

Nancy Barragan      Chairperson  
Julissa Altamirano      Vice Chairperson  
Miguel A. Alvarado      Commissioner  
John Diaz      Commissioner  
Ernesto Gonzalez      Commissioner



**COMMERCE CITY HALL**  
**Council Chambers**  
5655 Jillson Street  
Commerce, CA 90040  
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## AGENDA

### REGULAR MEETING OF THE PLANNING COMMISSION

**WEDNESDAY, APRIL 27, 2016 – 6:30 P.M.**

#### CALL TO ORDER

Chairperson Barragan

#### FLAG SALUTE / INVOCATION

Commissioner Alvarado

#### 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.*

#### 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.

1. Conditional Use Permit No. 507  
4846 South Eastern Avenue

Virginia Flores  
5575 Sheila Street  
Commerce, CA 90040

A request to allow for the on-site sale and consumption of alcoholic beverages (Type 41, On-Sale Beer and Wine, only) in conjunction with an existing fast food restaurant within the "Food Plaza", located in the City's C/M1 (Commercial Manufacturing) zoning district. Pursuant to Chapter 19.31, Division 3 of the Commerce Municipal Code (CMC), a CUP is required for on-site consumption of alcoholic beverages in conjunction with food sales.

Staff Recommendation: Approval with Conditions

2. Variance No. 15-05  
4906 Nobel Street

Lucio Rivera  
3006 South Vermont Avenue, #190  
Los Angeles, CA 90007

A request to allow for the construction of a new two story, 1,159 square foot single-family residence on a legal nonconforming lot that has less than the minimum lot size as required for properties in an R-2 (Light Multiple Residential) zone. Per section 19.07.030 (Development Standards) of the Commerce Municipal Code (CMC), a minimum lot area of 5,000 square feet is required for a duplex unit in the R-2 zone and 3,000 square feet of land area per unit is required for two single-family residences. While the CMC does not expressly state the minimum lot size for one single-family residence in the R-2 zone, the City's practice has been to require at least 4,000 square feet in these instances.

Staff Recommendation: Approval with Conditions

## 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.**