



Thursday, May 28, 2026 - 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 Planning Commission 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 Planning Commission from taking action or engaging in discussion on a specific item unless it appears on a posted agenda. Upon request, the Planning Commission may, in their discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the Planning Commission. If you wish to address the Planning Commission at this time, please complete a speaker's card prior to commencement of the Planning Commission 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.

CONSENT CALENDAR

Items under the Consent Calendar are considered to be routine and may be enacted by one motion. There will be no discussion of these items unless members of the Public or City Council request specific items to be removed from the Consent Agenda for a separate discussion. If the item is desired to be discussed separately, it should be the first item under Scheduled Matters.

1. Approval of Minutes for the Planning Commission Meetings held on August 20, 2025

Attachments: [Minutes - PCM 08-20-25 - Regular Meeting](#)

SCHEDULED MATTERS

2. Plot Plan No. 1001 (Time Extension)

It is recommended that the Planning Commission consider approving the Applicant's request for a two-year extension of Plot Plan Review No. 1001 until November 30, 2028. Alternatively, the Planning Commission can:

1. Modify or deny the Applicant's request for a two-year extension; or
2. Take such additional, related action that may be desirable.

Attachments: [Staff Report with Attachments_3237 Garfield_Ext_4-15-26 Final](#)

PUBLIC HEARINGS**3. Zoning Text Amendment No. 25-02 and Conditional Use Permit No. 25-12**

(CEQA Exemption Section 15301 - Class 1, Existing Facilities and CEQA Guidelines Section 15061(b)(3), Common Sense Exemption)

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

- 1) Adopt Resolution No. 26-03 recommending that the City Council adopt an Ordinance approving Zoning Text Amendment ("ZTA") No. 25-02 amending Section 19.31.100(2) of the CMC related to distance separation requirements for certain alcohol-related uses along designated commercial corridors, and finding the amendment consistent with the CMC and the General Plan;
- 2) Adopt Resolution No. 26-04 approving CUP No. 25-12 to allow the off-sale of beer and wine pursuant to ABC Type-20 license at the existing AM/PM convenience store located within an ARCO gas station, subject to Conditions of Approval, and finding the Project consistent with the CMC, General Plan, and compatible with surrounding uses; and
- 3) Direct staff to file a Notice of Exemption pursuant to the California Environmental Quality Act ("CEQA").

Attachments: [Staff Report - ZTA 25-02_CUP 25-12 - 6100 E. Washington Blvd](#)
[Attachment A - Architectural Plans - 6100 E. Washington Blvd](#)
[Attachment B - PC Resolution - ZTA25-02_6100 E. Washington Blvd. - Final Dr](#)
[Attachment C - Ordinance - ZTA25-02_6100 E. Washington Blvd. - Final Draft](#)
[Attachment D - PC Resolution - CUP25-12_6100 E. Washington Blvd. - Final Dr](#)

4. Site Plan Review (“SPR”) No. 25-02

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

1) Adopt Resolution No. 26-02 approving Site Plan Review No. 25-02 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; and finding that the Project is 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") that the proposed project complies with Categorical Exemption Section 15332 - Class 32, for infill development projects.

Attachments: [Staff Report with Attachments](#)

STAFF REPORTS**ADJOURNMENT**

Written materials distributed to the Planning Commission are available for public inspection immediately following the posting of this agenda (at least 24 hours prior to a regular Planning Commission 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.