



CITY OF COLTON
PLANNING COMMISSION AGENDA MINUTES
REGULAR MEETING – Tuesday, February 09, 2016– 5:30 P.M.

A. CALL TO ORDER at 5:30p.m.

B. ROLL CALL

Commissioners Present:

Chair Richard Prieto
Vice Chair Thomas Archuleta
Gilbert Arrieta
Angel Delgado
Rosa Granado-Dominguez
Gary Grossich

Commissioners Absent:

Kirk Larson- absence excused

City Staff:

Marco Martinez, City Attorney
Mark Tomich, Development Services Director
Steve Gonzales, Associate Planner

C. PLEDGE OF ALLEGIANCE

Chair Prieto led the pledge of allegiance.

Chair Prieto recognized attendance at meeting by Council member Gonzalez and City Manager Bill Smith.

D. APPROVAL OF MEETING MINUTES

1. January 12, 2016 Planning Commission Meeting Minutes.

Motion and second by Commissioner Archuleta /Arrieta 6 to 0 to approve. Roll Call Vote as follows: Ayes-Commissioner Grossich, Vice Chair Archuleta, Commissioner Delgado, and Commissioner Arrieta. Commissioner Granado-Dominguez, Chair Prieto. Commissioner Larson absent from vote.

2. January 26, 2016 Planning Commission Meeting Minutes.

Motion and second by Commissioner Archuleta /Arrieta 6 to 0 to approve. Roll Call Vote as follows: Ayes-Commissioner Grossich, Vice Chair Archuleta, Commissioner Delgado, and Commissioner Arrieta. Commissioner Granado-Dominguez, Chair Prieto. Commissioner Larson absent from vote.

E. PUBLIC COMMENTS

- None.

F. BUSINESS ITEMS

None.

G. PUBLIC HEARINGS:

1. FILE INDEX NUMBER: DAP-001-286 SMART& FINAL

APPLICANT: Evergreen Devco, Inc.

PRESENTED BY: Steve Gonzales, Associate Planner.

PUBLIC COMMENTS:

- John Preystasc, Evergreen Development , Applicant

DESCRIPTION: Major Variance to allow 2 additional signs on the front of a building, to allow for an increase of the letter height from 36” to 48” for a wall sign, and to allow for an increase in the maximum square footage for a pylon sign from 50 square feet to 64 square feet for a proposed grocery store on property measuring approximately 3.6 acres located in the C-2 (General Commercial) Zone.

ENVIRONMENTAL DETERMINATION: Exempt under CEQA, Article 19, Section 15311, Class 11 (Accessory Structures). This section pertains to construction or replacement of minor structures accessory to (appurtenant to) existing commercial facilities including on-premise signs.

RECOMMENDATION: Staff recommends that the Planning Commission approve the Major Variance (DAP-001-286) through adoption of attached Resolution:

RESOLUTION NO. R-5-16 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A MAJOR VARIANCE TO ALLOW 2 ADDITIONAL SIGNS ON THE FRONT OF A BUILDING, TO ALLOW FOR AN INCREASE OF THE LETTER HEIGHT FROM 36” TO 48” FOR A WALL SIGN, AND TO ALLOW FOR AN INCREASE IN THE MAXIMUM SQUARE FOOTAGE FOR A PYLON SIGN FROM 50 SQUARE FEET TO 64 SQUARE FEET FOR A PROPOSED GROCERY STORE ON PROPERTY MEASURING APPROXIMATELY 3.6 ACRES LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX: DAP-001-286).

Motion and second by Commissioner Archuleta /Arrieta 6 to 0 to approve. Roll Call Vote as follows: Ayes-Commissioner Grossich, Vice Chair Archuleta, Commissioner Delgado, and Commissioner Arrieta. Commissioner Granado-Dominguez, Chair Prieto. Commissioner Larson absent from vote.

**2. FILE INDEX NUMBER: DAP-001-287 ZONING TEXT AMENDMENT
(Continued from January 26, 2016)**

APPLICANT: City of Colton

Regional Medical Center (ARMC) campus located at the intersection of Pepper Avenue and Plum Place (private street within the ARMC campus); 2) Architectural and Site Plan Review to allow the development of a three-story, 91,500 square foot medical school building, and related parking, landscaping and lighting for CUSM within the ARMC campus; 3) a temporary construction equipment staging area (approximately 1-acre).

ENVIRONMENTAL DETERMINATION: A draft Initial Study has been prepared to assess environmental impacts for the applications. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment if mitigation measures are implemented reducing potential impacts to levels less than significant.

RECOMMENDATION: Staff recommends that the Planning Commission vote to remove this item from the Commission's calendar and direct staff to re-notice when ready for public hearing.

Motion and second by Commissioner Granado-Dominguez /Archuleta 6 to 0 to approve. Roll Call Vote as follows: Ayes-Commissioner Grossich, Vice Chair Archuleta, Commissioner Delgado, and Commissioner Arrieta. Commissioner Granado-Dominguez, Chair Prieto. Commissioner Larson absent from vote.

4. FILE INDEX NUMBER: DAP-001-267 CUSM AND ARMC SATELLITE PARKING
(Continued from January 12, 2016)

APPLICANT: CALIFORNIA MEDICAL PHYSICIANS AND SURGEONS

PROPERTY LOCATION: Southwest corner of San Bernardino Ave. and Meridian Ave.
(APN: 254-081-320, 254-081-280, 254-081-300, 254-081-070, 254-081-260, 254-081-190, 254-081-310)

DESCRIPTION: Site Plan Review and Tentative Parcel Map No 19707 to allow the following items: 1) Tentative Parcel Map No. 19709 to consolidate seven parcels into one parcel in order to develop a 706-space parking lot for CUSM and Arrowhead Regional Medical Center (ARMC) use in Planning Area 21 of the Colton's Hub City Center Specific Plan (CHCCSP); and 2) Site Plan Review of the parking lot including landscape and lighting plans.

ENVIRONMENTAL DETERMINATION: A draft Initial Study has been prepared to assess environmental impacts for the applications. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment if mitigation measures are implemented reducing potential impacts to levels less than significant.

RECOMMENDATION: Staff recommends that the Planning Commission vote to remove this item from the Commission's calendar and direct staff to re-notice when ready for public hearing.

Motion and second by Commissioner Granado-Dominguez /Archuleta 6 to 0 to approve. Roll Call Vote as follows: Ayes-Commissioner Grossich, Vice Chair Archuleta, Commissioner Delgado, and Commissioner Arrieta. Commissioner Granado-Dominguez, Chair Prieto. Commissioner Larson absent from vote.

**5. FILE INDEX NUMBER: DAP-001-270 CHCCSP PA 21 MASTER PLAN
(Continued from January 12, 2016)**

APPLICANT: CALIFORNIA MEDICAL PHYSICIANS AND SURGEONS

PROPERTY LOCATION: Southwest corner of San Bernardino Ave. and Meridian Ave.
(APN: 254-081-320, 254-081-280, 254-081-300, 254-081-070,
254-081-260, 254-081-190, 254-081-310))

DESCRIPTION: Review of the Planning Area 21 Master Plan for development within Planning Area 21 as required by the Colton's Hub City Centre Specific Plan (CHCCSP).

ENVIRONMENTAL DETERMINATION: A draft Initial Study has been prepared to assess environmental impacts for the applications. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment if mitigation measures are implemented reducing potential impacts to levels less than significant.

RECOMMENDATION: Staff recommends that the Planning Commission vote to remove this item from the Commission's calendar and direct staff to re-notice when ready for public hearing.

Motion and second by Commissioner Granado- Dominguez/Archuleta 6 to 0 to approve. Roll Call Vote as follows: Ayes-Commissioner Grossich, Vice Chair Archuleta, Commissioner Delgado, and Commissioner Arrieta. Commissioner Granado-Dominguez, Chair Prieto. Commissioner Larson absent from vote.

H. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

1. Adult Entertainment Ordinance. City Council adopted on February 2, 2016.

I. COMMISSION COMMENTS

Archuleta

- New Signage at Rancho Ave. on-ramp to I-10.
- Comments regarding Max Lofy.
- Question about loading full PC Agenda on website, including staff reports.
- Fogg Street bridge repair comments/questions.

Arrieta

- Water use citation.

Delgado

- Attending meeting with Mr. and Mrs. Carrion and I & R Trailer & Lift Gate regarding concerns.
- Truck route comments.
- City hall parking lot needs re striping.

Granado-Dominguez

- Glad to see projects moving forward, especially Smart and Final Extra.

Grossich

- Pleased with project status report & code amendment to expand public noticing.
- Loss of Max Lofy.
- SANBAG is looking at Fogg St. bridge improvements for future project funding.

Prieto

- Street name comments. Project off Barton Rd, and water tank comments.
- Truck Route comments-South Colton.
- Comments regarding Max Lofy.

J. ADJOURNMENT

Closed meeting in memory of Max Lofy.

Motion and second by Commissioner Arrieta /Commissioner Grossich to adjourn the meeting at 6:38 p.m.

Approved by: 
Mark R. Tomich, AICP