



CITY OF COLTON

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING – Tuesday, February 9, 2016 – 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

1. January 12, 2016 Planning Commission Meeting Minutes.
2. January 26, 2016 Planning Commission Meeting Minutes.

E. PUBLIC COMMENTS

F. PUBLIC HEARINGS:

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

APPLICANT: Evergreen Devco, Inc.

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).

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.

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.

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.

G. COMMISSION CONSIDERATION

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

1. Status of Active Planning Applications.

I. COMMISSION COMMENTS

J. ADJOURNMENT

Next Scheduled Meeting: Tuesday, February 23, 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.*