

**ATTACHMENT C
DRAFT RESOLUTION FOR
SITE PLAN REVIEW NO. 25-01**

RESOLUTION NO. PC 25-12

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
COMMERCE, CALIFORNIA, APPROVING SITE PLAN REVIEW (“SPR”)
(SPR NO. 25-01) TO DEMOLISH THREE EXISTING INDUSTRIAL
BUILDINGS TOTALING 289,422 SQUARE FEET AND CONSTRUCT A
NEW 275,400 SQUARE FOOT INDUSTRIAL WAREHOUSE**

WHEREAS, on February 25, 2025, Amanda Criscione, on behalf of Link Logistics (“Applicant”), submitted an application to the City of Commerce (“City”) for a Site Plan Review (“SPR”) three existing industrial warehouses totaling 289,422 square feet and construct a new 275,400 square foot industrial warehouse on a 12.26 acre site (“Project”) on a 12.26 acre site located at 6000 S. Eastern 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 of the Commerce Municipal Code (“CMC”); 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; and

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 permitted due to proximity to residential uses. The proposed 275,400 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 the California Environmental Quality Act (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 12.26 acre Project site is currently developed with three industrial buildings totaling 289,422 square foot 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 275,400 square foot warehouse, associated office areas, truck circulation, on-site queuing, and parking. Truck access and loading activities are located at the rear of the building, with circulation designed to prevent blocking of public streets. There are no known physical constraints or environmental limitations that would prevent the proposed development. Therefore, the site 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 Project site is organized to efficiently accommodate warehouse operations, truck circulation, on-site queuing, parking, and office areas. Vehicular access will be provided via the existing two-way driveway on S. Eastern Avenue and a new two-way driveway on E. 61st Street, providing safe and functional access for both trucks and passenger vehicles. Truck circulation and loading activities are located at the rear of the building to minimize impacts on adjacent streets.*

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 placement of loading areas at the rear of the building and the orientation are compatible with surrounding industrial 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. The Planning Commission does hereby conditionally approve SPR No. 25-01 subject to the conditions set forth by the Building and Safety Department, Public Works Department, and the Fire Department, as outlined in Attachment A 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**

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 25-01.

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 25-12.

I am also aware that if any of the provisions of this Site Plan Review are violated or held to be invalid, or any law, statute or ordinance is violated, the Site Plan Review 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.

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)