



Monday, November 24, 2025 - 6:30 PM

Agenda

**Special 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 City Council and Successor Agency 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 City Council from taking action or engaging in discussion on a specific item unless it appears on a posted agenda. Upon request, the City Council 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. If you wish to address the City Council/Successor Agency at this time, please complete a speaker's card and give it to the City Clerk prior to commencement of the City Council 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. Approval of Minutes for the Planning Commission Meetings held on February 19, 2025, and April 16, 2025

Attachments: [Minutes - 02-19-25](#)
 [Minutes - 04-16-25](#)

2. Site Plan Review No. 25-02 - Continuance of the Item to the Next Regular Planning Commission Meeting on December 17, 2025

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).

PUBLIC HEARING

3. Site Plan Review No. 24-04 & Conditional Use Permit No. 25-06

The Planning Commission will consider a request submitted by from Bob Close of Bridge Logistics Properties for Site Plan Review ("SPR") No. 24-04 and Conditional Use Permit ("CUP") No. 25-06 to demolish an existing 201,678 square foot industrial warehouse and allow the construction of a new 127,032 square foot industrial warehouse on a 5.57 acre site ("Project"). The Project site is located at 4542 Dunham Avenue ("Property"), within the M-2 (Heavy Manufacturing) zone.

Attachments: [Staff Report](#)
 [Architectural Plans](#)
 [Resolution No. PC 25-11](#)
 [Notice of Exemption](#)

4. Conditional Use Permit No. 25-07

The Planning Commission will consider a request from FENICO, LLC for Conditional Use Permit (CUP) No. 25-07 to allow a business primarily engaged in manufacturing steel investment castings. Pursuant to Chapter 19.11, Table 19.11.030A of the Commerce Municipal Code (CMC), a CUP is required for any business involved in metal manufacturing. The Project site is located at 7136 - 7140 Slauson Avenue, within the City's M-2 (Heavy Manufacturing) zone.

Attachments: [Staff Report](#)
 [Resolution No. PC 25-14](#)
 [Notice of Exemption](#)

5. Site Plan Review No. 25-01

The Planning Commission will consider a request from Amanda Criscione of Link Logistics Real Estate Management for a Site Plan Review ("SPR") No. 25-01 to demolish three existing industrial warehouses totaling 289,422 square feet and allow the construction of a new 275,400 square foot industrial warehouse on a 12.26 acre site ("Project"). The Project site is located at 6000 South Eastern Avenue ("Property"), within the M-2 (Heavy Manufacturing) zone.

Attachments:[Staff Report](#)[Architectural Plans](#)[Resolution No. PC 25-12](#)[Notice of Exemption](#)**STAFF REPORTS****COMMISSION REPORTS****ADJOURNMENT**

Written materials distributed to the City Council are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular City Council 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.