is an upcoming Neighborhood Watch meeting in the Rosini area on February 24, 2022.

2. Recognition of Public Works Department Environmental Division for Donating Recycling Bins to Bandini Elementary School

Libet Rysdon, Bandini Elementary School Teacher, stated that her student Delia Valdez is also present since she is involved in the school recycling program. Ms. Rysdon announced that the school is thankful for the donation and said that Certificates of appreciation were prepared for the City Council, Department of Public Works, and Michelle Keshishian.

3. Mayor's Commendation Honoring Johncito Peraza for his Achievements

and Contributions to the City

Mayor Mendoza issued a commendation to Johncito Peraza for his achievements and contributions to the City. Mr. Peraza thanked the City Council for the recognition.

PUBLIC COMMENT

Godfrey spoke in support of the Modelo project.

CONSENT CALENDAR

Councilmember Soria asked to pull items for items #9 and 11. Mayor asked to pull item #12 for discussion.

Councilmember Soria stated that he needs to recuse himself for participating and voting on items #9 and #11 due to the potential conflict of interest as his son worked temporarily for Transtech.

Mayor Pro Tem moved, seconded by Councilmember Argumedo, to approve items # 9 and #11. The motion was carried by the following vote:

AYES: Council members Argumedo, Altamirano, Mayor Pro Tem Rebollo and Mayor Mendoza (4)

RECUSED: Councilmember Soria

Item #12 - Mayor Mendoza stated that he spoke to the residents in the area, and the recommendation is to install three speed humps versus two to reduce speeding in that area. Director of Public Works Hernandez responded that staff needs to evaluate the conditions first for installation of three speed humps, however, three speed humps should fit.

Mayor Mendoza moved, seconded by Councilmember Soria, to adopt Resolution approving the installation of Speed Humps on Fitzgerald Avenue between Stevens Place and Everington Street. The motion carried by the following vote:

AYES: Council members Argumedo, Altamirano, Soria, Mayor Pro Tem Rebollo and Mayor Mendoza (5)

Mayor Pro Tem Rebollo moved, seconded by Councilmember Argumedo, to approve the Consent Calendar minus items #9, #11 and #12. The motion carried by the following vote:

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

4. Approval of Warrant Register Nos. 13A, & 13B
5. Approval of Minutes
6. Opposition to State Ballot Measure Initiative 21-0026A1 Restricting Voter's Input and Local Taxing Authority
7. Letter of Opposition to Los Angeles County Mask Mandate
8. First Amendment to the Agreement for City Attorney Services with Alvarez-Glasman & Colvin
9. Professional Services Agreement with Hartzog & Grabill, Inc. for the Preparation of Mixmaster Guide Signage Improvements Plans, Specification and Engineer's Estimate
10. Approval of Construction Contract Documents for the FY 21/22 Pavement Rehabilitation Project and Authorize Staff to Advertise the Notice Inviting Bids
11. Professional Services Agreement with IDS Group for the Presentation of Concept Layout for the New Commerce City Hall Facilities
12. Speed Hump Installation on Fitzgerald Avenue between Stevens Place and Everington Street

PUBLIC HEARING

13. Weed Abatement Program - Abatement Order Directing the Los Angeles County Agricultural Commissioners/Director of Weights and Measures to Abate Public Nuisance

Director of Administrative Services and City Clerk Shumway provided a brief overview of the staff report. Mayor Mendoza opened the public hearing. There were no individuals wishing to address the City Council. Mayor Mendoza closed the public hearing.

Councilmember Argumedo moved, seconded by Mayor Mendoza, to approve the Abatement Order directing the Los Angeles County Agricultural Commissioner/Director of Weights and Measures to abate the public

nuisance, and allow those property owners affected by the Weed Abatement Program to protest the inclusion of their properties within the program. The motion carried by the following vote:

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

SCHEDULED MATTERS

14. I-5/Atlantic Blvd Over Crossing Bridge Widening Project Development Process and Rough Order of Magnitude Cost Estimate

Director of Public Works Hernandez provided an overview of the staff report. Discussion took place regarding added lanes and the improvements the widening would bring. Councilmember Soria pointed out that there will be an upcoming improvement to I-5 Highway and whether the Bridge Widening Project could potentially conflict with it and funds invested in improving the bridge could be lost. Director Hernandez stated that should this bridge widening be approved; staff would coordinate with Caltrans regarding those two projects to see if they could be merged -widening the bridge and I-5 Highway improvements. Staff would need to reconcile with both projects and utilize the funding correctly.

Ali Zaghari provided an overview of the project development process and stated that taking into account all required steps could take 5 to 7 years after funding is approved, which would include securing funding for the project.

Director Hernandez provided a detailed overview of the suggested current efforts to improve traffic flow.

A further discussion took place about the impact and addressing the traffic flow. Some recommendations were to install a RedFlex camera at the intersection and make the pedestrian walkway ADA compliant.

Mayor Mendoza asked to see if synchronizing the traffic lights would help with traffic flow at the intersection.

ORDINANCES

15. Second Reading and Adoption by Waiving the Full Reading and Reading by Title Only of an Ordinance to (A) Approve Specific Plan No. 21-01, (B) Approve Zone Change 21-01, Consisting of Amendments to Title 19 of the Commerce Municipal Code ("Zoning") to Amend Section 19.05.010 Zones

Established, Establish a New Section 19.16, Specific Plans, and Amend Section 19.25.140, Off-Site Signs Permitted with Restrictions, and Approve an Associated Amendment to the Zoning Map to Designate the Site of the Modelo Specific Plan (Specific Plan No. 21-01), and (C) Approve a Development Agreement Associated with the Modelo Project

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

Councilmember Argumedo moved, seconded by Councilmember Altamirano, to adopt an Ordinance (A) approving Specific Plan No. 21-01, (B) approving Zone Change 21-01, consisting of amendments to Title 19 of the Commerce Municipal Code ("ZONING") to amend Section 19.05.010 ("Zones Established"), establishing a new Section 19.16 ("Specific Plans"), and amending Section 19.25.140, ("Off-Site Signs permitted with restrictions"), and approval of an associated amendment to the Zoning Map to designate the site of the Modelo Specific Plan (SPECIFIC PLAN NO. 21-01), and (C) approving a development agreement associated with the Modelo Project. Director of Administrative Services and City Clerk Shumway read the title of an Ordinance. The motion carried by the following vote:

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

16. Adoption and Second Reading by Waiving Full Reading and Reading by Title Only, of an Uncodified Ordinance Approving Amended and Restated Development Agreement Related to Application #18-074 and Replacing Commercial Cannabis Development Agreements No. 724

Director of Economic Development and Planning Jimenez provided a brief overview of the staff report.

Councilmember Soria moved, seconded by Mayor Pro Tem Rebollo, to adopt an Uncodified Ordinance approving an amended and restated Development Agreement the Green City LLC., Commercial Cannabis related to Permit Application No. 18-074, and to replace Development Agreement No. 724 for expanding of square footage within the existing building, and change of name of business, for a commercial cannabis business at 2939 S. Vail Ave. The motion carried by the following vote:

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

17. Adoption and Second Reading by Waiving Full Reading and Reading by Title Only, of an Uncodified Ordinance Approving an Amended and

Restated Development Agreement Related to Application #18-027 and
Replacing Commercial Cannabis Development Agreement No. No. 727

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

Councilmember Soria moved, seconded by Councilmember Argumedo, to adopt an Uncodified Ordinance approving an amended and restated Development Agreement with ABC Commerce, LLC related to Commercial Cannabis Permit Application No. 18-027, and to replace Development Agreement No. 727 for changing ownership of an approved commercial cannabis business at 6915 E. Slauson Ave. Director of Administrative Services and City Clerk Shumway read the title of an Ordinance. The motion carried by the following vote:

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

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Mayor Pro Tem Rebollo congratulated Commerce Crash girls 14th and 16th for placing high at the tournament in Las Vegas, the aquatics program for performing outstanding, and Soccer Hearts dominating on the field.

Mayor Mendoza reported that he attended the Grand Opening of Mausoleum on February 11, 2022, participated in the Neighborhood Watch meeting on February 17, 2022, and drove the Citadel bus to check on the services provided. Mayor Mendoza announced that the City would be reinstating Notary services starting March 1, 2022. March 1, 2022, also marks a landmark in his life of two years of sobriety.

ADJOURNMENT

Meeting adjourned at 8:08 p.m.