Ernesto Gonzalez Kevin Lainez Annelle Grajeda Evelyn Serfozo Johncito Peraza Chairperson Vice Chairperson Commissioner Commissioner Commissioner



COMMERCE CITY HALL Council Chambers

5655 Jillson Street Commerce, CA 90040 Phone: (323) 722-4805 Fax: (323) 726-6231

AGENDA

SPECIAL MEETING OF THE PLANNING COMMISSION

WEDNESDAY, MAY 29, 2019 - 6:30 P.M.

CALL TO ORDER

Chairperson Gonzalez

FLAG SALUTE / INVOCATION

Chairperson Gonzalez

ROLL CALL

PUBLIC COMMENT

The public is given this opportunity to address the Planning Commission on any matter within its responsibility. Discussion or deliberation will not be entered into at this time in accordance with the Brown Act.

APPROVAL OF MINUTES

The Commission will review for approval the minutes of the Regular Meetings held on August 22, 2018 and September 26, 2018.

SCHEDULED MATTERS

1. Presentation –General Plan Update

Consultant, MIG, will give a presentation on the

General Plan Update.

Staff Recommendation: Receive and file

presentation.

2. Home Occupation Permit No. 310 5423 East Village Drive

Hemantkumar Bhakta 5423 East Village Drive Commerce, CA 90040

A request for a Home Occupation Permit to allow the operation of a home office use in conjunction with a life insurance business. Per the Commerce Municipal Code Chapter 19.39, Division 12, a Home Occupation Permit is required to establish a home occupation use in the R-1 (Single Family Residential) Zone. Planning Commission Special Agenda May 29, 2019 Page 2

Staff Recommendation: Approval with conditions pursuant to Resolution 19-04.

PUBLIC HEARINGS

For each of the following items the public will be given an opportunity to speak. After a staff report, the chair will open the public hearing. At that time the applicant will be allowed to present the case. Members of the public will then be allowed to speak. After all have spoken, the applicant will be allowed to summarize briefly, and then the hearing is closed. Commissioners may ask the speaker questions.

Conditional Use Permit No. 534 4341 E. Washington Boulevard Tim Byus 1295 Federal Avenue, #19 Los Angeles, CA 90025

A request to allow the establishment of a new unmanned Wireless Telecommunications Facility that consists of a seventy-five (75) foot high monopole designed to resemble a pine tree within the City's M-2 Zoning District. Per Section, 19.27.030 of the Commerce Municipal Code, building or ground-mounted cellular, personal communications service ("pcs"), or other wireless antennas are subject to the conditional use permit process.

Staff Recommendation: Approval with conditions

4. Citadel Outlets Expansion and 10-Acre Development Project (continued from May 22, 2019 Planning Commission Meeting) Steve Craig/Craig Realty Group 100 Citadel Drive Commerce, CA 90040

The Applicant requests approval of a Development Agreement and Zone Change to rezone Area 1 and Area 2 from the M-2 Zone to the C-2 Zone; a Development Agreement and Zone Change to rezone Area 3 from the C-2 Zone to the C-2/PF/M2 Zone; and a Master Sign Plan for Area 1, Area 2, and Area 3 (collectively referred to as "the proposed Project").

Staff Recommendation: Adopt a resolution recommending and transmitting to the City Council:

1) certification of the Final Environmental Impact Report for the Citadel Outlets Expansion and 10-Acre Development Project (SCH No. 2016091024);

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2) approval of Development Agreement No. 18-032; and 3) approval of Development Agreement No. 18-033.

COMMISSION REPORTS

STAFF REPORTS

AJOURNMENT

Agenda and written materials are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular Planning Commission meeting) in the City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California.