

Agendas and other writings that will be distributed to the Councilmembers and Commissioners in connection with a matter subject to discussion or consideration at this meeting and that are not exempt from disclosure under the Public Records Act, Government Code Sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22, are available for inspection following the posting of this agenda in the City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California, and the Central Library, 5655 Jillson Street, Commerce, California, or at the time of the meeting at the location indicated below.

**AGENDA FOR THE CONCURRENT REGULAR MEETINGS OF  
THE CITY COUNCIL OF THE CITY OF COMMERCE AND  
THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION  
COUNCIL CHAMBERS  
5655 JILLSON STREET, COMMERCE, CALIFORNIA**

**TUESDAY, FEBRUARY 3, 2009 – 6:30 P.M.**

**CALL TO ORDER**

Mayor/Chairperson Argumedo

**PLEDGE OF ALLEGIANCE**

Scott Wasserman  
Assistant Director of Parks and Recreation

**INVOCATION**

Councilmember/Commissioner Fierro

**ROLL CALL**

City Clerk/Assistant Secretary Olivieri

**APPEARANCES AND PRESENTATIONS**

**PUBLIC COMMENT**

Citizens wishing to address the City Council/Commission on any item on the agenda or on any matter not on the agenda may do so at this time. However, State law (Government Code Section 54950 et seq.) prohibits the City Council/Commission from acting upon any item not contained on the agenda posted 72 hours before a regular meeting and 24 hours before a special meeting. Upon request, the City Council/Commission may, in their discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the City Council/Commission. Request to address City Council/Commission cards are provided by the City Clerk/Assistant Secretary. If you wish to address the City Council/Commission at this time, please complete a speaker's card and give it to the City Clerk/Assistant Secretary prior to commencement of the City Council/Commission meeting. Please use the microphone provided, clearly stating your name and address for the official record and courteously limiting your remarks to five (5) minutes so others may have the opportunity to speak as well.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

No person shall make any remarks which result in disrupting, disturbing or otherwise impeding the meeting.

**CONSENT CALENDAR**

# CONCURRENT REGULAR COUNCIL/CDC AGENDA

2/3/09 – 6:30 p.m.

Page 2 of 4

Items under the Consent Calendar are considered to be routine and may be enacted by one motion. Each item has backup information included with the agenda, and should any Councilmember/Commissioner desire to consider any item separately he/she should so indicate to the Mayor/Chairperson. If the item is desired to be discussed separately, it should be the first item under Scheduled Matters.

1. Approval of Warrant Register No. 13, dated February 3, 2009

The **City Council** and **Commission** will consider for approval, respectively, the bills and claims set forth in Warrant Register No. 13, dated February 3, 2009.

2. Purchase Agreement with Xerox Corporation for Xerox 6100 High Speed Digital Production System

The **City Council** will consider for approval a Purchase Agreement with Xerox Corporation for the Xerox 6100 High Speed Digital Production System (S/N H2L112608) currently being leased to the City of Commerce for scanning and printing a variety of in-house City jobs, including Council and Commission agendas, flyers, event programs, brochures and newsletters, and authorizing staff to execute said Agreement on behalf of the City.

3. Approval of Federal Transit Administration Policies

The **City Council** will consider, and take the appropriate action with respect to, approval of the Federal Transit Administration policies required for the Transportation Services Department. These policies include the Disadvantaged Business Enterprise (DBE) Plan, Echo Drawdown, Grant Project Monitoring, Procurement Policies and the Maintenance Plan and Procedure Manual.

4. Hybrid Vehicle Purchase

The **City Council** will consider for approval authorizing staff to proceed with the purchase of one (1) Toyota Camry Hybrid sedan from Carson Toyota to replace a 2002 Ford Crown Victoria.

5. A Resolution of the City Council of the City of Commerce Revising Certain Planning Related Fees

The **City Council** will consider for approval and adoption a proposed Resolution revising certain planning related fees, which have not been updated since 1992.

6. A Resolution of the City Council of the City of Commerce Declaring that Weeds, Brush, Rubbish and Refuse Upon or in Front of Specified Property in the City are a Seasonal and Recurrent Public Nuisance, and Declaring its Intention to Provide for the Abatement Thereof

The **City Council** will consider for approval and adoption a proposed Resolution declaring that weeds, brush, rubbish and refuse upon or in front of specified property in the City are a seasonal and recurrent public nuisance, and declaring its intention to provide for the abatement thereof and designating the City Council meeting of February 17, 2009, at 6:30 p.m. as the date and time for the hearing of protests in connection therewith. The Los Angeles County Agricultural Commissioner/Director of Weights and Measures will mail notices, as required by the Government Code, to the designated property owners upon receipt of City Council approval.

# CONCURRENT REGULAR COUNCIL/CDC AGENDA

2/3/09 – 6:30 p.m.

Page 3 of 4

## PUBLIC HEARINGS

### SCHEDULED MATTERS

7. Presentation by College of Instrument Technology

The **Commission** will receive and take the appropriate action with respect to, a presentation by Harold Durbin, from the College of Instrument Technology, on the proposed use of Commission-owned property to train and certify returning United States Veterans in trucking and heavy equipment operation.

8. Authorization to Prepare Final Purchase and Sale Agreement Between the Commission, City and Zvi and Betty Ryzman, as Trustees of the Ryzman Family Trust, for the Purpose of Redevelopment, Regarding Disposition of Certain Commission-owned Real Property Known as Assessor Parcel Numbers: 6336-018-903 and 6336-018-909 and a Portion of Assessor Parcel Numbers: 6336-018-904 and 6336-018-906, and Regarding Disposition of Certain City-owned Real Property Known as Assessor Parcel Number: 6336-018-902, and Respective Resolutions Relating Thereto

The **City Council and Commission** will consider for approval the preparation of the final Purchase and Sale Agreement between the Commission, City and Zvi and Betty Ryzman, as Trustees of the Ryzman Family Trust, for the purpose of redevelopment, regarding the disposition of the real property identified above, and the respective Resolutions relating thereto, which will be considered for approval by the Commission and Council following a joint public hearing thereon scheduled for February 10, 2009.

9. Commission/Committee Appointment

The **City Council** will make the appropriate appointment to the following Committee: I-710 Local Advisory Committee (Ad Hoc).

## ORDINANCES AND RESOLUTIONS

10. An Ordinance of the City of Commerce, California, Revising Section 2.20.010 of Chapter 2 ("Compensation") of the Municipal Code With Respect to Compensation of Councilmembers – Second Reading

The **City Council** will consider for approval and adoption a proposed Ordinance revising Section 2.20.010 of Chapter 2 ("Compensation") of the Municipal Code with respect to compensation of Councilmembers.

The Council approved the proposed Ordinance for first reading on January 20, 2009.

## CITY COUNCIL/COMMISSION REPORTS

### RECESS TO CLOSED SESSION

11. Pursuant to Government Code §54956.8,

A. The **Commission** will confer with its real property negotiators, Jorge Rifa, Bob Zarrilli and John Yonai, with respect to real estate negotiations, including proposed price and other terms, concerning the proposed Commerce Boardwalk (Urban Entertainment Center) Project, located along Telegraph Road, South of Gaspar Avenue and North of the Commerce Casino [Tubeway Avenue], at 5809, 5819, 5823, 5901/5903, 5933, 5959, 6001, 6003 and 6051

# CONCURRENT REGULAR COUNCIL/CDC AGENDA

2/3/09 – 6:30 p.m.

Page 4 of 4

Telegraph Road; 2240 Gaspar Avenue; 2311, 2322 and 2366 Travers Avenue and 2331 Tubeway Avenue, Commerce California; Frazee Commerce Properties, Ltd, including proposed price and other terms, concerning 2366 Travers Avenue, Commerce, California; Justman Family Trust, Morley Justman Co., Trustee, including proposed price and other terms, concerning 5823 Telegraph Road, Commerce, California; Russell E. Justman, including proposed price and other terms, concerning 5819 Telegraph Road, Commerce, California, and California Commerce Club, Inc., including proposed price and other terms concerning 6051 Telegraph Road and 2331 Tubeway Avenue, Commerce, California.

- B.** The City Council will confer with its real property negotiators, Jorge Rifa, Jim Jimenez and Bob Zarrilli, with respect to real estate negotiations with Cathasha Cabrielle, Owner/Director, including proposed price and other terms, concerning real property located at 32900 Conifer Camp Road, Arrowbear, California, commonly referred to as Camp Conifer.

**12.** Pursuant to Government Code §54956.9(a),

- A.** The **Commission** will confer with its legal counsel, and take the appropriate action, with respect to the pending litigation of Commerce Community Development Commission v. Zvi (AKA Harry) Ryzman and Betty Ryzman, as Trustees of the Ryzman Family Trust, U/D/T August 20, 1989, F/B/O The Ryzman Family, et al., Superior Court of the State of California, County of Los Angeles, Central District, Case No. BC343619.
- B.** The **City Council** will confer with its legal counsel, and take the appropriate action, with respect to the pending litigation of Steven Shawn Bagne, et al. v. City of Commerce, et al., Superior Court of the State of California, County of Los Angeles, Case No. BS116198.
- C.** The **City Council** will confer with its legal counsel, and take the appropriate action, with respect to the pending litigation of Show Media, LLC, v. City of Commerce, Superior Court of the State of California, County of Los Angeles, Central Division, Case No. BC388013.

**13.** Pursuant to Government Code §54956.9(b),

- A.** The **City Council** will confer with its legal counsel, and take the appropriate action, with respect to significant exposure to litigation in one potential case.
- B.** The **Commission** will confer with its legal counsel, and take the appropriate action, with respect to significant exposure to litigation in one potential case.

## **ADJOURNMENT**

Adjourn in memory of Raul Diaz, father of City employee Raul Anthony Diaz, to Tuesday, February 10, 2009, at 6:30 p.m. in the City Council Chambers.

**LARGE PRINTS OF THIS AGENDA ARE AVAILABLE UPON REQUEST  
FROM THE CITY CLERK'S OFFICE, MONDAY-FRIDAY,  
8:00 A.M. - 6:00 P.M.**