



CITY OF COLTON
PLANNING COMMISSION AGENDA MINUTES
REGULAR MEETING – Tuesday, February 23, 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
Kirk Larson

Commissioners Absent:

None

City Staff:

Marco Martinez, City Attorney
Mark Tomich, Development Services Director
Mario Suarez, AICP, Senior Planner
Jay Jarrin, AICP, Senior Planner
Steve Gonzales, Associate Planner

C. PLEDGE OF ALLEGIANCE

Chair Prieto led the pledge of allegiance.

D. APPROVAL OF MEETING MINUTES

1. February 9, 2016 Planning Commission Meeting Minutes.

Motion and second by Commissioner Arrieta/ Commission Archuleta 6 to 0 to approve. Roll Call Vote as follows: Ayes-Commissioner Grossich, Vice Chair Archuleta, Commissioner Delgado, Commissioner Arrieta, Commissioner Granado-Dominguez, and Chair Prieto. Commissioner Larson abstained from vote - did not attend 2-9-16 meeting.

E. PUBLIC COMMENTS

- None.

F. BUSINESS ITEMS

None.

1. FILE INDEX NUMBER: DAP-001-294 **CENTERPOINT CAR WASH BEER & WINE TIME EXTENSION**

APPLICANT: Tejas Modi, President, CenterPointe Car Wash
Pranav Modi, representative

PROPERTY OWNER: CENTERPOINT CAR CARE LLC

PRESENTED BY: Jay Jarrin, AICP Senior Planner

PUBLIC COMMENTS:

- Fawad Saif, Business owner of 1035 S Mt. Vernon Avenue.
- Dick Avett, representing applicant

PROPERTY LOCATION: 1140 S. Mount Vernon Avenue;

COUNTY ASSESSOR PARCEL NO.: 0276-144-01

REQUEST: Time Extension (First) for one year for the approval by the City Council, by appeal, of **Conditional Use Permit (Ref: File Index No. DAP-001-190)** for the continued use of an existing vehicle-related use, as a full-service car wash/gasoline sales with convenience market; a proposed 24 hour retail operation; and the sale of alcohol, as a new ABC License Type 20-Off-Sale Beer & Wine, including a **Determination regarding Public Convenience or Necessity (PCN)** due to an undue concentration of licenses, on a 0.89-acre parcel located at 1140 South Mount Vernon Avenue (Assessor Parcel Number 0276-144-01) within a 28-acre shopping center (“Centerpointe Plaza”) on nine (9) parcels zoned C-2, General Commercial. Assessor Parcel Numbers (APN): 0276-144-01; 02; 03; 04; 05; 06; 07; 08; and 38.

ENVIRONMENTAL DETERMINATION: Exempt pursuant to California Environmental Quality Act (CEQA) Section 15061(b) (3) due to the certainty that there is no possibility that the action (time extension) will have a significant effect on the environment.

STAFF RECOMMENDATION: Approval of the Time Extension (First), setting a new expiration date of March 17, 2017.

Motion and second by Commissioner Grossich/Larson 5 to 2 to approve. Roll Call Vote as follows: Ayes- Commissioner Grossich, Commissioner Delgado, Commissioner Arrieta, Commissioner Granado-Dominguez and Commissioner Larson. Noes- Chair Prieto and Vice Chair Archuleta.

2. FILE INDEX NUMBER: DAP-001-297 **TRANSITION PROPERTIES**

APPLICANT: Transition Properties (Arthur Day)

PROPERTY OWNER: TRANSITION PROPERTIES

PRESENTED BY: Steve Gonzales, Associate Planner

PUBLIC COMMENTS

- Arthur Day, Transition Properties

PROPERTY LOCATION: 1559 Steel Road;

COUNTY ASSESSOR PARCEL NO.: 0164-212-10

REQUEST: Time Extension (First) for one year for the approval by the Planning Commission for a Development Application for an **Architectural and Site Plan Review (Ref: File Index DAP-001-188)** to allow a 60,000 square foot industrial building (office, manufacturing and warehouse) located on 4.09 acre site located in the M-1 (Light Industrial) Zone.

ENVIRONMENTAL DETERMINATION: Exempt pursuant to California Environmental Quality Act (CEQA) Section 15061(b) (3) due to the certainty that there is no possibility that the action (time extension) will have a significant effect on the environment.

STAFF RECOMMENDATION: Approval of the Time Extension (First), setting a new expiration date of March 24, 2017.

Motion and second by Commissioner Archuleta /Larson 7 to 0 to approve. Roll Call Vote as follows: Ayes-Commissioner Grossich, Commissioner Delgado, Commissioner Arrieta, Commissioner Granado-Dominguez, Chair Prieto, Commissioner Larson, and Vice Chair Archuleta.

3. FILE INDEX NUMBER: DAP-001-269 HOWARD INDUSTRIAL PARTNERS

APPLICANT: Tim Howard

PROPERTY OWNER: LBA REALTY LLC

PRESENTED BY: Mario Suarez, AICP Senior Planner

PUBLIC COMMENTS:

None.

PROPERTY LOCATION: 1600 Agua Mansa Rd.

ASSESSORS PARCEL NO. 0260-072-01, 02, 03, 04, 15 and 16.

REQUEST: DAP-001-269. Modification of Architectural and Site Plan Review (File Index No. DAP-001-105) to allow a proposed 200,000 square foot industrial fulfillment center including cross dock facilities and maintenance building as an alternative to a previously approved 808,500 square foot industrial distribution warehouse on property that is 42.67 gross acres located within the M-2 (Heavy Industrial) Zone.

At the meeting, the Planning Commission will consider the following proposed environmental determination for the project, as required by the California Environmental Quality Act (CEQA).

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act (“CEQA”), CEQA Guidelines § 15164, a lead agency may prepare an addendum to a previously approved MND if only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 have occurred. An Addendum to the MND has been prepared and findings certifying the proposed Addendum to approved MND will be considered by the Planning Commission.

RECOMMENDATION: Staff recommends that the Planning Commission approve the **Modification Architectural and Site Plan Review**, and adopt the CEQA Addendum prepared for this project and the related Mitigation Monitoring Program, through adoption of the attached Resolution titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A MODIFICATION OF ARCHITECTURAL AND SITE PLAN REVIEW (FILE INDEX NO. DAP-001-105) TO ALLOW A PROPOSED 200,000 SQUARE FOOT INDUSTRIAL FULFILLMENT CENTER INCLUDING CROSS DOCK FACILITIES AS AN ALTERNATIVE TO A PREVIOUSLY APPROVED 808,500 SQUARE FOOT INDUSTRIAL DISTRIBUTION WAREHOUSE ON PROPERTY THAT IS 42.67 GROSS ACRES LOCATED WITHIN THE M-2 (HEAVY INDUSTRIAL) ZONE. (File Index No. DAP-001-269)

Motion and second by Commissioner Archuleta /Larson 7 to 0 to continue to March 8, 2016 Planning Commission Meeting to provide with business address . Roll Call Vote as follows: Ayes-Commissioner Grossich, Commissioner Delgado, and Commissioner Arrieta, Commissioner Granado-Dominguez, Chair Prieto, Commissioner Larson and Vice Chair Archuleta.

G. PUBLIC HEARINGS:

1. FILE INDEX NUMBER: DAP-001-187 VALLEY PALLETS, INC.

APPLICANT: Frank Shean, President of Valley Pallets, Inc.

PROPERTY OWNER: Rebbur, LLC

PRESENTED BY: Mario Suarez, AICP Senior Planner

PUBLIC COMMENTS:

- David Starr, Property, Owner

PROPERTY LOCATION: 1235 S. Lincoln Street

COUNTY ASSESSOR PARCEL NO.: 0163-302-11, 12, 13, 14, 15 and 0163-311-35

DESCRIPTION: **Modification to Conditional Use Permit (CUP) (File Index No. DAP-000-641) requesting modification of several conditions of approval to allow a pallet manufacturing, distribution and pallet storage use including the modification of conditions 7, 8, and 11 of DAP-000-641 and reporting on the completion status and compliance with appropriate code requirements; in addition, the City of Colton will be reviewing all conditions for update and modification to current**

standards since project has not been completed since its original approval in 2007. In addition, **Variance** to allow 59 parking spaces instead of 95; **Variance** to allow six foot screen fence along the rear and side property lines instead of the minimum eight foot high screen fence/wall; and **Variance** to allow 0.005% or 780 square feet landscaping instead of 15% or 22,368 square feet landscaping on an approximately 3.42 acres of an overall site that measures 6.7 acres consisting of six parcels zoned M-1/SDA, Light Industrial/Sensitive Development Area.

ENVIRONMENTAL DETERMINATION: Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 – Existing Facilities. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

RECOMMENDATION: Staff recommends that the Planning Commission adopt:

1. Resolution No. R-19-15 **A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING MODIFICATION OF CONDITIONAL USE PERMIT (DAP-000-641) REQUESTING MODIFICATION OF SEVERAL CONDITIONS OF APPROVAL TO ALLOW A PALLET MANUFACTURING, DISTRIBUTION AND PALLET STORAGE USE ON PROPERTY LOCATED IN THE M-1 / SDA (LIGHT INDUSTRIAL / SENSITIVE DEVELOPMENT AREA) ZONE ON PROPERTY MEASURING APPROXIMATELY 3.12 ACRES IN SIZE OF A LARGER SITE THAT MEASURES 6.7 ACRES IN AREA. (FILE INDEX NO. DAP-001-187)**
2. Resolution No. R-20-15: **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A VARIANCE TO ALLOW VARIANCE TO ALLOW 59 PARKING SPACES INSTEAD OF 95; VARIANCE TO ALLOW SIX FOOT SCREEN FENCE ALONG THE REAR AND SIDE PROPERTY LINES INSTEAD OF THE MINIMUM EIGHT FOOT HIGH SCREEN FENCE/WALL; AND VARIANCE TO ALLOW .005% LANDSCAPING INSTEAD OF 15% LANDSCAPING, SUBJECT TO FINDINGS FOR EACH VARIANCE AND CONDITIONS OF APPROVAL LOCATED AT 1235 S. LINCOLN STREET, WITHIN THE M-1/SDA (LIGHT INDUSTRIAL / SENSITIVE DEVELOPMENT AREA) ZONE. (FILE INDEX NO.: DAP-001-187)**

Motion and second by Commissioner Arrieta /Larson 7 to 0 to approve continuance to March 8, 2016 Planning Commission meeting. Roll Call Vote as follows: Ayes-Commissioner Grossich, Commissioner Delgado, Commissioner Arrieta, Commissioner Granado-Dominguez, Chair Prieto, Commissioner Larson and Vice Chair Archuleta.

H. COMMISSION CONSIDERATION

1. A Resolution of the Planning Commission of the City of Colton, California making findings of conformity with the General Plan required by California Government Code Section 65402 for the sale of certain real property owned by the City of Colton Housing Authority located at 700 E. Washington Street, consisting of 25 lots of the 259-Lot Rancho Mediterrania Mobile Home Park Zoned R-2 (Medium Density Residential)

PRESENTED BY: Mark R. Tomich, Development Services Director

PUBLIC COMMENTS:

None.

Motion and second by Commissioner Archuleta /Arrieta 7 to 0 to approve. Roll Call Vote as follows: Ayes-Commissioner Grossich, Commissioner Delgado, Commissioner Arrieta, Commissioner Granado-Dominguez, Chair Prieto, Vice Chair Archuleta and Commissioner Larson.

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

- Update on Carport/ Public Noticing, code amendment and Adult Entertainment code amendment.

J. COMMISSION COMMENTS

Archuleta

- Appreciation for placing staff reports on City's website.

Arrieta

- Compliments to Planning Commissioners and staff.
- Will not be attending March 8, 2016 Planning Commission Meeting.

Granado-Dominguez

- Thanks to staff.

Grossich

- On March 11, 2016, the Pepper St. bridge ground breaking is scheduled.
- Comments progress on long term unresolved land use issues.

Larson

- Exciting time to be on Planning Commission.
- Thanks to staff.

Prieto

- City is moving forward.
- Thanks to Commission and staff.

K. ADJOURNMENT

Motion and second by Commissioner Larson /Commissioner Delgado to adjourn the meeting at 6:47 p.m.

Approved by: 
Mark R. Tomich, AICP