



CITY OF MONTCLAIR
PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763

REGULAR ADJOURNED MEETING
February 24, 2020
7:00 p.m.

It is respectfully requested that you please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Barry Rowley, Vice Chair Manny Martinez, Commissioner Ginger Eaton, Commissioner Jaso Sanchez, and Commissioner Sergio Sahagun

4. APPROVAL OF MINUTES

The minutes from the December 9, 2019 Planning Commission Meeting are presented for consideration.

The minutes from the January 27, 2020 Planning Commission Meeting are presented for consideration.

5. ORAL AND WRITTEN COMMUNICATIONS ON NON-AGENDA ITEMS

The public is invited to address the Planning Commission regarding any items that are not on the agenda. Comments should be limited to matters under the jurisdiction of the Planning Commission. It is respectfully requested that speakers limit their comments to no more than three minutes in length.

Any person wishing to address the Planning Commission on an agenda or non-agenda item should complete a speaker's card and submit it to the City Planner. Speaker's cards are available at the entrance to the Council Chambers.

6. AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2019-21
(continued from January 27, 2020 meeting)
- | | |
|--------------------|--|
| Project Address: | 9328 and 9404 Central Avenue |
| Project Applicant: | Costco Wholesale Corp |
| Project Planner: | Silvia Gutierrez, Associate Planner |
| Request: | Request to approve an amendment of the existing Conditional Use Permit and Precise Plan of Design to relocate and expand the existing fueling facility |

7. INFORMATION ITEMS

Although the Planning Commission is prohibited from taking action on or discussing items not on the posted agenda, a member of the Planning Commission may ask for information, request a report back or to place a matter of business on the agenda for a subsequent meeting, ask a question for clarification, make a brief announcement, or briefly report on his or her own activities, provided the foregoing are related to, or within the jurisdiction of, the Planning Commission.

8. PUBLIC INSPECTION OF MATERIALS

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

9. ADJOURNMENT

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of March 9, 2020 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California.

CERTIFICATION OF AGENDA POSTING

I, Laura Embree, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda has been posted on the bulletin board adjacent to the south door of Montclair City Hall on February 20, 2020.

PUBLIC HEARING – CASE NUMBER 2019-21

APPLICATION TYPE(S)	Conditional Use Permit and Precise Plan of Design
NAME OF APPLICANT	Costco Wholesale Corp
LOCATION OF PROPERTY	9328 and 9404 Central Avenue
GENERAL PLAN DESIGNATION	General Commercial
ZONING DESIGNATION	"C-3" (General Commercial) per the North Montclair Specific Plan (NMSP)
EXISTING LAND USE	Wholesale Warehouse and Gas Station
ENVIRONMENTAL DETERMINATION	Mitigated Negative Declaration
PROJECT PLANNER	Silvia Gutierrez

Project Description

Costco Wholesale Corporation is requesting approval of an amendment of the existing Conditional Use Permit and Precise Plan of Design to relocate and expand the existing fueling facility located on its site at the abovementioned address. The project consists of decommissioning the existing fuel facility after the new facility is completed at the northwestern corner of the site.

This item was originally scheduled to be reviewed by the Planning Commission on January 27, 2020, but due to changes to the Initial Study prepared for the project the review of the item was continued. The Initial Study has been completed. However, on February 17, 2020, Costco requested that the item be placed on hold for further internal review of the project.

Staff is requesting the item be removed from further consideration until Costco advises the City that they are ready to proceed. When Costco indicates their desire to move forward, the item will be re-advertised and a date for a public hearing before the Planning Commission will be set.



Michael Diaz
Director of Community Development

c: Charles Moseley, Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South, Kent WA 98032
Kristen Starbird, DUDEK, 38 North Marengo Avenue, Pasadena, CA 91101