



CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING – Tuesday, January 12, 2016 – 5:30 P.M.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. ELECTION OF OFFICERS
- E. APPROVAL OF MEETING MINUTES
 - 1. December 22, 2015 Planning Commission Meeting Minutes.

F. PUBLIC COMMENTS

G. BUSINESS ITEMS - None

H. PUBLIC HEARINGS:

- 1. **FILE INDEX NUMBER:** **DAP-001-223** **I and R Trailer and Lift Gate Co.**
(Continued from November 24, 2015 Planning Commission Meeting)

APPLICANT: Irinio G. Gonzalez (I and R Trailer and Lift Gate Co.)

PROPERTY LOCATION: 151 Fogg Street (APN(s): 0163-292-13, 14, 15, 16, 17 and 20)

DESCRIPTION: **A Modification of Conditional Use Permit (CUP) (File Index No. DC-11-94)** to allow a truck repair use and reduction of an existing construction trucking operation (Corporation yard) and review of all conditions of approval from former Conditional Use Permit, File Index No. DC-11-94, on a site on property measuring approximately 2.7 acres in area located in the M-1/SDA (Light Industrial/Sensitive Development Overlay) Zone.

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 approve the Modification of Conditional Use Permit through the adoption of attached Resolutions No. R-23-15 as modified titled:

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A MODIFICATION OF CONDITIONAL USE PERMIT (CUP) (FILE INDEX NO. DC-11-94) TO ALLOW A TRUCK REPAIR USE AND REDUCTION OF AN EXISTING CONSTRUCTION TRUCKING OPERATION (CORPORATION YARD) AND REVIEW OF ALL CONDITIONS OF APPROVAL FROM FORMER CONDITIONAL USE PERMIT, FILE INDEX NO. DC-11-94, ON A SITE ON PROPERTY MEASURING APPROXIMATELY 2.7

ACRES IN AREA LOCATED IN THE M-1/SDA (LIGHT INDUSTRIAL/SENSITIVE DEVELOPMENT OVERLAY) ZONE. (FILE INDEX NO. DAP-001-223)

2. FILE INDEX NUMBER: DAP-001-233 CALIFORNIA UNIVERSITY OF SCIENCE AND MEDICINE (CUSM CAMPUS)

APPLICANT: CALIFORNIA MEDICAL PHYSICIANS AND SURGEONS

PROPERTY LOCATION: Northwest corner of Valley Blvd. & Pepper Ave.(APN: 254-081-370 and 254-081-210)

DESCRIPTION: Architectural and Site Plan Review and Tentative Parcel Map No. 19707 to allow the following items: 1) Tentative Parcel Map No. 19707 to create separate parcels for the California University of Science and Medicine (CUSM) campus site, the ancillary parking lot, and an additional parcel for a future medical building (not a part of this project) on the site of the Arrowhead 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 continue this agenda item to January 26, 2016 Meeting to allow staff time to address applicant's revision of plans.

3. FILE INDEX NUMBER: DAP-001-267 CUSM AND ARMC SATELLITE PARKING

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 continue this agenda item to January 26, 2016 Meeting to allow staff time to address applicant's revision of plans.

4. FILE INDEX NUMBER: DAP-001-270 CHCCSP PA 21 MASTER PLAN

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** 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 continue this agenda item to January 26, 2016 Meeting to allow staff time to address applicant's revision of plans.

I. COMMISSION CONSIDERATION

1. Progress Report on Colton Iron and Metal (DAP-00-881 & DAP-001-023) within the M-2 (Heavy Industrial) Zone located at 790 E. M Street (APN: 0163-141-18)

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

K. COMMISSION COMMENTS

L. ADJOURNMENT

Next Scheduled Meeting: Tuesday, January 26, 2016 at 5:30 p.m.

Documents Related to Open Session Agendas (SB 343). Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 8:00 am to 4:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324.

Appeal of Planning Commission Action. If you challenge in court any action of the Planning Commission related to a public hearing item, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Planning Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant's receipt of notice of the action.

ADA Compliance. In compliance with the American with Disabilities Act, if you need special assistance to participate in a Planning Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.