



**CITY of AZUSA PLANNING COMMISSION
AGENDA**

September 26, 2018
7:00 p.m.

NOTICE: A copy of the following public hearing staff reports for the Planning Commission projects will be available for review during regular working hours of 7:00 a.m. to 5:30 p.m., Monday - Thursday at the Planning Division and during regular hours at the Azusa City Library. Any questions regarding any agenda item may be answered by the Planning Division at (626) 812-5017. The Planning Commission Meeting will be held at 7:00 p.m. in the Azusa Civic Auditorium at 213 East Foothill Boulevard, Azusa, California.

A) **CALL TO ORDER**

B) **PLEDGE OF ALLEGIANCE**

C) **ROLL CALL**

D) **MINUTES**

1. September 12, 2018

E) **PUBLIC PARTICIPATION** - (Person/Group shall be allowed to speak without interruption up to five (5) minutes in compliance with applicable meeting rules. Questions to the speaker or response to questions or comments shall be handled after the speaker has completed his/her comments).

F) **PUBLIC MEETING**

1. (Continued from the September 12, 2018 Planning Commission Meeting)

Case No.: **DR-2017-15, Tentative Parcel Map No. 77150, UP-2018-06 (24 Hour Operation), and EIR**

Location: **1025 N. Todd Avenue, Azusa CA 91702**

APN: **8617-001-029**

Applicant: **Proficiency Capital LLC**

The Canyon City Business Center Project proposes to develop approximately 463,316 sf. of industrial business park. The project would be built on the former Colorama Wholesale Nursery site and involves the construction of seven industrial buildings with associated parking, landscaping, and infrastructure improvements on the 23.27-acre, irregular-shaped property. The site is located at 1025 North Todd Avenue, southwest at the intersection of West Sierra Madre Avenue and North Todd Avenue, on the west side of the city. The project proposes buildings ranging from approximately 28,576 sf. to 161,231 sf. and considers two development options for

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the industrial business park – one with warehousing uses only and one with combined warehousing and manufacturing uses. The project would operate 24 hours a day, 365 days a year.

A Draft Environmental Impact Report (EIR) was prepared for the project and determined that implementation would result in certain significant and unavoidable air quality and GHG emissions impacts despite implementation of the proposed mitigation measures. A Statement of Overriding Considerations has been prepared which identifies the economic, social, and other considerations and benefits that would be derived from the project. The Planning Commission – as decision-maker – will consider and take action on the EIR and Statement of Overrides.

G) OLD BUSINESS

H) NEW BUSINESS

I) REPORTS AND COMMUNICATION

J) DISCUSSION ITEMS FROM THE PLANNING COMMISSIONERS

K) ADJOURNMENT

UPCOMING MEETING: October 10, 2018

Except as specifically provided, public hearing items are appealable to the City Council in accordance with the provisions of the City Code.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Economic and Community Development Department - Planning Division, (626) 812-5017.

Notification 48 hours prior to the meeting will enable the City to make arrangements to ensure accessibility to this meeting. (28 CFR 35.102.104 ADA Title II).