



# Modelo Townhomes – City of Commerce

Site Plan and Architecture – February 2026

**ATTACHMENT B**





# Site Plan



**PROJECT INFORMATION**  
 APN: APN: 6357-019-904  
 Address: 6364 Zindell Ave  
 City: Commerce, CA  
 County: Los Angeles County  
 General Plan Land Use: Low Density Residential  
 Current Zoning: Specific Plan

**MODELO SPECIFIC PLAN DEV STANDARDS**

Density: TBD  
 Building Height: TBD  
 Setbacks:  
 Front: TBD  
 Side: TBD  
 Rear: TBD  
 Building Separation: TBD  
 Parking Required: TBD  
 State Density Bonus Parking Standards  
 2bd: 1.5 sp/unit  
 3bd: 1.5 sp/unit  
 4bd: 2.5 sp/unit

**SITE SUMMARY**

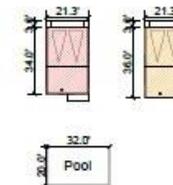
Site Area: ±3.0 ac (±130,000sf)

Units:  
 35 units - P3 (1575nsf - 3bd+den/2.5ba)  
 30 units - P4 (1675nsf - 4bd/3.5ba)  
 65 units - Total

Site Density: ±21.7 du/ac

Parking Provided:  
 130 spaces - Garages  
 12 spaces - Open  
 TBD spaces - Modelo Parking Garage  
 TBD spaces - Total (±TBD sp/unit)

Open Space Provided: ±30,000sf (±460sf/unit)





# Exterior Elevations



\* Landscaping depicted is conceptual

# Exterior Elevation Details



**Front Elevation – Color Scheme 2 shown**

\* Landscaping is depicted conceptually



# Exterior Elevation Details



RIGHT



FRONT

## MATERIAL LEGEND

1. STUCCO
2. SIDING
3. ASPHALT SHINGLE ROOF
4. MASONRY VENEER
5. VINYL WINDOWS
6. METAL AWNING
7. SCREED LINE
8. FIBERGLASS ENTRY DOOR
9. FIBER CEMENT TRIM
10. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
11. METAL SECTIONAL GARAGE DOOR
12. UTILITY CLOSET
13. METAL RAILING



LEFT

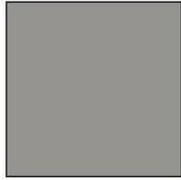


REAR

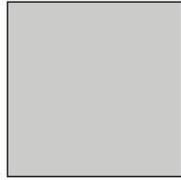
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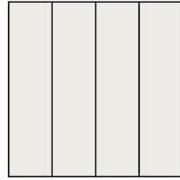
# Exterior Colors and Materials



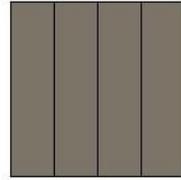
STUCCO 1 - SW: 7669 SUMMIT GRAY



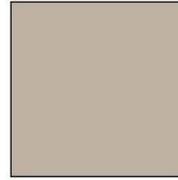
STUCCO 2 - SW: 7064 PASSIVE



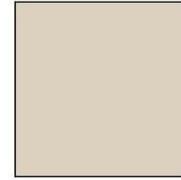
SIDING 1 - SW: 7005 PURE WHITE



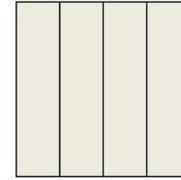
SIDING 2 - SW: 9614 CARRIAGE STONE



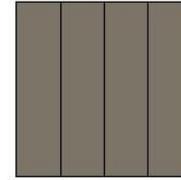
STUCCO 1 - SW: 7037 BALANCED BEIGE



STUCCO 2 - SW: 7531 CANVAS TAN



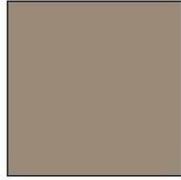
SIDING 1 - SW: 7008 ALABASTER



SIDING 2 - SW: 9614 CARRIAGE STONE



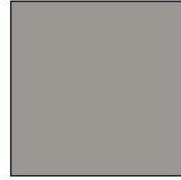
ENTRY DOOR 1 - SW: 7509 TIKI HUT



ENTRY DOOR 2 - SW: 7508 TAVERN TAUIPE



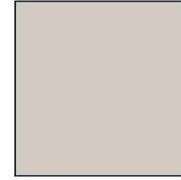
MASONRY VENEER - CULTURED STONE - TENLEY BRICK - WILDON



GARAGE DOOR 1 - SW: 7673 PEWTER CAST



ENTRY DOOR 1 - SW: 7069 IRON ORE



ENTRY DOOR 2 - SW: 7029 AGREEABLE GRAY



MASONRY VENEER - CULTURED STONE - TUNDRA BRICK - ASHLAND



GARAGE DOOR 1 - SW: 7675 SEALSKIN



GARAGE DOOR 2 - SW: 7048 URBANE BRONZE



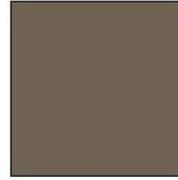
TRIM - SW: 7675 SEALSKIN



FASCIA - SW: 7005 PURE WHITE



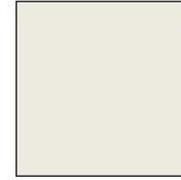
METAL - SW: 7674 PEPPERCORN



GARAGE DOOR 2 - SW: 7040 SMOKEHOUSE



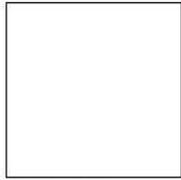
TRIM - SW: 7675 SEALSKIN



FASCIA - SW: 7008 ALABASTER



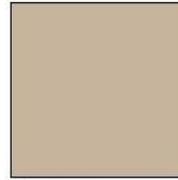
METAL - SW: 7069 IRON ORE



WINDOWS - WHITE



ROOF - EAGLE ROOFING - BEL AIR - SIERRA MADRE



WINDOWS - TAN



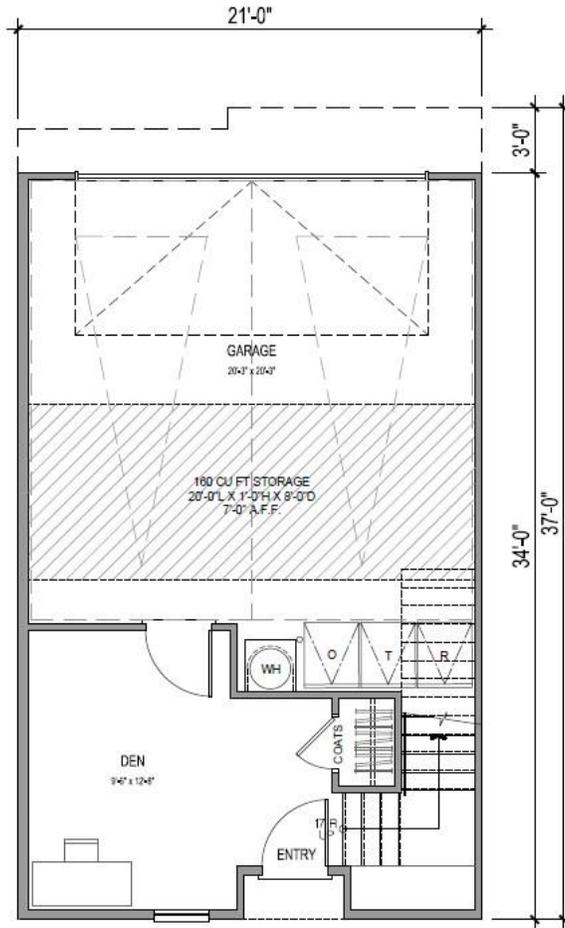
ROOF - EAGLE ROOFING - BEL AIR - SIERRA MADRE

SCHEME 1

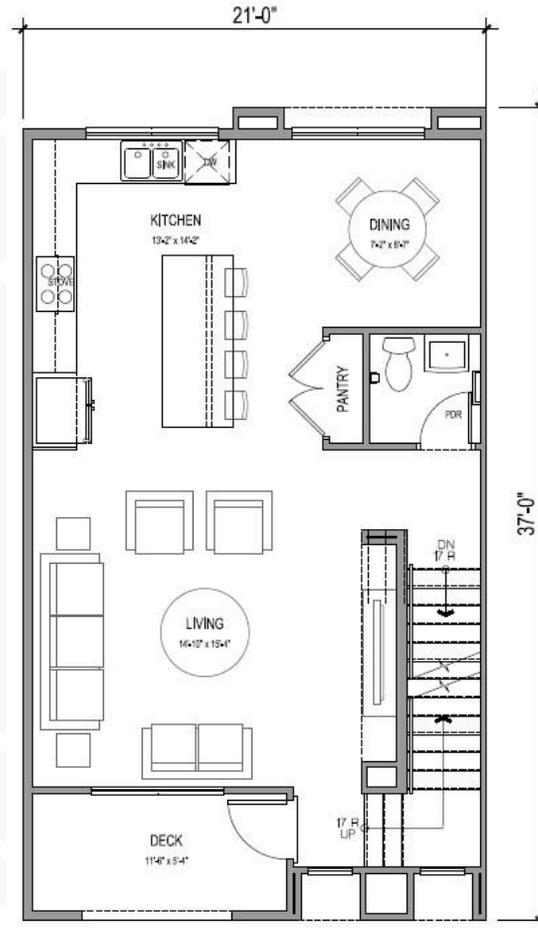
SCHEME 2



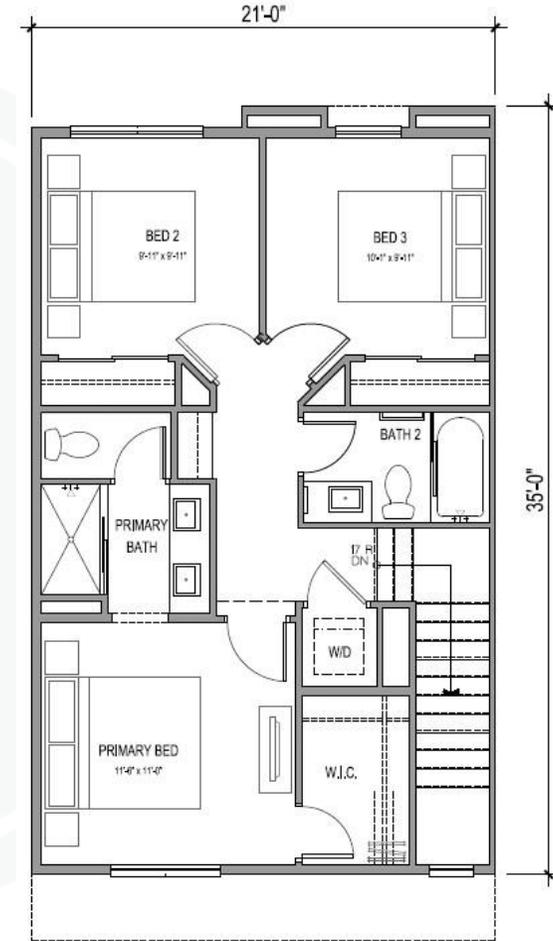
# Floorplans – Plan 1



FIRST FLOOR



SECOND FLOOR

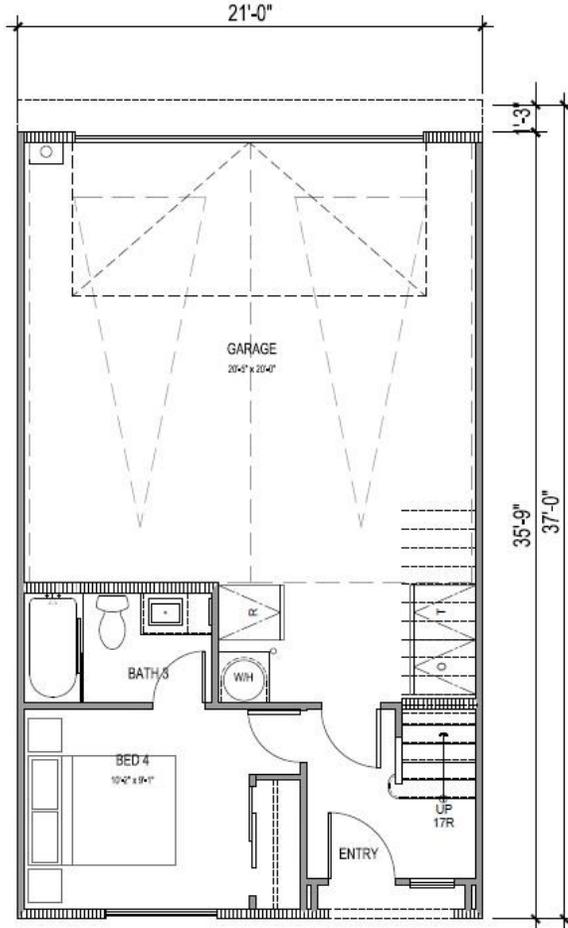


THIRD FLOOR

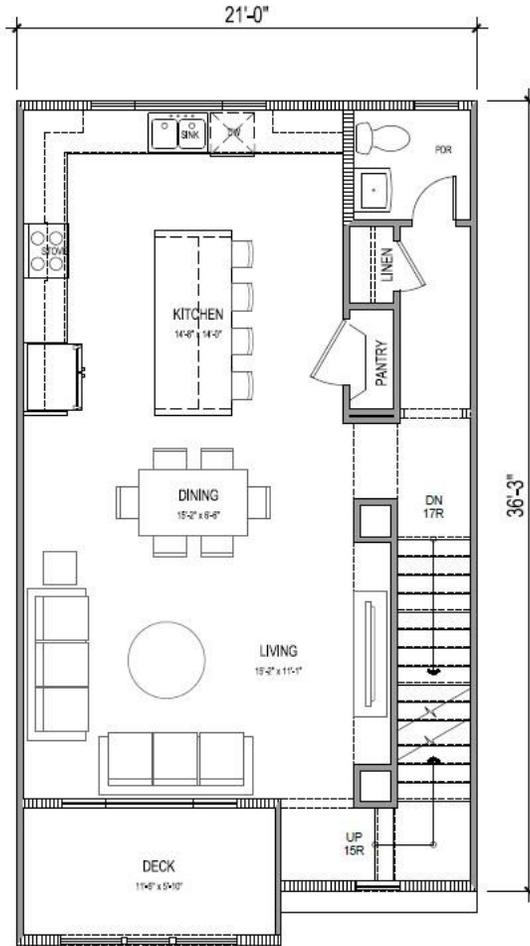
\* Floorplans are subject to review and may be revised



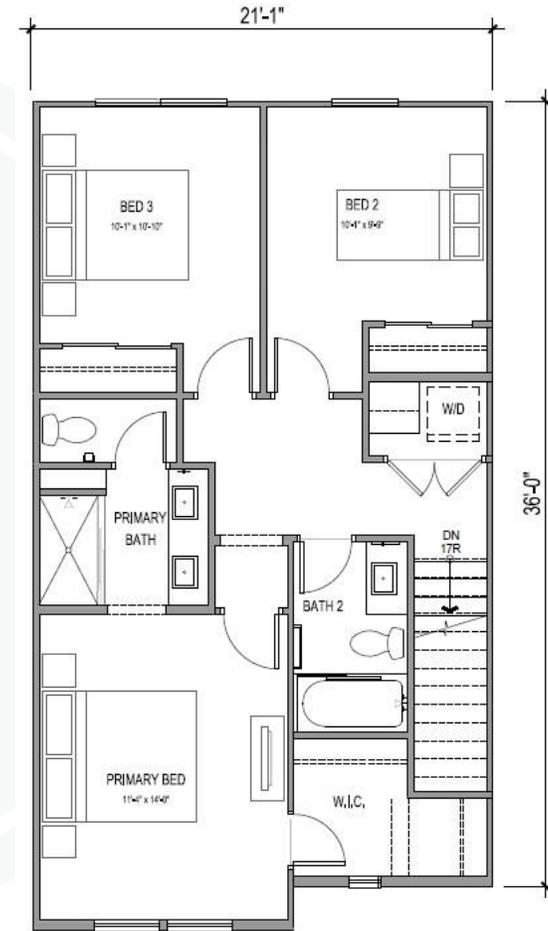
## Floorplans – Plan 2



FIRST FLOOR



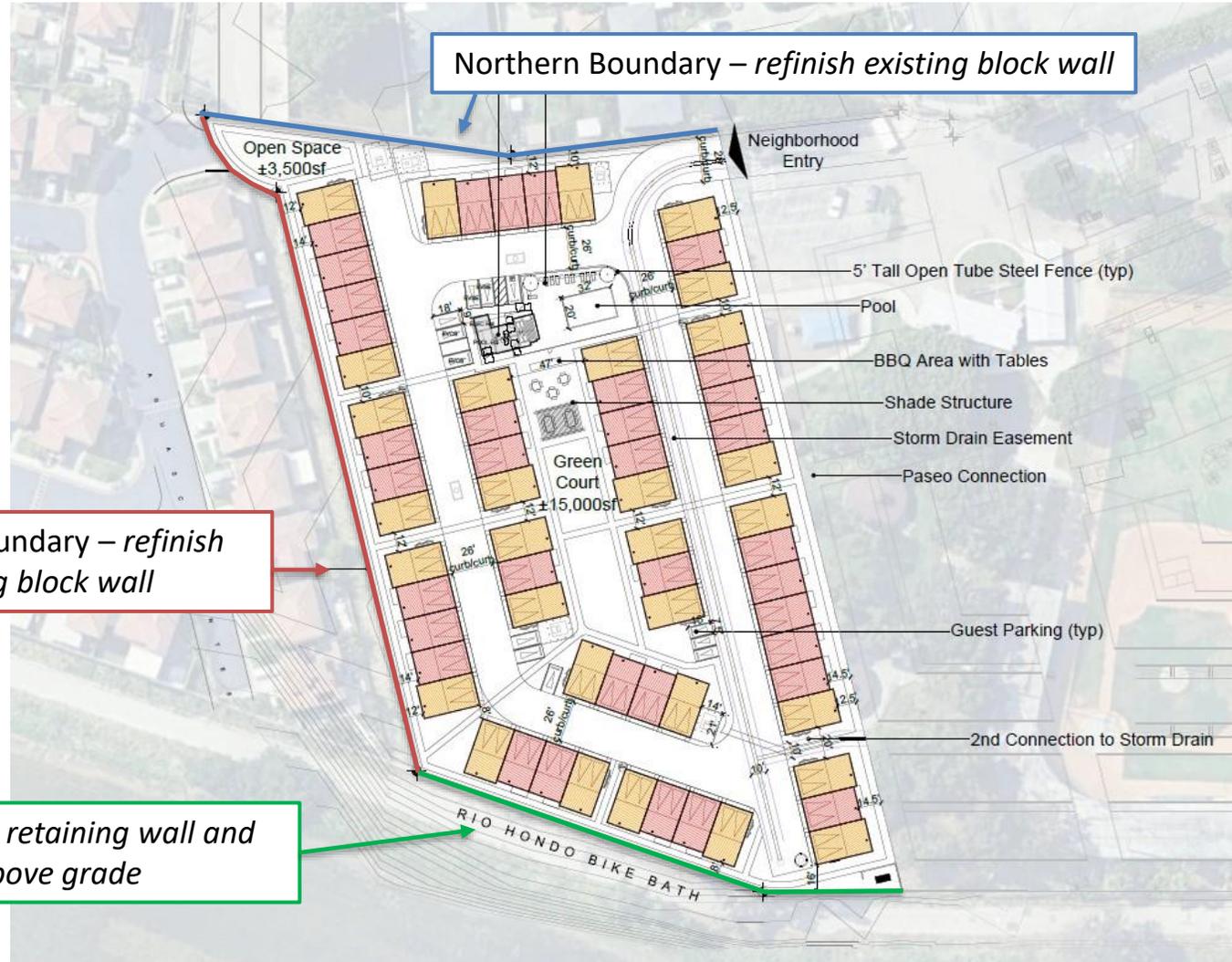
SECOND FLOOR



THIRD FLOOR

\* Floorplans are subject to review and may be revised

# Wall and Fencing Information



Northern Boundary – *refinish existing block wall*

Western Boundary – *refinish existing block wall*

Southern Boundary – *new retaining wall and decorative wall above grade*

- 5' Tall Open Tube Steel Fence (typ)
- Pool
- BBQ Area with Tables
- Shade Structure
- Storm Drain Easement
- Paseo Connection
- Guest Parking (typ)
- 2nd Connection to Storm Drain

## Current Wall Condition

Current Wall Condition typical on Northern Site Boundary (to be refinished and painted)



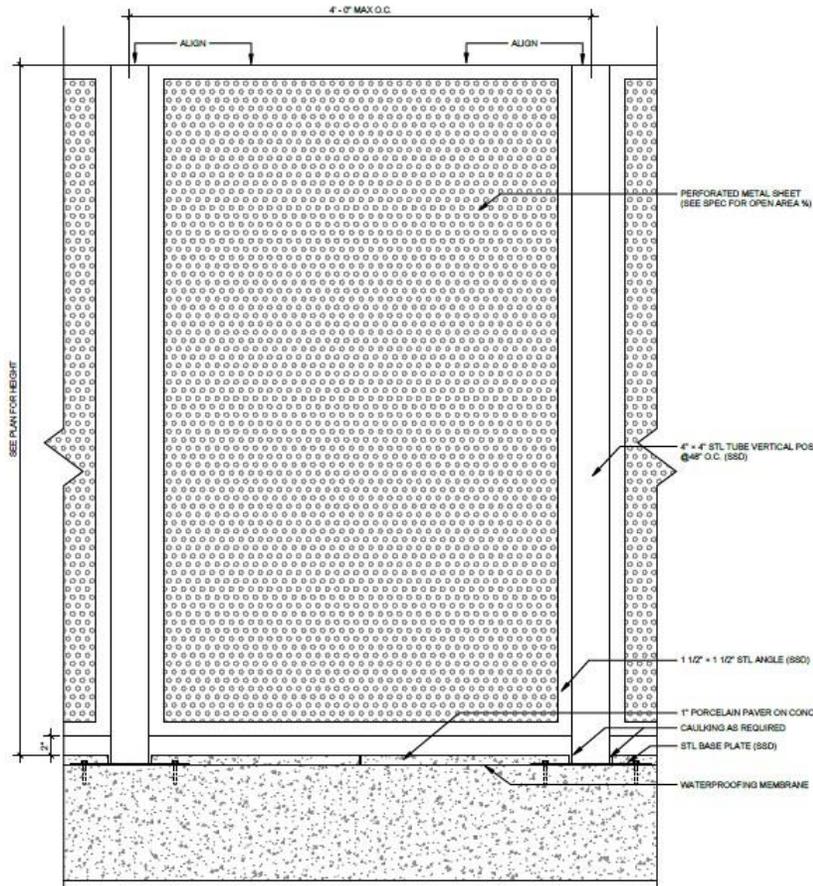
Current Wall Condition typical on Western Site Boundary (to be refinished and painted)



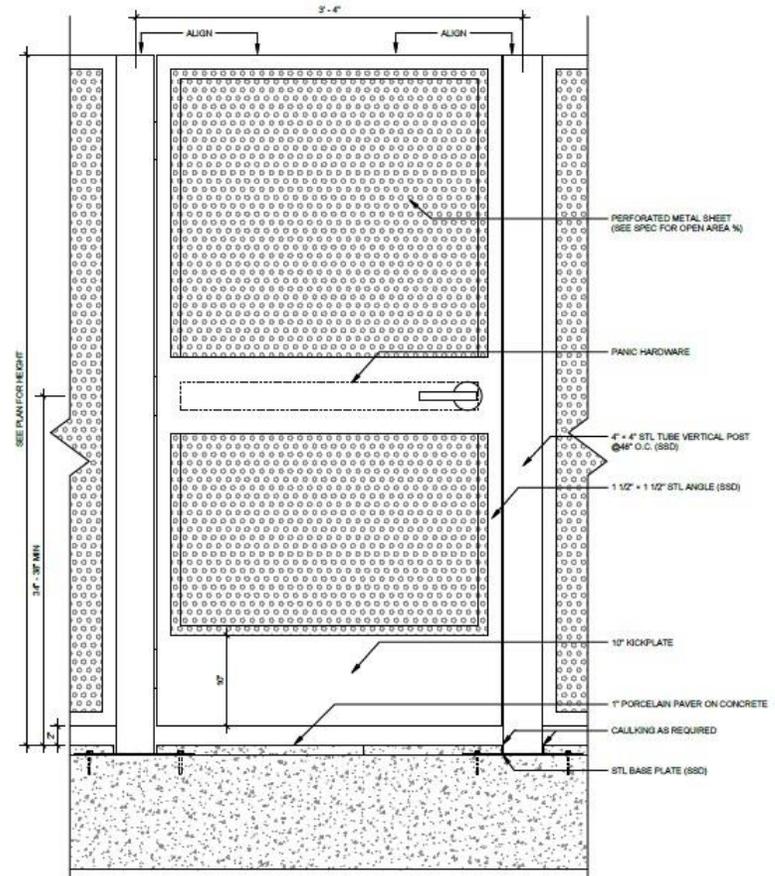


# Future Wall Detail – Southern Boundary

## Future Fencing (above grade) on Southern Site Boundary



TYP. PERFORATED METAL FENCE  
1 1/2" = 1'-0"



TYP. PERFORATED METAL GATE  
1 1/2" = 1'-0"