



# AGENDA

## COMMERCE PLANNING COMMISSION

MEETING DATE: MAY 22, 2013  
TIME: 6:30 P.M.  
PLACE: CITY COUNCIL CHAMBERS, 5655 JILLSON STREET

### PLANNING COMMISSION MEMBERS

**JOHN DIAZ**  
**CHAIRPERSON**

**JORGE MONTES**  
**VICE CHAIRPERSON**

**JULISSA ALTAMIRANO**  
**COMMISSIONER**

**NANCY BARRAGAN**  
**COMMISSIONER**

**ANNELLE GRAJEDA**  
**COMMISSIONER**

1. MEETING CALLED TO ORDER
2. PLEDGE OF ALLEGIANCE & INVOCATION BY COMMISSIONER GRAJEDA
3. ROLL CALL
4. APPROVAL OF MINUTES: February 27, 2013
5. PUBLIC COMMENT

The public is given this opportunity to address the Planning Commission on any matter within its responsibility. At the discretion of the Commission, speakers may be limited to five minutes each.

## 6. 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.

- A. Low Impact Development (LID) Ordinance
- City of Commerce  
2535 Commerce Way  
Commerce, CA 90040
- Recommendation to City Council to adopt the Low Impact Development (LID) Ordinance in accordance with Order No. R4-2012-1075, National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit and Waste Discharge Requirement for storm water and non-stormwater discharges.
- Staff Recommendation: Recommend adoption of LID Ordinance to City Council
- B. Conditional Use Permit No. 478  
2500 S. Eastern Avenue
- Ray Malhotra  
5440 Telegraph Rd.  
Commerce, CA 90040
- A request for a conditional use permit to allow an establishment of a vehicle maintenance facility, in the C/M-1 (Commercial/manufacturing) Zone.
- Staff Recommendation: Conditional Approval
- C. Conditional Use Permit No. 484  
5505, 5519, and 5533 E.  
Washington Boulevard
- RPI Investments Inc.  
5220 Pacific Concourse Dr., Suite 130  
Los Angeles, CA 90045
- A request for a conditional use permit to allow for the construction of a new 2,120 square foot Rolling Pin Donut Shop with a drive-through in the City's C/M-1 zone.
- Staff recommendation: Conditional approval
- D. Conditional Use Permit No. 485  
5505, 5519, and 5533 E.  
Washington Boulevard
- RPI Investments Inc.  
5220 Pacific Concourse Dr., Suite 130  
Los Angeles, CA 90045
- A request for a conditional use permit to allow for the construction of a new 3,330 square foot drive-through restaurant in the City's C/M-1 zone

Staff recommendation: Conditional approval

- E. Variance No. 13-02  
5505, 5519, and 5533 E.  
Washington Boulevard

RPI Investments Inc.  
5220 Pacific Concourse Dr., Suite 130  
Los Angeles, CA 90045

A request for a variance to allow for a reduction in the required perimeter landscaping in the City's C/M-1 zone.

Staff Recommendation: Conditional approval

- F. Variance No. 13-03  
7050 Lanto Street

Jorge Gamboa  
P.O. Box 1201  
Montebello, CA 90640

A request for two variances: The first is to construct a new two-story triplex with four attached 2-car garages on an existing legal nonconforming lot that has less than the minimum 7,500 square feet of land area required. The second variance is for a proposed front porch encroachment into the required front yard setback, in the R-3 (Medium Multiple Residential) Zone.

Staff Recommendation: Conditional approval

## 7. SCHEDULED MATTERS

The public may speak to any scheduled matter when it is called. Each speaker may be limited to five minutes at the discretion of the Commission.

- A. Green Streets Policy

City of Commerce  
2535 Commerce Way  
Commerce, CA 90040

A discussion on the proposed Green Streets Policy adoption in accordance with Order No. R4-2012-1075, National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit and Waste Discharge Requirements for storm water and non-stormwater discharge.

Staff Recommendation: Receive and File

- B. I-710 LAC APPOINTMENT

City of Commerce  
2535 Commerce Way  
Commerce, CA 90040

The Planning Commission will appoint a

C. GREENZONE WORKING GROUP  
APPOINTMENT

representative and a alternate to the I-710 LAC  
City of Commerce  
2535 Commerce Way  
Commerce, CA 90040

The Planning Commission will appoint a  
representative and an alternate to the Greenzone  
Working Group.

8. COMMISSION REPORTS
9. STAFF REPORTS
10. ADJOURNMENT