



# City of Commerce

## Meeting Minutes

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Tuesday, November 25, 2025 - 6:55 PM

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### Special Meeting

#### **6:55 P.M. - CITY COUNCIL MEETING**

#### **CALL TO ORDER**

*Mayor Altamirano called the Special Meeting to order at 7:02 p.m.*

#### **ROLL CALL**

**Present:** 5 - Mayor Altamirano  
Mayor Pro Tem Lainez  
Councilmember Argumedo  
Councilmember Garcia  
Councilmember Rebollo

#### **APPEARANCES AND PRESENTATIONS**

##### **1. Presentation from Central Basin Municipal Water District**

*Presentation was moved to the Regular City Council Meeting and presented during Public Comment.*

#### **PUBLIC COMMENT**

*There were no individuals wishing to address the City Council on any Special Agenda items.*

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**SCHEDULED MATTERS**

2. Resolution to Approve a Land Exchange Agreement for the Properties Located at 7316 Gage Avenue ("DEVELOPER'S PROPERTY") and 6364 Zindell Avenue ("City Property") (Assessor's Parcel Numbers ("APN'S") 6357-018-005, 6357-019-904, 6357-019-905 and 6357-018-900, Collectively "Modelo Project Site"), in the City of Commerce

**Attachments:** [Staff Report](#)

[Resolution No.](#)

[Exhibit A - Vesting Tract Map No. 83334](#)

[Exhibit B - Land Exchange Agreement](#)

*Items No. 2 and 3 were discussed together, and will be recorded separately.*

*Community Services Director Serrano, City Attorney Tapia, and Developer Adrian Comstock provided presentations on the item.*

*City Attorney Tapia included an additional Condition No. 6 in the Resolution: "Comstock and City must reach a written agreement regarding Comstock's assistance in providing temporary space for City Recreation uses." The City will also need to complete a written agreement with Comstock for this condition.*

*City Attorney Tapia recommended that the Council entertain a motion for both Item nos. 2 and 3 at the same time.*

**Councilmember Argumedo moved, seconded by Mayor Altamirano, to approve as amended Resolution No. 25-75 with the addition of Condition No. 6 as stated by City Attorney Tapia: "Comstock and the City will reach a written agreement regarding Comstock's assistance in providing temporary space for City Recreation uses;" and the Land Exchange Agreement between the City of Commerce and Comstock Gage, LLC for the properties located at 7316 Gage Avenue ("Developer's Property") and 6364 Zindell Avenue ("City Property"). The motion carried by the following vote:**

**Ayes:** 5 - Mayor Altamirano, Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

3. Resolution to Approve Final Tract Map No. 83334, Subdivision Improvement Agreement, and Securities Associated with the Division of Land for the Properties Located at 7316 Gage Avenue ("DEVELOPER'S PROPERTY") and 6364 Zindell Avenue ("CITY PROPERTY") (Assessor's Parcel Numbers ("APN'S") 6357-018-005, 6357-019-904, 6357-019-905 And 6357-018-900, Collectively "Modelo Project Site"), in the City of Commerce

Attachments: [Staff Report](#)

[Resolution No.](#)

[Exhibit A - Vesting Tract Map No. 8334](#)

[Exhibit B - Subdivision Improvement Agreement](#)

*Items No. 2 and 3 were discussed together, and will be recorded separately.*

*Community Services Director Serrano, City Attorney Tapia, and Developer Adrian Comstock provided presentations on the item.*

*City Attorney Tapia included an additional Condition No. 6 in the Resolution: "Comstock and City must reach a written agreement regarding Comstock's assistance in providing temporary space for City Recreation uses." The City will also need to complete a written agreement with Comstock for this condition.*

*City Attorney Tapia recommended that the Council entertain a motion for both Item nos. 2 and 3 at the same time.*

**Councilmember Argumedo moved, seconded by Mayor Altamirano, to approve as amended Resolution No. 25-76 with the addition of Condition No. 6 as stated by City Attorney Tapia: "Comstock and the City will reach a written agreement regarding Comstock's assistance in providing temporary space for City Recreation uses;" approving Final Tract Map No. 83334, for the properties located at 7316 Gage Avenue ("Developer's Property") and 6364 Zindell Avenue ("City Property") and authorizing staff to release the map for final recordation; and approving a Subdivision Improvement Agreement for required public improvements associated with the final map in compliance with Subdivision Map Act § 66462. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Altamirano, Mayor Pro Tem Lainez, Councilmember Argumedo, Councilmember Garcia, and Councilmember Rebollo

## **ADJOURNMENT**

*Mayor Altamirano adjourned the meeting at 8:33 p.m.*