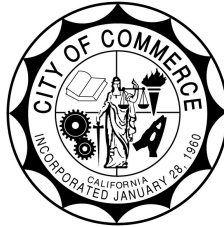


Kevin Lainez  
Ernesto Gonzalez  
Annelle Grajeda  
Evelyn Serfozo  
Johncito Peraza

Chairperson  
Vice Chairperson  
Commissioner  
Commissioner  
Commissioner



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

### SPECIAL MEETING OF THE PLANNING COMMISSION

**TUESDAY, JULY 30, 2019 – 6:30 P.M.**

#### CALL TO ORDER

Chairperson Lainez

#### FLAG SALUTE / INVOCATION

Commissioner Serfozo

#### 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.*

#### SCHEDULED MATTERS

1. Special Use Permit No. 19-01  
5933 Telegraph Road

Pasadena Pumpkins/Guy Taghavi  
1065 East Covina Hills Road  
Covina, CA 91724

A request for a Special Use Permit to allow for a Pumpkin Patch that would take place starting on October 1, 2019 and running through October 31, 2019 at the property located at 5933 Telegraph Road. Pursuant to the Commerce Municipal Code Chapter 19.39, Division 11, a Carnival, Fair, and other similar outdoor entertainment uses are permitted in any nonresidential zone on a temporary basis subject to the review and approval of a Special Use Permit.

Staff Recommendation: Approve with conditions

#### 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.

This item was continued from the meeting of June 26, 2019.

Staff Recommendation: Approve with conditions

- 3. Plot Plan No. 993  
1270 Goodrich Boulevard

Matthew Simon  
3293 Pacific Avenue  
Long Beach, CA 90807

Request for a Plot Plan to allow the construction of a new warehouse/manufacturing building measuring approximately 174,315 square feet 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.

Staff Recommendation: Approve with conditions

- 4. Public Hearing to consider adopting Resolutions recommending the approval or denial of the development agreements related to the City's Commercial Cannabis Permitting

Program to the City Council. A complete list of the development agreements being considered by the Planning Commission is included in Table 1:

<b>TABLE 1 – Applicant Development Agreements for Consideration w/ Type &amp; Zone</b>				
<b>App. #</b>	<b>Applicant</b>	<b>Type</b>	<b>Zone</b>	<b>Address</b>
18-005	Heng Xin Int'l, Corp.	C/M/D/RD	M2	6557 Flotilla Street "A"
18-006	California Green World, LLC	C/M/D/RD	M2	5401 Sheila Street
18-013	RD Commerce	C/M/D/RD	M2	6915 East Slauson Avenue
18-046	Septem Leaf Corp.	C/M/D/RD	M2	6557 Flotilla Street "B"
18-053	RS Innovations, LLC	M/D/RD	M2	4170 E. Washington Boulevard

Staff Recommendation: Commission discretion

**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.**