



STAFF REPORT

CONDITIONAL USE PERMIT NO. 25-07

TO: Planning Commission

FROM: Community Development Department

DATE: November 24, 2025 (Special Meeting)

CASE NO.: Conditional Use Permit ("CUP") No. 25-07
(CEQA Exemption Section 15301 - Class 1, Existing Facilities)

REQUEST:

To allow an establishment primarily engaged in manufacturing steel investment castings at an existing industrial facility located at 7136-7140 Slauson Avenue, in the City's Heavy Manufacturing ("M-2") zoning district (hereinafter, the "Project").

Pursuant to Chapter 19.11.030A of the Commerce Municipal Code ("CMC"), a CUP is required for any business involved in metal manufacturing within the M-2 zone. In addition, the project is subject to consideration of a Categorical Exemption pursuant to Title 14, Chapter 3, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

LOCATION: 7136 – 7140 Slauson Avenue
Commerce, CA 90040
(APN: 6356-017-023)

APPLICANT: Michael Zapata (Fenico, LLC)

REPRESENTATIVE: Alen Malekian, AIA
2255 Honolulu Ave.
Montrose, CA 91020

STAFF RECOMMENDATION:

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

- 1) Adopt Resolution No. 25-14, approving Conditional Use Permit No. 25-07 To allow an establishment primarily engaged in manufacturing steel investment castings at an existing industrial facility, finding the project

consistent with the CMC, the General Plan, and compatible with surrounding uses; and

- 2) Direct staff to file a Notice of Exemption pursuant to CEQA for the Project.

PUBLIC HEARING NOTICE:

The public hearing notice was published in the Los Cerritos News on November 14, 2025 and mailed to property owners within 500 feet of the project site.

ATTACHMENTS:

- A) Draft Resolution PC 25-14
B) Notice of Exemption

LAND USE, ZONING AND APPLICABLE REGULATIONS:

Project Site - Land Use & Applicable Regulations	
General Plan Designation:	Industrial
Zoning:	Heavy Manufacturing (M-2)
Applicable Zoning Regulations:	CMC Chapter 19.11 Manufacturing Zones; CMC Section 19.39.390 Conditional Use Permit; CMC Section 19.39.420 Required Findings; CMC Section 19.39.430 Conditions of Approval; CMC Chapter 19.21 Off-Street Parking and Loading.

SURROUNDING ZONING AND LAND USES:

Direction	Zoning	Land Use
North	M-2	Industrial
South	M-2	Industrial
East	M-2	Industrial
West	M-2	Industrial

ENVIRONMENTAL ASSESSMENT:

This Project has been determined to be exempt from environmental review pursuant to the California Environmental Quality Act ("CEQA") Guidelines (Public Resources Code §21080(b)(9); California Code of Regulations, Title 14, Chapter 3, §15301 [Class 1, "Existing Facilities"]). This exemption applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of

existing structures, facilities, or mechanical equipment where there is negligible or no expansion of the existing or former use. Based on the information provided, the project qualifies for a Class 1 (Existing Facilities) categorical exemption under CEQA, as the proposed operation represents a continuation of an existing industrial use within an existing facility, with no expansion of use and no unusual circumstances that would result in a significant effect on the environment.

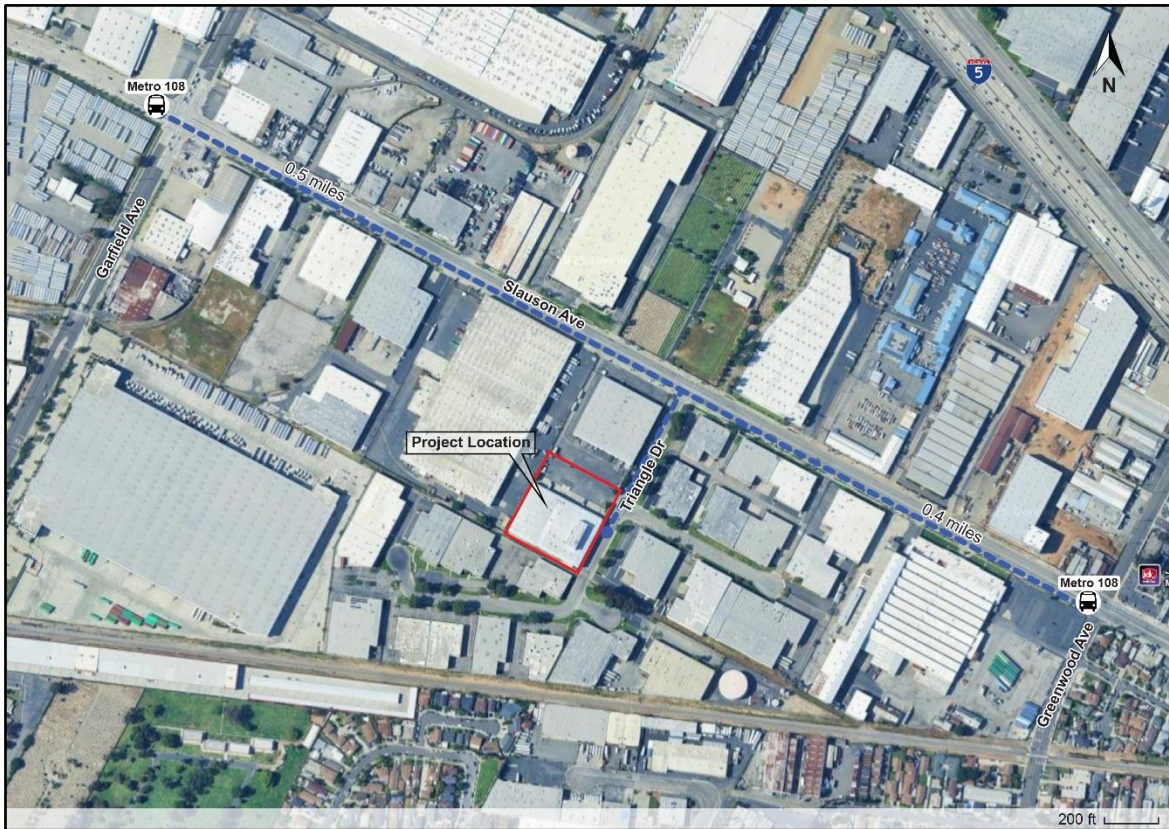
In this case, the Applicant proposes to operate an establishment primarily engaged in the manufacturing of precision metal components using the investment casting process. The proposed operations include wax pattern production, ceramic shell building, metal melting and pouring, and finishing operations. The site was previously occupied by a plastic manufacturing facility, which is also an industrial manufacturing use. The proposed use will occur entirely within the existing building and utilize the existing utility connections, parking, and access improvements. No building expansions or substantial site modifications are proposed as part of this project.

A trip generation analysis was prepared using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, to compare the anticipated number of vehicle trips generated by the proposed use relative to the former use. The analysis concluded that the proposed steel casting operation would generate an equal or lesser number of daily trips than the previous plastic manufacturing operation. As such, the project does not represent an intensification of the existing use and would not result in any significant changes to traffic or circulation patterns.

DESCRIPTION OF PROPERTY

The project site is approximately 107,100 square feet (± 2.32 AC) in size and is developed with an existing 59,939 square foot industrial building, originally constructed in 1967, according to Los Angeles County Assessor records. Off-street parking is provided along the northern portion of the property, with vehicular access available from Triangle Drive. The site is zoned M-2 and is surrounded by comparable industrial buildings and uses, reflecting the established development pattern and character of the surrounding area.

Project Location:



BACKGROUND:

On September 4, 2025, the Planning Division received an application from Michael Zapata, represented by Alen Malekian, requesting approval of a CUP to allow an establishment primarily engaged in the manufacturing of steel investment castings at 7136-7140 Slauson Avenue, Commerce CA 90040. The subject site is located within the City's M-2 zoning district, where all metal manufacturing uses require a CUP pursuant to Chapter 19.11, Table 19.11.030A of the City's CMC. The application, including the proposed floor plan, site plan, and operations description, was routed to the Building and Safety Division, Public Works Department, Traffic Engineering Division, and Fire Department for review and comment.

ANALYSIS:

The Applicant proposes to establish a manufacturing facility specializing in precision metal components using the investment casting process, including wax pattern production, ceramic shell building, metal melting and pouring, and finishing operations. The proposed project consists of interior improvements within the existing industrial building. All activities will continue to be fully contained indoors, and no major exterior building modifications are proposed other than ADA accessibility upgrades. The work includes removing approximately 1,218 square

feet of existing first-floor office space and 980 square feet of second-floor storage in the west section of the building and removing approximately 2,832 square feet of first-floor office space and 2,795 square feet of second-floor office and storage in the east section. The west portion of the building will continue to function as warehouse space, totaling approximately 23,698 square feet. The east portion will continue to serve manufacturing operations, with reconstruction of approximately 3,277 square feet of first-floor office space and 2,942 square feet of second-floor office space. No expansion to the building footprint is proposed, and the project maintains the existing industrial use and operational pattern.

Key components of the proposed operations include:

- Materials such as metal alloys, waxes, and ceramic slurries will be stored indoors in properly labeled and sealed containers.
- Manufacturing equipment will include wax presses, an autoclave, induction furnaces, preheat ovens, grinding and blasting units, and dust collection systems, all operated within the existing building.
- The facility will employ approximately 85 staff with staggered shifts.
- All operational activities will be fully contained within the existing industrial building, with no external processing or outdoor storage proposed.
- Materials will be handled by 24' to 26' box trucks with occasional 5 axle trucks.
- According to the Applicant's Statement of Facts there will be 2 to 4 truck trips per day.
- Operating hours will be 6:00 AM to 4:30 PM, Monday through Friday.

To comply with current zoning and development standards, staff identified the need for the project to include a solid waste and recycling enclosure. In accordance with CMC Section 19.19.040 (Solid Waste Receptacles and Enclosures), commercial and industrial projects involving new, remodeled, or expanded use are required to provide appropriate waste handling infrastructure. The Applicant has incorporated a new trash enclosure measuring 425 square feet. This improvement brings the site into compliance, as no such facility previously existed.

No exterior additions or expansion of the building footprint are proposed. The existing 59,939-square-foot building and site layout will remain in place, retaining the industrial character and development pattern consistent with the M-2 zoning district and the surrounding area

Under standard application of the City's Off-Street Parking Requirements (CMC Table 19.21.040A), the use would be required to provide a total of 66 parking spaces, as summarized below:

Use	Floor Area	Parking Ratio	Spaces Required
Office	6,219 sq. ft.	1 space per 300 sq. ft.	21
Manufacturing	32,373 sq. ft.	1 space per 1,000 sq. ft.	33
Warehouse	23,698 sq. ft.	1 space per 2,000 sq. ft.	12
Total	-	-	66

The site currently provides 38 off-street parking spaces along the northern side of the property, and all parking and loading areas are accessible from Triangle Drive. The site includes five existing loading docks, with all loading and unloading activities to occur on-site within designated loading areas. Two of the loading docks will be taken out of regular service, which will further reduce truck circulation and potential off-site traffic impacts. No truck fleets or long-term truck staging are proposed, and truck activity will be limited to periodic deliveries and shipments.

AB 2097 Parking Exemption Applicability

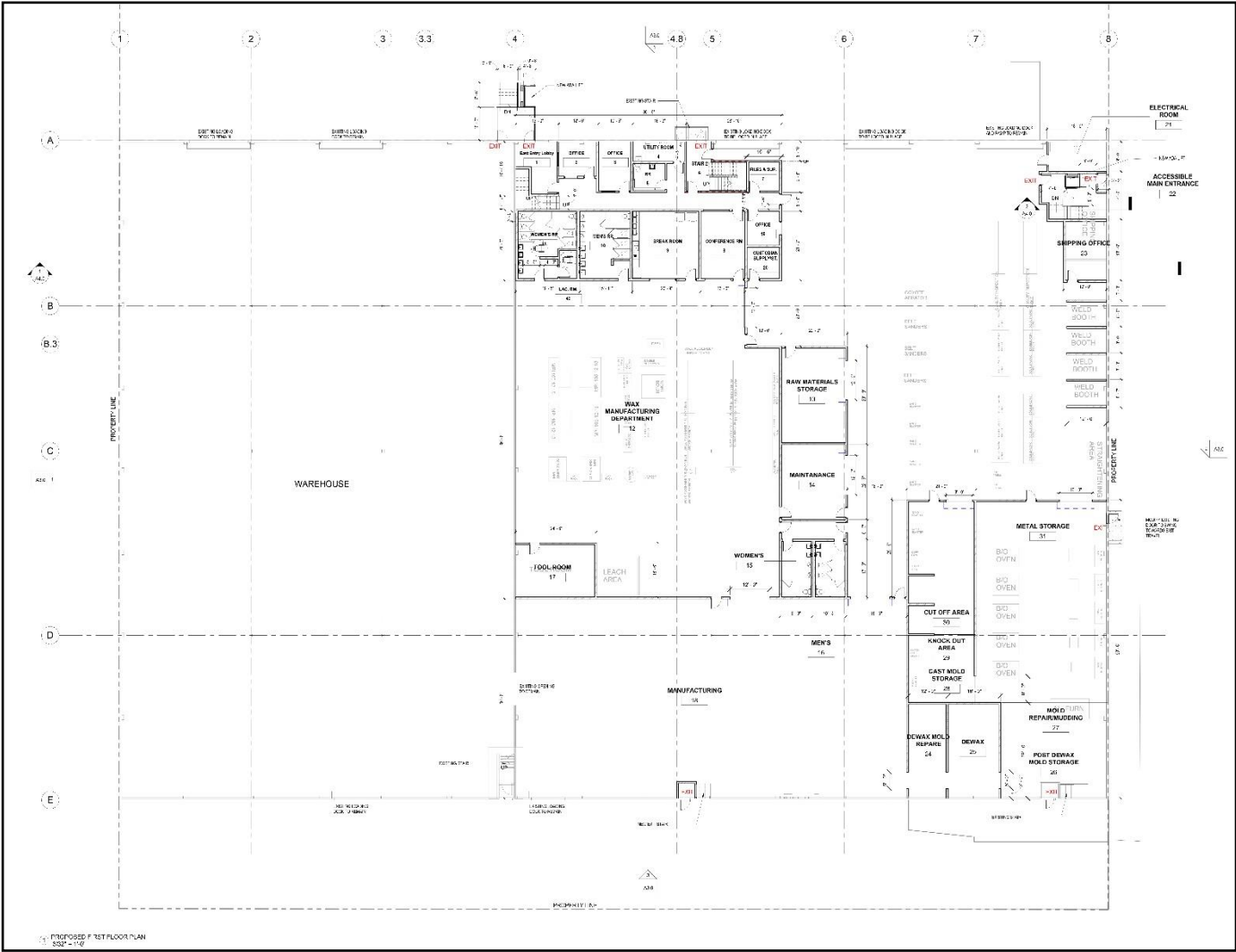
The previous operation within the building consisted of plastic manufacturing, which is a permitted use in the M-2 zoning district. The proposed metal manufacturing use is identified separately in the zoning code and therefore requires a CUP.

Under Assembly Bill (AB) 2097, local jurisdictions are prohibited from imposing minimum off-street parking requirements for commercial and industrial uses located within one-half (½) mile of a major transit stop. The project site is located within 0.5 miles from multiple Metro Line 108 bus stops along Slauson Avenue, including stops at Slauson & Garfield and Slauson & Greenwood. Metro Line 108 operates with peak service intervals of approximately 15–20 minutes during weekday commute periods, meeting the State's qualifying transit service criteria. Additionally, Assembly Bill (AB) 2553 (effective January 1, 2025) expands the qualifying frequency standard to 20-minute intervals, further reinforcing the site's eligibility.

Because the project is located within ½ mile of qualifying transit, the City may not require the standard industrial parking ratio, and the existing on-site parking may be retained as-is. This exemption applies regardless of whether the use is considered a change of use under the zoning code. Required ADA-accessible parking spaces will continue to be provided in accordance with State building code requirements, which are unaffected by AB 2097.

To ensure parking remains orderly and does not impact circulation or nearby properties, staff recommends specific conditions requiring all vehicles to park within designated parking areas. This condition will ensure the facility continues operating safely and without adverse parking or traffic impacts on the surrounding area.

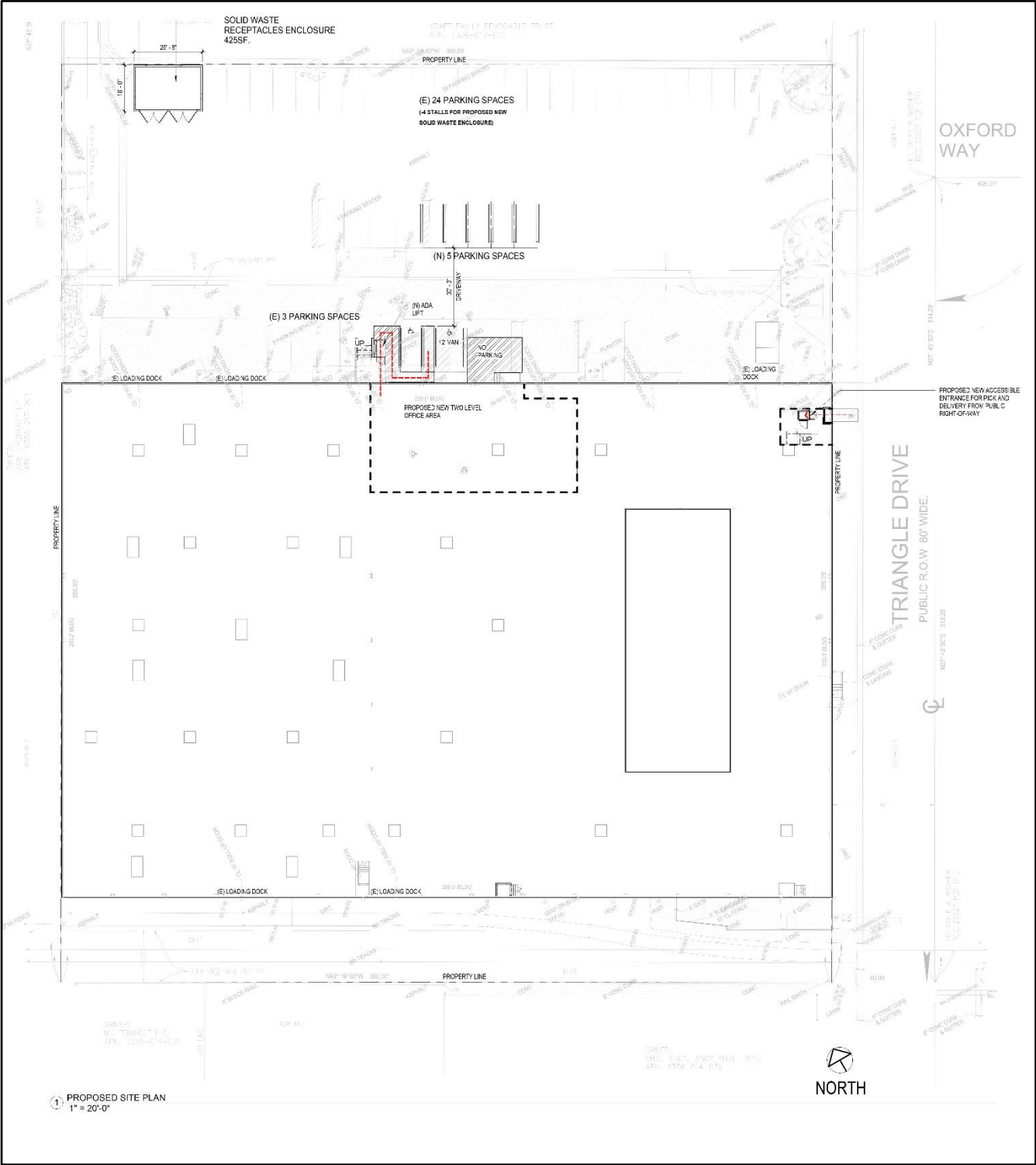
Floor Plan:



Floor Plan (Second Floor Offices):



Site Plan:



CONCLUSION:

Staff has evaluated the proposed operations to allow an establishment primarily engaged in manufacturing steel investment castings at an existing industrial facility located at 7136-7140 Slauson Avenue, within the City's M-2 zoning district. With appropriate conditions of approval, the Project is not expected to result in adverse impacts to adjacent properties or increase demand on public infrastructure beyond its existing capacity. The facility is expected to operate in accordance with the purpose and standards of the M-2 zone, supporting continued light industrial use that is appropriate for the site and surrounding area.

Staff recommends that the Planning Commission approve CUP No. 25-07 with the findings and the City's Conditions of Approval found in Attachment A.

Prepared by: Norma Lopez
Contract Planner

Reviewed by: Jessica Serrano
Director of Community Development

Reviewed by: Araceli Almazan
Deputy City Attorney