



CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE,
COLTON, CA 92324 REGULAR MEETING – Tuesday, February 26,
2019 5:30 P.M.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. APPROVAL OF MEETING MINUTES
- E. February 12, 2019 Planning Commission Minutes
- F. PUBLIC COMMENTS:
- G. PUBLIC HEARINGS:
 - 1. FILE INDEX No. DAP-001-228

Commissioners: Linda Tripp, District 1 Richard Prieto, District 2 (Chair) Angel Delgado, District 3 (Vice Chair) Gary Grossich, District 4 Josh R. Pirestani, District 5 Thomas Archuleta, District 6 Rosa Granado-Dominguez, At Large
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**Tentative Tract Map No. 19983
(Roquet Ranch Specific Plan)**
(Continued from May 8, 2018,
June 2, 2018, August 14, 2018,
November 13, 2018, December 11,
2018 and January 22, 2019)

APPLICANT: Bill Lo, Sunmeadows, LLC

PROPERTY OWNER: Roquet Family, LLC

PROPERTY LOCATION: West of La Cadena Drive and East of Old Pellissier Road, City of Colton (APN(s): 116-701-101, 116-702-101, 116-701-102, 116-702-105, 116-702-121, 116-703-118, 116-702-123, and 116-702-122).

REQUEST: **Tentative Tract Map No. 19983** to subdivide approximately 336.2 acres to allow for development of the site consistent with the Roquet Ranch Specific Plan, Development Application Number DAP-001-228. TTM 19983 would subdivide the project site into 469 lots consisting of: 436 single family residential lots; five (5) lots for future residential development; one (1) lot for commercial development; one (1) lot for school development; one (1) lot for fire station development; twenty-five (25) open space lots and 16.5 acres of roadways.

ENVIRONMENTAL DETERMINATION: (State Clearinghouse Number 2016061056) An Environmental Impact Report has been prepared pursuant to the Environmental Quality Act (Public Resources Code §21000, et. Seq.), and in accordance with the CEQA Guidelines (Article 9, § 15120 to §15132) to evaluate the potential environmental impacts associated with planning, constructing, and operating the proposed Roquet Ranch Specific Plan Project, including Tentative Tract Map No. 19983. The Final EIR, Findings, Statement of Overriding Considerations, accompanying mitigation measures and Mitigation Monitoring and Reporting Program for this Project were adopted by the Colton City Council on May 15, 2018.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission continue the public hearing for **Tentative Tract Map No. 19983** to March 26, 2019.

H. COMMISSION BUSINESS:

1. REVISED STREET NAMING POLICY

APPLICANT: City of Colton

PROPERTY LOCATION: City-wide

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval by the City Council of the revised Instructions and Approval Process for Street Names.

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

K. COMMISSION COMMENTS

L. ADJOURNMENT

Next Scheduled Meeting: **Tuesday, March 12, 2019 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 7:30 am to 5:00 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 MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING – Tuesday, February 12, 2019 – 5:30 P.M.

A. CALL TO ORDER: 5:33 p.m.

B. ROLL CALL:

Commissioners Present

Chair Richard Prieto
Vice Chair Angel Delgado
Rosa Granado-Dominguez
Linda Tripp
Josh R. Pirestani

Absent

Thomas Archuleta-excused.
Gary Grossich-excused.

Commissioners:

Linda Tripp, District 1
Richard Prieto, District 2 (Chair)
Angel Delgado, District 3 (Vice Chair)
Gary Grossich, District 4
Josh R. Pirestani, District 5
Thomas Archuleta, District 6
Rosa Granado-Dominguez, At Large

C. PLEDGE OF ALLEGIANCE:

Led by Vice Chair Delgado.

D. APPROVAL OF MEETING MINUTES:

1. January 22, 2019 Planning Commission Meeting Minutes.

Motion and second by Commissioner Tripp/ Commissioner Pirestani 5 to 0 to approve.
Roll call vote as follows: Ayes: Commissioner Granado-Dominguez, Chair Prieto,
Commissioner Tripp and Commissioner Pirestani Vice Chair Delgado. Commissioner
Grossich absent. Noes: none.

Chair recognized Council Member Dr. G in the audience.

E. PUBLIC COMMENTS:

- None.

F. PUBLIC HEARINGS:

1. FILE INDEX NO. DAP-001-488

Vasquez Car Dealership
(continued from January 22, 2019)

APPLICANT: Victor Vasquez (Vasquez Car Dealership)

PROPERTY OWNER: Mohammed Nakeeb

PROPERTY LOCATION: 1341 N. Mt. Vernon Avenue (APN(s): 0160-264-16, 17, & 18).

PRESENTED BY: Steve Gonzales, Associate Planner

PUBLIC COMMENTS:

- None.

REQUEST: Conditional Use Permit to allow the expansion of an existing used auto sales lot use with regard to additional vehicle display area and new landscaping only, on property measuring approximately 27,000 square feet within the C-2 (General Commercial) Zone.

ENVIRONMENTAL DETERMINATION: Pursuant to CEQA Guidelines 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.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission continue the public hearing for DAP-001-488 to March 26, 2019.

Motion and second by Commissioner Granado-Dominguez 5 to 0 to continue hearing to March 26, 2019. Roll call vote: Ayes Commissioner Tripp, Commissioner Granado-Dominguez, Vice Chair Delgado, Chair Prieto and Commissioner Pirestani. Noes: None. Commissioner Archuleta and Commissioner Grossich absent.

G. DIRECTOR'S REMARK/REVIEW OF CITY COUNCIL AGENDAS

- Hubb City Centre Development Activity Overview.
- Marijuana policy direction scheduled for City Council discussion 2/19/19.
- South Colton Livable Corridors Study Session scheduled for City Council 2/19/19.

H. COMMISSION COMMENTS:

Delgado

- Loves the recently paved streets.
- Cannabis "Blacklist" special event at 170 "O Street Patio."

Granado-Dominguez.

- Mayor Rotary Club Breakfast on February 20, 2019.

Prieto

- CF Equipment.

- Illegal dumping.
- Club 215 status.
- 9th Street/Railroad property maintenance - Traffic Committee.

I. ADJOURNMENT

Motion and second by Commissioner Granado / Commissioner Pirestani to adjourn meeting at 6:05 p.m.

Approved by:

Mark Tomich, AICP, Development Services Director



CITY OF COLTON
Development Services Department
Memorandum

DATE: February 26, 2019

TO: Planning Commission

FROM: Mark Tomich, Development Services Director *mt*

SUBJECT: Revised Street Naming Policy ("Instructions and Approval Process for Street Names")

On September 12, 2017, the Planning Commission adopted "Instructions and Approval Process for Street Names," for use by applicants, City staff and the Planning Commission for naming streets in new subdivisions in the City. Prior to adoption of the policy, street naming had been conducted pursuant to an informal process that permitted applicants to submit proposed street names for review and approval by the Planning Commission concurrent with tentative map approvals. Subsequent to adoption of the new policy adoption, some Planning Commissioners expressed concerns with specific aspects of the policy, including but not limited to:

- Expanding the street name nomination process to include members of the public and interested groups; and
- Providing an expanded role for the Planning Commission in the street name review and screening process.

In response to these concerns, the Planning Commission appointed a Street-naming Subcommittee, consisting of Chair Prieto and Commissioner Grossich, to review the existing policy and recommend revisions to address the Commission's interests and concerns. The revisions as recommended by the Subcommittee are included in the attached revised policy (edits are identified by strike-out and underlined red type).

Recommendation: Staff recommends that the Planning Commission review the revised draft "Instructions and Approval Process for Street Names," and recommend final adoption by the City Council for as City Policy for the nomination, review and approval of street names for new subdivisions in the City.

Attachments:

1. Revised Draft Instructions and Approval Process for Street Names (including definitions, attached thereto)



Instructions and Approval Process for Street Names

CITY OF COLTON - Development Services Department
Public Works Department

FIRST REVISED - DRAFT

Street names for **new** developments shall be identified on the Tentative Tract or Parcel Map, in accordance with the criteria listed below, reviewed by Development Services/Planning/Public Safety (Police & Fire), and Public Works/Engineering staff, reviewed and recommended for approval by the Planning Commission Street-naming Subcommittee, approved by the Planning Commission (Tentative Tract Maps) or City Engineer (Tentative Parcel Map), and identified on the Final Map. This policy does not amend or replace the City's existing Street Name Change Policy.

Street Naming Criteria (Public or Private Streets)

The applicant, Planning Commission Street-naming Subcommittee, any individual Planning Commissioner, City Council Member, or member of the public may nominate ~~submit~~ names of their own choosing (~~or request staff to choose names~~) in accordance with the following criteria:

- Historic Colton names and/or names referring to applicable geographic features shall be used whenever practicable.
- Names of existing streets shall be used on new streets which are continuations of, or in alignment with, existing streets.
- Streets may be named after a living person (with concurrence if determined by staff and the Planning Commission) ~~for to be~~ an individual who has contributed significantly to the City, state or country. Significant contributions may include military service, elected or appointed positions, or volunteer service on behalf of the City of Colton. First priority shall be granted to existing or former Colton residents.
- Streets which cross a freeway shall be given different names on each side of such freeway.
- The use of cardinal prefixes, such as North, South, East, and West, shall not be considered part of the basic or base name.
- A street name shall not contain more than 18-letter characters, including any combinations of spaces, letters, or punctuation designations in the base portion of the name.
- Try to assign short names of five letters or less for short streets or cul-de-sacs of under 300 feet in length.
- The use of compound names shall be discouraged.
- Similar sounding street names are to be avoided within the same fire-fighting district in order to eliminate emergency call identification problems.
- Do not submit obscene, frivolous, egoistic or otherwise inappropriate names.



Instructions and Approval Process for Street Names

**CITY OF COLTON - Development Services Department
Public Works Department**

FIRST REVISED - DRAFT

- A name that is the same or similar to one already in use within the City or abutting portions of Riverside (City or County), Loma Linda, Grand Terrace, San Bernardino (City or County), or Rialto will not be approved.
- East and west thoroughfares shall (generally) be called streets, and north and south thoroughfares shall (general) be called avenues. Street name prefixes and suffixes shall comply with the definitions, attached hereto.

Review and Approval Process

1. Staff shall include a statement in each public hearing notice for a tentative tract map, that any member of the public or community group may nominate names for public or private streets identified thereon. The notice shall include a link to the Instructions and Approval Process for Street Names and the Street Name Nomination Form, posted on the City's website. A minimum of two weeks shall be provided for the public to submit street name nominations.
 2. All proposed street names, whether submitted by the applicant, nominated by a member of the public, or otherwise submitted, shall be forwarded by staff to the Planning Commission Street-naming Subcommittee for consideration in accordance with the adopted Street Naming Criteria. The Subcommittee shall be provided a minimum of seven (7) calendar days to review and consider the proposed street names, or submit street names of their own choosing for consideration by the Planning Commission at large.
 3. Following review and recommendations by the Street-naming Subcommittee, the proposed street names shall be considered concurrent with the tentative map approval process as specified in Title 16 of the Colton Municipal Code, Division of Land ("Subdivision Code"). The Planning Commission, at large, may approve the proposed street names concurrent with approval of the tentative map, reject proposed street names, and/or nominate alternative street names. All street names shall be approved concurrent with approval of the tentative map. No tentative tract map shall be
- 4.4. Approved street names shall appear on the Final Map as approved by the Planning Commission (for Tract Maps) or by the City Engineer (for Parcel Maps).
- 2-5. Following recordation of the Final Map, any revisions to street names shall be in accordance with the City's Street Name Change Policy.



Instructions and Approval Process for Street Names

**CITY OF COLTON - Development Services Department
Public Works Department**

FIRST REVISED - DRAFT

~~Following review of the tentative map by staff, street names shall be reviewed and approved as part of the tentative map approval process as specified in the Title 16 of the Colton Municipal Code, Division of Land ("Subdivision Code").~~

- ~~• Modifications to street names proposed by the applicant may be recommended by staff based on Street Naming Criteria, prior to or at the Application Review Committee (ARC) meeting considering the affected tentative map.~~
- ~~• Street names may also be modified by the Planning Commission (or City Engineer) during the review and approval process.~~
- ~~• Proposed street names submitted in a timely manner by Colton community groups and other interested parties from the City of Colton will be taken into consideration by staff and the Planning Commission.~~

Adoption recommended by Traffic Committee: July 19, 2017

Adopted by Planning Commission: September 12, 2017

Revised:

DEFINITIONS

STREET NAME PREFIXES AND SUFFIXES

- ALLEY** A narrow service street for serving rear of lots, less than 30 feet in width.
- AVENUE** A broad public street. A street handsomely laid out with trees. A public way named avenue rather than street to denote its peculiar direction (avenues north and south; streets east and west). A public way named for its objectives or after the thing approached.
- BOULEVARD** A broad formally laid out paved public way, 100 feet or more wide, ornamentally illuminated or decorated.
- BYWAY** A narrow obscure street, probably private. A subsidiary way.
- CANAL** (Unique to Venice) A canal or lineal body of water used as transportation.
- CIRCLE** A circular junction of streets or highways. A circular street.
- COURT** A rectangular pocket off a public way. A "dead end" street.
- COVE** Local road following the configuration within a cove or small bay (see dictionary definition).
- DRIVE** A recreational or scenic way of local extent. A road through a park.
- HIGHWAY** A publicly owned and maintained way with interurban directness and arterial importance through several cities or communities.
- LANE** A narrow informal street or passageway.
- LOOP** A circumferential way. A street or way which returns into itself.
- MOTORWAY** A truck trail or trail through mountainous terrain, usually for fire equipment usage or service access; e.g., power lines, Nike sites, etc. Not for public use.
- PARKWAY** A broad public way, divided into drives, bridle paths, walks, and planting strips. Formally laid out public way with a planting strip along the center.
- PLACE** A short street or court. Also the junction on several highways.
- ROAD** A public way or highway connecting two or more settlements or towns generally bearing the name or names of the settlements connected.
- ROW** A short street or passage.
- STREET** A public way 40 or more feet wide, used to give pedestrian and vehicular traffic access to the various parcels of land making up a community. A public way with a direction contrary to that of avenues of the community.

- TERRACE** A short hillside street. A street on a terraced hill.
- TRAIL** A pedestrian way through mountainous territory. A public way following a historical route.
- WALK** A pedestrian way.
- WAY** A narrow road or highway. A lane.

SPANISH-TYPE STREET NAME PREFIXES

- Avenida** Similar to Boulevard
- Calle** Small Street
- Camino** Small rural road between cities (not inside cities)
- Carrera** City-type Street or Avenue
- Paseo** Walk, Stroll, Drive
- Via** Same as Avenida

CLASSIFICATION BY WIDTHS

100 FEET AND UP

Boulevard
Highway
Parkway

80 FEET

Road
Highway
Parkway
Avenue
Street

50 TO 70 FEET

Place Canal
Court Way
Drive Loop
Circle Row
Byway Terrace
Cove

5 TO 30 FEET

Alley
Walk
Trail
Loop
Motorway

APPROVED SUFFIXES WITH THEIR ABBREVIATIONS

AL Alley	CT Court	MO Motorway	SQ Square
AV Avenue	CV Cove	PY Parkway	ST Street
BV Boulevard	DR Drive	PA Path	TE Terrace
CA Canal	FW Freeway	PL Place	TR Trail
CN Center	HY Highway	PZ Plaza	WK Walk
CR Circle	LN Lane	RD Road	WY Way