

ATTACHMENT A
DRAFT RESOLUTION FOR CONDITIONAL USE PERMIT NO. 25-07

RESOLUTION NO. PC 25-14

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COMMERCE, CALIFORNIA, APPROVING CONDITIONAL
USE PERMIT (CUP) (CUP NO. 25-07) TO ALLOW AN
ESTABLISHMENT PRIMARILY ENGAGED IN MANUFACTURING
STEEL INVESTMENT CASTINGS**

WHEREAS, on September 4, 2025, Alen Malekian on behalf of Michael Zapata ("Applicant"), submitted an application for a Conditional Use Permit ("CUP") with the City of Commerce ("City") to allow an establishment primarily engaged in manufacturing of steel investment castings ("Project") located at 7136-7140 Slauson Avenue, Commerce, CA 90040, ("Project Site"); and

WHEREAS, the Project Site consists of 107,100 square feet in the City's Heavy Manufacturing (M-2) zoning district; and

WHEREAS, 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; and

WHEREAS, based on such evidence heard, the Planning Commission for the City of Commerce ("Planning Commission") shall act to approve, conditionally approve or deny the application for the Project herein pursuant to the findings of fact presented; and

WHEREAS, the Planning Commission held a Special Meeting for a public hearing on November 24, 2025, for the purpose of considering an application for a CUP to allow an establishment primarily engaged in manufacturing of steel investment castings located at 7136-7140 Slauson Avenue, Commerce, CA 90040, within the City's M-2 zoning district; 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")) and the State of California Guidelines for Implementation of CEQA (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, 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 DOES HEREBY RESOLVE AND DETERMINE AS FOLLOWS:

Section 1. The above recitals are true and correct and made part of this Resolution.

Section 2. This project qualifies for a Class 1 Categorical Exemption under the provisions of the CEQA Guidelines, Section 15301 (Existing Facilities). Class 1 exemption specifically applies to small additions, permitting, expansions or alterations to existing structures where there is negligible or no expansion of the use to an existing facility.

Section 3. 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 this Title 19.** *The proposed use is conditionally permitted within the M-2 zone and complies with all applicable provisions of Title 19. The M-2 zone is intended to support heavy industrial uses. Manufacturing activities related to metal, require discretionary review through a CUP pursuant to Chapter 19.11 of the CMC. The proposed use meets this requirement and complies with the intent of all applicable zoning regulations.*
2. **The proposed use would not impair the integrity and character of the zone in which it is to be located.** *The proposed use would not impair the integrity or character of the M-2 zone. The property is within an area zoned is entirely for heavy manufacturing and is surrounded by similar industrial uses. The operations, including manufacturing precision metal components using the investment casting process, are consistent with other permitted uses in the zone. No new building construction is proposed, with the exception of a new 425 square-foot trash enclosure to comply with current development standards. All operations will occur within the existing structure and are not expected to generate significant new traffic. Therefore, the proposed use maintains the zone's character and purpose.*
3. **The subject site is physically suitable for the type of land use being proposed.** *The subject project site is physically suitable for the proposed use. The property is approximately 107,100 square feet and developed with a*

59,939 square-foot industrial building with off-street parking accessed from Triangle Drive. The proposed operations will occupy the existing building, with approximately 32,373 square feet dedicated to manufacturing, 23,698 square feet for warehouse, and 6,219 square feet for office use. No expansion of the building footprint is proposed. Because the project site is located within one-half (½) mile of qualifying transit service along Metro Line 108, the proposed use is exempt from minimum off-street parking requirements pursuant to Assembly Bill 2097. As such, the existing on-site parking supply may be retained and is considered sufficient to support the proposed operations.

- 4. The proposed use is compatible with the land uses presently on the subject property.** *The proposed use is compatible with the existing use of the property. The metal manufacturing operations will take place entirely within the existing industrial building, using 32,373 square feet for manufacturing operations, 23,698 square feet for warehouse/storage and 6,219 square feet for office functions. Business hours will be Monday through Friday, 6:00 AM to 4:30 PM. No evidence has been presented indicating that the proposed use would be incompatible with adjacent uses. Therefore, it is deemed compatible with the subject property and its surroundings.*
- 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 proposed use is compatible with both existing and future land uses within the M-2 zone and surrounding area. The facility will manufacture metal products, consistent with permitted activities in the zone. The project supports the intent of the City's Zoning Ordinance and General Plan and is not expected to conflict with future development allowed within the zone.*
- 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 the public health and safety.** *Adequate provisions for water, sanitation, and public utilities exist to support the proposed use. The property is developed with a 59,939 square-foot building constructed in 1967 and located in an urbanized area where similar industrial uses have access to full utility services. The proposed use will utilize existing infrastructure, and no service deficiencies are anticipated.*
- 7. There would be adequate provisions for public access to serve the subject proposal.** *Adequate public access is available to serve the subject property. The site is accessed directly from Triangle Drive, which provides suitable ingress and egress for passenger vehicles and delivery trucks, and no changes to site access or circulation are proposed. The project is exempt from minimum off-street parking requirements pursuant to Assembly Bill 2097 because the site is located within one-half (½) mile of qualifying transit service along Metro Line 108. Accordingly, the existing on-site parking configuration may be retained as-*

is, and required ADA-accessible parking will continue to be provided pursuant to State building code requirements.

8. **The proposed use is consistent with the objectives, policies, general, uses, and programs of the Commerce General Plan.** *The proposed use is consistent with the objectives, policies, land use designations, and programs of the Commerce General Plan. The project supports the continued use and enhancement of existing industrial areas and aligns with the City's goal of promoting compatible industrial development. The use also complies with the M-2 zoning designation, which is consistent with the General Plan's industrial land use policies.*
9. **The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.** *The proposed use will be maintained in a safe and orderly manner and will not be detrimental to the public interest, health, safety, convenience, or welfare. The operations are consistent with surrounding industrial uses and will be conducted entirely within an enclosed building, which limits noise, dust, and other potential off-site impacts. The proposed operations do not involve explosives or unusually hazardous processes. Only standard industrial materials such as foundry waxes, ceramics, and metal alloys will be used as part of the investment casting process, and these materials will be stored and handled in compliance with all applicable federal, state, and local regulations. A Hazardous Materials Business Plan (HMBP) will be maintained with the Los Angeles County Fire Department to ensure proper reporting, storage, employee training, and emergency response procedures, further ensuring protection of public health and safety.*
10. **The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.** *The proposed use will preserve the visual character of the neighborhood. The project will operate within an existing 59,939 square-foot building constructed in 1967. Required parking will be provided northern of the site, accessible via Triangle Drive. A new 425 square-foot trash enclosure will be added to comply with current zoning standards. No additional construction is proposed, and the project will maintain the site's current appearance and compatibility with the surrounding industrial environment.*

Section 4. The Planning Commission does hereby conditionally approve CUP-2025-07 subject to the following conditions:

1. A Conditional Use Permit approval is valid and in effect and granted pursuant to the provisions of Title 19 of the Commerce Municipal Code and shall be valid only on the property for which it was granted and shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property.

2. The approval of this application authorizes the establishment and operations of manufacturing steel investment castings at an existing industrial facility in the City's Heavy Manufacturing (M-2) zoning district.
3. The project is exempt from minimum off-street parking requirements pursuant to Assembly Bill 2097. All customer, employee, and operational vehicles associated with the use shall be parked only within designated on-site parking spaces. No parking or vehicle staging shall occur in drive aisles, loading areas, or other non-designated areas on the property.
4. All conditions shall be binding upon the Applicant(s), their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, and use and maintenance of all land and structures within the development.
5. This permit and all rights hereunder shall terminate within twelve months of the effective date of the permit unless operations are commenced or a written time extension is granted, based on a written request submitted prior to the expiration of the one-year period as provided in Section 19.39.460 of the Commerce Municipal Code.
6. The abandonment or non-use of this approval for a period of one year shall terminate the approval without further action of the Planning Commission or City Council, and any privileges granted thereunder shall become null and void.
7. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the use and development of said property as set forth by this permit together with all conditions, which are a part thereof.
8. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
9. If the Director of Community Development determines that a situation is detrimental to the public health, safety, and welfare has arisen due to the subject operation, the Director may require changes to the operation, additional studies to be undertaken, and the implementation of additional measures to protect the public's interest.
10. Violation of any of the conditions of the approval shall be cause for revocation and termination of all rights thereunder.
11. The Applicant shall comply with all the conditions and requirements as set forth by any City or other governing body and shall obtain all necessary permits as required.

12. The Applicant shall comply with all City, county, and state regulations.
13. The Director of Community Development shall have the authority to initiate proceedings to suspend or revoke a Conditional Use Permit approval pursuant to provisions set forth in Sections 19.39.240 through 19.39.250, inclusive, of the Commerce Municipal Code, Chapter 19.39 (Administration of the Zoning Ordinance), if sufficient cause is given.
14. A City of Commerce Business License shall be obtained and renewed annually as required by the City of Commerce.
15. The City has the right of way to inspect the premises to verify compliance with conditions of this approval and to determine compliance with all applicable sections of municipal code.
16. Any changes to the operation of the subject use shall be reviewed by City staff prior to implementation. Any future changes to the operation must be in substantial compliance with this Conditional Use Permit as determined by the Director of Community Development.
17. The Director of Community Development is authorized to make modifications to the conditions if such modifications shall achieve substantially the same results as would strict compliance with said conditions.
18. The applicant shall sign, notarize, and return to the Community Development Department an affidavit accepting all Conditions of Approval within 10 days from the date of the approval, unless appealed. The Applicant acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this Condition Use Permit non-binding as against the City and shall confer Applicant no legal rights under the law.
19. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The city shall have the right to choose its own legal counsel to represent the city's interest in the proceedings.

The following conditions or code requirements of the Building & Safety Division shall be provided:

20. The second sheet of building plans is to list all City of Commerce conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
21. All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division.
22. Please be advised that a new code cycle will take effect on January 1, 2026, which may impact design requirements if plans are submitted on or after that date.
23. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
24. Projects with a valuation in excess of \$250,000 shall provide Art Work or pay in-lieu contribution equal to 1% of the total project cost.
25. For more detailed information see City of Commerce Municipal Code Chapter 19.31, Division 23.
26. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
27. An analysis based on Section 505.2 of the Building Code shall be performed to determine that the office areas at the upper level can be considered to be mezzanines, otherwise, an additional analysis for allowable building area with mixed-use occupancies of Group B, F, and S Occupancy shall be provided to justify compliance with Section 506.
28. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided for the proposed office reconfigurations and conversion of a portion of existing warehouse spaces to a mercantile (pick-up and delivery) area.
29. Energy Calculations shall be submitted to justify compliance with California Energy Code, considering the altered conditioned space at the proposed office and that of the unconditioned space at the warehouse.
30. Redevelopment project with land disturbing activity that would result in the replacement of 5,000 square feet or more of impervious surface area on an already developed site on Planning Priority Project categories shall comply with

LID requirements per City Ordinance. An analysis shall be performed to determine whether LID requirements are triggered by calculating the total area of impervious surface altered for the creation of new parking spaces, including accessible parking along with their accessible routes.

31. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate the area where drainage is affected by the proposed alteration to the impervious surface and how it is carried to the public way or drainage structure approved to receive storm water.
32. All State of California disability access regulations for accessibility shall be complied with.
33. Electrical plan check is required.
34. Mechanical plan check is required.
35. Plumbing plan check is required.
36. Plumbing fixtures shall be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
37. Project shall comply with the CalGreen Non-Residential mandatory requirements.
38. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
39. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
40. A separate permit is required for Fire Sprinklers.

The following conditions of the Public Works Department shall be provided for Triangle Drive:

41. Separate plans for improvements within the public right-of-way are required.
42. Existing entrance located at 7140 Slauson Avenue encroaching in the City's public right-of-way shall be removed. No encroachment of private property shall be allowed in the public right-of-way.

43. On-site drainage (existing drainage holes on the wall) shall drain to public drainage facilities through City approved drainage system such as curb drain.
44. Construct full width concrete sidewalk along the frontage of the property. Adjust any and all utility covers/facilities to finish grade per utility companies' requirements (CalWater, SCE, etc.).
45. Install 24-inch boxed trees spaced every 45 to 50 feet in the sidewalk, exact type and locations to be determined by the City. Parkway trees shall be maintained by the development.
46. Remove and reconstruct deficient curb and gutter along the frontage of the property and replace curb drains. The exact limits of the removals shall be determined by the Public Works Inspector.
47. Remove and reconstruct existing driveways that will remain per APWA or LA County Standards.
48. Remove and reconstruct half-width of Triangle Drive along the frontage of the property consistent with a new pavement evaluation report to be provided by the Developer's Engineer to be reviewed and approved by the City. The exact limit of the reconstruction shall be coordinated with the Public Works inspector in advance. Pavement restriping shall be thermoplastic and comply with Caltrans and CAMUTCD Standards.

The following conditions of the Traffic Division shall be provided:

49. If there are gates at the entrance the distance from the gate to the curb must be provided. Vehicles should not be forced to wait in the street for the gate to open. Gates shall remain open during operational business hours.
50. If there are gates, the site plan should demonstrate that there is sufficient space at the driveway to allow for at least 1 truck to queue on site while waiting for the gate to open. The City does not want trucks to queue along the street waiting for a gate to open.
51. Determine if any red curb for line of sight should be painted on either side of the driveway on Triangle Avenue. Bushes and landscaping should be below 30" in the sight triangle.
52. The facility is to post "No Idling" signs at driveways in accordance with air quality requirements.

The following are general requirements for off-site improvements:

53. Comply with CalWater and other utility Company requirements for construction

of utilities within the public right-of-way.

54. Underground all utility services to the property. Show services to the proposed development on the offsite plans.
55. Any existing improvements in the public right of way that is damaged, made off-grade during construction, including but not limited to the following: traffic signals, light standards, aprons, sidewalk, curb ramps, curb, and/or gutter, shall be removed and replaced with the appropriated SPPWC Standard or as directed by the Public Works & Development Services Department.
56. Site Drainage not retained on site shall be collected and deposited in the adjacent gutter, alley, storm drain or similar structure or device, and if necessary, filtered per NPDES regulations. Site storm and/or nuisance water shall not flow across the city sidewalk.
57. All necessary permits, including encroachment permits, utility connection permits, etc., shall be first secured from the City of Commerce, and any other responsible or underlying agency, before any work can commence within the public right of way.
58. All work in the public right-of-way shall be done in accordance with LA County and City standards and in compliance with the Standard Specifications for Public Works Construction (latest edition) or as directed by the Director of Public Works and/or the City Engineer.

The following conditions of the Los Angeles County Fire Department shall be provided:

59. Applicant must meet the following water system requirements prior to obtaining any building permit approvals.
60. Every application for an entitlement review shall be accompanied by evidence indicating that the proposed/existing structure is provided with a reliable water supply capable of supplying the required fire flow as required by Fire Code 507.1.1.
61. Applicant must complete and return the "Fire Flow Availability" Form 196, with fire flow information provided by the water purveyor from the closest fire hydrant along the lot frontage.
62. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
 - a. The development may require fire flows up to 4,000 gallons per minute at 20 per square inch residual pressure for up to a four-hour duration.

Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.

- b. All required public fire hydrants shall be installed and tested prior to beginning of construction.
- c. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:
 - i. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - ii. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

[End of Conditions]

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
CONDITIONAL USE PERMIT**

A F F I D A V I T

I, _____, hereby state that I am the owner, or the authorized agent of the owner, of property involved in Conditional Use Permit Case Number 25-07.

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 25-14.

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

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)