



# STAFF REPORT

## SITE PLAN REVIEW NO. 25-02

**TO:** Planning Commission

**FROM:** Community Development Department

**DATE:** February 18, 2026

**CASE NO.:** Site Plan Review ("SPR") No. 25-02  
(CEQA Final Environmental Impact Report ("FEIR") (State Clearinghouse No. 2019080312))

**REQUEST:**

To allow the construction of a 65-unit, 3-story condominium development on 3 acres as part of the approved Modelo Specific Plan project area located at 7316 Gage Avenue and 6364 Zindell Avenue (Assessor's Parcel Numbers ("APNs") 6357-018-005, 6357-019-904, 6357-019-905 and 6357-018-900) (hereinafter, the "Project").

**LOCATION:** 7316 Gage Avenue and 6364 Zindell Avenue  
Commerce, CA 90040  
(APNs: 6357-018-005, 6357-019-904, 6357-019-905 and 6357-018-900)

**APPLICANT:** Comstock Realty Partners (Adrian Comstock)  
1801 Century Park East, Suite 1095  
Los Angeles, CA 90067

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission of the City of Commerce ("Planning Commission") provide direction on the following:

- 1) Provide input on the architectural design for the project;
- 2) Direct staff to prepare a resolution of approval to approve the project;
- 3) Direct staff to prepare a resolution of denial to deny the project;
- 4) Continue the project to allow staff and the applicant additional time to revise the building design and elevations to address the Planning Commission's input; and/or
- 5) Provide staff with further direction.

**PUBLIC HEARING NOTICE:**

The public hearing notice was published in the Los Cerritos News on November 11, 2026, and mailed to property owners within 500 feet of the project site. The proposed project was originally noticed for November 19, 2025, but was continued on December 17, 2025 and January 21, 2026 to February 18, 2026.

**ATTACHMENTS:**

Architectural Plans, including:

- A) Original plans dated July 31, 2025 and
- B) Latest plans dated February 2, 2026

**LAND USE, ZONING AND APPLICABLE REGULATIONS:**

Project Site - Land Use & Applicable Regulations	
General Plan Designation:	Modelo Specific Plan
Zoning:	Modelo Specific Plan
Applicable Zoning Regulations:	1) Commerce Municipal Code (“CMC”) Section 19.39 Division 10, Site Plan Review. 2) CMC Section 19.39.680 Basis for Approval.

**SURROUNDING ZONING AND LAND USES:**

Direction	Zoning	Land Use
North	C/M-1 M-1 R-3	Commercial Industrial Public Facilities Low Density Residential High Density Residential
South	NA	Rio Hondo River Single-Family Dwellings in Bell Gardens
East	C/M-1	I-5 Freeway Commercial Manufacturing
West	R-3	Low Density Residential High Density Residential

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., “CEQA”) and its implementing regulations (14 Cal. Code of Regs. §§ 15000 et seq., the “CEQA Guidelines”), the City has evaluated the environmental impacts associated with the Project. Potential impacts of the Project were previously analyzed and mitigated by the Final Environmental Impact Report (“FEIR”) (State Clearinghouse No. 2019080312) for the Modelo Project, certified on February 22,

2022. The FEIR adequately describes and considers the Project since the Modelo Project approval consists of a mixed-use project, including up to 850 residential units. Accordingly, the Project is not subject to further environmental review.

## **DESCRIPTION OF PROPERTY**

The Modelo Project Site is generally situated in the southernmost portion of the City of Commerce at existing Veterans Memorial Park located at 6364 Zindell Avenue, and an adjacent vacant parcel at 7316 East Gage Avenue is comprised of two contiguous sites and in combination, measure approximately 17.5 acres in size. It is adjacent to the communities of Bell Gardens, Downey, Montebello, and Pico Rivera. It is directly adjacent to, and within close proximity of Interstate Five (“I-5”) Freeway. Zindell Avenue is the primary point of access to the Modelo Project Site, although a smaller access road at the northernmost portion of the site provides access to Gage Avenue.

The first parcel, which is addressed as 7316 East Gage Avenue (red parcel below), is a vacant undeveloped lot measuring approximately eight acres and owned by Comstock Realty Partners (“Developer”). The second site, which is addressed as 6364 Zindell Street (green parcel below), measures approximately 9.4 acres and is the site of the Veterans Memorial Park (“City’s Parcel”). The Project Site is directly adjacent to the crossing of the I-5 Freeway and the Rio Hondo channel within the City of Commerce. To facilitate the development, the existing Veterans Memorial Park will be demolished and incorporated in a different form but still as a public park into the total Project Site to allow for the development of the Modelo Project.

Modelo Project Site Aerial:



Additionally, due to the previous use of the Project Site as a landfill, the Project includes the remediation of the entire Modelo Project Site to allow for safe implementation of the Project and will consist of excavating the impacted soil pursuant to a Remedial Action Plan overseen by the Los Angeles Regional Water Quality Control Board (RWQCB).

#### **BACKGROUND:**

The Modelo Project was previously approved by City Council on February 15, 2022, and February 22, 2022 at duly noticed public hearings. The Modelo Project will be developed by Comstock Realty Partners (“Developer”) and was approved to include the following construction:

- Up to 850 residential units,
- Up to 165,000 square feet of commercial uses,
- A new public community center and museum, and
- Approximately five acres of park and open space.

At the February 15 and February 22, 2022, City Council meetings, among other actions, the City Council approved the Modelo Project entitlements including:

- Site Plan Review No. 997;
- Master Sign Plan;

- Vesting Tentative Tract Map No. 83334;
- Zone Change;
- General Plan Amendment;
- Modelo Specific Plan;
- Development Agreement; and
- Environmental Impact Report (SCH# 2019080312).

In conjunction with the Modelo Project entitlements, the Developer obtained approval of a Vesting Tentative Tract Map No. 83334 to subdivide the Modelo Project Site into three (3) legal parcels and allow for airspace subdivision to allow for the sale of residential units at the Modelo Project Site. The Developer obtained approval to construct up to 850 residential dwelling units. Of these, 110 units will be offered as for-sale units. To sell these units individually, the Developer obtained approval and permission to proceed with the Vesting Map. The executed Development Agreement provided that the exchange of properties would be accomplished through the recordation of Final Vesting Tract Map 83334 and pursuant to the terms of a Land Exchange Agreement (“LEA”) between the City and Developer.

On November 25, 2025, the Applicant obtained approval of Final Tract Map No. 83334, a Subdivision Improvement Agreement for required public improvements associated with the final map, and a Land Exchange Agreement between the City of Commerce and Comstock Gage, LLC.

On August 19, 2025, the Planning Division received an application from the Applicant for a Site Plan Review for a proposed 65-unit residential condominium development in the Modelo Specific Plan. As part of the application, a site plan, floor plan, and building elevations were submitted for review. Staff reviewed the application to ensure the project aligns with the goals and objectives of the Modelo Specific Plan and complies with all development standards for residential projects. Upon reviewing the Modelo Specific Plan, staff determined that the proposed architectural style was not what was described in the Specific Plan and would not provide an aesthetically pleasing design. Since then, staff have held several meetings with the applicant to discuss the architectural and have reached an impasse on the revised elevations for the residential units.

Staff provided comments and received revised plans for the project on the following dates: July 31, 2025, November 6, 2025, December 10, 2025, January 13, 2026 and February 3, 2026. Each revision showed little to no changes.

## **ANALYSIS:**

The Applicant is seeking approval for a Site Plan Review to construct a 65-unit condominium development as part of the Modelo Project. According to Chapter 19.39 Division 10 (Site Plan Review) of the CMC, a Site Plan Review is required for any residential development with five or more dwelling units.

As previously mentioned, this project represents a small portion of a larger mixed-use development approved under the Modelo Specific Plan. The Site Plan Review process ensures that the physical layout, design, and usage of buildings or land conform to the development standards set forth by the City's zoning code—in this case, the Modelo Specific Plan.

The proposed development deviates from traditional single-family home designs, which typically feature homes facing the street, street access to the garage, and individual lots. Instead, this plan features short access roads leading to homes oriented toward open space, with pedestrian walkways to front entrances, shared driveways for garage access, and expansive open spaces shared by residents.

### **Floor Plans**

The Applicant has proposed two floor plans, ranging from 1,575 to 1,675 square feet, comprising 3- and 4-bedroom units. The 3-bedroom unit includes two baths, a kitchen, a den, a master bedroom with a walk-in closet, and a living room. The 4-bedroom unit is similar in design, except that the den serves as the fourth bedroom, and it includes 3.5 baths. A laundry room is conveniently located on the third floor near the bedrooms. All proposed residential units are three-story attached houses with two-car attached garages. Garage access is provided via a shared access road/driveway. (See Attachment A – Architectural Plans)

### **Building Design/Proposed Materials**

The Modelo Specific Plan and the CMC provide general development standards and design guidelines that protect and enhance the environment, improve the community's appearance, and deter blight and nuisance conditions. These guidelines address elements such as contextual design, landscaping, architectural treatments, and circulation.

The applicant proposes a residential development that utilizes a modern architectural style. Given the location, the building elevations must be compatible with the surrounding neighborhood by incorporating architectural elements that enhance the façades. The applicant proposes using varied exterior materials and features, including light sand stucco finish, wood siding, and lighting fixtures, to improve the appearance of the building elevations. The selected materials

demonstrate high-quality design to enhance the aesthetics of the surrounding neighborhood.

The proposed façade colors complement the building's modern architecture. The palette includes a range of earth-toned colors that complement one another, creating variety while maintaining visual consistency.

However, after staff reviewed the proposed architectural design and held several discussions with the Applicant and the architect regarding the building elevations, staff determined that the proposed elevations could incorporate additional features to further enhance the development and create a more aesthetically pleasing project. Staff believes the Applicant has provided the bare minimum for a 65-unit development and is requesting more enhancement features. Additional architectural features, such as window treatments, decorative entrances, and improved rooflines, would enhance the aesthetics of the balcony areas and strengthen the modern architectural design. These requested enhanced features and materials will be incorporated on all four elevations, including the porches and entryways.

Staff has attached the original set of plans and the latest set, which show two different modern architectural designs for the proposed project for the Commission review.

### **Open Space/Landscaping**

Under the Modelo Specific Plan, at least 50 % of units shall have a dedicated outdoor balcony area or space. The proposed elevation indicates that 100% of the units will have a balcony with a minimum of 61 square feet of private space, exceeding the stated percentage.

For common outdoor spaces, the minimum surface dimension is 20 feet, and the minimum area is 400 square feet. The proposed common open space requirement is approximately 400 square feet for the proposed development, totaling 20,080 square feet. The Applicant has provided three common open space areas linked by pedestrian and vehicular circulation systems. The two large common open spaces are approximately 3,500 and 15,000 square feet, and the small area is 1,580 square feet. Amenities, including picnic tables, a swimming pool, restrooms, a sitting area, and accent landscaping, will be distributed throughout the proposed development, with the majority located in the paseo. The Applicant has strategically located the parks in the proposed development to provide easy access to the common areas. The remaining common open space is in front of the residential units and is designed as a paseo, further enhancing the front entrances.

## Development Standards

The proposed residential development complies with the development standards in the Modelo Specific Plan. As such, the footprint and envelope of the building will be within the limits afforded by the Modelo Specific Plan. This also includes providing the minimum setbacks, height requirements, unit size, and parking requirements. The table below shows the minimum standards pursuant to the Modelo Specific Plan, as well as the Applicant's proposal.

DEVELOPMENT STANDARD	ALLOWED/ REQUIRED	PROPOSED
Min. Lot Size	None Required	3-acres
Max. Building Height	4 Stories	3-Stories
Min. Front Yard	None Required	10 feet min.
Min. Side Yard	None Required	12 feet min.
Min. Rear Yard	None Required	8 feet min.
Min. Unit Size	500 sq. ft. min.	1,467 sq. ft. min.
Open Space: Balcony & Common area	50% of unit with Balcony & 400 sq. ft. of Open Space Total	100% with balcony & 20,080 sq. ft. Open Space provided
Parking Requirements (1 space per/bedroom)	225 spaces required	225 spaces provided *

\*Note. Additional Parking spaces would be provided in the Subterranean Parking.

To ensure compliance with the Modelo Specific Plan, staff must confirm that the proposed parking arrangements meet all specified requirements. The current site plan provides 142 parking spaces, comprising 65 two-car garages and 12 open parking spaces designated for resident use. Given that the development requires 225 parking spaces, the applicant proposes to address the 83-space shortfall with temporary parking. The proposed temporary parking will provide 107 parking spaces located on the east side of the residential units. The additional permanent spaces will be provided in the subterranean parking structure. The required 83 parking spaces will be approximately 175 feet from the residential units, offering convenient access for all residents. These spaces will be exclusively allocated to the residential units, with each unit having a garage and access to guest parking within the community. This comprehensive approach to parking resolves the deficit and enhances accessibility and convenience for all residents.

## **CONCLUSION:**

After reviewing the proposed residential project, staff have determined that the development meets all applicable development standards and is consistent with the Site Plan in the Modelo Specific Plan. As for the building elevations, staff is requesting that the Planning Commission provide staff with direction on the following recommendations:

- 1) Provide input on the architectural design for the project;
- 2) Direct staff to prepare a resolution of approval to approve the project;
- 3) Direct staff to prepare a resolution of denial to deny the project;
- 4) Continue the project to allow staff and the applicant additional time to revise the building design and elevations to address the Planning Commission's input; and/or
- 5) Provide staff with further direction.

As noted above, the building analysis shows the project not only meets but exceeds the minimum requirements outlined in the Specific Plan. Furthermore, the proposal requires no variances and aligns with the Specific Plan's intent. Therefore, the proposed residential uses are both consistent with the area and with other permitted uses in the City.

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