

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



**COMMERCE CITY HALL**  
**Council Chambers**  
5655 Jillson Street  
Commerce, CA 90040  
Phone: (323) 722-4805  
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## AGENDA

### REGULAR MEETING OF THE PLANNING COMMISSION

WEDNESDAY, JUNE 26, 2019 – 6:30 P.M.

#### CALL TO ORDER

Chairperson Gonzalez

#### FLAG SALUTE / INVOCATION

Vice Chairperson Lainez

#### ROLL CALL

**REORGANIZATION:** The Commission will reorganize and select a Chairperson and Vice Chairperson.

#### 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 of the minutes of the Regular Meeting held on October 24, 2018.

#### SCHEDULED MATTERS

1. Home Occupation Permit No. 311  
2583 Boris Avenue

Priscilla Cano  
2583 Boris Avenue  
Commerce, CA 90040

Staff presentation for the operation of a home office use in conjunction with a mobile kettle corn business.

Staff Recommendation: Receive and file presentation

## 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.

2. Plot Plan No. 992 and Conditional Use Permit No. 533  
6210 Garfield Avenue

Brett Henry  
on behalf of Trojan Storage of Commerce  
1732 Aviation Boulevard, Suite 217  
Redondo Beach, CA 90278

A request for approval of a Plot Plan and Conditional Use Permit to allow a self-storage facility and the construction of two storage buildings measuring approximately 213,640 square feet of building area within a 5.39 acre (234,690 square feet) site in the City's M-2 (Heavy Industrial) zoning district. Pursuant to Chapter 19.39 Division 10 (Site Plan Review) of the Commerce Municipal Code (CMC), a Plot Plan Review is required for any new building or structure in excess of 25,000 square feet in area and Pursuant to 19.31.650 of the Commerce Municipal Code, the establishment of any new mini-warehousing, self-storage or public warehousing are subject to the conditional use permit process within the M-2 Zone.

Staff Recommendation: Approval with conditions

3. Conditional Use Permit No. 535  
5300 East Washington Boulevard

Fredy Cordova  
on behalf of El Cafetalito Restaurant  
  
Sonia Huitron  
7649 Red Mountain Drive  
Riverside, CA 92509

A request to allow for on-site sale and consumption of alcoholic beverages (Type 41, On-Sale Beer and Wine, only) at a sit-down restaurant 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

**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.**