



STAFF REPORT

SITE PLAN REVIEW NO. 25-02

TO: Planning Commission

FROM: Community Development Department

DATE: May 28, 2026
(Continued from February 18, 2026, PC Meeting)

CASE NO.: Site Plan Review ("SPR") No. 25-02

REQUEST:

To allow the construction of 65-unit, 3-story condominium development on 3 acres as part of the approved Modelo Specific Plan project area located at 7316 Gage Avenue and 6364 Zindell Avenue (Assessor's Parcel Numbers ("APNs") 6357-018-005, 6357-019-904, 6357-019-905, and 6357-018-900) (hereinafter, the "Project").

LOCATION: 7316 Gage Avenue and 6364 Zindell Avenue
Commerce, CA 90040
(APNs: 6357-018-005, 6357-019-904, 6357-019-905
and 6357-018-900)

APPLICANT: Comstock Realty Partners (Adrian Comstock)
1801 Century Park East, Suite 1095
Los Angeles, CA 90067.

STAFF RECOMMENDATION:

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.

PUBLIC HEARING NOTICE:

The public hearing notice was published in the Los Cerritos News on May 14, 2026, and mailed to property owners within 500 feet of the project site.

LAND USE, ZONING, AND APPLICABLE REGULATIONS:

Project Site - Land Use & Applicable Regulations	
General Plan Designation:	Modelo Specific Plan
Zoning:	Modelo Specific Plan
Applicable Zoning Regulations:	Commerce Municipal Code (“CMC”) Section 19.39 Division 10, Site Plan Review, CMC Section 19.39.680 Basis for Approval.

SURROUNDING ZONING AND LAND USES:

Direction	Zoning	Land Use
North	C/M-1 M-1 R-3	Commercial/Industrial Low Density Residential High Density Residential
South	NA	Rio Hondo River Single-Family Dwellings in Bell Gardens
East	C/M-1	I-5 Freeway Commercial Manufacturing
West	R-3	Low Density Residential High Density Residential

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., “CEQA”) and its implementing regulations (14 Cal. Code of Regs. §§ 15000 et seq., the “CEQA Guidelines”), the City has evaluated the environmental impacts associated with the Project. Potential impacts of the Project were previously analyzed and mitigated in the Final Environmental Impact Report (“FEIR”) (State Clearinghouse No. 2019080312), certified on February 22, 2022, for the Modelo Project. The FEIR adequately describes and considers the Project, as the Modelo Project approval consists of a mixed-use project with up to 850 residential units. Accordingly, the Project is not subject to further environmental review.

DESCRIPTION OF PROPERTY

The Modelo Project Site is situated in the southernmost portion of the City of Commerce at the former Veterans Memorial Park located at 6364 Zindell Avenue, and an adjacent vacant parcel at 7316 East Gage Avenue is comprised of two contiguous sites and, in combination, measures approximately 17.5 acres in size. It is adjacent to the communities of Bell Gardens, Downey, Montebello, and Pico Rivera. It is directly adjacent to Interstate Five (“I-5”) Freeway. Zindell Avenue is the primary point of access

to the Modelo Project Site, although a smaller access road at the northernmost portion of the site provides access to Gage Avenue.

The subject property consists of two distinct parcels totaling approximately 17.4 acres. The first parcel, located at 7316 East Gage Avenue (identified in red below), is an eight-acre vacant lot owned by Comstock Realty Partners (“Developer”). The second parcel, located at 6364 Zindell Avenue (identified in green below), encompasses the 9.4-acre Veterans Memorial Park (“City’s Parcel”).

The Project Site is situated at the confluence of the I-5 Freeway and the Rio Hondo Channel within the City of Commerce. To facilitate the Modelo Project, the existing Veterans Memorial Park is currently undergoing demolition. It will be fully integrated into the Project Site and reconfigured to provide modern public park amenities, ensuring the site remains a dedicated community asset in its new form. Below is the Modelo Project Site Aerial:



Additionally, due to the previous use of the Project Site as a landfill, the Project includes the remediation of the entire Modelo Project Site to allow for safe implementation of the Project and will consist of excavating the impacted soil pursuant to a Remedial Action Plan overseen by the Los Angeles Regional Water Quality Control Board (RWQCB).

BACKGROUND:

On February 18, 2026, the Planning Commission reviewed the applicant’s proposal for 65 three-story residential units within the Modelo Specific Plan. During the public hearing, the Commission engaged in a substantive discussion regarding the proposed building elevations, ultimately determining that the initial designs did not fully align with

the architectural vision or the contemporary aesthetic standards established in the Specific Plan. To address these concerns, the Commission identified several areas for architectural enhancement, including, but not limited to: adjusting the pitch to create more visual interest, adding architectural treatments to windows and exterior walls, \ integrating balcony areas, and utilizing a more diverse palette of façade materials and colors to provide depth and texture. Following this deliberation, the Planning Commission directed the applicant and the City staff to collaborate on a redesign of the elevations to ensure the aesthetics meet the high-quality design expectations of the Modelo Project.

On February 26, 2026, Community Development staff convened with the property owner, development team, and project architects to determine how to best incorporate the Planning Commission's feedback. During this session, staff presented regional project precedents to serve as design benchmarks. This collaborative dialogue focused on refining the scale and massing of the buildings while enhancing the overall architectural integrity of the proposal to ensure alignment with the City's vision.

The applicant has submitted revised elevations for Planning Commission review and consideration.

History of the Modelo Specific Plan:

The Modelo Specific Plan was approved by the City Council following duly noticed public hearings on February 15, 2022, and February 22, 2022. The Modelo Project is being led by Comstock Realty Partners ('Master Developer'), with specific components or phases intended to be constructed by the Master Developer or its designated development partners and successors. The approved project scope includes the following:

- Up to 850 residential units,
- Up to 165,000 square feet of commercial uses,
- A new public community center and museum, and
- Approximately five acres of park and open space.

At the February 15 and February 22, 2022, City Council meetings, the City Council approved, among other actions, the Modelo Project entitlements, including:

- Site Plan Review No. 997.
- Master Sign Plan.
- Vesting Tentative Tract Map No. 83334.
- Zone Change.
- General Plan Amendment.
- Modelo Specific Plan.
- Development Agreement; and
- Environmental Impact Report (SCH# 2019080312).

In conjunction with the Modelo Project entitlements, the Developer obtained approval of a Vesting Tentative Tract Map No. 83334 to subdivide the Modelo Project Site into three (3) legal parcels and allow for airspace subdivision to allow for the sale of residential

units at the Modelo Project Site. The Developer obtained approval to construct up to 850 residential dwelling units. Of these, 110 units will be offered for sale. To sell these units individually, the Developer obtained approval and permission to proceed with the Vesting Map. The executed Development Agreement provided that the exchange of properties would be accomplished through the recordation of Final Vesting Tract Map 83334 and pursuant to the terms of a Land Exchange Agreement (“LEA”) between the City and Developer.

On November 25, 2025, the Applicant obtained approval of Final Tract Map No. 83334, a Subdivision Improvement Agreement for required public improvements associated with the final map, and a Land Exchange Agreement between the City of Commerce and Comstock Gage, LLC.

On August 19, 2025, the Planning Division received an application from the Applicant for a Site Plan Review for a proposed 65-unit residential condominium development in the Modelo Specific Plan. As part of the application, a site plan, floor plan, and building elevations were submitted for review. Staff reviewed the application to ensure the project aligns with the goals and objectives of the Modelo Specific Plan and complies with all development standards for residential projects.

ANALYSIS:

The Applicant is seeking approval for a Site Plan Review to construct a 65-unit condominium development as part of the Modelo Project. According to Chapter 19.39 Division 10 (Site Plan Review) of the CMC, a Site Plan Review is required for any residential development with five or more dwelling units.

As previously mentioned, this project represents a small portion of a larger mixed-use development approved under the Modelo Specific Plan. The Site Plan Review process ensures that the physical layout, design, and usage of buildings or land conform to the development standards set forth by the City’s zoning code—in this case, the Modelo Specific Plan.

The proposed development deviates from traditional single-family home designs, which typically feature homes facing the street, street access to the garage, and individual lots. Instead, this plan features short access roads leading to homes oriented toward open space, with pedestrian walkways to front entrances, shared driveways for garage access, and expansive open spaces shared by residents.

Floor Plans

The Applicant has proposed two floor plans, ranging from 1,581 to 1,798 square feet, comprising 3- and 4-bedroom units. The 3-bedroom unit includes two baths, a kitchen, a den, a master bedroom with a walk-in closet, and a living room. The 4-bedroom unit is similar in design, except that the den serves as the fourth bedroom, and it includes 3.5 baths. A laundry room is conveniently located on the third floor near the bedrooms. All proposed residential units are three-story attached houses with two-car attached

garages. Garage access is provided via a shared access road/driveway. (Attachment A – Architectural Plans)

Building Design/Proposed Materials

The Modelo Specific Plan and the CMC establish development standards and design guidelines intended to enhance the built environment, elevate the community's aesthetic, and prevent blighting conditions. These guidelines prioritize contextual design, integrated landscaping, high-quality architectural treatments, and efficient circulation.

The proposed architecture is envisioned as a contemporary residential expression that balances vibrancy and livability through thoughtful form, massing, and material composition. The revised design incorporates the following elements to create rhythm, depth, and a strong visual identity:

- **Dynamic Building Forms:** Asymmetrical pitched roofs and subtle angled wall planes provide visual interest and break up the building mass.
- **Premium Material Palette:** The design utilizes a combination of clean white stucco and dark horizontal cement siding, anchored by a diverse range of earth-toned façade colors. This base is elevated by vibrant accent colors and varied palettes across the units, ensuring the project meets contemporary style standards while providing the visual variety and modern appeal requested by the Commission.
- **Architectural Articulation:** Recessed corner decks and articulated entries with accent-colored doors provide depth and human scale to the streetscape.
- **Fenestration:** Large picture windows are utilized to maximize natural light and enhance the project's character along the street frontage.

The selected color palette maintains visual consistency while providing enough variety to distinguish individual units. For comparative purposes, staff has attached both the original plans reviewed by the Planning Commission in February and the updated architectural set, which reflects the successful integration of the Commission's design directives.

Open Space/Landscaping

Under the Modelo Specific Plan, at least 50% of units shall have a dedicated outdoor balcony or private space. The proposed elevation indicates that 100% of the units will have a balcony with at least 60 square feet of private space, exceeding the stated percentage.

For common open space, the minimum surface dimension is 20 feet, and the minimum area is 400 square feet. The proposed common open space requirement for the development is approximately 400 square feet, totaling 20,080 square feet. The Applicant has provided three common open space areas linked by pedestrian and vehicular

circulation systems. The two large common open spaces are approximately 3,500 and

15,000 square feet, and the small area is 1,580 square feet. Amenities, including picnic tables, a swimming pool, restrooms, a sitting area, and accent landscaping, will be distributed throughout the proposed development, with the majority located in the paseo. The Applicant has strategically located the parks in the proposed development to provide easy access to the common areas. The remaining common open space is in front of the residential units and is designed as a paseo, further enhancing the front entrances.

Development Standards

The proposed residential development complies with the development standards in the Modelo Specific Plan. As such, the footprint and envelope of the building will be within the limits afforded by the Modelo Specific Plan. This also includes providing the minimum setbacks, height requirements, unit size, and parking requirements. The table below shows the minimum standards pursuant to the Modelo Specific Plan, as well as the Applicant’s proposal.

DEVELOPMENT STANDARD	ALLOWED/ REQUIRED	PROPOSED
Min. Lot Size	None Required	3-acres
Max. Building Height	4 Stories	3-Stories
Min. Front Yard	None Required	10 feet min.
Min. Side Yard	None Required	12 feet min.
Min. Rear Yard	None Required	8 feet min.
Min. Unit Size	500 sq. ft. min.	1,467 sq. ft. min.
Open Space: Balcony & Common area	50% of unit with Balcony & 400 sq. ft. of Open Space	100% with balcony & 20,080 sq. ft. Open Space
Parking Requirements (1 space per/bedroom)	225 spaces required	225 spaces provided *

*Note. Additional Parking spaces would be provided in the Subterranean Parking.

To ensure compliance with the Modelo Specific Plan, staff must confirm that the proposed parking arrangements meet all specified requirements. The current site plan provides 142 parking spaces, comprising 65 two-car garages and 12 open parking spaces designated for resident use. Given that the development requires 225 parking spaces, the applicant proposes to address the 83-space shortfall with temporary parking. The proposed temporary parking will provide 107 parking spaces located on the east side of the residential units. The additional permanent spaces will be provided in the subterranean parking structure. The required 83 parking spaces will be located approximately 175 feet from the residential units. These spaces will be exclusively allocated to the residential units, with each unit having a garage and access to guest parking within the community. This comprehensive approach to parking resolves the deficit and enhances accessibility and convenience for all residents.

CONCLUSION:

As demonstrated by the building analysis, the project not only meets but exceeds the development standards established in the Modelo Specific Plan. The revised building elevations reflect a sophisticated and well-executed architectural approach that serves as a vital first step in realizing the City's vision for this corridor.

Because this project represents Phase I of the Modelo Specific Plan, these elevations are designed to set a high standard for architectural excellence and materiality that will guide all subsequent phases of the development. The high-quality design elements, thoughtful building articulation, and contemporary character create a distinct visual identity that is both cohesive and aspirational. Ultimately, the proposal establishes a premier residential benchmark that ensures the full scope of the Modelo Project will be an attractive, well-integrated, and signature asset for the City of Commerce.

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Contract Planner

Reviewed by: Jessica Serrano
Director of Community Development

Reviewed by: Araceli Almazan
Deputy City Attorney

ATTACHMENTS: A) PC Resolution 26-02 with Conditions of Approval
B) Modelo Subdivision Improvement Agreement Conditions
C) Architectural Revised Plans

**ATTACHMENT A
RESOLUTION NO. 26-02
FOR SITE PLAN REVIEW**

RESOLUTION NO. PC 26-02

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COMMERCE, CALIFORNIA, APPROVING
SITE PLAN REVIEW NO. 25-02**

WHEREAS, the City of Commerce ("City") has received an application from Comstock Realty Partners (Representative: Adrian Comstock), hereinafter referred to as the "Applicant," for a Site Plan Review No. 25-02 to develop 65 residential units located at 6364 Zindell Avenue, Commerce, CA 90040 ("Project Site"); and

WHEREAS, the subject site comprises 3 acres, which is a portion of the larger Modelo Specific Plan area, totaling 17.37 acres; and

WHEREAS, a Site Plan Review is required for any new building or structure exceeding 25,000 square feet, and pursuant to Chapter 19.39 (Administration of the Zoning Ordinance), Division 10 (Site Plan Review) of the Commerce Municipal Code ("CMC"), the Planning Commission of the City of Commerce ("Planning Commission") is authorized to review site plans, including plot plan reviews; and

WHEREAS, upon consideration of all evidence, the Planning Commission shall approve, conditionally approve, or deny the Project application based on the presented findings of fact; and

WHEREAS, the Planning Commission held a public hearing on May 28, 2026, to consider the Site Plan Review No. 25-02 for the development of 65 residential units; and

WHEREAS, the Planning Commission, after conducting its own inspection, investigation, and study, and after reviewing all evidence and reports presented at the hearing for the proposed Project, finds that all legal prerequisites for adopting this Resolution have been met.

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 Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA") and its implementing regulations (14 Cal. Code of Regs. §§ 15000 et seq., the "CEQA Guidelines"), the City has evaluated the environmental impacts associated with the Project. Potential impacts of the Project were

previously analyzed and mitigated in the Final Environmental Impact Report (“FEIR”) (State Clearinghouse No. 2019080312), certified on February 22, 2022, for the Modelo Project. The FEIR adequately describes and considers the Project, as the Modelo Project approval is for a mixed-use project, including up to 850 residential units. Accordingly, the Project is not subject to further environmental review.

SECTION 3. Based upon the results of the environmental assessment and the administrative record, the Planning Commission finds that the project will not result in any of the mandatory findings of significance as outlined in Section 15065 of the CEQA Guidelines, specifically:

1. The approval and subsequent implementation of the proposed project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, or eliminate important examples of the major periods of California history or prehistory.
2. The proposed project will not achieve short-term environmental goals to the disadvantage of long-term environmental goals.
3. The project will not have impacts that are individually limited but cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
4. The project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

SECTION 4. Section 19.39.680 (Basis for approval), Division 10 (Site Plan Review) of the CMC requires that the Planning Commission approve a site plan based upon the following factors and principles:

1. Compliance with all applicable provisions of this Title 19.

The proposed residential development will comply with all applicable requirements of the Modelo Specific Plan and the CMC. The proposed use is permitted within the project site area governed by the Specific Plan. The purpose of the Specific Plan is to provide land uses that are compatible with the existing uses adjacent to the subject site. The Plan’s requirements are intended to provide safeguards and establish adequate buffer distances between uses that may pose adverse public health, safety, and welfare impacts and adjacent land uses. As stated, the proposed project will meet all applicable Code requirements. The existing building will be demolished and replaced with the proposed residential units. The project complies with the requirements of the California Environmental Quality Act, as an EIR was prepared, reviewed, and approved by the City Council for the Modelo Specific Plan. All environmental issues were reviewed, and mitigation measures were approved as part of the Specific Plan approval.

2. Suitability of the site for the particular use or development intended.

The site is within the Specific Plan Area, which allows mixed-use development in the City. It is suitable to meet the intent of the Modelo Specific Plan. The vision is to create a welcoming, open urban village that will complement and enhance the local City, providing an attractive lifestyle for its residents and drawing visitors to the public space, youth sports complex, all-inclusive playground, and entertainment options from across Southern California.

The proposed residential development will not violate any provisions of the Modelo Specific Plan or the Commerce Municipal Code, including building height, traffic noise, setbacks, parking, or air emission requirements. The project site is sufficiently large to accommodate the proposed mixed-use development and is, therefore, well-suited for it.

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 regulation 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 proposed Project will further the policies of the Modelo Specific Plan, the Commerce General Plan, and the CMC, including the applicable development standards. The site is governed by a Specific Plan that designates land uses intended to support residential, commercial, and open space uses. The General Plan recognizes that mixed-use development has been and will continue to be the predominant land use in Commerce and will serve as a cornerstone of the City's continued vitality. The City continues to promote the maintenance and preservation of business activities that contribute to its economic and employment base, while also encouraging revitalization to accommodate economic development and growth. The proposed Project's design and circulation pattern are intended to minimize on-site and surrounding-area traffic congestion. It also incorporates design features that protect public health, safety, and welfare and ensure consistency with neighboring properties without adversely affecting them.

4. **Consistency with all elements of the General plan.**

The proposed project is consistent with the goals and objectives of the Housing Element as shown below:

- a. *Housing Policy 4.3- The City of Commerce will encourage quality construction in new residential development and require all properties to be maintained to the greatest extent possible.*
- b. *Housing Policy 4.5 - The City of Commerce will ensure that all new housing will have the same standards for design, construction, and maintenance found in housing that is more expensive.*
- c. *The abovementioned policies, along with other policies and elements identified in the General Plan will help contribute to an orderly pattern of development in the City, while helping to contribute new housing to the City.*

5. **Suitability and functional development design; however, such approval shall be interpreted to require a particular style or type of architecture.**

The project was designed to meet the development standards of the Modelo Specific Plan regarding building height and parking. The project was also evaluated to ensure it met the planning criteria and design guidelines. CEQA analysis of the project included a review of functionality measures of the proposal, including circulation and access. The project meets the intent and standards outlined in the

Modelo Specific Plan, and the CEQA analysis determined that the project will not negatively impact the environment; therefore, the proposed building and use are suitable for the project site and its surroundings.

Section 5. The Planning Commission does hereby conditionally approve Site Plan Review (25-02), subject to the following conditions:

1. A Site Plan Review approval that is valid and in effect and granted pursuant to the provisions of Title 19 (Zoning) of the Commerce Municipal Code shall be valid only on the property for which it was granted and only for the improvements for which it is granted and further, shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property.
2. All conditions shall be binding upon the applicants, 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.
3. This permit (Site Plan) and all rights hereunder shall terminate within twelve (12) months of the effective date of the approval; otherwise, the approval shall lapse and shall become void as provided in CMC Section 19.39.720 (Time limit for implementing site plan review approval).
4. 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.
5. In the event of transfer of ownership of the property 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.
6. During construction, all roadways shall be kept open to traffic.
7. Equipment used for construction activities shall be properly tuned to reduce exhaust emissions.
8. Construction activities shall be stopped during first and second stage smog alerts.
9. Construction equipment shall be kept in proper tune and mufflers shall be used on all construction equipment to reduce equipment noise.
10. Roads adjacent to the project site shall be swept and watered as needed to reduce fugitive dust from the proposed project site.
11. All grading operations will be suspended when wind speeds (as instantaneous gusts) exceed 35 miles per hour.
12. Storage of building materials related to construction activities shall be contained within the project site.

13. The project site shall be cleared of all debris prior to the issuance of a building division final inspection.
14. 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.
15. Contractors and subcontractors engaged in the construction activities of the project shall obtain a business license and all required permits from the City of Commerce.
16. The contractor under the observation of the soil engineer shall conduct all clearing, site preparation, or earthwork performed on the project.
17. The soils engineer shall provide inspection for site clearing and grading in order to certify that the grading was done in accordance with approved plans and grading specifications.
18. Soils binders shall be utilized on construction sites for unpaved roads and/or parking areas.
19. The project will be required to comply with all programs adopted by the City for the reduction of solid waste.
20. Where feasible, the applicant shall use recycled materials during construction and recycle construction waste. A report shall be provided to the City of Commerce identifying the scope and use of recycled materials and recycled construction waste.
21. Ultra-low flow water fixtures must be installed to reduce the volume of sewage to the system.
22. The project applicant shall install energy-efficient electrical appliances and equipment in accordance with the State of California's Energy Efficiency Standards (Title 24).
23. Prior to the issuance of any occupancy permits, landscaping and irrigation plans shall be prepared by a landscape architect and submitted to the City for review and approval. All designated landscaping areas shall be fully planted prior to the issuance of the building permit final inspection and maintained at all times.
24. Site development shall conform to the site plan reviewed by the Planning Commission when approval of the subject project was granted.
25. Violation of any of the conditions of this approval shall be cause for revocation and termination of all rights thereunder.
26. The Community Development Director or his/her designee shall have the authority to initiate proceedings to suspend or revoke a Site Plan Review 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).

27. The applicant and the contractors involved in demolition and/or construction activities must comply with all pertinent South Coast Air Quality Management District (SCAQMD) regulations and requirements governing Particulate Matter (PM10) generation (Rule 401, 403, etc.). PM10 pollution consists of very small liquid and solid particles floating in the air. These particles are less than 10 microns in diameter – about 1/7th the thickness of the human – and are known as PM10.
28. The project shall comply with the Section 19.19.220 of the CMC (General Development Standards and Design Guidelines) as well as all other applicable sections of the CMC. The applicant and future tenants will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
29. The proposed project shall conform to Fire, Building, and Public Works Code requirements. Notwithstanding this review, all required permits from the County Department of Building and Safety must be secured.
30. The applicant or General Contractor shall keep the construction area sufficiently damped to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
31. All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.
32. The applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.
33. The applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with and implementing, any pertinent best available, control measures.
34. During construction, disposal of refuse and other materials should occur in a specified and controlled temporary area on-site, physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state, and Federal requirements.
35. Sediment from areas disturbed by construction shall be retained on-site using structural controls to the maximum extent practicable.
36. The project shall comply with the City's Low Impact Development Standards and Green Street Policy.
37. All required permits by all permitting agencies shall be obtained for the operation of said use and any construction associated with the subject request.

38. The Project shall comply with the City's Art in Public Places Ordinance as set forth in Division 23 of the CMC. Pursuant to Section 19.31.740, the Applicant shall satisfy this requirement through the installation of approved public artwork or the payment of an in-lieu fee. However, the Project may be deemed in compliance through the application of CMC Section 19.31.740(b)(3) regarding the reconstruction of qualifying structures, provided that such compliance is demonstrated to the satisfaction of the Community Development Director prior to the issuance of building permits. In the event the Project does not meet the specific criteria for a total exemption or no alternative artwork is proposed and approved, the standard in-lieu fee shall be required.
39. Violation of any of the conditions of the approval shall be cause for revocation and termination of all rights thereunder.
40. The Director of Community Development or his/her designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
41. The applicant shall sign, notarize, and return to the Community Development Department an affidavit accepting all Conditions of Approval within 10 days of the approval date, 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.
42. 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 interests in the proceedings.
43. The 83-parking-space shortfall within the project site must be accommodated within a future subterranean parking garage in the Modelo Project, or in an alternative location approved by the Director of Community Development. If the construction of the subterranean parking garage is not completed at the time of construction completion for the 65-unit development, temporary parking shall be provided until the subterranean parking is completed and available to residents of the 65-units. Temporary occupancy may be allowed with the provision of temporary parking. A final certificate of occupancy will not be issued for the project until such time that the permanent parking spaces are provided for the project.

BUILDING DIVISION, PUBLIC WORKS, AND LANDSCAPE CONDITIONS:

The following work items are to be designed, installed, and completed at the sole expense of the applicant/developer/property owner.

GENERAL REQUIREMENT FEES:

1. Prior to issuance of grading, building or other permits as appropriate, the applicant shall pay all necessary and nominal fees to the City.
2. A sewer fee will be required in addition to the fees paid to the Sanitation Districts of Los Angeles County and shall be paid prior to the issuance of a building permit.
3. Water service connection fees will be required and paid to California Water Service (Cal Water).
4. Separate public encroachment permit(s) and Public Works inspection fees payment are required for all work in the public rights-of-way in the City.

BUILDING CONDITIONS/REQUIREMENTS:

- B1. 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.
- B2. All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division. 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.
- B3. No building permits will be issued until the clean closure of the existing landfill has been obtained from the Los Angeles Regional Water Quality Control Board (RWQCB). A separate permit is required from this division for the cleanup work as outlined in the project Response Plan and Remedial Action Plan. These plans shall be approved by the Board prior to the issuance of the soil remediation permit.
- B4. Should the proposed construction or excavation encroach into the easement in favor of Los Angeles County Flood Control District (LACFCD), an approval by the LACFCD shall be obtained prior to the issuance of building permit.
- B5. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B6. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

- B7. Projects with a valuation in excess of \$250,000 shall provide Art Work or pay in lieu of contribution equal to 1% of the total project cost. For more detailed information, see City of Commerce Municipal Code Chapter 19.31, Division 23.
- B8. Approval from the Los Angeles County Health Department is required for public spas, wading pools, and swimming pools.
- B9. The project shall be addressed as 7316 Gage Avenue. The applicant shall prepare a plan showing suggested addresses with unit numbers and submit it, along with the application, to the Building Official prior to plan check submittal.
- B10. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B11. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B12. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials.
 - c) The approval of soils to be used as fill material.
 - d) Inspection of compaction and placement of fill.
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
- B13. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City to observe all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has been accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
- B14. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B15. All development projects equal to one acre or greater of disturbed area that adds more than ten thousand square feet of impervious surface area on Planning Priority Project categories shall comply with LID requirements per City Ordinance.
- B16. All State of California disability access regulations for accessibility and adaptability shall be complied with.
- B17. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.

- B18. Foundation inspection will not be made until the excavation has been surveyed and the depth of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B19. Electrical plan check is required.
- B20. Mechanical plan check is required.
- B21. Plumbing plan check is required.
- B22. Project shall comply with the CalGreen Residential mandatory requirements.
- B23. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- B24. Demolition permit is required for any existing buildings which are to be demolished.
- B25. Separate plan review and permit is required for each detached structure, including but not limited to common space shade structures and maintenance buildings.
- B26. 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) or any easements affected by the development shall be vacated as part of Parcel/Tract Map recordation.
- B27. 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 indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B28. Separate permit is required for Fire Sprinklers.
- B29. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.
- B30. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document shall be processed prior to issuance of the building permit.
- B31. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

PUBLIC WORKS CONDITIONS / REQUIREMENTS:

Separate plans for improvements within the public right-of-way are required. The following are required for the off-site improvements:

PW1. Applicant shall comply with Public Works Conditions stipulated in the attached Exhibit B under Phase 1 (Describe Work).

TRAFFIC REQUIREMENTS

Prior to the issuance of any grading or building permits, the applicant shall submit a focused Traffic, Access, and Circulation Memo, along with precise final site plans, to the Engineering/Traffic Division for review and approval. The submittal shall comprehensively address and resolve all site-specific operational details to the satisfaction of the City Engineer, including but not limited to: gate operations and vehicle stacking; site access, entryways, and internal/external circulation; vehicular and bicycle parking layouts; compliance with the Model Specific Plan; and on-site turning templates and loading zones for trash and delivery trucks. All modifications, features, and improvements required by the Traffic Division during this final plan check review shall be incorporated into the final construction drawings and fully implemented by the applicant prior to the issuance of a Certificate of Occupancy.

The following are general requirements for off-site improvements:

- A. Repair all damaged, broken, non-compliant, non-standard, curb, gutter, sidewalk, and ramps as necessary along the sidewalks adjacent to the development within the frontage of the property.
- B. Execute and record a Landscape and Maintenance Agreement for Landscape and Irrigation within public right-of-way adjacent to the subject development in PCC concrete and submit related design plan.
- C. Construct all improvements required as part of mitigation of the Traffic study.
- D. Underground all utility services to the property. Show services to the proposed development on the offsite plans.
- E. 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.
- F. All new and existing, non-complying driveway aprons shall be constructed in accordance with SPPWC standards and shall provide a minimum 4 feet wide path of travel at no more than 2% cross-slope at the top of apron. Where limited parkway width occurs, the sidewalk shall be depressed at the back of apron to provide a disabled access complying path of travel across the driveway apron.

Top of driveway apron X shall be 5 feet minimum from any trees, power poles, traffic signal controllers, electric services, or similar improvements in the public right-of-way.

- G. All existing driveways aprons to be closed shall be removed and replaced with new curb, gutter, and sidewalk constructed in accordance with SPPWC standards.
- H. All damaged or off-grade curb, gutter, and sidewalk shall be removed and replaced in accordance with SPPWC standards.
- I. 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.
- J. All work in the public right-of-way shall be done in accordance with established City standards or as directed by the Director of Public Works and/or the City Engineer.

I hereby certify that the foregoing findings and conditions contained in this Resolution were adopted by the Planning Commission at its meeting of May 28, 2026.

Salvador Gutierrez, Chairperson,
Planning Commission

ATTEST:

Jessica Serrano, Secretary

**ACCEPTANCE OF CONDITIONS
PLOT PLAN AND VARIANCE
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 Site Plan Review No. 25-02. 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 PC 26-02. I am also aware that if any of the provisions of this Plot Plan and Variance Permit are violated or held to be invalid, or any law, statute or ordinance is violated, the Plot Plan and Variance 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)

ATTACHMENT B
MODELO SUBDIVISION IMPROVEMENT
CONDITIONS

City version dated 10/11/25
 Developer comments dated 10/14/25
 City revisions dated 10/21/25
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EXHIBIT B

SUBDIVISION IMPROVEMENTS AND PHASING

The Parties hereby agree that the City Conditions of Approval set forth below are the VTM Conditions of Approval and shall constitute the required Subdivision Improvements. The phasing of the Subdivision Improvement requirements shall be pursuant to the Phased Development of the Project, as set forth below. For purposes of this Exhibit B, the Subdivision Improvements and associated Security requirements for the Townhome Project are referred to herein as **“Phase 1.”** Phase 1A improvements are considered immediately necessary to serve the needs of the Phase 1 development. Phase 1B improvements are necessary but may be phased in the construction process of Phase I. All references to a permit for grading of Phase 1 below mean the Townhome Project, which is distinguished from the Remediation grading plan. Subdivision Improvements and associated Security requirements for the remaining Project buildings, excluding the Parking Structure, are referred to herein as **“Phase 2”**.

The City Subdivision Ordinance provides that “plans, profiles, and specifications” for (i) “road improvement incidental thereto and including two-foot cement gutters wherever concrete curb is required” and (ii) any “fences, walls, sidewalks, sewers, other means of sewage disposal, or storm drains (other than structures incidental to road improvements)” shall be submitted to the Director of Public Works not later than the time of submittal of the final map to the Director of Public Works (**“Plans and Specifications Ordinance §§ 21.32.070, 100.”**) The Parties acknowledge that the Plans and Specifications provide the basis for the required Subdivision Improvements.

Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
	For Purposes of this Chart Phase 1 is Townhomes, Phase 2 is all other public improvements excluding the parking structure				

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
PUBLIC WORKS CONDITIONS					
63	Grind and overlay Zindell Ave, Kuhl Dr and the portion of Gage Ave between Slauson Ave. and Zindell Ave. with 2 inches of Asphalt rubber hot mix and implement aesthetic improvements per plans that will be submitted by the applicant and approved by the Building Official. AC paving type (specifications to be provided by city). The exact limit of grinding and overlay shall be determined and marked in the field by the Public Works inspector. At the City's discretion Applicant may be granted an in-lieu fee instead of street paving for Gage Avenue and if so, Applicant shall pay in-lieu fee for the street rehabilitation. The in-lieu fees shall be calculated during plan review	Phase 1A To be approved by the City before permit issued for construction of Phase 1.	Phase 1A. Bonds within 30 days after Final Map Approval and before permit issued for remediation grading	Prior to Final Cert Occupancy for Phase 1	\$625,000
64	Plant Parkway Trees on Zindell Ave consistent with the Modelo design. Applicant shall submit a landscaping plan that shall be subject to City's approval, which shall not be unreasonably withheld.	Phase 1B To be approved by the City before permit issued for construction of Phase 1.	Phase 1B. Bonds prior to issuance of grading permits for Phase 1.	Prior to Final Cert of Occupancy for Phase 1.	\$20,000
65	Conduct a street lighting study on Zindell Ave and Kuhl Dr for City's the approval and install lighting on Zindell Ave and Kuhl Dr consistent with the Modelo design.	Phase 1B To be approved by the City before	Phase 1B. Bonds prior to issuance of grading Permit for Phase 1.	Prior to Final Cert of Occupancy Phase 1.	\$100,000

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
		permit issued for construction of Phase 1.			
66	Underground all overhead utilities (if permitted by the applicable utility companies) on Zindell Ave, Kuhl Dr and the portion of Gage Ave between Slauson Ave. and Zindell Ave. Applicant at the City's discretion may pay in lieu fees to the City for the required undergrounding work. Applicant shall prepare an engineer's estimate including contingencies for the City's review.	Phase 1B To be approved by the City before permit issued for construction of Phase 1.	Phase 1B. CFD or Bonds Prior to issuance of construction permits for Phase 1.	Prior to Final Cert of Occupancy for Phase 1.	\$2,000,000
67	Dedicate Corner cut off and construct ADA ramps and full width sidewalk within the frontage of the property on Zindell Ave.	Phase 1A. To be submitted and approved by the City before permit issued for grading of Phase 1.	Phase 1A. Bonds within 30 days after Final Map Approval and before permit issued for remediation grading	Prior to Final Cert of Occupancy for Phase 1.	\$95,000
68	For Phase 1. Dedicate adequate right of way for street purposes. Dedications shall be to the discretion of the Public Works Director, or his/her designees. For Phase 2. Dedicate adequate right of way for street purposes. Dedications shall be to the discretion of the Public Works Director, or his/her designees.			Prior to Final Cert of Occupancy for Phase 1. Prior to Final Cert of Occupancy for Phase 2	

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
70	Site Drainage not retained on site shall be collected and deposited in the 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.	Prior to issuance of grading permit for Phase 1.		Prior to Final Cert Occupancy Phase 1,	Developer to submit cost estimates with plans and specs for review and approval by City
71	Comply with requirements of Los Angeles County for construction of new storm drain and connection to the existing and or new catch basin the public right of way. Grant adequate easement to LAC for ownership and maintenance of storm drains.	Phase 1A. To be submitted and approved by LA County and the City before permit issued for grading of Phase 1...	Phase 1A. Bonds within 30 days after Final Map Approval and before permit issued for remediation grading	Prior to Final Cert of Occupancy for Phase 1	\$ 194,330
72	Construct /reconstruct new catch basin at the end of Zindell Ave. to handle site and street drainage per LA County Flood Control requirements.	Phase 1A. To be submitted and approved by LA County and the City before permit issued for grading of Phase 1.	Phase 1A. Bonds within 30 days after Final Map Approval and before permit issued for remediation grading	Prior to Final Cert of Occupancy for Phase 1.	\$3,500

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
73	Construct curb return type driveways for ingress and egress purposes.			Prior to Final Cert of Occupancy for Phase 1, as applicable to Phase 1	Developer to submit cost estimates with plans and specs for review and approval by City
74	Sewer capacity Study shall be prepared for the City's review and approve by the City Engineer or his/her designee. The radius of the study shall be Commerce city limits. If sewer is found to be inadequate, sewer, improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the property owner/developer.	Phase 1B. Sewer capacity study be submitted and approved by LA County and the City before permit issued for grading of Phase 1.	Phase 1B. CFD or Bonds Prior to issuance of grading permits for Phase 1.	Prior to Final Cert of Occupancy for Phase 1.	\$4,000,000
75	Conduct a water capacity study per requirements of Cal Water and the City.	Phase 1A. To be submitted and approved by Calwater and the City before permit issued for	Phase 1A. Bonds within 30 days after Final Map Approval and before permit issued for remediation grading	Prior to Final Cert of Occupancy for Phase 1.	\$100,000

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
		grading of Phase 1.			
76	Execute a covenant agreement with the City for ingress and egress from/to the City parks.		None	Prior Cert Occupancy for Community Element	
77	Any and all required public improvements impacting or associated with Phase 1 required as part of the Traffic Report. Improvements within the State Right of way shall meet Caltrans requirements, if applicable.	.See PDF TRA-1 through TRA-10 below.	See PDF TRA-1 through TRA-10 below.	See PDF TRA-1 through TRA-10 below.	\$1,500,000
81	Underground all dry utility services (if permitted by the applicable utility companies) that will serve the property, telephone, electric, CATV, internet. Show services to the proposed development on the offsite plans. Applies to both property line and within the property.	Phase 1A To be submitted and approved by utility companies and the City before	Phase 1A. Bonds within 30 days after Final Map Approval and before permit issued for	Prior to Final Cert of Occupancy for Phase 1.	\$100,000

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
		permit issued for grading for Phase 1.	remediation grading		
84A	All existing driveways aprons for Phase 1, to be closed shall be removed and replaced with new curb, gutter, and sidewalk constructed in accordance with SPPWC standards.	To be submitted and approved by the City before permit for construction issued for Phase1	None	Prior to Final Cert of Occupancy for Phase 1	Developer to submit cost estimates with plans and specs for review and approval by City
84B	All existing driveways aprons for Phase 2, to be closed shall be removed and replaced with new curb, gutter, and sidewalk constructed in accordance with SPPWC standards.	To be submitted and approved by the City before permit for construction issued for Phase 2	None	Prior to Final Cert of Occupancy for Phase 2	Developer to submit cost estimates with plans and specs for review and approval by City
EIR CONDITIONS					

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
PDF-TRA-1.	The Applicant shall reconfigure the southbound approach of the Telegraph Road I/5 Northbound Ramps (Garfield Avenue) intersection to accommodate a right-turn lane. This would result in a southbound approach providing two through lanes and one right-turn lane. This improvement could be implemented by restriping the existing lanes and no widening would be required.	Phase 1B. To be submitted and approved by the Caltrans and City before permit issued for construction of Phase 1	Phase 1B. CFD or bonds Before construction permit issued for Phase 1	Prior to Final Cert of Occupancy for Phase 1.	\$100,000
PDF-TRA-2.	The applicant shall submit a fair share payment to the City toward the cost of installing a signal at the Telegraph Road/1-5 Northbound Off-Ramp (Slauson Avenue) intersection.	Prior Bldg Permits for construction for Phase 2	CFD or Bonds Prior Bldg Permits for construction for Phase 2	Prior to Final Cert of Occupancy for Phase 2	
PDF-TRA-3	The Applicant shall reconfigure the southbound approach of the Garfield Avenue/Slauson Avenue intersection to accommodate a right-turn lane. This would result in a southbound approach providing a left-turn lane, two through lanes, and a right-turn lane. This improvement could be implemented by restriping the existing lanes and no widening would be required.	Phase 1B. To be submitted and approved by the City before permit issued for construction for Phase 1.	Phase 1B. CFD or bonds Before construction permit issued for Phase 1	Prior to Final Cert of Occupancy for Phase 1	\$100,000
PDF-TRA-4	**The Applicant shall reconfigure the southbound approach of the Garfield Avenue/Slauson Avenue intersection into two three-legged intersections.	Prior to issuance of construction	CFD or bonds Prior to issuance	Prior to Final Cert of	

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
	<p>Intersection 13a, which would be a T intersection between the 1-5 Southbound Ramps & Slauson Avenue, would be restriped to provide one left-turn lane, two through lanes, and one through/right-turn lane in the eastbound direction; two left-turn lanes and one free right-turn lane in the southbound direction; two through lanes and one free right-turn lane in the westbound direction; and a left-turn/through/right-turn lane out of the north bound driveway. Intersection 13b, which would be a T intersection between Gage Avenue & Slauson Avenue, would be restriped to provide two through lanes and one right-turn lane in the eastbound direction; one left-turn/through/right turn lane for the southbound driveway; two left-turn lanes, two through lanes, and a through/right turn lane in the westbound direction; and two left-turn lanes and a free right-turn lane in the northbound direction.</p>	permit for Phase 2.	of bldg. permit for Phase 2.	Occupancy for Phase 2	
PDF-TRA-5	<p>The Applicant shall reconfigure the eastbound approach of the Telerah Road/Slauson Avenue intersection to accommodate an additional through lane, resulting in an eastbound approach providing one left-turn lane, three through lanes, and one right-turn lane. The westbound approach of the intersection would be modified to accommodate a new through/right-turn lane, resulting in one left-turn lane, two through lanes, one through/right-turn lane, and one right-turn lane. The overlap phase on the westbound approach would be eliminated with the addition of the through/right-turn lane. The southbound approach would be modified to accommodate a second right-turn lane and would eliminate the existing free right-turn lane. The approach would provide a left-turn lane, two through lanes, and two right-turn lanes. This improvement could be implemented by restriping the existing lanes in both directions and no widening would be required, although reconfiguration of the "pork-chop"</p>	Prior Construction Permits for Phase 2	CFD or bonds Prior Construction Permits for Phase 2	Prior to Final Cert of Occupancy for Phase 2	

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
	right-turn island on the southbound approach would be necessary.				
PDF-TRA-6	The Applicant shall reconfigure the southbound approach of the Eastern Avenue/Gage Avenue intersection to accommodate a through/right-turn lane. This would result in a southbound approach providing one left turn lane, two through lanes and one through/right-turn lane. This improvement could be implemented by restriping the existing lanes and no widening would be required. The through lane would need to be striped south of the intersection.	Prior Construction Permits for Phase 2	CFD or bonds Prior Construction Permits for Phase 2	Prior to Final Cert of Occupancy for Phase 2	
PDF-TRA-7	The Applicant shall reconfigure the northbound approach of the Garfield Avenue/Gage Avenue intersection to accommodate a right-turn lane and the southbound approach of the intersection to accommodate a right-turn lane. This would result in a northbound approach providing one left-turn lane, two through lanes, and one right-turn lane and a southbound approach providing one left-turn lane two through lanes and one right turn lane. This improvement could be implemented by restriping the existing wide through/right-turn lanes in each direction into two lanes - one through lane and one right-turn lane. No widening would be required.	Prior Construction Permits for Phase 2	CFD or bonds Prior Construction Permits for Phase 2	Prior to Final Cert of Occupancy for Phase 2	
PDF-TRA-8	The Applicant shall reconfigure the southbound approach of the Eastern Avenue/Florence Avenue intersection to accommodate a through/right-turn lane. This would result in a southbound approach providing two left-turn lanes two through lanes one through/right-turn lane and one right turn lane. This improvement could be implemented by restriping one of the existing through lanes and therefore no	Prior Construction Permits for Phase 2	CFD or bonds Prior Construction Permits for Phase 2	Prior to Final Cert of Occupancy for Phase 2	

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
	widening would be required. The right-turn lane immediately adjacent to the curb would have to be signed as a "Freeway Only" turn lane.				
PDF-TRA-9	The Applicant shall reconfigure the westbound approach of the Paramount Boulevard/Telegraph Road intersection to accommodate a through/right-turn lane. This would result in a westbound approach providing one left-turn lane, two through lanes, and one through/right-turn lane. This improvement could be implemented by removing part of the median and moving back the stop bar at the adjacent intersection. The existing crosswalk would have to be relocated as a result of the right-turn lane. No widening would be required.	Prior Construction Permits for Phase 2	CFD or bonds Prior Construction Permits for Phase 2	Prior to Final Cert of Occupancy for Phase 2	
PDF-TRA-10	The contractor will prepare a detailed Construction Management Plan, including street closure, information, a detour plan, haul routes, and a staging plan, and submit to the City for review and approval. The Construction Management Plan will formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Management Plan will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project site and will include, but not be limited to, the following elements, as appropriate: <ul style="list-style-type: none"> • Advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation. • Prohibition of construction worker or equipment parking on adjacent streets. • Temporary pedestrian, bicycle, and vehicular traffic controls (i.e., flag persons) during all 	To be submitted and approved by the City before permit issued for grading for Phase 1	Not Applicable	To be submitted and approved by the City before permit issued for grading Phase 1	

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
	<p>construction activities adjacent to public rights-of-way to ensure traffic safety on public roadways. These controls will include, but not be limited to, flag people trained in pedestrian and bicycle safety.</p> <ul style="list-style-type: none"> • Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag persons). • Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets. • Potential sequencing of construction activity to reduce the amount of construction-related traffic on arterial streets. • Containment of construction activity within the Project site boundaries • Prohibition of construction-related vehicles/equipment parking on surrounding public streets. • Safety precautions for roadway travelers, transit riders, vehicular parking, pedestrians, and bicyclists through such measures as alternate routing and protection barriers will be implemented as appropriate. • Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible. • Notifying emergency service providers and law enforcement to ensure that provision of sufficient emergency service, access, and evacuation can occur during construction. • Obtain the required permits for truck haul routes prior to issuance of any permit for the Project 				

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Modelo Subdivision Improvement Agreement Conditions					
Condition NO.	Describe Work	Plans and Specs Date	Security Date	Complete Work Date	Cost Estimate
	<ul style="list-style-type: none"> • The Project contractor shall identify and enforce truck haul routes deemed acceptable by the City and Caltrans for construction trucks. • Signs shall be posted along roads identifying construction traffic access or flow limitations due to single lane conditions during periods of truck traffic if needed. • Accommodate all equipment and worker parking on-site to the extent feasible. Approval from Caltrans for any lane closures during construction period.				

ATTACHMENT C
ARCHITECTURAL REVISED PLANS



Warmington
RESIDENTIAL

Modelo Townhomes – City of Commerce

Site Plan and Architecture – May 2026





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:

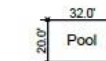
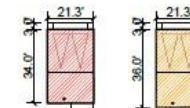
- 35 units - P3 (1581nsf - 3bd+den/2.5ba)
- 30 units - P4 (1798nsf - 4bd/3.5ba)
- 65 units - Total

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 is depicted conceptually



Exterior Elevation Details



Front Elevation – Color Scheme 1

* Landscaping is depicted conceptually



Exterior Elevation Details



① LEFT



④ RIGHT



① FRONT



③ REAR

MATERIAL LEGEND

1. STUCCO
2. ASPHALT SHINGLE ROOF
3. STUCCO O/ FOAM TRIM
4. BLACK FRAME VINYL WINDOWS
5. TUBULAR METAL RAILING
6. STANDING SEAM AWNING
7. FIBERGLASS ENTRY DOOR
8. DECORATIVE EXT. LIGHTING
9. HORIZONTAL FIBER CEMENT PANELS
10. METAL SECTIONAL GARAGE DOOR
11. UTILITY CLOSET

* Landscaping is depicted conceptually

Exterior Colors and Materials

COLOR SCHEME 01



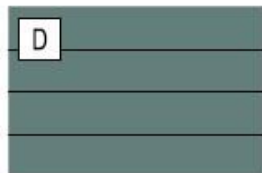
STUCCO COLOR 01
SW 9500 ULTRA WHITE
SHERMAN WILLIAMS



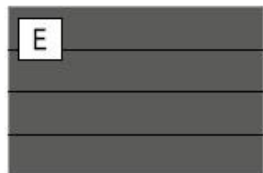
STUCCO COLOR 02
SW 6254 LAZY GRAY
SHERMAN WILLIAMS



STUCCO COLOR 03
SW 0018 TEAL STENCIL
SHERMAN WILLIAMS



HOIRZ. FIB. CEMENT 01
SW 0018 TEAL STENCIL
SHERMAN WILLIAMS



HORIZ. FIB. CEMENT 02
SW 9565 FORGED STEEL
SHERMAN WILLIAMS



ASPHALT SHINGLE ROOF
CINDER BLACK
LANDMARK - CERTAINTEED



DOOR COLOR 01
SW 6272 PLUM BROWN
SHERMAN WILLIAMS



GARAGE DOOR 01
SW 2854 CARIBBEAN CORAL
SHERMAN WILLIAMS



GARAGE DOOR 02
SW 2854 CARIBBEAN CORAL
SHERMAN WILLIAMS

COLOR SCHEME 02



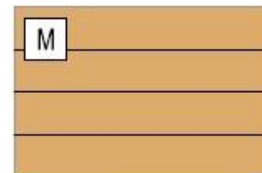
STUCCO COLOR 01
SW 9500 ULTRA WHITE
SHERMAN WILLIAMS



STUCCO COLOR 02
SW 9572 WARM PEWTER
SHERMAN WILLIAMS



STUCCO COLOR 03
SW 6381 ANJOU PEAR
SHERMAN WILLIAMS



HOIRZ. FIB. CEMENT 01
SW 6381 ANJOU PEAR
SHERMAN WILLIAMS



HORIZ. FIB. CEMENT 02
SW 9565 FORGED STEEL
SHERMAN WILLIAMS



ASPHALT SHINGLE ROOF
CINDER BLACK
LANDMARK - CERTAINTEED



DOOR COLOR 01
SW 6243 DISTANCE
SHERMAN WILLIAMS

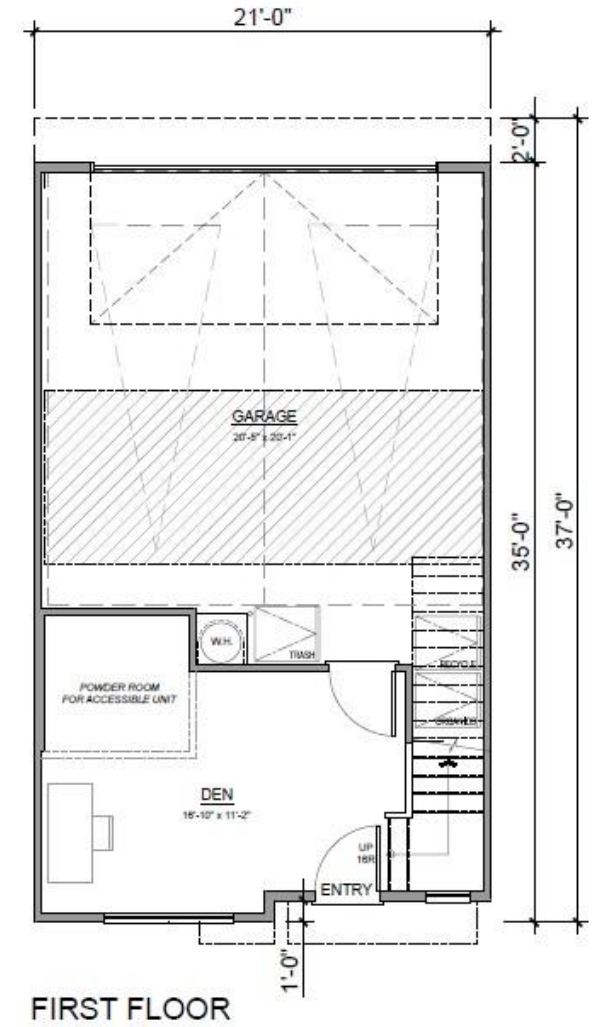
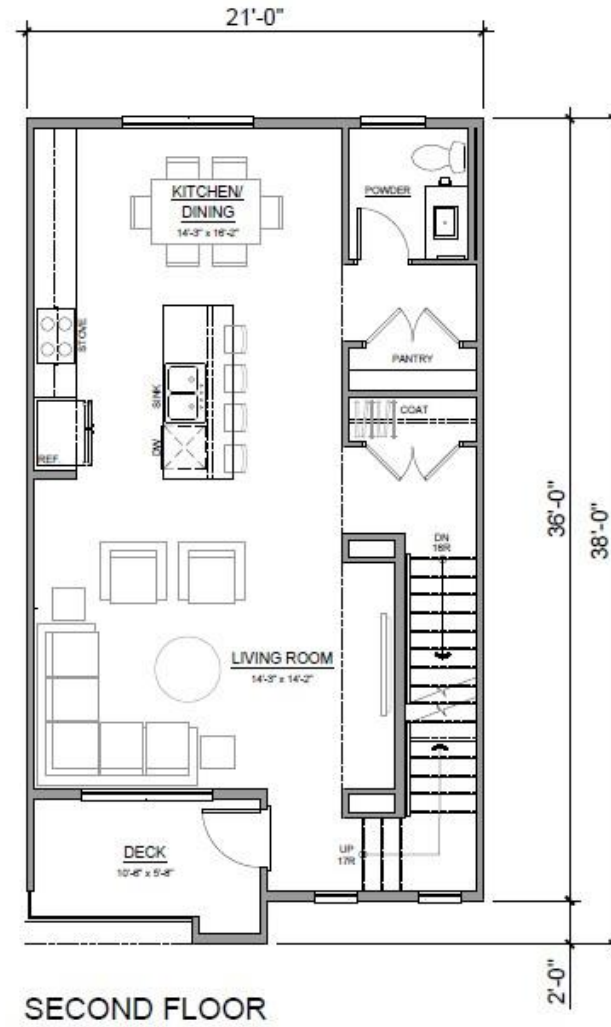


GARAGE DOOR 01
SW 7027 WELL-BRED BROWN
SHERMAN WILLIAMS



GARAGE DOOR 02
SW 7027 WELL-BRED BROWN
SHERMAN WILLIAMS

Floorplans – Plan 1



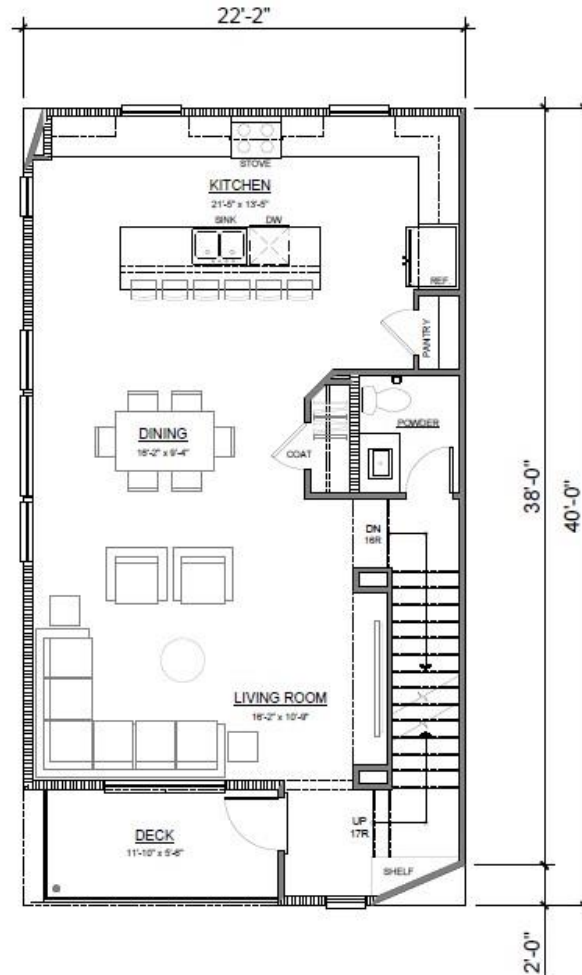
* Floorplans are subject to review and may be revised



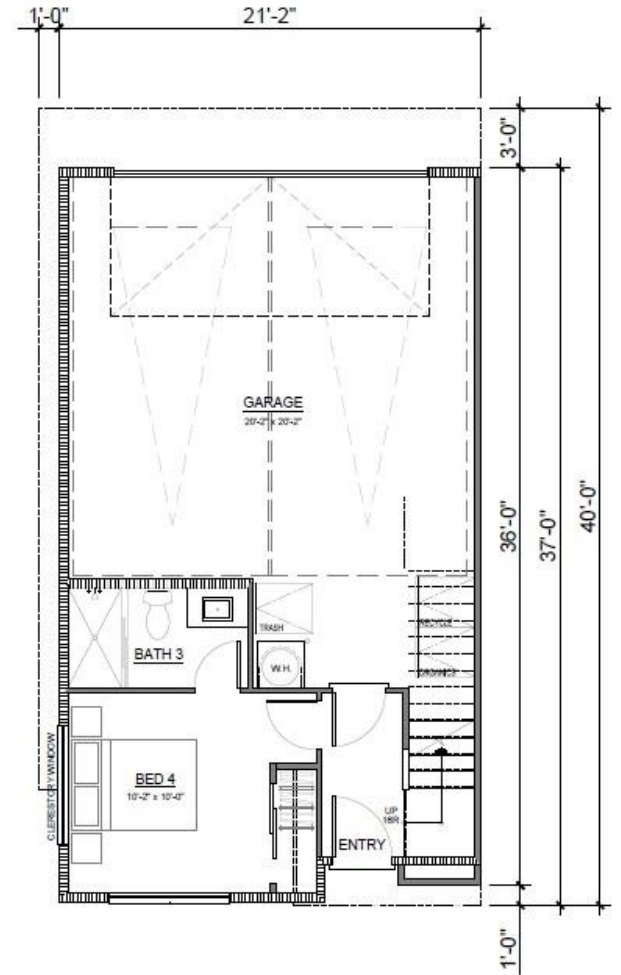
Floorplans – Plan 2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

* Floorplans are subject to review and may be revised