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**Tuesday, November 25, 2025 - 6:55 PM**

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## **Agenda**

### **Special Meeting**

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

##### **CALL TO ORDER**

*Mayor/Chairperson Altamirano*

##### **ROLL CALL**

*Deputy City Clerk Park*

##### **APPEARANCES AND PRESENTATIONS**

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

##### **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**

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

The City Council will consider:

1. Adopting Resolution No. \_\_\_\_ approving 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"); and
2. Taking such additional, related, action that may be desirable.

Attachments:      Staff Report  
                         Resolution No.  
                         Exhibit A - Vesting Tract Map No. 83334  
                         Exhibit B - Land Exchange Agreement

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

The City Council will consider:

1. Adopting Resolution No. \_\_\_\_ 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; and
2. Taking such additional, related, action that may be desirable.

Attachments:      Staff Report  
                         Resolution No.  
                         Exhibit A - Vesting Tract Map No. 8334  
                         Exhibit B - Subdivision Improvement Agreement

## **CITY COUNCIL/SUCCESSOR AGENCY 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.***