

Ernesto Gonzalez      Chairperson  
Kevin Lainez          Vice Chairperson  
Julissa Altamirano    Commissioner  
Robert Argumedo      Commissioner  
Evelyn Serfozo        Commissioner



**COMMERCE CITY HALL**  
**Council Chambers**  
5655 Jillson Street  
Commerce, CA 90040  
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## AGENDA

### REGULAR MEETING OF THE PLANNING COMMISSION

JANUARY 24, 2018 – 6:30 P.M.

#### CALL TO ORDER

Chairperson Gonzalez

#### FLAG SALUTE / INVOCATION

Vice Chairperson Lainez

#### ROLL CALL

#### PUBLIC COMMENT

*The public is given this opportunity to address the Planning Commission on any matter within its responsibility. Discussion or deliberation will not be entered into at this time in accordance with the Brown Act.*

#### APPROVAL OF MINUTES

The Commission will review for approval the minutes of the Regular Meeting held on October 25, 2017.

#### PUBLIC HEARINGS

For each of the following items the public will be given an opportunity to speak. After a staff report, the chair will open the public hearing. At that time the applicant will be allowed to present the case. Members of the public will then be allowed to speak. After all have spoken, the applicant will be allowed to summarize briefly, and then the hearing is closed. Commissioners may ask the speaker questions.

1. Conditional Use Permit No. 513  
6340 Washington Boulevard

Costco Wholesale  
999 Lake Drive, Ste 200  
Issaquah, WA 98027

Chris Ferko, Senior Planner  
Barghausen Consulting Engineers  
18215 72<sup>nd</sup> Avenue South  
Kent, WA 98032

A request to allow the expansion and improvements to an existing unmanned fueling facility by adding a third fueling position per lane and to allow the sale

Conditional Use Permit No. 513  
6340 Washington Boulevard Cont'd

and dispensing of diesel sales in conjunction with existing regular fueling sales at the Costco Business Center, located at 6340 Washington Boulevard, which is located within the City's C-2 zoning district. A CUP is required in order to expand a fueling facility (gasoline station) in the City's C-2 zone.

Staff Recommendation: Approval with Conditions

2. Conditional Use Permit No. 524  
Right of way adjacent to 5675  
Telegraph Road

Ben Johnson on Behalf of Mobilitie  
2995 Red Hill Avenue, STE. 200  
Costa Mesa, CA 92627

A request to allow the removal of an existing 29 foot high Southern California Edison (SCE) light pole and replace it with a new pole of a slightly larger diameter that will be topped with a new Small Cellular Antenna with backhaul equipment at an approximate height of 32'4". Per Section 19.27.030 of the zoning code, building or ground-mounted cellular, personal communications service ("pcs"), or other wireless antenna shall be considered a public utility use subject to the conditional use permit process.

Staff Recommendation: Approval with Conditions

3. Zoning Ordinance Text Amendment  
(Citywide) – Commerce Municipal  
Code Chapter 19.21 (Off-Street  
Parking and Loading)

City of Commerce  
2535 Commerce Way  
Commerce, CA 90040

A request to amend Table 19.21.040A (Off-Street Parking Requirements) of Chapter 19.21 (Off-Street Parking and Loading) of the Commerce Municipal Code to address the required number of parking spaces for convenience stores as well as to clarify that truck parking spaces are required when proposing loading bays.

Staff Recommendation: Approve a Resolution recommending that the City Council to adopt the Ordinance.

## COMMISSION REPORTS

## STAFF REPORTS

## **AJOURNMENT**

Agenda and written materials are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular Planning Commission meeting) in the **City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California.**