

CITY OF COLTON

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324

REGULAR MEETING – Tuesday, April 26, 2016 – 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

April 12, 2016 Planning Commission Meeting Minutes

Documents: [2016_04-12_MINUTES_.PDF](#)

E. PUBLIC COMMENTS

F. BUSINESS ITEMS

G. PUBLIC HEARINGS

Public Hearing - DAP-001-289_P&G Burger - CUP And Major Variance

Documents: [ITEM G-1_DAP-001-289_STAFF REPORT_PG BURGER.PDF](#)

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

I. COMMISSION COMMENTS

J. ADJOURNMENT

Next Scheduled Meeting: Tuesday, May 10, 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.



CITY OF COLTON
PLANNING COMMISSION AGENDA MINUTES
REGULAR MEETING – Tuesday, April 12, 2016– 5:30 P.M.

A. CALL TO ORDER at 5:38 p.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

Commissioner Larson led the pledge of allegiance.

D. APPROVAL OF MEETING MINUTES

1. March 22, 2016 Planning Commission Meeting Minutes.

Motion and second by Commissioner Granado-Dominguez / Commission Arrieta 7 to 0 to approve. 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

1. **FILE INDEX NUMBER:** **DAP-001-291** **LENO'S TACOS**

APPLICANT: Piedra Construction

PROPERTY OWNER: Susana Moreno

PROPERTY LOCATION: 549 W. Valley Blvd.;

ASSESSOR PARCEL NO.: 0162-131-04

PRESENTED BY: Steve Gonzales, Associate Planner

PUBLIC COMMENTS:

- Leno Moreno, applicant.

REQUEST: Time Extension (First and Second) for one year for the approval by the Planning Commission for a Development Application for: 1. **Conditional Use Permit** for drive-through; and 2) **Variance** to allow a 10 feet – 11-5/8 inch setback instead of 20 feet as required by Code.

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 and Second), setting a new expiration date of 3/11/2017.

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

G. PUBLIC HEARINGS:

**1. FILE INDEX NUMBER: DAP-001-187 VALLEY PALLETS, INC.
(Continued from March 22, 2016)**

PROPERTY OWNER: Rebbur, LLC

APPLICANT: Rebbur, LLC (David Star and Robert Krup)

PROPERTY LOCATION: 1235 S. Lincoln Street

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

PRESENTED BY: Mario Suarez, Senior Planner

Chair Prieto acknowledged attendance by Bill Smith, City Manager.

PUBLIC COMMENTS:

- David Starr, applicant.

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 the following resolution:

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 COM MISSION OF THE CITY OF COLTON APPROVING A 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 Archuleta/ Commissioner Larson 6 to 1 to adopt resolution No. R-19-15 with deletion of condition of approval # 10 and the addition of one condition of approval pertaining to follow up inspections and review of conditions within 90 days following the approval, fixing typo on hours of operation from 12:30 p.m. to 12:30 a.m.; and adopt Resolution No. R-20-15 with denial of Variance pertaining to screen wall and removal of findings and conditions of approval pertaining thereto and approving Variance to allow 59 parking spaces instead of 95 parking spaces and Variance to allow .005% landscaping instead of 15% landscaping, subject to findings for each variance

and conditions of approval for property located at 1235 S. Lincoln Street. Roll call vote as follows: Ayes- Commissioner Larson, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich, Chair Prieto, and Vice Chair Archuleta. Noes- Commissioner Arrieta.

2. FILE INDEX NUMBER: DAP-001-238 VERIZON @ CAR QUEST

APPLICANT: Verizon Wireless
Chris Colten, Spectrum Services Inc.

PROPERTY OWNER: MOSS COLTON PROPERTIES, LLC

PROPERTY LOCATION: 1900 & 1930 West Valley Boulevard

ASSESSOR PARCEL NUMBER: 0254-171-07 & 0254-181-17

PRESENTED BY: Jay Jarrin , Senior Planner

PUBLIC COMMENTS:

- Chris Colten, applicant.

REQUEST: (a) **Architectural & Site Plan Review** for a proposed wireless telecommunication facility, including a new 59-foot high antennae tower stealthed as a faux eucalyptus tree, outdoor equipment enclosure, and related site modifications, with a preliminary future address of 1968 West Valley Boulevard; (b) **Variiances** to regulations regarding antenna towers with more than one spire, towers that exceeds the maximum allowed height of 50 feet, and minimum landscape and building setbacks, on a ~12.2-acre multiple-tenant commercial site located at 1900 & 1930 West Valley Boulevard designated “B-P, Business Park” by the Colton’s Hub City Centre Specific Plan.

ENVIRONMENTAL DETERMINATION: Categorical Exemption. Class 32. Pursuant to CEQA Guidelines Section 15332 - In-Fill Development Projects. This section pertains to in-fill development consistent with the city general plan and zoning that would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by required public utilities and services on sites of no more than five acres, substantially surrounded by urban uses, which has no value as habitat for endangered, rare, or threatened species.

RECOMMENDATION: Approve the requested **Architectural & Site Plan Review (File Index No. DAP-001-238a) & Variiances (File Index No. DAP-001-238b)**, subject to conditions, through the adoption of the draft Resolution No. R-11-16 titled:

RESOLUTION NO. R-11-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING AN ARCHITECTURAL & SITE PLAN REVIEW FOR A PROPOSED WIRELESS TELECOMMUNICATION FACILITY, INCLUDING A NEW 59-FOOT HIGH ANTENNAE TOWER STEALTHED AS A FAUX EUCALYPTUS TREE, OUTDOOR EQUIPMENT ENCLOSURE, AND RELATED SITE MODIFICATIONS, WITH A PRELIMINARY FUTURE ADDRESS OF 1968 WEST VALLEY BOULEVARD AND VARIANCES TO REGULATIONS REGARDING ANTENNA TOWERS WITH MORE THAN ONE SPIRE, TOWERS THAT EXCEEDS THE MAXIMUM ALLOWED HEIGHT OF 50 FEET,

AND MINIMUM LANDSCAPE AND BUILDING SETBACKS, ON A ~12.2-ACRE MULTIPLE-TENANT COMMERCIAL SITE LOCATED AT 1900 & 1930 WEST VALLEY BOULEVARD DESIGNATED “B-P, BUSINESS PARK” BY THE COLTON’S HUB CITY CENTRE SPECIFIC PLAN. (FILE INDEX NO. DAP-001-238a & DAP-001-238b).

Motion and second by Commissioner Larson/ Commissioner Arrieta 7 to 0 to approve with modifications submitted by staff. Roll call vote as follows: Ayes- Vice Chair Archuleta, Commissioner Arrieta, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich, Commissioner Larson and Chair Prieto. Noes- none.

3. FILE INDEX NUMBER: DAP-001-289 P&G BURGER

APPLICANT: Peter Smirniotakis

PROPERTY OWNER: Louis Liu (Yum Yum Restaurant)

PROPERTY LOCATION: 2726 S. Iowa Avenue

ASSESSOR PARCEL NUMBER: 1167-111-26

PRESENTED BY: Steve Gonzales, Associate Planner.

PUBLIC COMMENTS:

- Peter Smirniotakis, applicant.
- Achmed Rawan, operator of adjacent Shell Station.
- Mark Golison, owner of adjacent Jack in the Box.

REQUEST: Architectural & Site Plan Review for an addition/remodel to an existing restaurant and a new drive-through lane totaling 2,485 square feet, and a **Conditional Use Permit** to allow for the operation of a drive-through lane for an eating establishment on property measuring approximately 21,400 sf (0.49 acre) located in the C-2 (General Commercial) Zone.

ENVIRONMENTAL DETERMINATION: 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 Architectural & Site Plan Review and Conditional Use Permit through the adoption of attached Resolution titled:

RESOLUTION NO. R-10-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW FOR AN ADDITION/REMODEL TO AN EXISTING RESTAURANT AND A NEW DRIVE-THROUGH LANE TOTALING 2,485 SQUARE FEET, AND A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A DRIVE-THROUGH LANE FOR AN EATING ESTABLISHMENT ON PROPERTY MEASURING APPROXIMATELY 21,400 SF (0.49 ACRE) LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX NO. DAP-001-289).

Motion and second by Commissioner Larson/ Commissioner Grossich 7 to 0 to continue public hearing to April 26, 2016. Roll call vote as follows: Ayes- Vice Chair Archuleta, Commissioner Arrieta, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich, Commissioner Larson and Chair Prieto. Noes- none.

H. COMMISSION CONSIDERATION

1. Presentation by Water Department – Colton’s Water Efficient Landscaping Ordinance and “Parkway Landscaping Regulations & Ideas” pamphlet.

PRESENTED BY: Jennifer Schimmin, Sr. Water Conservation Specialist.

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

- New application: John Reichel, Sunwest Enterprises- Specific Plan Amendment and GPA for residential development at Wildrose & San Bernardino Avenue.
- Roquet Ranch scheduled to submit applications on Thursday, April 14.

J. COMMISSION CONSIDERATION

Archuleta

- New traffic signal lights at Rancho / La Cadena and Litton / La Cadena.
- Pallets are being stored near Louis Tires (vicinity of Yum Yum Restaurant and Shell station).

Grossich

- Thank you to Mario for work on Valley Pallet application.
- Would like another update on Colton Iron & Metal in June 2016.
- Booms are now down at Sunstate Equipment.
- Comment regarding trailer parking.

Larson

- Appreciation for staff following up with City of Fontana regarding pallet yards.

Prieto

- Question regarding the status of access to new Smart & Final Extra site on North Mt. Vernon Ave.

K. ADJOURNMENT

Motion and second by Vice Chair Archuleta /Commissioner Larson to adjourn the meeting at 8:07 p.m.

Approved by: _____

Mark R. Tomich, AICP



Planning Commission Staff Report

City of Colton
Development Services Department

MEETING DATE: April 26, 2016

FILE INDEX NUMBER: DAP-001-289

APPLICANT: Peter Smirniotakis, business owner, P & G BURGER

PROPERTY OWNER: Louis Liu (Yum Yum Restaurant)

REQUEST: **Architectural & Site Plan Review** for an addition/remodel to an existing restaurant and a new drive-through lane totaling 2,485 square feet, and a **Conditional Use Permit** to allow for the operation of a drive-through lane and a **Major Variance** to reduce the minimum parking space requirement of 26 spaces to 19 spaces for an eating establishment on property measuring approximately 21,400 sf (0.49 acre) located in the C-2 (General Commercial) Zone.

ACTIONS:

APPLICATION FILED: 01/19/16

APPLICATION REVIEW COMMITTEE: 02/17/16 (provision of comments and conditions)

PLANNING COMMISSION: 04/12/16; Decision: Continued to 04/26/16: Decision _____

ENVIRONMENTAL DETERMINATION: Recommendation: Exempt under CEQA, Section 15301 (Existing Facilities), Class 1. 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.

BACKGROUND

This Architectural and Site Plan Review and Conditional Use Permit (CUP) application was heard by the Planning Commission on April 12, 2016 at which time an abbreviated presentation of the project by staff was given to the Planning Commission. At the conclusion of the public hearing of April 12, 2016, the Planning Commission voted unanimously to continue this item to April 26, 2016 and directed staff to allow the applicant and staff to clarify the following issues:

- Clarification on the existing common use driveway easement that also includes a modification to install 11 parking spaces within that easement in relation to the ability to count these spaces in order to meet the parking requirements for the proposed new restaurant.
- Confirmation of the drive-thru width measurement and issues relating to access to the property adjacent to the rear of the subject property regarding drive-thru queuing within the common use driveway easement.

After review of the issue regarding the parking spaces within the common use driveway easement by staff, it has been determined that the 11 parking spaces within the common use driveway easement cannot be counted towards meeting the minimum parking space requirements for the proposed restaurant due to a non-exclusive use right of the 11 parking spaces held by the adjacent property owner.

Given the clarification of the common use parking easement, the applicant has decided to include in the application a request for a Variance to allow for the reduction of parking spaces for the proposed restaurant from the minimum requirement of 26 parking spaces to 19 parking spaces.

ANALYSIS:

Parking - Variance Request

A Variance is required to allow for a reduction in the minimum number of required parking spaces per the City of Colton Zoning Code for the proposed restaurant. Pursuant to Section 18.58.040 and state Planning and Zoning Law (§ 65906, Variances), approval of a Variance requires findings of approval be made for approval or denial.

The proposed restaurant is proposing to provide a total of 19 parking spaces that are to be located on the subject property. The Colton Municipal Code for eating establishments requires that the proposed project provide a total of 26 parking spaces resulting in a shortage of 7 parking spaces for the proposed project. The current parking requirement is based on 1 space per 100 square feet of gross floor area. Across from the proposed parking spaces located adjacent to the west elevation of the subject restaurant are 11 parking spaces that are within the boundaries of the adjacent property. These 11 parking spaces are located within a recorded common use driveway easement that provides access from Iowa Avenue to both the subject property and the adjacent property to the west and are allowed to be used by the subject property. However, due to a non-exclusive right held by the adjacent property these 11 spaces cannot be counted to meet the minimum amount of parking spaces for the proposed restaurant and thus a Variance for the parking requirement is required.

Staff is in support of the proposed Variance due to the site constraints of the existing developed site, and the availability of shared use of the 11 spaces located within the common use driveway easement. The availability of these spaces will provide for an excess of the minimum amount of parking spaces for the proposed restaurant by 4 spaces. Therefore, there will not be a negative parking impact with the establishment of the proposed restaurant.

Findings for approval are justified for the proposal because other existing commercial businesses in the City due to amended parking standards over the years resulting in existing properties becoming legal nonconforming. Strict compliance of the code will deprive the subject property of privileges enjoyed by other property in the vicinity under similar zoning classification. Furthermore, the proposed restaurant will not create a negative parking impact in that sufficient parking spaces will be available for use due to shared parking spaces with the adjacent property to the west, within a common use driveway easement. In addition, the proposed Variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in a commercial zone in which such property is situated because other properties in a commercial zone have been approved with parking reductions such as the establishment of a restaurant with an existing building in Dominguez Plaza (File DGVS-91-00; approved 3/27/01).

Site Plan Design

The proposed drive-through aisle is new to the restaurant site, which was not initially designed with a drive-through. Therefore, the CUP for the drive-through is required. At the April 12, 2016, Planning

Commission meeting, the gasoline station owner asked about the width of the drive-aisle since it was his impression that the width was about eight feet instead of 10 feet. Staff has confirmed that the width of the drive-through drive aisle is 10 feet and four inches in width. The confirmation was made with the applicant's design professional and staff conducted a field inspection and measured the area to confirm the 10'-4" drive-aisle dimension.

On Monday, April 18, 2016, staff received a letter from the industrial use, light manufacturers and cabinet makers located at the far rear of the site expressing additional concern (see attachment). Access to the industrial use is provided by the private common use drive way easement between the three uses surrounding the subject site. The proposed drive-thru design could block access into the rear industrial property due to the queuing of cars in the drive-thru lane.

Staff has worked with the applicant to fully understand how the drive-thru operates in real-time circumstances in order address the impacts to adjacent businesses. Real time circumstances include length of time, an average of 10 minutes for P & G customers, it takes to prepare an order for each customer. Staff has suggested that the order menu be moved up and placed adjacent to the rear of the building to allow for up to approximately 4 cars to stack within the drive-thru lane and out of the driveway easement. The applicant indicated this option would not work for his operation based on experience of his current restaurant and cook-to-order times. Staff has also suggested that the drive through window also be moved 14 feet closer to the street to provide at least one additional car length in the queuing area. The applicant indicates that there is no room to accommodate for this request. Due to the above described issue relating to potential conflicts with access to the adjacent property to the rear, staff is recommending as a condition of approval to moving the order menu up (Condition # 6 on Resolution R-10-16).

Existing drive approaches on the adjacent property provide multiple access areas to the rear industrial property. The rear property may be accessed from either a driveway via the Jack-in-the Box restaurant to the south of the site or through the proposed drive-through site. Although location of the drive-thru access could potentially cause access to be blocked to the industrial property at the rear; this would most likely not be the normal circulation to the drive-thru because they would be coming from the adjacent property (Jack-in-the Box). Staff is recommending as a condition of approval to require modification of the proposed site plan to include a striped "Clear Area" subject to Development Services review and approval at the southwest corner of subject property to prevent vehicles from cueing in this area and potentially blocking access to the rear industrial property (Condition # 5 on Resolution R-10-16).

It should also be noted, the proposed project is required to install missing street improvements as a condition of approval from the Public Works Department. The improvements shall include curb, gutter, handicap ramp and sidewalk per City Standard along the project frontage (Iowa Avenue) (Condition No. 19 on Resolution R-10-16).

VARIANCE FINDINGS:

The Zoning Code allows for review of a Variance to address development standards such as the request to reduce amount of parking spaces. *"The statutory justification for a Variance is that the property owner would suffer unique hardship under the general zoning regulation because a particular parcel is different from the others to which the regulation applies due to its size, shape, topography, location, or surroundings – State Government Code § 65906"* (Curtain's California Land Use and Planning Law 2012). Staff has prepared a draft Resolution for approval making the following findings for approval to allow a reduction of required parking spaces from 26 to 19 parking spaces.

1. *There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district and neighborhood in which the property is located* in that currently the site is developed and operating with reduced parking spaces per development standards and the proposed project is for a remodel of an existing restaurant building with a small square footage addition that is currently non-conforming due to a shortage of the minimum amount of parking spaces required. The project has been designed to provide adequate access from Iowa Avenue and adequate onsite circulation. The proposed project will utilize an existing common use driveway easement that includes addition parking spaces that are shared with the adjoining property to the west so that there will not be a negative parking impact with the proposed project.
2. *That such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant* in that order to meet current eating establishment parking requirements within the Colton Municipal Code, the project square footage would need to significantly decrease which would not be practical for an existing restaurant building that is currently operating without a negative parking impact. If the project is required to meet the current eating establishment parking standards, it would create an unreasonable loss of square footage to an existing building that is currently operating with the same use as the proposed project. Therefore, the Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant that is enjoyed by the surrounding commercial properties within a two block radius.
3. *That the granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located* because the proposed project is designed with adequate access from Iowa Avenue, adequate onsite circulation, accessible parking, meets landscaping requirements, and provides new facade improvements compatible with existing neighborhood and community. Therefore the proposed project will not be detrimental or injurious to property or improvements in the vicinity of the project site. All the development standards and the latest adopted California Building Code will be followed for the public health, safety and welfare.
4. *That the granting of such a Variance will not be contrary to the objectives of the General Plan.*

General Plan Goal LU-3 states "*Ensure a strong and diversified economic base to provide for fiscal stability and sustainability*". The city sets policies to achieve the goals by providing land uses that allow a variety of retail, service, manufacturing, institutional, office and recreational businesses to locate in Colton. The proposed restaurant with the reduction of parking spaces will provide land uses that allows for commercial opportunities within the City.

General Plan Policy LU-9.4 states "*Maintain the integrity and appearance of commercial properties by streamlining and simplifying the application process for new businesses occupancies by encouraging updating of the visual appearance of a property whenever possible*". Approval of the Variance will include a proposed project that will provide significant improvement to an existing restaurant building including a remodeled exterior façade and new site and offsite improvements.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Architectural & Site Plan Review/Conditional Use Permit and Variance through the adoption of attached Resolutions titled:

RESOLUTION NO. R-10-16 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW FOR AN ADDITION/REMODEL TO AN EXISTING RESTAURANT AND A NEW DRIVE-THROUGH LANE TOTALING 2,485 SQUARE FEET, AND A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A DRIVE-THROUGH LANE FOR AN EATING ESTABLISHMENT ON PROPERTY MEASURING APPROXIMATELY 21,400 SF (0.49 ACRE) LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX NO. DAP-001-289).

RESOLUTION NO. R-13-16 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A VARIANCE TO ALLOW A MAJOR VARIANCE TO REDUCE THE MINIMUM PARKING SPACE REQUIREMENT OF 26 SPACES TO 19 SPACES FOR AN EATING ESTABLISHMENT ON PROPERTY MEASURING APPROXIMATELY 21,400 SF (0.49 ACRE) LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX NO. DAP-001-289).



Prepared by:
Steve Gonzales, Associate Planner



Reviewed By:
Mark R. Tomich, AICP, Director

ATTACHMENTS

1. Letter from LBR Millwork dated April 15, 2016
2. Operations Statement
3. Previous Staff Report dated 4/12/16
4. Draft PC Resolution for R-10-16 (CUP)
5. Draft PC Resolution for R-13-16 (Variance)
6. Plans

Letter from LBR Millwork dated April 15, 2016

Attachment 1



LRB Millwork & Casework, Inc.
2760 S. Iowa Ave
Colton, CA 92324
T: (951) 328-0105
F: (951) 328-0103

April 15, 2016

City of Colton
Development Services Department
Mr. Steve Gonzales
659 N. La Cadena Drive
Colton, CA 92324

City Council Office
Ms. Deirdre H. Bennett
650 N. La Cadena Drive
Colton, CA 92324

RE: File Index Number: DAP-001-289
2726 S. Iowa Ave, Colton, CA 92324

Dear Sir or Madam:

This letter is in response to the Notice of Public Hearing which was received via US Mail on Tuesday, April 12, 2016, the date of the hearing.

Mr. Rene Bernhardt is the owner of LRB Millwork & Casework Inc, which is the property located behind the Yum Yum Restaurant. We share access from South Iowa Ave to our respective businesses. Mr. Bernhardt is out of the country and is not expected to return until after the next scheduled hearing on April 26, 2016. I am in charge of Mr. Bernhardt's business while he is away. The plans have been reviewed and there are several issues of concern. I have discussed this situation with him and he asked me to voice a number of concerns for him.

- The proposed drive thru lane is at the entrance of our property line. We receive deliveries several times a day. The trucks range in size from a FedEx truck to tractor trailers 53' long. These delivery trucks have to either back in or back out of our property because there is only one entrance/exit to our building. They will be unable to access our property because cars are waiting in line for the drive thru. Any cars waiting at the drive thru block access to the property.
- The proposed drive thru lane goes right up against our property line. The LRB property sits 3 ½ feet above the grade of the Yum Yum Restaurant. There is a 3 ½ foot retaining wall holding back my property that could be continually hit or bumped by cars and could weaken the structure wall. That is a serious concern.

- Currently the Yum Yum receives their supply deliveries in the back of the restaurant where the drive thru is going to be located. If the back of the restaurant is blocked off for the drive thru, their delivery trucks will block access to our property.
- I am also very concerned with my property value decreasing because of access issues. Complicating access to the property would deter future buyers.

We welcome P&G Burgers but without the drive thru in the current configuration.

Regards,

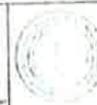
A handwritten signature in blue ink, appearing to read 'Miguel Moreno', with a long horizontal flourish extending to the right.

Miguel Moreno
For Rene Bernhardt

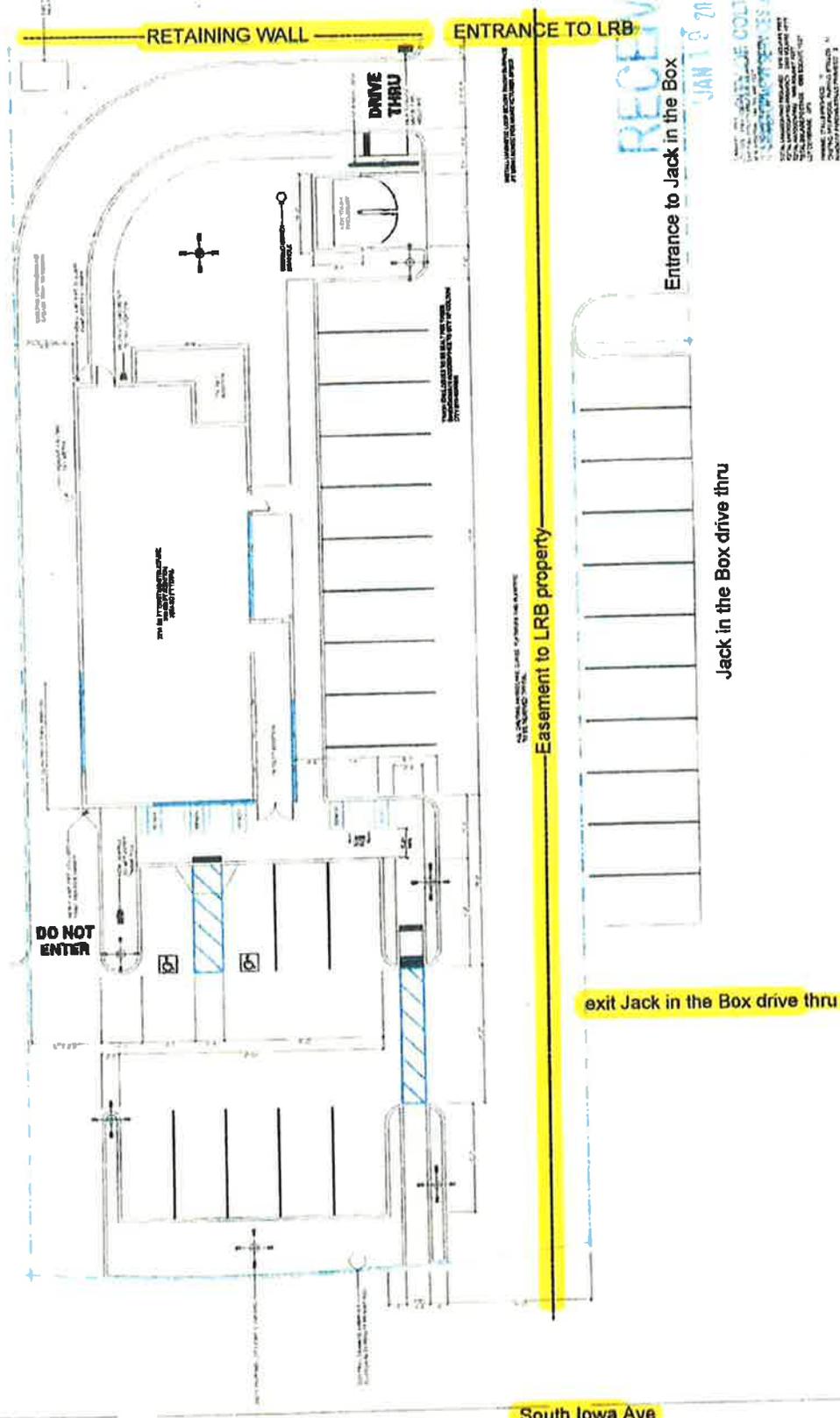
kr

Enclosures: 1

cc: Mr. Mark Golison

	PREPARED BY: HOK LVA/ADOMI/AL/KANDRIS 212 KANBOND LANE GRAND TRUNK, CA 92322 PHONE: 951-722-1811	PROJECT NO.: 1715 SOUTH IOWA AVENUE COVINGTON, MISSISSIPPI 38902-2002	SHEET TITLE: SITE PLAN
	DATE: 05/20/18 SCALE: 1/8" = 1'-0"	DATE: 05/20/18 SCALE: 1/8" = 1'-0"	SHEET NO.: 000
	PROJECT NO.: 1715 SOUTH IOWA AVENUE COVINGTON, MISSISSIPPI 38902-2002	PROJECT NO.: 1715 SOUTH IOWA AVENUE COVINGTON, MISSISSIPPI 38902-2002	PROJECT NO.: 1715 SOUTH IOWA AVENUE COVINGTON, MISSISSIPPI 38902-2002
	PROJECT NO.: 1715 SOUTH IOWA AVENUE COVINGTON, MISSISSIPPI 38902-2002	PROJECT NO.: 1715 SOUTH IOWA AVENUE COVINGTON, MISSISSIPPI 38902-2002	PROJECT NO.: 1715 SOUTH IOWA AVENUE COVINGTON, MISSISSIPPI 38902-2002

LRB MILLWORK & CASEWORK, INC PROPERTY



RECEIVED
 JAN 9 2018
 JACK IN THE BOX
 1715 SOUTH IOWA AVENUE
 COVINGTON, MISSISSIPPI 38902-2002
 PHONE: 662-343-1111
 FAX: 662-343-1112
 WWW.JACKINTHEBOX.COM

South Iowa Ave

Operations Statement

Attachments 2

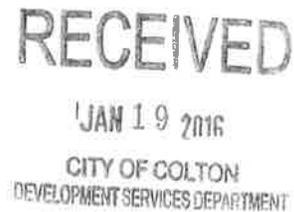
Operations Statement Letter

Proposed Use: Expansion/Opening of Second P&G Burgers Drive-Thru Location.

P&G Burgers has been a family oriented and operated business since 1977, with 5 different locations, spanning from West Covina to Colton. Our family run locations have always been operated one location at a time. We are finally expanding to our proposed 2nd location, 'Yum Yum Restaurant' 2726 South Iowa Avenue, Colton, CA. 92324, which will operate simultaneously with our original Colton store, located at 190 W. Valley Blvd. location. P&G Burgers has always strived in emphasizing community involvement at all of our locations, as we have been involved in all available aspects at our current Colton location for the duration of our 19 years in this city. We look forward to continuing this effort, as we hope to promote commuters to visit our new family restaurant and the rest of the city, from all adjacent southerly cities with this new beautified and inviting building at Colton's most southern tip. We look forward to helping the beautification of the Southern entrance of our blossoming City, with the strategic beautifying and remodeling of the current outdated 'Yum Yum' location. The need for the Conditional Use Permit, will be to obtain a convenience 'Drive-Thru', which is essential for the expansion to this new location. Our current business model will remain identical for the proposed expansion site; a family oriented, convenience drive-thru diner, open for breakfast lunch, and dinner, with an indoor dining room and outdoor seating. We anticipate employing similar staffing numbers to our current location, 20-25 people, with approximately 10 employees during the largest shift, with hours of operation to be approximately 8am to 10pm.

Thank You,

Peter and Georgia (P&G) Smirniotakis



Previous P.C. Staff Report dated April 12, 2016

Attachment 3



Planning Commission Staff Report

City of Colton
Development Services Department

MEETING DATE: April 12, 2016

FILE INDEX NUMBER: DAP-001-289

APPLICANT: Peter Smirniotakis, business owner, P & G BURGER

PROPERTY OWNER: Louis Liu (Yum Yum Restaurant)

REQUEST: **Architectural & Site Plan Review** for an addition/remodel to an existing restaurant and a new drive-through lane totaling 2,485 square feet, and a **Conditional Use Permit** to allow for the operation of a drive-through lane for an eating establishment on property measuring approximately 21,400 sf (0.49 acre) located in the C-2 (General Commercial) Zone.

ACTIONS:

APPLICATION FILED: 01/19/16
APPLICATION REVIEW COMMITTEE: 02/17/16 (provision of comments and conditions)
PLANNING COMMISSION: 04/12/16; Decision _____
ENVIRONMENTAL DETERMINATION: Recommendation: Exempt under CEQA, Section 15301 (Existing Facilities), Class 1. 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.

PROPERTY INFORMATION:

1. Location: 2726 S. Iowa; APN 1167-111-26
2. Lot Size(s): 21,400 square feet (0.49 acre)
3. Existing/Previous Land Use: Restaurant
4. General Plan Land Use Designation: General Commercial
5. Zoning: C-2 (General Commercial)
6. Surrounding Properties:

	Existing Land Use	Zoning	General Plan Land Use Designation
North	I-215 Freeway	-----	-----
South	Industrial	C-2 (General Commercial)	General Commercial
East	Service Station	C-2 (General Commercial)	General Commercial
West	Restaurant	C-2 (General Commercial)	General Commercial

7. Past Actions:

- a. BOP-115-713 – Business Occupancy Permit for “Yum Yum Restaurant”. Issued 10/18/05.
- b. FDO-000-211 – Fire hood permit issued on 8/18/05.
- c. 000-010-560 – Miscellaneous Plumbing Building Permit issued on 10/25/89.

Site Aerial



Current Perimeter View of existing Restaurant looking south from 215 Freeway



PROPERTY DESCRIPTION

The property is located southeast of the I-215 Freeway. The subject property is improved with one commercial building that is currently a restaurant. The site topography is relatively flat and measures approximately 21,400 square feet. The site is fully paved and landscaped. Access to the site is by an existing 25’ drive entry at the west side of the property and a 12’ egress drive-way on the east side of the site located off of Iowa Avenue. The subject property is adjacent to an existing fast food restaurant to the west, a service station to the east and an industrial building to the south. Building permits for the building could not be located within City records.

The driveway access point off of Iowa Avenue leads to parking spaces in front of the restaurant and to parking along the south side of the restaurant.

PROPOSAL

The applicant is proposing to establish a family friendly convenience drive-thru diner with an indoor dining room and some outdoor seating. The restaurant will be open for breakfast, lunch, and dinner. The restaurant is known as “P and G Burger” and the proposed restaurant will be the second location within the City of Colton. Currently “P and G Burger” operates at the original location, 190 W. Valley Blvd. The original location has been in operation for 19 years.

The proposed project will include remodeling the interior of the existing building, remodeling the exterior façade of the building, and providing site improvements to the property including landscaping and parking. In addition, the restaurant will include a new drive-thru lane as part of the operation which requires approval of a Conditional Use Permit. There has never been a drive-thru lane for the existing restaurant.

Hours of Operation – The applicant’s Operation Statement indicates the proposed hours of operation for the restaurant will be from 8:00 a.m. to 10:00 p.m., seven days a week, which is the same as the current location. The applicant has estimated of a total of 25 employees, with approximately 10 employees during the largest shift.

CODE COMPLIANCE C-2 (General Commercial) Zone regulations

Standard	Required/ Allowed	Project	Compliance?
Min. Lot Area	10,000 sf	21,400 sf	Yes
Min. Lot Depth	100’	Approximately 220’	Yes
Min. Lot Width	80’	Approximately 100’	Yes
Max. Building Coverage (CMC 18.14.050)	Max F.A.R. – 1.0	9%	Yes
Building Height	Max 3 stories or 40’	1 Story – Approx. 20’	Yes
Setback, Front	20’	82’	Yes
Setback, Side	0’	East PL-10’ West PL-50’	Yes Yes

Standard	Required/ Allowed	Project	Compliance?
Setback, Rear	0'	52'	Yes
Parking	1/space/100 sf – 26 spaces required	19 on site, 11 existing reciprocal – Total 30	Yes
Driveways (one-way on-site)	10' minimum	Min. 10'-4" (drive-thru only)	Yes
(two-way on site)	20' minimum	Min. 24'	Yes
Lighting (parking)	Minimum of one foot candle of light on the parking surface (CMC 15.11.130.L)	Photometric lighting plan not submitted	Conditioned to comply
Parking Space Dimensions	9' x 20' minus 2 foot overhang (9' x 20' without overhang)	9' x 19'	Yes
Mechanical Equipment	Must be screened from public view	Equipment will be screened from view	Yes
Handicapped Accessible Parking	1 for each 25 parking spaces – 2 spaces	2	Yes
Trash areas (CMC 18.22.140)	Enclosed by 6' wall with visually solid gates	One provided	Yes
Landscape Coverage (CMC 18.16.190)	Min. 15% of Site	20%	Yes

ANALYSIS

Parking

Pursuant to the City's parking requirements, the restaurant is required to provide a total of 26 parking spaces based on one (1) parking space for every 100 gross square footage. The parcel with the existing restaurant is proposing to provide 19 parking spaces. A reciprocal parking and common use drive way easement has been recorded between the subject property and the abutting parcel (Jack-in-the Box restaurant) to the west that includes an additional 11 parking spaces to be utilized for the subject property. The additional 11 parking spaces are located on the east side of the Jack-in-the Box restaurant and across from the parking spaces along the west elevation of the proposed restaurant. The common use driveway provides access to all the parking spaces. With the additional 11 parking spaces, a total of 30 parking spaces are provided for the proposed restaurant. Therefore, the proposed restaurant exceeds the parking requirement by 4 parking spaces.

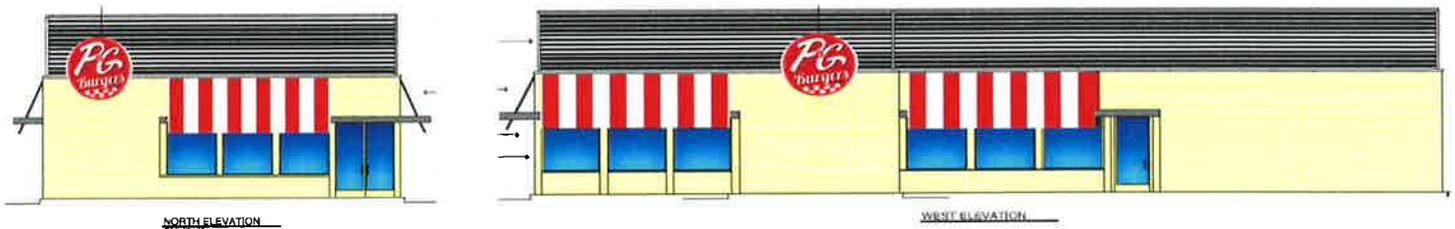
In addition, the existing Jack-in-the Box restaurant is required to maintain 26 parking spaces and the Jack-in-the Box property provides 39 parking spaces which exceeds their parking requirement by 13. Overall, the subject property and the abutting Jack-in-the Box property are required to maintain 52 parking spaces and with the proposed restaurant, a total of 58 parking spaces are provided.

Site Plan and Exterior Remodel

The applicant is proposing to improve the site by adding new landscaping along the front, rear, and along the west elevation of the building and will measure approximately 20% which exceeds the minimum requirement of 15%. The site will also be improved with a new drive-thru lane that measures 10'-4" meeting the minimum 10' width requirement of a one-way aisle. The drive-thru will wrap around the east elevation of the restaurant. As a condition of approval, staff is recommending the ordering menu board be move up further to allow for better stacking of vehicles to prevent possible blocking of parking spaces along the west side of the building. The site has been designed with ingress/egress onto Iowa Avenue. The site improvements will also include a new trash enclosure at the southwest corner of the site to meet Code requirements. The project is required to meet all parking lot lighting requirements and is include with Condition of Approval No. 6 of the resolution.

The existing building exterior will be remodeled and will incorporate a new more modern style architecture that will be a significant improvement from the dated and tired elevations of the existing restaurant. The new façade will include clean lines and flat roof design. The design will include a corrugated metal façade at the top portion on the building and will wrap around all elevations. The elevations will also include new metal canopies that will support new canvas awnings above the existing windows. The awning will incorporate red and white stripe that is part of the P & G Burger logo colors and the walls will be a soft cream color.

Proposed front (facing Iowa Ave.) and West Building Elevations (Viewed from Freeway and Iowa Ave.)



Compatibility with Surrounding Properties

The site is located within a corridor with mostly commercial and some industrial uses. The subject property is adjacent to an existing fast food restaurant on the west and gas station to the east. Due to the commercial nature of the surrounding uses, the project is not expected to have adverse impacts since the proposed use creates similar impacts on those surrounding uses.

ENVIRONMENTAL DETERMINATION

The subject project was also analyzed for compliance with CEQA. It was found that because the project involves a relatively small building square footage, the project will have no impacts beyond those that existed at the time of the environmental determination and may be exempted from further review as a Categorical Exemption under Article 19, Section 15301, Class 1 of the CEQA Guidelines, pertaining to existing facilities.

CONDITIONAL USE PERMIT FINDINGS:

A key goal of land use rules is for nearby land uses to be compatible with one another. One way cities do this is to say that certain kinds of uses are allowed only under certain conditions through

a conditional use permit (CUP). The CUP process allows decision-makers to avoid, minimize or mitigate anticipated problems.

The Planning Commission has authority to conduct public hearings to consider CUP applications pursuant to Colton Municipal Code Section 18.58.060 which states in part: *“In considering a Conditional Use Permit, the Commission shall affix those conditions which it determines will tend to safeguard the public health, safety and general welfare in the zone.”* Therefore, in approving a Conditional Use Permit, the Commission should consider the findings as prescribed below.

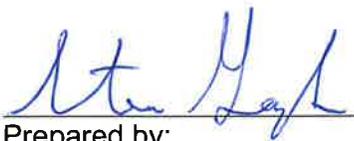
1. ***That the proposed Use is in accord with the General Plan, the objectives of this title, and the purposes of the zone in which the site is located;*** The proposed restaurant with a drive-thru are consistent with the following General Plan Update goals and objectives:
 - A. General Plan Update **Goal LU-9.** *“Maintain a diverse mix of commercial uses that benefit the community in terms of needed commercial services, tax revenue, and employment opportunities.”* The proposed restaurant with a drive-thru will provide a dining experience that will provide a choice of dining-in or a convenient take-out option that will complement other commercial uses in the area. The proposed drive-thru restaurant will provide a convenience that is not over abundant in the south part of the City and will generate tax revenue.
 - B. General Plan Update **Policy LU-3.1:** *“Provide for land uses that allow a variety of retail, service, manufacturing, institutional, office, and recreational businesses to locate in Colton.”* The proposed restaurant with a drive-thru will provide for an expansion of a variety of retail uses within the C-2 (General Commercial) Zone and is compatible with surrounding uses at this specific location.
2. ***That the proposed Use, together with the conditions applicable thereto will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;*** The proposed restaurant with a drive-thru will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the following reasons:
 - A. The proposed business hours are from 8:00 a.m. to 10:00 p.m., seven days a week. The hours are acceptable for the commercial location of the subject site and the surrounding properties adjacent to the 215 Freeway.
 - B. The proposed businesses are located in an area of the City consisting of mostly of commercial uses such as hotel, fast food restaurant, gasoline/convenient service station, auto repair and equipment rental uses.
 - C. Conditions have been placed on the proposed use which will mitigate any potential impacts created by the use and ensure that the use will not negatively affect the surrounding community such as, with parking, signage and landscaping/maintenance of the subject site.

- D. All exterior lighting is subject to conformance with the lighting standards of the City (i.e., non-flashing and directed away so as to eliminate objectionable glare) in conformance with Chapters 18.40 and 18.42 of the Colton Municipal Code.
3. ***That the proposed Use complies with each of the applicable provisions of this title;*** the use conforms with the requirements of the Colton Zoning Code, as conditioned. The subject property is zoned C-2 (General Commercial), which permits restaurants with a drive-thru, subject to a Conditional Use Permit. The C-2 Zone is intended to permit a wide range of retail and commercial services. The C-2 Zone also supports higher-intensity commercial uses and since many of these uses tend to be large in scale, appropriate locations provide regional exposure, high traffic visibility, and contain sites capable of accommodating expansive floor area and customer parking.

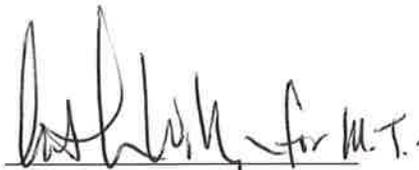
RECOMMENDATION

Staff recommends that the Planning Commission approve the Architectural & Site Plan Review and Conditional Use Permit through the adoption of attached Resolution titled:

RESOLUTION NO. R-10-16 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW FOR AN ADDITION/REMODEL TO AN EXISTING RESTAURANT AND A NEW DRIVE-THROUGH LANE TOTALING 2,485 SQUARE FEET, AND A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A DRIVE-THROUGH LANE FOR AN EATING ESTABLISHMENT ON PROPERTY MEASURING APPROXIMATELY 21,400 SF (0.49 ACRE) LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX NO. DAP-001-289).



Prepared by:
Steve Gonzales, Associate Planner



Reviewed By:
Mark R. Tomich, AICP, Director

ATTACHMENTS

1. Operations Statement
2. Draft PC Resolution for R-10-16
3. Plans

Draft PC Resolution for R-10-16 (CUP)

Attachment 4

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RESOLUTION NO. R-10-16

RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING AN ARCHITECTURAL & SITE PLAN REVIEW FOR AN ADDITION/REMODEL TO AN EXISTING RESTAURANT AND A NEW DRIVE-THROUGH LANE TOTALING 2,485 SQUARE FEET, AND A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A DRIVE-THROUGH LANE FOR AN EATING ESTABLISHMENT ON PROPERTY MEASURING APPROXIMATELY 21,400 SF (0.49 ACRE) LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX NO. DAP-001-289).

WHEREAS, an application (File Index No. DAP 001-289) was filed with the City of Colton by Peter Smirniotakis of P&G Burger (hereinafter “Applicant”) for an Architectural & Site Plan Review for an addition/remodel to an existing restaurant and a new drive-through lane totaling 2,485 square feet, and a Conditional Use Permit to allow for the operation of a drive-through lane for an eating establishment on property measuring approximately 21,400 sf (0.49 acre) at 2726 S. Iowa Avenue, Located in the C-2 (General Commercial) Zone.

WHEREAS, the staff report accompanying this resolution is found to be true, adopted as Findings and incorporated in this resolution; and

WHEREAS, on April 12, 2016 and April 26, 2016, the Planning Commission of the City of Colton held a duly noticed public hearing at which time all persons wishing to testify in connection with the application were heard and the Application was fully examined; and

WHEREAS, pursuant to the Guidelines for the California Environmental Quality Act (“CEQA”), the proposed project is Categorically Exempt under Article 19, Section 15301 (Existing Facilities), Class 1 of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF COLTON:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, and the findings made for architectural and site plan review in this Resolution, the Planning Commission hereby finds that:

- a. *The provisions for vehicular parking and for vehicular and pedestrian circulation on the site, and onto adjacent public Right-of-Way will not create safety hazards; The proposed restaurant with a drive-thru will provide adequate circulation and meets the parking requirement per the Colton Zoning. The proposed drive-thru meets the required minimum 10’ width for a one-way aisle and the parking has been designed with ingress/egress onto Iowa Avenue. .*
- b. *The bulk, location and height proposed will not be detrimental or injurious to other Development in the neighborhood or will result in the loss of or damage to unique natural or topographic features of the site that are important to the environmental quality of life for the citizens of Colton, and the Development is feasible in a manner*

1 *that will avoid such detrimental or injurious results or such loss or damage; The*
2 *proposed use is the same use that is currently operation on the subject property with the*
3 *addition of drive-thru and meets the requirements of the C-2 (General Commercial)*
4 *Zone so no additional negative impacts are to be expected. The site is located within a*
5 *commercial and industrial corridor. Conditions have been placed on the project that*
6 *will address potential impacts, if any should occur.*

7 *c The provisions for on-site landscaping do provide adequate protection to neighboring*
8 *properties from detrimental features of the proposed development that could be avoided*
9 *by adequate landscaping; The proposed project is within an existing commercial*
10 *building development site and the proposed landscaping meets the Zoning code*
11 *requirements. The proposed project includes approximately 20% landscaping within the*
12 *site which exceeds the minimum of 15% required by the Zoning Code..*

13 *d The provisions for exterior lighting are adequate for human safety and will not diminish*
14 *the value and/or usability of adjacent property; The proposed project is required to meet*
15 *all lighting standards and requirements of the City of Colton for all proposed exterior*
16 *lighting including new lighting for the new drive-thru area. Condition of Approval No.*
17 *6 requires proper shielding to not interfere with adjoining properties..*

18 *e. The exterior design of the buildings and structures will not be injurious or detrimental*
19 *to the environmental or historic features of the immediate neighborhood in which the*
20 *proposed development is located and will not cause irreparable damage to property in*
21 *the neighborhood, to the City and to its citizens; The proposed project is to establish a*
22 *new restaurant with a drive-thru within an existing restaurant building, which is*
23 *compatible with the surrounding commercial neighborhood and is required to meet all*
24 *the requirements of the Uniform Building Code and Fire Code requirements prior to*
25 *issuance to occupancy.*

26 *f. The proposed Development will not impose an undue burden upon off-site public*
27 *services, including sewer, water and streets, which conclusion shall be based upon a*
28 *written report of the City Engineer; and there is no provision in the capital works*
 program of the City to correct the specific burden within a reasonable period after the
 development will be completed. The proposed project is required to meet all
 requirements of the Colton Public Works and Electric Departments with respect to
 Sewer, Water, and Electric Services.

SECTION 2. Based on the entire record before the Planning Commission and all written
and oral evidence presented, and the findings made for Conditional Use Permit in this Resolution,
the Planning Commission hereby finds that:

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1. ***That the proposed Use is in accord with the General Plan, the objectives of this title, and the purposes of the zone in which the site is located;*** The proposed restaurant with a drive-thru are consistent with the following General Plan Update goals and objectives:
 - A. General Plan Update **Goal LU-9.** *“Maintain a diverse mix of commercial uses that benefit the community in terms of needed commercial services, tax revenue, and employment opportunities.”* The proposed restaurant with a drive-thru will provide a dining experience that will provide a choice of dining-in or a convenient take-out option that will complement other commercial uses in the area. The proposed drive –thru restaurant will provide a convenience that is nor over abundant in the south part of the City and will generate tax revenue.
 - B. General Plan Update **Policy LU-3.1:** *“Provide for land uses that allow a variety of retail, service, manufacturing, institutional, office, and recreational businesses to locate in Colton.”* The proposed restaurant with a drive-thru will provide for an expansion of a variety of retail uses within the C-2 (General Commercial) Zone and is compatible with surrounding uses at this specific location.
2. ***That the proposed Use, together with the conditions applicable thereto will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;*** The proposed restaurant with a drive-thru will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the following reasons:
 - A. The proposed business hours are from 8:00 a.m. to 10:00 p.m., seven days a week. The hours are acceptable for the commercial location of the subject site and the surrounding properties adjacent to the 215 Freeway.
 - B. The proposed businesses are located in an area of the City consisting of mostly of commercial uses such as hotel, fast food restaurant, gasoline/convenient service station, auto repair and equipment rental uses.
 - C. Conditions have been placed on the proposed use which will mitigate any potential impacts created by the use and ensure that the use will not negatively affect the surrounding community such as, with parking, signage and landscaping/maintenance of the subject site.
 - D. All exterior lighting is subject to conformance with the lighting standards of the City (i.e., non-flashing and directed away so as to eliminate objectionable glare) in conformance with Chapters 18.40 and 18.42 of the Colton Municipal Code.
3. ***That the proposed Use complies with each of the applicable provisions of this title;*** the use conforms with the requirements of the Colton Zoning Code, as

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NOES:
ABSENT:
ABSTAIN:

Planning Commission Secretary
Mark R. Tomich, AICP

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EXHIBIT "A"
CONDITIONS OF APPROVAL

THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE FOLLOWING CONDITIONS OF APPROVAL FOR PLANNING CASE # DAP-001-289.

HOLD HARMLESS

1. The Applicant shall defend, indemnify, and hold harmless the City of Colton and its officers, employees, and agents from and against any claim, action, or proceeding against the City of Colton, its officers, employees, or agents to attacks, set aside, void, or annul any approval or condition of approval of the City of Colton concerning this project, including but not limited to any approval or condition of approval of the city council, planning commission, or development services director. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter

PLANNING DIVISION (909) 370-5079

2. This approval is for an Architectural & Site Plan Review for an addition/remodel to an existing restaurant and a new drive-through lane totaling 2,485 square feet, and a Conditional Use Permit to allow for the operation of a drive-through lane for an eating establishment on property measuring approximately 21,400 sf (0.49 acre) at 2726 S. Iowa Avenue, Located in the C-2 (General Commercial) Zone, as shown on plans stamped April 4, 2016 by the Development Services Department, except as modified herein.
3. Any plans submitted for building plan check and construction plans for this project shall contain an exact reproduction of these conditions of approval on one of its sheets.
4. Any requests for modifications, including any deviation from the approved plans and/or conditions of approval, shall be submitted to the Development Services Director for review, prior to scheduling for Planning Commission meeting.
5. Prior to submittal of building plan check, the proposed site plan shall be modified to include a striped "Clear Area" subject to Development Services review and approval at the southwest corner of subject property to prevent vehicles from cueing in this area and potentially blocking access to the rear industrial property.
6. The ordering menu board located at the rear of the building shall be moved up further east in the drive-thru lane to help reduce the stacking of vehicles within the common driveway easement. The location of the menu board shall be subject to review and approval of Development Services.
7. Exterior Lighting: All lightning will be maintained in good working order. All lighting shall be shown on the required plot plans. Lighting shall be designed and installed in such a manner that provides adequate lamination to all parking spaces, stalls, walkways, corridors, and stairways, insuring there are no dim, dark, or shadowed areas (other than shadows naturally cast beneath the actual vehicles.) Lighting level will be a minimum of 1 foot-candle as required by

1 ordinance. The placement of the lighting fixtures shall be such that the angle of projected light
2 does not interfere or hinder the vision of police officers or security personnel patrolling the
3 areas. All lighting will be properly shielded so as to not trespass or disturb neighboring
4 residences, adjacent businesses, or persons while driving vehicles upon the roadway. In the
event a lighting fixture becomes inoperable, property management will have the lighting
repaired within 72 hours.

5 8. Any proposed signs shall conform to the Sign Code.

6 9. The Applicant and/or Property Owner shall comply with all requirements of all reviewing
7 agencies and shall comply with all applicable local, state, and federal rules, laws, and
8 regulations.

9 10. The Applicant and/or Property Owner shall, at all times, operate and maintain the property so
as not to constitute a nuisance in the community.

10 11. All parking provided shall meet the requirements of Chapter 18.36 of the Colton Zoning Code.

11 12. During construction phases, the construction manager shall serve as the contact person in the
12 event that dust or noise levels become disruptive to surrounding businesses. A sign shall be
13 posted at the project site with the contact phone number.

14 13. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical
15 equipment installed by the developer shall be inconspicuously located and screened, as
approved by the Development Services Director. Location of this equipment shall be clearly
noted on landscape construction documents.

16 14. Electrical and other service facilities shall be located within an interior electrical room or
17 approved comparable location. All electrical service facilities shall be totally screened from
public view, as approved by the Planning Division.

18 15. The applicant shall underground all new utilities and utility drops.

19 **BUILDING**

20 16. The above project shall comply with the current California Codes (CBC, CEC, CMC and the
21 CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall
22 be submitted to the Building & Safety Division as a separate submittal. The 2013 edition of the
California Codes will become effective for all permit applications submitted after January 1,
2014.

23
24 17. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification.
25 Plans will include “as built” plans, revisions and changes. The CD will also include Title 24
26 energy calculations, structural calculations and all other pertinent information. It will be the
responsibility of the developer and or the building or property owner(s) to bear all costs required
27 for this process. The CD will be presented to the Building & Safety Division for review prior
to final inspection and building occupancy. The CD will become the property of the Colton
28 Building & Safety Division at that time. In addition, a site plan showing the path of travel from
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6 service requirements; and if necessary and at their own expense, install all conduit and vault
7 systems associated with underground primary/service line extensions and street-lighting as per
the Electric Utility's approved design. Existing and proposed utility owned electric lines within
the project property will require utility easements. The developer shall pay all charges
associated with the Electric Utility's cost to construct underground and overhead line extensions
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8 **PUBLIC WORKS**

9 19. **IMPROVEMENTS**

- 10 a) Install missing street improvements such as asphalt, curb, gutter, handicap ramp and
11 sidewalk (per City Standard) along project frontage (Iowa Ave).
12 b) Remove and replace existing damaged improvements along the project frontage.
13 c) Remove existing improvements that will be in conflict with the new improvements.

14 20. **ADDITIONAL REQUIREMENTS**

- 15 a) The Owner and Contractor are responsible for complying with National Pollutant Discharge
16 Elimination System Ordinance, during and after construction.
17 b) All storm waters originating from the development should be draining to the street. No
18 contaminated water shall be allowed to discharge on sidewalks, gutters, storm drains,
19 parkways and driveways.
20 c) The City Engineer may require other information deemed necessary.
21 d) If Utilities are installed that would require trenching within existing street pavement,
22 resurfacing or slurry seal of the affected area may be required, as determined by the City
23 Engineer.

24 **CODE ENFORCEMENT/POLICE**

- 25 21. Comply with the requirements of the City of Colton **Code Enforcement/Police**, including
26 the following:
27 a. Landscaping: Property manager or tenant will maintain all approved landscaping in
28 good condition, including but not limited to adequate irrigation, mowing of grass, and
replacing dead trees and shrubs. Above ground landscaping controls or backflow valves
will be secured in a locked metal cage to prevent theft or vandalism.
b. Loitering: Loitering is prohibited on or about the premises. No exterior fixtures or
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c. Litter/Graffiti: The exterior of the business and areas adjacent to the business over which
they have control, including all signs and accessory buildings and structures, shall be
maintained free of litter and graffiti at all times. The owner or operator shall provide for
daily removal of trash, litter and debris from the premises and on all abutting sidewalks

1 and parking lots within twenty (20) feet of the premises. Graffiti shall be completely
2 removed or covered with a color-matching paint within forty-eight (48) hours. The
expectation for graffiti cover up is to produce an appearance the graffiti never existed.

- 3 d. The applicant shall grant “right of access” by the City or agent to remove graffiti.
- 4 e. General Parking: Parking lot shall be maintained in accordance with Title 18 of the
5 Colton Municipal Code, zoning ordinance requirements for paving and striping. Parking
6 shall include the required amount of Disabled parking to ADA specifications and
7 dimensions. All parking lot entrances will be posted in compliance with Vehicle Code
8 22658 which minimally includes: A substantive statement prohibiting public parking,
states vehicles will be towed at owner’s expense, references Vehicle Code 22658, and
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will indicate the name of the private towing company and phone number above the
police department name and phone.
- 10 f. Disabled Parking: All disabled parking spaces will comply with Americans with
11 Disabilities Act (ADA) requirements and Vehicle Code 22511.8. In addition, disabled
12 parking will be clearly indicated by all three indicia: 1.) blue wheel stop and/or curb, 2.)
13 blue sign with white wheelchair symbol at head of space, and 3.) blue field with
wheelchair symbol and blue striping painted on the ground. All parking lot entrances
will be posted in accordance with Vehicle Code 22511.8(d).
- 14 g. Signage: Applicant will fully comply with Colton Municipal Code 18.50 Sign
15 Ordinance as amended. Temporary promotional signs require a permit and must be
16 authorized by Development Services prior to display. Refer to code for additional
signage permitting and requirements.
- 17 h. Advertisements: Handbills or advertisements may be distributed in public places
18 person-to-person but will not be placed or left upon unoccupied vehicles or otherwise
left unattended in public places.
- 19 i. Special Events: Per Colton Municipal Code Section 5.44, applicant shall not conduct,
20 operate, maintain, organize, advertise, or sell or furnish tickets for a special event or
21 permit the subject property to be used for any special event without first obtaining a
22 special event permit. Special events include, but are not limited to, sales events where
23 merchandise, goods, or vehicles are displayed for sale on the property, political
functions, fundraising events by non-profit entities, and events featuring motivational
or educational speakers. The Special Event Committee may expressly grant a minor
variance of conditions specific to individual special events.
- 24 j. Surveillance Monitoring: Should permittee install a video surveillance monitoring
25 system, the video system shall be capable of recording a clear view of all areas of the
26 subject property including, but not limited to, parking lots, walkways, corridors, all sides
27 of buildings, the perimeter landscape and grass areas. Recordings shall be retained for
a minimum of 30 days. Copies of recordings will be provided to the Colton Police
28 Department upon request.

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- k. After Hours Contact Information: Permittee will ensure after hours contact person information is kept current and on file with the Colton Police Department dispatch center. Ideally there should be several responsible persons available to respond in case of emergency; each should be a key holder with knowledge of alarm reset codes, available to respond within 20-30 minutes, and of sufficient authority to facilitate a board up or other emergency repair measures.
- l. Right of Access: Permittee shall grant “right of access” to the City of Colton and its employees or agents for the purposes of monitoring compliance with these Conditional Use Permit conditions, patrolling, investigating crimes, and enforcing laws and ordinances on the subject property. Permittee shall grant “right of access” to the City of Colton and its employees or agents to remove graffiti and to determine if the applicant is in compliance with these conditions.
- m. Private Security Guards: Permittee and/or licensee will ensure that any security guard, security patrol, or other such persons employed for the purpose of protecting the safety of persons or property, or preserving the peace, shall be a bona fide, trained, uniformed security guard(s), certificated with the California Department of Consumer Affairs Bureau of Security and Investigative Services (BSIS), operating under the direct supervision of a bona fide Private Patrol Operator certificated with the California Department of Consumer Affairs and permitted as required by Colton Municipal Code.
- n. All security guards must be in possession of a BSIS issued guard card, and a California identification card or driver’s license. Guards must be employed by and operating under the direction of a licensed State of California Consumer Affairs Bureau of Security and Investigative Services Private Patrol Operator (PPO) which has registered with the City of Colton as required by Colton Municipal Code section 5.50. Security guards are to be unarmed. Guards may not carry baton or firearm, but may carry a chemical agent if issued a BSIS approved training certificate for the use of the chemical agent.
- o. The permittee and/or licensee shall ensure that any security guard company initiates registration with the Colton Police Department at least 30 days in advance of security services being performed in the City of Colton in order to facilitate City licensing per Colton Municipal Code section 5.50.

Draft PC Resolution for R-13-16 (Variance)

Attachment 5

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RESOLUTION NO. R-13-16

RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A VARIANCE TO ALLOW A MAJOR VARIANCE TO REDUCE THE MINIMUM PARKING SPACE REQUIREMENT OF 26 SPACES TO 19 SPACES FOR AN EATING ESTABLISHMENT ON PROPERTY MEASURING APPROXIMATELY 21,400 SF (0.49 ACRE) LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX NO. DAP-001-289).

WHEREAS, an application (File Index No. DAP 001-289) was filed with the City of Colton by Peter Smirniotakis of P&G Burger (hereinafter “Applicant”) to allow a Major Variance to reduce the minimum parking space requirement of 26 spaces to 19 spaces for an eating establishment on property measuring approximately 21,400 sf (0.49 acre) at 2726 S. Iowa Avenue, Located in the C-2 (General Commercial) Zone.

WHEREAS, the staff report accompanying this resolution is found to be true, adopted as Findings and incorporated in this resolution; and

WHEREAS, on April 12, 2016 and on April 26, 2016, the Planning Commission of the City of Colton held a duly noticed public hearing at which time all persons wishing to testify in connection with the application were heard and the Application was fully examined; and

WHEREAS, pursuant to the Guidelines for the California Environmental Quality Act (“CEQA”), the proposed project is Categorically Exempt under Article 19, Section 15301 (Existing Facilities), Class 1 of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF COLTON:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, and the findings made for a Variance in this Resolution, the Planning Commission hereby finds that:

1. *There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district and neighborhood in which the property is located in that currently the site is developed and operating with reduced parking spaces per development standards and the proposed project is for a remodel of an existing restaurant building with a small square footage addition that is currently non-conforming due to a shortage of the minimum amount of parking spaces required. The project has been designed to provide adequate access from Iowa Avenue and adequate onsite circulation. The proposed project will utilize an existing common use driveway easement that includes addition parking spaces that are shared with the adjoining property to the west so that there will not be a negative parking impact with the proposed project.*
2. *That such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant in that order to meet current eating establishment parking*

1 requirements within the Colton Municipal Code, the project square footage would need to
2 significantly decrease which would not be practical for an existing restaurant building that
3 is currently operating without a negative parking impact. If the project is required to meet
4 the current eating establishment parking standards, it would create an unreasonable loss of
5 square footage to an existing building that is currently operating with the same use as the
6 proposed project. Therefore, the Variance is necessary for the preservation and enjoyment
7 of a substantial property right of the applicant that is enjoyed by the surrounding commercial
8 properties within a two block radius.

- 9
- 10 3. *That the granting of the variance will not be materially detrimental to the public welfare or*
11 *injurious to property and improvements in the zoning district and neighborhood in which*
12 *the property is located* because the proposed project is designed with adequate access from
13 Iowa Avenue, adequate onsite circulation, accessible parking, meets the landscaping
14 requirements, and provides new facade improvements compatible with existing
15 neighborhood and community. Therefore the proposed project will not be detrimental or
16 injurious to property or improvements in the vicinity of the project site. All the development
17 standards and the latest adopted California Building Code will be followed for the public
18 health, safety and welfare.
- 19 4. *That the granting of such a Variance will not be contrary to the objectives of the General*
20 *Plan.*

21 **General Plan Goal LU-3 states** “*Ensure a strong and diversified economic base to provide*
22 *for fiscal stability and sustainability*”. The city sets policies to achieve the goals by providing
23 land uses that allow a variety of retail, service, manufacturing, institutional, office and
24 recreational businesses to locate in Colton. The proposed restaurant with the reduction of
25 parking spaces will provide land uses that allows for commercial opportunities within the
26 City limits.

27 **General Plan Policy LU-9.4 states** “*Maintain the integrity and appearance of commercial*
28 *properties by streamlining and simplifying the application process for new businesses*
occupancies by encouraging updating of the visual appearance of a property whenever
possible”. Approval of the Variance will include a proposed project that will provide
significant improvement to an existing restaurant building including a remodeled exterior
façade and new site and offsite improvements.

SECTION 2. The Planning Commission of the City of Colton, in accordance with the
California Environmental Quality Act, has found that the project will not have a significant impact
on the environment and is Categorically Exempt from CEQA under Article 19, Section 15301,
Class 1 of the CEQA Guidelines. This section pertains to existing facilities that involve negligible
or no expansion beyond what currently exists at the time of environmental determination.

SECTION 3. Based upon the findings set forth in Sections 1 and 2 of this Resolution, the
Planning Commission hereby approves a Major Variance (DAP-001-289), subject to the attached
conditions of approval (Exhibit “A”).

SECTION 4. This action by the Planning Commission shall be final unless an appeal of
the action is filed with the City Clerk’s office in writing, pursuant to Section 18.58.100 of the Colton

1 Municipal Code.

2 **SECTION 5.** This land use entitlement shall become null and void if not exercised within
3 one (1) year of this approval and the applicant has not been granted an extension of time by the
4 Planning Commission, pursuant to Section 18.58.070 of the Colton Municipal Code.

5 **SECTION 6.** The Secretary shall certify the adoption of this Resolution.

6 PASSED, APPROVED, AND ADOPTED this 26th day of April 2016.

7

8

Planning Commission Chairperson
Richard Prieto

9

10 ATTEST:

11

12 Planning Commission Secretary
13 Mark R. Tomich, AICP

14 I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning
15 Commission of the City of Colton at a meeting held on April 26, 2016, by the following vote of the
16 Planning Commission:

16 AYES:
17 NOES:
18 ABSENT:
19 ABSTAIN:

19

20 Planning Commission Secretary
21 Mark R. Tomich, AICP

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1 does not interfere or hinder the vision of police officers or security personnel patrolling the
2 areas. All lighting will be properly shielded so as to not trespass or disturb neighboring
3 residences, adjacent businesses, or persons while driving vehicles upon the roadway. In the
4 event a lighting fixture becomes inoperable, property management will have the lighting
5 repaired within 72 hours.

6 8. Any proposed signs shall conform to the Sign Code.

7 9. The Applicant and/or Property Owner shall comply with all requirements of all reviewing
8 agencies and shall comply with all applicable local, state, and federal rules, laws, and
9 regulations.

10 10. The Applicant and/or Property Owner shall, at all times, operate and maintain the property so
11 as not to constitute a nuisance in the community.

12 11. All parking provided shall meet the requirements of Chapter 18.36 of the Colton Zoning Code.

13 12. During construction phases, the construction manager shall serve as the contact person in the
14 event that dust or noise levels become disruptive to surrounding businesses. A sign shall be
15 posted at the project site with the contact phone number.

16 13. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical
17 equipment installed by the developer shall be inconspicuously located and screened, as
18 approved by the Development Services Director. Location of this equipment shall be clearly
19 noted on landscape construction documents.

20 14. Electrical and other service facilities shall be located within an interior electrical room or
21 approved comparable location. All electrical service facilities shall be totally screened from
22 public view, as approved by the Planning Division.

23 15. The applicant shall underground all new utilities and utility drops.

24 **BUILDING**

25 16. The above project shall comply with the current California Codes (CBC, CEC, CMC and the
26 CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall
27 be submitted to the Building & Safety Division as a separate submittal. The 2013 edition of the
28 California Codes will become effective for all permit applications submitted after January 1,
2014.

17. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification.
Plans will include “as built” plans, revisions and changes. The CD will also include Title 24
energy calculations, structural calculations and all other pertinent information. It will be the
responsibility of the developer and or the building or property owner(s) to bear all costs required
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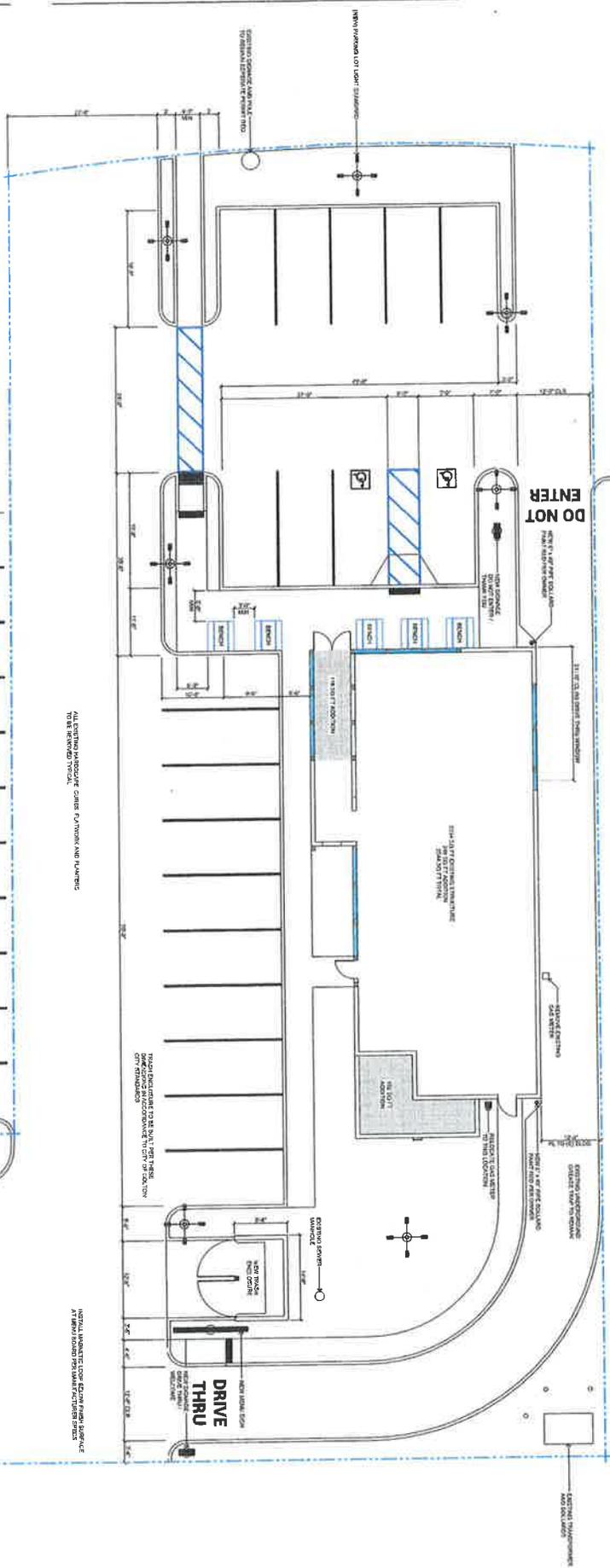
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Plans

Attachment 6



ALL EXISTING PROPOSED CURBS, PAVEMENT AND PLANNING TO BE REVERSED TYPICAL.

INITIAL MOUNTAIN VIEW COUNTY FIRE DEPARTMENT
 1/10/2016 10:00 AM
 1/10/2016 10:00 AM

RECEIVED
 JAN 19 2016

OWNER: MOUNTAIN VIEW COUNTY FIRE DEPARTMENT
 PROJECT: FIRE STATION #1
 1000 SOUTH MAIN STREET
 MOUNTAIN VIEW, CALIFORNIA 92654
 DATE: 12/15/2015
 SCALE: 1/8" = 1'-0"

 <p>A-0</p>	SHEET TITLE: SITE PLAN	PREPARED BY: PETE SMIRNIOTAKIS 2726 SOUTH IOWA AVENUE COLTON CALIFORNIA 92324 PHONE: 909-800-2080	PREPARED BY: NICK MALAKIZOME ALEXANDRIS 252 ANDEREGG LANE GRAND TERRACE CA 92324 PHONE: 909-762-7611		REVISIONS: 1 2 3 4 5 6
	DATE: 12-15-2015 SCALE: 1/8" = 1'-0" BY: NICK	P.O. NUMBER: 9000	PROJECT: FIRE STATION #1 1000 SOUTH MAIN STREET MOUNTAIN VIEW, CALIFORNIA 92654	PROJECT: FIRE STATION #1 1000 SOUTH MAIN STREET MOUNTAIN VIEW, CALIFORNIA 92654	PROJECT: FIRE STATION #1 1000 SOUTH MAIN STREET MOUNTAIN VIEW, CALIFORNIA 92654

