



CITY OF COLTON  
PLANNING COMMISSION AGENDA MINUTES  
REGULAR MEETING – Tuesday, March 08, 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

**C. PLEDGE OF ALLEGIANCE**

Commissioner Grossich led the pledge of allegiance.

**D. APPROVAL OF MEETING MINUTES**

1. February 23, 2016 Planning Commission Meeting Minutes.

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

**E. PUBLIC COMMENTS**

- None.

**F. BUSINESS ITEMS**

None.

Chair Prieto acknowledged Council Member Toro in attendance.

**1. FILE INDEX NUMBER: DAP-001-269**

**HOWARD INDUSTRIAL PARTNERS  
(Continued from February 23, 2016)**

**APPLICANT:** Tim Howard

**PROPERTY OWNER:** LBA REALTY LLC:

**PRESENTED BY:** Mario Suarez, Senior Planner

**PUBLIC COMMENTS**

- Tim Howard, applicant.

**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 Arrieta/ Commissioner Larson 7 to 0 to approve.  
Roll Call vote as follows; Ayes- Commissioner Arrieta, Vice Chair Archuleta, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich, Commissioner Larson, and Chair Prieto.  
Noes- None.

**G. PUBLIC HEARINGS:**

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

**PROPERTY OWNER:** Rebbur, LLC

**PRESENTED BY:** Mario Suarez, AICP, Senior Planner

**PUBLIC COMMENTS:**

- None.

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

**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.

Chair acknowledged attendance by Mayor DelaRosa and Council Member Navarro.

**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/ Commissioner Granado-Dominguez 7 to 0 to continue public hearing to March 22, 2016 and notify applicant that this is the final continuance to be approved by the Commission. Roll Call vote as follows; Ayes- Commissioner Arrieta, Vice Chair Archuleta, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich, Commissioner Larson, and Chair Prieto. Noes- None.

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

- Update on Cal Med Project.
- Comments regarding status of Colton Iron & Metal.
- Completing 700 forms.

##### **Archuleta**

- Comments regarding Rancho Avenue on- ramp to I-10 (trucks are still being stuck at on-ramp).
- Thanks to Senior Planner, Mario Suarez for reports.

##### **Arrieta**

- Glad to be back from vacation.
- Compliment to staff, Mario Suarez for reports.

##### **Granado-Dominguez**

- Thank you to staff for good job on reports and bringing in new businesses.

##### **Grossich**

- Sunstate Equipment is already violating conditions on CUP (elevated booms).
- A Code Compliance Officer should be assigned to Development Services to assist with business enforcement.

##### **Larson**

- Comments regarding status of SA Recycling improvements.
- Glad to see projects/construction moving forward.

##### **Prieto**

- City should have a Code Compliance Officer assigned to business- related code enforcement.
- Questions & comments regarding Squires Lumber-status of improvements and need to obtain BOP.

**I. ADJOURNMENT**

Motion and second by Vice Chair Archuleta /Commissioner Arrieta to adjourn the meeting at 6:45 p.m.

Approved by:   
Mark R. Tomich, AICP