

**ATTACHMENT C
DRAFT RESOLUTION FOR
SITE PLAN REVIEW NO. 24-04 & CONDITIONAL USE PERMIT NO. 25-06**

RESOLUTION NO. PC 25-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
COMMERCE, CALIFORNIA, APPROVING SITE PLAN REVIEW (“SPR”)
(SPR NO. 24-04) AND CONDITIONAL USE PERMIT (“CUP”) (CUP NO.
25-06) TO DEMOLISH AN EXISTING INDUSTRIAL BUILDING AND
CONSTRUCT A NEW 127,032 SQUARE FOOT INDUSTRIAL
WAREHOUSE**

WHEREAS, on September 25, 2024, Bob Close on behalf of Bridge Logistics Properties (“Applicant”), submitted an application to the City of Commerce (“City”) for a Site Plan Review (“SPR”) and a Conditional Use Permit (“CUP”) to demolish an existing 201,678 square foot warehouse and construct a new 127,032 square foot industrial warehouse (“Project”) on a 5.57 acre site located at 4542 Dunham Avenue (“Property”); and

WHEREAS, the Property is located within the Heavy Industrial (“M-2”) zoning district, and the industrial warehouse use is permitted in the M-2 district; however, because the Project is located within 1,000 feet of a residential district, a CUP is required pursuant to Section 19.11.030(C) of the Commerce Municipal Code (“CMC”); and

WHEREAS, in accordance with Section 19.39.650 of the CMC, a SPR is required for the construction of any new building or structure exceeding 25,000 square feet in floor area; and

WHEREAS, the Project is consistent with the General Plan Industrial designation and supports Goal 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; and

WHEREAS, pursuant to and in accordance with provisions of the California Environmental Quality Act (Public Resources Code Section 21000 et seq., (herein referenced to as “CEQA”)), the State of California Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code of Regs. §§ 15000, et seq., (herein referred to as the “CEQA Guidelines”)), the City is the “lead agency” for the preparation and consideration of environmental documents for “projects”, as the term is defined in Section 15378 of the CEQA Guidelines; and

WHEREAS, a duly noticed a Special Meeting for a public hearing of the City of Commerce Planning Commission was held on November 24, 2025; and

WHEREAS, the Planning Commission, after due inspection, investigation, and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing with respect to the proposed Project, does find that all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF COMMERCE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The above recitals are true and correct and incorporated herein as part of the findings.

Section 2. The project qualifies for Class 2 Categorical Exemption under the provisions of the CEQA Guidelines, Section 15302 (Replacement or Reconstruction). Class 2 exemption specifically applies to the replacement or reconstruction of existing facilities, provided the new structure is on the same site, serves the same purpose, and has a similar capacity.

Section 3. Pursuant to Section 19.39.680 of the CMC, the Planning Commission makes the following findings to support the approval of a SPR in this matter:

- 1. Compliance with all of the applicable provisions of this Title 19, including, but not limited to, those set forth in Chapter 19.19 (Site Review and General Development Standards).** *The Project site is located within the M-2 (Heavy Industrial) zoning district, where warehouse uses are conditionally permitted due to proximity to residential uses. The proposed 127,032 square foot warehouse has been reviewed for compliance with all applicable development standards in Title 19, including building height, setbacks, floor area ratio, parking, landscaping, loading areas, and internal circulation.*

The site layout and building design promotes efficient warehouse operations while maintaining compatibility with surrounding industrial and residential uses. Features such as on-site truck queuing, properly designed driveways, and landscaped buffers support the intent of Chapter 19.19 to ensure safe, functional, and visually compatible development. The Project has also been reviewed under CEQA and is exempt pursuant to Section 15302, Class 2 (Replacement or Reconstruction), as the new warehouse will be constructed on the same site, have the same use, and a smaller building footprint and capacity than the existing structure. Therefore, the proposed Project complies with all applicable provisions of Title 19.

- 2. Suitability of the site for the particular use or development intended.** *The 5.57-acre Property is currently developed with a 201,678 square foot industrial warehouse and is relatively flat, fully serviced by existing streets, sidewalks, curbs, gutters, water, sewer, and utility infrastructure. The site provides sufficient space for the proposed 127,032 square foot warehouse, associated office areas, truck circulation, on-site queuing, and parking. There are no known physical constraints or environmental limitations that would prevent the proposed development. Therefore, the Property is physically and functionally suitable for the intended warehouse uses.*

3. **Physical layout of the total development, including the application of prescribed development standards.** The project shall be so arranged to further the policies of the general plan and zoning regulations including, but not limited to, avoiding traffic congestion, ensuring the protection of public health, safety and general welfare, and preventing adverse effects on neighboring properties. *The Property is organized to efficiently accommodate warehouse operations, truck circulation, on-site queuing, parking, and office areas. Two new two-way driveways on Dunham Street and a driveway on Eastern Avenue provide safe and functional access for both trucks and passenger vehicles. The site layout and building orientation comply with all applicable development standards, including setbacks, building height, floor area ratio, and landscaping requirements.*

The design furthers the policies of the General Plan and zoning regulations by minimizing potential traffic congestion, ensuring safe and adequate circulation for both employees and service vehicles, protecting public health and safety, and preventing adverse effects on neighboring properties. The location of loading areas at the rear of the building and the orientation are compatible with surrounding industrial and residential uses. Therefore, the proposed physical layout of the development is consistent with all applicable regulations, promotes operational efficiency, and supports the objectives of the General Plan.

4. **Consistency with all elements of the general plan.** *General Plans are intended to be internally consistent and aligned with the City's Municipal Code and zoning regulations. The proposed warehouse is consistent with the industrial land use designation for the site and supports the goals and policies of the General Plan. Relevant polices include:*

- **Community Development Policy 1.1** – *Promote land use compatibility.*
- **Community Development Policy 3.1** – *Support the maintenance and preservation of industrial activities and business that contribute to the City's economic and employment base.*
- **Community Development Policy 6.3** – *Require new industrial development to employ architectural and site design techniques that promote quality and efficient development.*
- **Transportation Policy 5.1** – *Ensure adequate off-street parking and loading facilities are provided.*
- **Transportation Policy 5.3** – *Require new development to provide on-site parking in compliance with zoning regulations.*

5. **Suitability and functional development design.** **However, such approval shall not be interpreted to require a particular style or type of architecture.** *The Project has been designed to efficiently accommodate warehouse operations, truck*

circulation, parking, and associated office space. The layout, building orientation, and site improvements provide safe and practical access while meeting all applicable development standards. Approval of the Project does not imply a requirement for a particular style or type of architecture. Therefore, the Project demonstrates suitability and functional design for the site.

Section 4. Pursuant to Section 19.39.420 of the CMC, the Planning Commission makes the following findings to support the approval of a CUP in this matter:

1. **The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of Title 19, including, but not limited to, those set forth in Chapter 19.19 (Site Planning and General Development Standards).** *The Property is located within the M-2 zoning district, where warehouse uses are permitted by right, except when located within 1,000 feet of a residential district, in which case a CUP is required. The proposed warehouse is located within 1,000 feet of residential uses and has been reviewed for compliance with all applicable development standards, including building height, setbacks, landscaping, and parking. The Project is designed to be compatible with surrounding residential and industrial uses; therefore, the CUP is appropriate.*
2. **The proposed use would not impair the integrity and character of the zone in which it is to be located.** *The Property is zoned M-2, which allows warehouse uses consistent with the proposed development. The new 127,032 square foot warehouse replaces an older industrial building on the same site and meets all applicable development and design standards. The Project is compatible with surrounding industrial uses and maintains the established character of the district. Therefore, the Project preserves the integrity and character of the M-2 zone.*
3. **The subject site is physically suitable for the type of land use being proposed.** *The Property is a 5.57-acre parcel currently developed with a 201,678 square foot industrial warehouse. It is relatively flat, fully served by existing streets, sidewalks, curbs, gutters, and utilities, and has adequate space for building, parking, circulation, and loading areas. The Property has no known physical constraints that would prevent the construction and operation of the proposed 127,032 square foot warehouse. Therefore, the site is physically suitable for the proposed industrial use.*
4. **The proposed use is compatible with the land uses presently on the subject property.** *The Property is currently developed with a 201,678 square foot warehouse. The proposed Project will replace the existing building with a new 127,032 square foot warehouse, maintaining the same industrial use. The redevelopment will continue to support industrial operations and will not introduce new or incompatible land uses to the site. Therefore, the proposed use is compatible with the existing land uses on the Property.*
5. **The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.** *The Project site is located in an industrial neighborhood characterized by warehouses*

and other industrial uses, with some residential uses nearby. The proposed Project is consistent with the industrial character of the zone and the surrounding area. The Project has been designed to meet all development and design standards to minimize impacts on surrounding properties. Therefore, the proposed use is compatible with existing and future land uses in the area.

6. **There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.** *The Project site is fully served by existing water, sewer, and utility infrastructure. All proposed development will connect to these services in accordance with City standards, ensuring that water, sanitation, and public utilities and services are sufficient to support the Project. Therefore, the Project would not be detrimental to public health or safety.*
7. **There would be adequate provisions for public access to serve the subject proposal.** *The Project site will be accessed via two new two-way driveways on Dunham Street and one new two-way driveway on Eastern Avenue, providing sufficient circulation for both trucks and passenger vehicles. The site layout allows on-site queuing for trucks and clear internal circulation to prevent interference with public streets. The design complies with all applicable City access and circulation standards. Therefore, adequate provisions exist for public access to serve the Project site.*
8. **The proposed use is consistent with the objectives, policies, general land uses, and programs of the general plan.** *The Project site is designated for industrial uses under the City's General Plan, and the proposed warehouse is compatible with this designation. The Project supports General Plan goals to maintain and promote industrial activities, prevent the intrusion of residential uses into industrial areas, and encourage continued investment in industrial properties. Therefore, the proposed use is consistent with the General Plan.*
9. **The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.** *The proposed warehouse has been designed to comply with all applicable development standards, including setbacks, height, landscaping, and parking requirements. Adequate provisions for water, sanitation, and public utilities are available, and the site layout ensures safe access and truck circulation without impacting adjacent streets. The Project is consistent with surrounding industrial uses and the General Plan. Therefore, the proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.*
10. **The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.** *The Project incorporates Contemporary and Modern architectural elements, high-quality materials, and appropriate site landscaping that are consistent with the industrial context. The design is compatible with surrounding industrial uses and contributes positively to the overall appearance of the area. Therefore, the proposed design preserves and enhances the character and visual quality of the neighborhood.*

Section 5. The Planning Commission does hereby conditionally approve SPR No. 24-04 and CUP No. 25-06 subject to the conditions set forth by the Building and Safety Department, Public Works Department, and the Fire Department, as outlined in Attachment C of the Staff Report.

I hereby certify that the foregoing findings and conditions contained in this resolution were adopted by the Planning Commission at its regular meeting of November 24, 2025.

Salvador Gutierrez, Chairperson
Planning Commission

ATTEST:

Jessica Serrano, Secretary

**ACCEPTANCE OF CONDITIONS
SITE PLAN REVIEW AND CONDITIONAL USE PERMIT**

AFFIDAVIT

I, _____, hereby state that I am the owner, or the authorized agent of the owner, of property involved in Site Plan Review Case Number 24-04 and Conditional Use Permit Case Number 25-06.

I further state that I have read, understand and accept, and will comply with all the conditions of approval contained in Planning Commission Resolution Number 25-11.

I am also aware that if any of the provisions of this Site Plan Review and Conditional Use Permit are violated or held to be invalid, or any law, statute or ordinance is violated, the Site Plan Review and Conditional Use Permit shall be void and the privileges granted thereunder shall lapse.

Signed: _____ Title: _____

Company: _____

Mailing Address: _____

Phone: _____ Date: _____

STATE OF CALIFORNIA).
COUNTY OF LOS ANGELES)
CITY OF COMMERCE)

A notary public or other public officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
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On _____ before me, _____
(Insert name and title of the officer)

Personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Seal)