



STAFF REPORT

SITE PLAN REVIEW NO. 24-05

CONDITIONAL USE PERMIT NO. 25-07

TENTATIVE TRACT MAP NO. 85085

TO: Planning Commission

FROM: Community Development Department

DATE: March 18, 2026 (Regular Meeting)

CASE NO.: Site Plan Review No. 24-05, Conditional Use Permit No. 25-07 and Tentative Parcel Map No. 85085
(CEQA Exemption Section 15302 - Class 2, Replacement or Reconstruction)

REQUEST:

To approve Site Plan Review (“SPR”) No. 24-05, Conditional Use Permit (“CUP”) No. 25-07, and Tentative Parcel Map (“TPM”) No. 85085 to allow demolition of three existing industrial warehouse buildings totaling approximately 1,203,730 square feet on a 33.9-acre site comprised of six parcels.

The proposed TPM will reconfigure six existing parcels into four parcels and includes the proposed vacation of Hicks Avenue to facilitate development.

The project includes the construction of two new warehouse buildings consisting of a 396,000 square foot warehouse on proposed Parcel 2 and a 336,500 square foot warehouse on proposed Parcel 3. Parcel 1, which is under the jurisdiction of the City of Los Angeles, will be improved with a parking lot, and Parcel 4 will remain vacant to accommodate potential future development.

The subject property is located at 4000 Union Pacific Avenue (the “Property”) within the Heavy Industrial (“M-2”) zoning district (hereinafter, the “Project”).

LOCATION: 4000 Union Pacific Avenue
Commerce, CA 90040
APNs: 5242-022-004; -005; -006; -007; 5242-023-001
and 5242-024-011

APPLICANT: Ryan Gautereaux, Dedeaux Properties
1222 6th Street
Santa Monica, CA 90401

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Commerce (“Planning Commission”) take the following actions:

- 1) Adopt Resolution No. 26-01 approving Site Plan Review No. 24-05, Conditional Use Permit No. 25-07, and Tentative Parcel Map No. 85085 to allow demolition of three existing industrial warehouse buildings totaling approximately 1,203,730 square feet on a 33.9-acre site comprised of six parcels; reconfiguration six parcels into four parcels, including the vacation of Hicks Avenue; and construction of two new industrial warehouse buildings consisting of a 396,000 square foot warehouse on Parcel 2 and a 336,500 square foot warehouse on Parcel 3. Parcel 1, under the jurisdiction of the City of Los Angeles, will be improved with a parking lot, and Parcel 4 will remain vacant for potential future development; and finding the Project consistent with the Commerce Municipal Code (“CMC”), the General Plan, and compatible with surrounding uses; and
- 2) Direct staff to file a Notice of Exemption pursuant to the California Environmental Quality Act (“CEQA”).

PUBLIC HEARING NOTICE:

The Public Hearing Notice was published in the Los Cerritos News on March 6, 2026, and mailed to property owners within 500 feet of the project site.

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The Project site is located south of Union Pacific Avenue, between South Indiana Street and South Rowan Avenue, and north of Noakes Street (see EXHIBIT A). The site consists of six parcels developed with three industrial warehouse buildings. Hicks Avenue, a public street running north-south, bisects the site and separates the western and eastern parcels.

The existing buildings were constructed and expanded in phases between 1947 and 1970, resulting in variations in age, size, and configurations. The warehouses are currently occupied and operating. The site contains approximately 1,203,730 square feet of industrial building area, together with surface parking, loading areas, and paved circulation aisles. The Property is zoned M-2 (Heavy Industrial) and has fully improved street frontages with sidewalks, curbs, and gutters.

The majority of the site is located within the City of Commerce, with a portion extending into the City of Los Angeles. Land to the north lies within unincorporated Los Angeles County. Surrounding properties are developed with a mix of industrial, commercial, and residential uses, reflecting the established character of the area.

EXHIBIT A - Location Map



SURROUNDING ZONES AND LAND USES

Direction	Existing Zoning	Land Use
Subject Property	M-2	Industrial
North	Unincorporated LA County	Unincorporated LA County
South	M-2	Industrial
East	M-2	Industrial
West	City of Los Angeles	City of Los Angeles

PROPOSED PROJECT

The applicant proposes to demolish three existing industrial warehouse buildings totaling approximately 1,203,730 square feet and redevelop the site with two new warehouse buildings totaling approximately 732,500 square feet. The Project also includes a Tentative Parcel Map to reconfigure the existing parcels to accommodate the proposed development.

Proposed Building 1 will consist of approximately 356,000 square feet of warehouse space with 73 dock-high loading bays to facilitate freight and delivery operations. The building will include a total of eight offices, four at ground level and four mezzanine offices, each approximately 5,000 square feet, to support administrative and operational functions ancillary to the warehouse use. The total building area, including warehouse and office space, will be approximately 396,000 square feet.

Proposed Building 2 will consist of approximately 316,500 square feet of warehouse space with 42 dock-high loading bays. The building will include a total of four offices, two at ground level and two mezzanine offices, each approximately 5,000 square feet, to support on-site administrative and operational needs. The total building area, including warehouse and office space, will be approximately 336,500 square feet.

The proposed redevelopment will modernize the existing industrial site while maintaining its primary industrial function. The Project is consistent with surrounding industrial uses and supports the intent and purpose of the Heavy Industrial (M-2) zoning district by promoting reinvestment and modernization of an established industrial site.

TENTATIVE PARCEL MAP

The applicant requests approval of Tentative Parcel Map No. 85085 to reconfigure the existing 33.9-acre Project site, currently comprised of six parcels, into four new parcels to accommodate the proposed development. The proposed map establishes new parcel boundaries consistent with the overall site plan and facilitates the development of the Project.

The TPM includes the proposed vacation of Hicks Avenue, an existing public right-of-way within the project boundaries. The street vacation is necessary to allow for cohesive site planning, internal circulation, and development of the Project as proposed. The vacation will be processed in accordance with applicable provisions of the California Streets and Highways Code and City procedures.

The Los Angeles County Fire Department and the City Engineer have reviewed the TPM and provided conditions of approval to ensure compliance with fire access, emergency response, infrastructure, grading, drainage, and utility requirements. All

improvements, easements, and dedications will be addressed through the final map and subsequent improvement plan review process.

The proposed subdivision has been reviewed for consistency with Title 18 (Plats and Subdivisions) of the CMC and the California Subdivision Map Act. Subject to the recommended conditions of approval, the Tentative Parcel Map is consistent with applicable subdivision regulations and will ensure adequate access, public services, and infrastructure to serve the proposed development.

CITY OF LOS ANGELES PARCEL

A portion of the Project site, consisting of Parcel 1 (APN: 5242-023-001) on the western side, is located within the jurisdiction of the City of Los Angeles. This parcel is planned to be developed as a surface parking lot to support Building 1 on the Project site.

A condition of approval has been included in the resolution to ensure the Parcel 1 is not sold separately and that its use is limited to parking in support of the Project. Specifically, the property owner shall be required to obtain approval from the City of Los Angeles and record a binding agreement that runs with the land, ensuring long-term consistency with the overall site development plan.

SITE PLAN REVIEW

Pursuant to Section 19.39.020 of the CMC, the Planning Commission is the designated review authority for the Site Plan Review applications. In accordance with Section 19.39.650 of the CMC, Site Plan Review is required for the construction of any new building or structure exceeding 25,000 square feet in floor area.

DEVELOPMENT STANDARDS

The proposed Project complies with the M-2 development and design standards outlined in the CMC, including but not limited to, setbacks, building height, floor area ratio, and lot coverage. The following table summarizes the Project's conformance with these standards.

TABLE 1: DEVELOPMENT STANDARDS

M-2 Development Standards	Required	Proposed
Building 1 (Parcel 2)		
Building Height	None Required	50'-2"
Setbacks		

<i>Front (Union Pacific Ave.)</i>	15'-0"	84'-1"
<i>West (S. Indiana St.)</i>	None Required	197'-8"
<i>East</i>	None Required	73'-4"
<i>Rear (Noakes St.)</i>	None Required	82'-0"
Lot Coverage	60% Maximum	49%
Floor-Area Ratio	1:1 Maximum	0.52
Building 2 (Parcel 3)		
Building Height	None Required	53'-0"
Setbacks		
<i>Front (Union Pacific Ave.)</i>	15'-0"	83'-11"
<i>West</i>	None Required	125'-0"
<i>East (S. Rowan Ave.)</i>	None Required	82'-0"
<i>Rear (Noakes St.)</i>	None Required	15'-0"
Lot Coverage	60% Maximum	52%
Floor-Area Ratio	1:1 Maximum	0.54

GENERAL PLAN CONSISTENCY

The City's Zoning Ordinance regulates land use and development within zoning districts that correspond to the land use designations established by the General Plan. The Project site is zoned Heavy Industrial (M-2), consistent with the General Plan's Industrial designation.

The proposed industrial warehouses are a permitted use in the M-2 zone, subject to a CUP, and are consistent with the General Plan. The Project supports Goal 3, Policy 3.3 by modernizing existing industrial facilities, promoting economic development, and enhancing the long-term viability of the City's industrial districts while remaining compatible with surrounding land uses.

DESIGN AND MATERIALS

The proposed Project consists of two tilt-up concrete industrial warehouse buildings with identical design features and a contemporary industrial design. Painted panels with decorative reveals and scoring articulate the facades and reduce the visual massing, while variations in parapets, recessed planes, and accent materials add visual interest.

The street-facing office and entry facades incorporate metal canopies, aluminum mullions, metal eyebrow elements, and glazing to clearly define building entrances. The color palette uses neutral tones with an amber accent, and all materials are durable, low-maintenance, and suited for long-term industrial use.

The design is compatible with surrounding industrial developments and enhances the visual character of the area. Illustrations of the proposed building elevations are provided below.



WEST ELEVATION | 1"=20' |



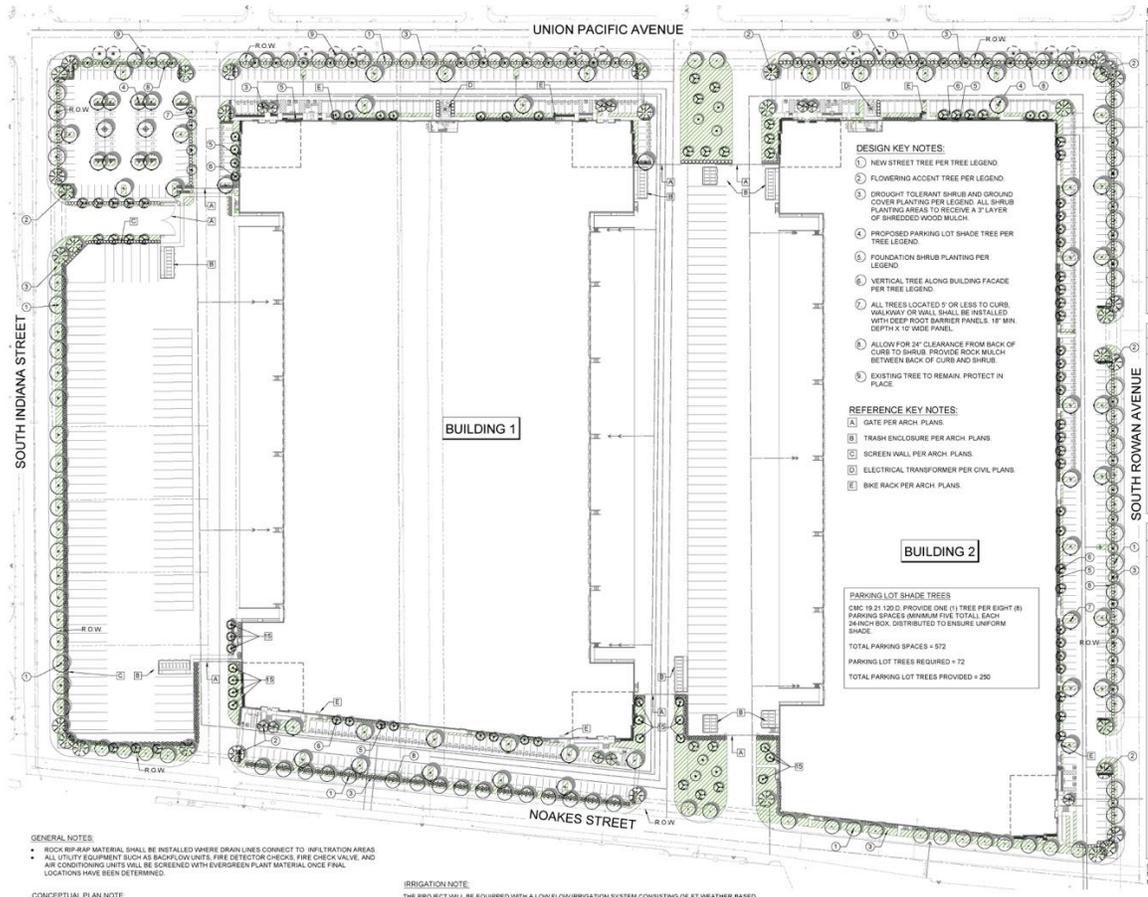
WEST ELEVATION | 1"=20' |



SOUTH ELEVATION | 1"=20' |

LANDSCAPING

The applicant has provided a conceptual landscape plan, shown below. A detailed landscape and irrigation plan for the entire site will be submitted at the time of plan check. The landscaping must comply with Chapter 19.23 (Landscaping Standards) of the CMC and all applicable requirements of the State of California Model Water Efficient Landscape Ordinance (“MWELo”).



ACCESS AND CIRCULATION

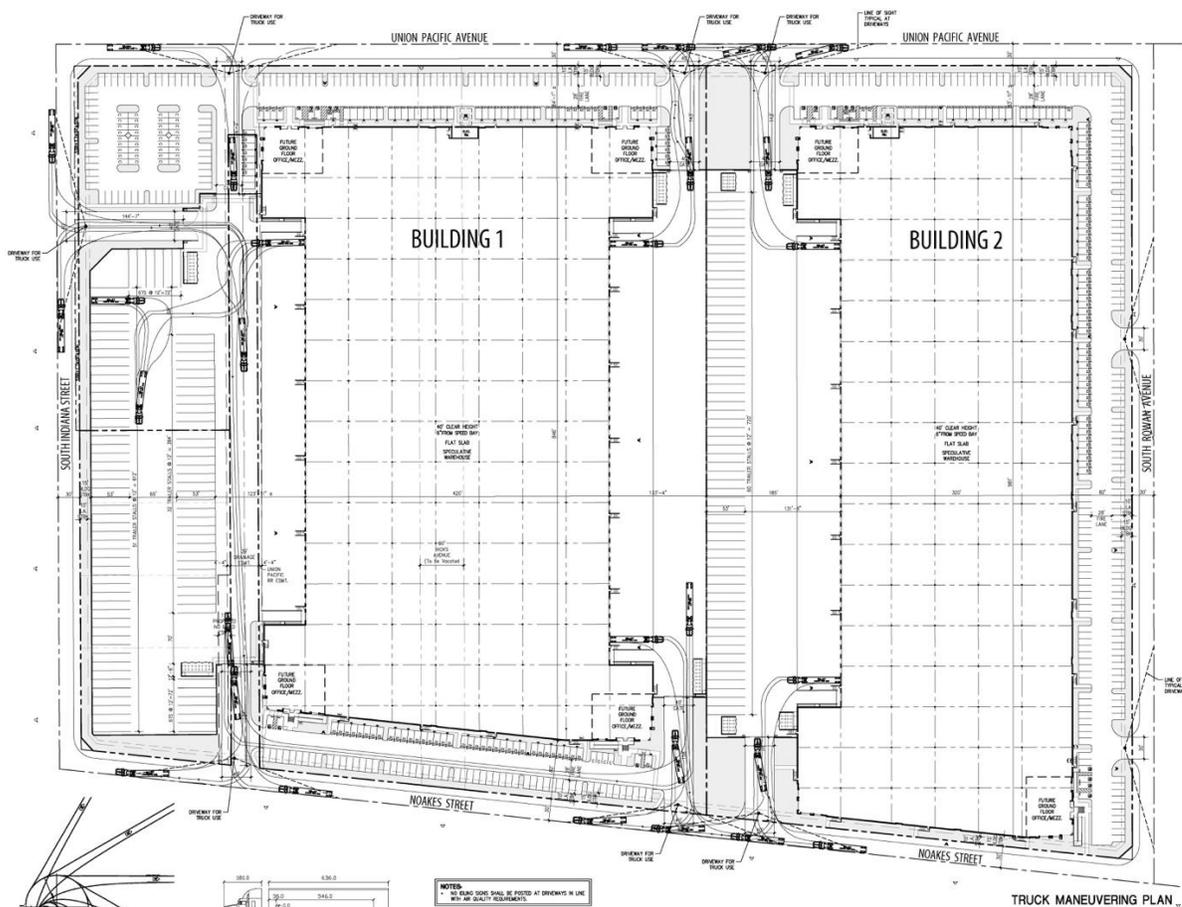
The Project site is bounded by Union Pacific Avenue to the north, South Rowan Avenue to the east, Noakes Street to the south, and Indiana Street to the west. The surrounding street network provides multiple points of ingress and egress, allowing vehicle trips to be distributed across all four frontages and minimizing concentration of traffic along a single street.

Building 1, located on Parcel 2, is served by one driveway on Union Pacific Avenue, two driveways on Noakes Street, and one driveway on Indiana Street. Building 2, located on Parcel 3, is served by one driveway on Union Pacific Avenue, two driveways on South Rowan Avenue, and one driveway on Noakes Street. These multiple access points provide adequate access for employee vehicles and truck traffic associated with the proposed warehouse operations.

The site plan is designed to provide clear internal circulation patterns, including drive aisle widths and turning radii sufficient to accommodate large truck movements and access to loading areas. Passenger vehicle parking areas are arranged to function safely alongside truck circulation areas.

The Project has been reviewed by the City's Traffic Division, which evaluated the proposed driveway locations and internal circulation layout. In addition, the Los Angeles County Fire Department reviewed the plans and confirmed that adequate emergency vehicle access is provided. Each parcel maintains independent access and circulation and does not rely on shared driveways or cross-access for operational functionality.

Overall, the proposed access and circulation design is consistent with applicable provisions of the CMC.



PARKING:

Parking for the proposed Project is provided in accordance with the Off-Street Parking standards outlined in Section 19.21.040 of the CMC. The development provides a total of 312 on-site parking spaces for Building 1 and 260 on-site parking spaces for Building 2, meeting and exceeding the minimum parking required for the Project.

In addition, the Project includes 95 dedicated truck parking spaces to serve the 73 dock-high loading bays associated with Building 1, and 60 truck parking spaces to serve the 42 dock-high loading bays associated with Building 2. The number of truck parking spaces exceeds the minimum requirement of one space per loading bay, ensuring adequate accommodation for freight and delivery operations. Combined with the proposed circulation plan, the parking layout supports safe and efficient on-site operations for both employees and truck movements.

The table below summarizes the parking requirements based on building square footage and proposed uses:

TABLE: PARKING SUMMARY

Use / Parking Type	Proposed SF	Required	Proposed
Building 1 (Parcel 2)			
Warehouse (1 per 2,000 SF)	356,000 SF	178	178
Office (1 per 300 SF)	40,000 SF	134	134
Subtotal – Standard Parking	-	312	312
Truck Parking (1 per loading bay)	N/A	73	95
Building 2 (Parcel 3)			
Warehouse (1 per 2,000 SF)	316,500 SF	159	159
Office (1 per 300 SF)	20,000 SF	67	101
Subtotal – Standard Parking	-	226	260
Truck Parking (1 per loading bay)	N/A	42	60
Total – All Parking	-	653	727

As shown in the table above, Parcel 2 (Building 1) and Parcel 3 (Building 2) each provide the required number of standard and truck parking spaces in accordance with the CMC. Each parcel independently satisfies the applicable parking requirements and is fully self-sufficient with respect to parking.

Upon completion of construction and commencement of operations, should the developer elect to sell the parcels separately, Building 1 and 2 will each continue to meet their respective on-site parking requirements and will not rely on parking spaces located on the adjoining parcel.

Accordingly, the proposed Project complies with the City’s Off-Street Parking requirements and adequately supports the operational demands.

CONDITIONAL USE PERMIT:

A Conditional Use Permit (“CUP”) is required for uses that may have distinctive impacts or unique characteristics necessitating careful review of their potential effects on surrounding properties. Pursuant to Section 19.11.030 of the CMC, the proximity of a proposed manufacturing or industrial use to residentially zoned property determines whether discretionary review is required.

For trucking and warehousing uses, Section 19.11.030(C) establishes a minimum separation distance of 1,000 feet from the nearest residential district. Any such use proposed within this distance requires a CUP. The proposed industrial project is located approximately 144 feet from the nearest residential property within unincorporated Los Angeles County on Union Pacific Avenue and therefore requires approval of a CUP.

ENVIRONMENTAL ASSESSMENT:

The proposed Project consists of demolishing three existing industrial buildings totaling approximately 1,203,730 square feet and constructing two new industrial warehouse buildings totaling approximately 732,500 square feet on the same site. The warehouse use will remain consistent with the site’s long-standing industrial operations. No changes to the General Plan land use designation or zoning are proposed.

The applicant submitted a memorandum evaluating the applicability of a Class 2 Categorical Exemption pursuant to California Environmental Quality Act (“CEQA”) Guidelines Section 15302 (Replacement or Reconstruction). Staff has independently reviewed the memorandum, supporting documentation, and Project details, and concurs that the Project qualifies for the exemption.

Section 15302 applies to the replacement or reconstruction of existing structures on the same site where the new structure will serve substantially the same purpose and capacity as the structure being replaced. The proposed Project satisfies these criteria. The new industrial warehouse buildings will replace existing industrial structure within the same property boundaries and continue the established warehouse use. Notably, the proposed development reduces the overall building area from approximately 1,203,730 square feet to 732,500 square feet. As a result, the Project will not increase site capacity or intensify operations beyond existing conditions.

Staff has also reviewed the exceptions to categorical exemptions pursuant to CEQA Guidelines Section 15300.2 and finds that none apply. The Project site is located within a fully developed industrial area and does not contain wetlands, sensitive biological habitat, or other environmentally sensitive resources. The Project will not result in significant cumulative impacts, does not involve unusual circumstances that

would create a reasonable possibility of a significant environmental effect, is not located within a designated scenic highway corridor, is not identified on a hazardous waste site list pursuant to Government Code Section 65962.5, and will not impact historical, archaeological, or cultural resources.

Based on this review, staff concludes that the Project qualifies for a Class 2 Categorical Exemption under CEQA Guidelines Section 15302, and no additional environmental review is required.

CONCLUSION:

Industrial warehouse use is permitted within the M-2 zone. Because the proposed buildings are located within 1,000 feet of the nearest residential district, a Conditional Use Permit is required pursuant to CMC Section 19.11.030(C). The Project proposes two new warehouses totaling approximately 732,500 square feet, which will replace the three industrial buildings totaling approximately 1,203,730 square feet. The Project provides adequate public access, on-site parking, and internal circulation, all meeting the minimum standards of the Zoning Ordinance. The proposed development is compatible with surrounding industrial uses and the General Plan's Industrial designation. Therefore, staff recommends that the Planning Commission approve the Project as proposed.

Prepared by: Juan Galvan, MPA
Contract Planner

Reviewed by: Jessica Serrano
Director of Community Development

Reviewed by: Araceli Almazan
Deputy City Attorney

ATTACHMENTS: A) Architectural Plans and Tentative Parcel Map.
B) PC Resolution No. 26-01.
C) Notice of Exemption.