

Commerce City Hall
Council Chambers
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Salvador Gutierrez Chairperson
Ernesto Gonzalez Vice Chairperson
Annelle Grajeda Commissioner
Anabel Barragan Commissioner
Jesus Dimas Commissioner

Wednesday, January 21, 2026 - 6:30 PM

Agenda

Regular Meeting of the Planning Commission

Council Chambers
2535 Commerce Way, Commerce CA 90040

CALL TO ORDER

Chairperson Gutierrez

ROLL CALL

FLAG SALUTE/INVOCATION

PUBLIC COMMENT

Citizens wishing to address the Planning Commission on any item on the agenda or on any matter not on the agenda may do so at this time. State law (Government Code Section 54950 et seq.) prohibits the Planning Commission from taking action or engaging in discussion on a specific item unless it appears on a posted agenda. Upon request, the Planning Commission may, in their discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the Planning Commission. If you wish to address the Planning Commission at this time, please complete a speaker's card prior to commencement of the Planning Commission meeting. Please limit your remarks to three (3) minutes.

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.

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

SCHEDULED MATTERS

1. Conditional Use Permit (CUP) No. 25-05 (CEQA Exemption Section 15301 - Class 1, Existing Facilities)

The Planning Commission will consider allowing an establishment primarily engaged in general automotive and collision repair at an existing commercial/industrial facility located at 5920 East Washington Boulevard, Commerce, CA 90040, in the City's Commercial Manufacturing ("C/M-1") zoning district.

Attachments: [Staff Report](#)
[Attachment A - Resolution PC 25-15](#)
[Attachment B - Site/Floor Plans](#)
[Attachment C - Notice of Exemption](#)

2. Conditional Use Permit ("CUP") No. 25-10 (CEQA Exemption Section 15301 - Class 1, Existing Facilities)

The Planning Commission will consider:

- 1) Adopting Resolution No. 25-23, approving Conditional Use Permit No. 25-10 to change the current on-site Type 41 alcohol license (On-Sale Beer & Wine - Eating Place) to a Type 47 alcohol license (On-Sale General - Eating Place) within an existing sit-down restaurant and future expansion area, finding the project consistent with the Commerce Municipal Code ("CMC"), the General Plan, and compatible with surrounding uses; and
- 2) Directing staff to file a Notice of Exemption pursuant to CEQA for the Project.

Attachments: [Staff Report](#)

[Plans](#)

[Draft Resolution PC 25-13](#)

[Notice of Exemption](#)

3. Plot Plan Review No. 22-04 (Time Extension)

The Planning Commission is considering approving the applicant's request for a two-year time extension of the approved Plot Plan Review No. 22-04 for the property located at 2425 S. Malt Avenue, Commerce, California, within the Heavy Manufacturing (M-2) zoning district. Pursuant to Commerce Municipal Code ("CMC") Chapter 19.39, a Site Plan Review approval shall lapse and become void one year from the effective date unless a right to use is established or a time extension is granted in accordance with the Municipal Code.

Attachments: [Staff Report](#)

[Site Plan Review 22-04 Staff Report](#)

4. Site Plan Review No. 25-02 - Continuance of the Item to the Next Regular Planning Commission Meeting on February 18, 2026.

The Planning Commission will consider continuing the previous notice item regarding a request from Adrian Comstock, Comstock Gage LLC, regarding a Site Plan Review (No. 25-02) to allow the construction of 65 attached, 3-story condominiums on 3 acres ("Project"). The proposed development is part of the approved Modelo Specific Plan project area located at 7316 Gage Avenue and 6364 Zindell Avenue (Assessor's Parcel Numbers 6357-018-005, 6357-019-904, 6357-019-905 AND 6357-018-900).

STAFF REPORTS

COMMISSION REPORTS

ADJOURNMENT

Written materials distributed to the Planning Commission are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular Planning Commission meetings) in the City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California, and the Central Library, 5655 Jillson Street, Commerce, California.

Meeting facilities are accessible to persons with disabilities. In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, notify the Office of the City Clerk at (323) 722-4805 at least 24 hours prior to the meeting.