



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

**A. CALL TO ORDER at 5:35p.m.**

**B. ROLL CALL**

Commissioners Present:

Chairperson Richard Prieto  
Thomas Archuleta  
Gilbert Arrieta  
Gary Grossich  
Kirk Larson  
Alex Delgado

Commissioners Absent:

Rosa Granado-Dominguez - excused absence

City Staff:

Marco Martinez, City Attorney  
Mark R. Tomich, Development Services Director  
Mario Suarez, AICP, Senior Planner

**C. PLEDGE OF ALLEGIANCE**

Commissioner Delgado led the pledge of allegiance.

**ELECTION OF OFFICERS**

- A. Chairperson: Commissioner Archuleta nominated Commissioner Prieto, 2<sup>nd</sup> by Commissioner Grossich. Vote 5 to 0 to approve. (Commissioner Prieto abstained).  
B. Vice Chair, Commissioner Arrieta nominated Commissioner Archuleta, 2<sup>nd</sup> by Commissioner Delgado. Vote 5 to 0 to approve. (Commissioner Archuleta abstained).

**D. APPROVAL OF MEETING MINUTES**

1. December 22, 2015 Planning Commission Meeting Minutes.

Motion and second by Commissioner Larson/Arrieta 5 to 1 to approve with request to check time that the meeting was adjourned. Roll Call Vote as follows: Ayes-Commissioner Grossich, Vice Chair Archuleta, Commissioner Larson, and Commissioner Arrieta. Commissioner Delgado abstained from vote. Commissioner Granado-Dominguez absent from vote.

**E. PUBLIC COMMENTS**

- None.

**F. PUBLIC HEARINGS:**

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

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

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

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

**PUBLIC COMMENT**

- Andres Soto, Applicant's representative.
- Richard Carrion.
- Irineo Gonzalez, Applicant.
- Ron Debasi, Sub-tenant of Applicant.

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

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 – Existing Facilities. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Modification of Conditional Use Permit through the adoption of attached Resolutions No. R-23-15 as modified titled:

**A RESOLUTION OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A MODIFICATION OF CONDITIONAL USE PERMIT (CUP) (FILE INDEX NO. DC-11 94) TO ALLOW A TRUCK REPAIR USE AND REDUCTION OF AN EXISTING CONSTRUCTION TRUCKING OPERATION ( CORPORATION YARD) AND REVIEW OF ALL CONDITIONS OF APPROAL FROM FORMER CONDITIONAL USE PERMIT, FILE INDEX NO. DC-11-94, ON A SITE ON PROPERTY MEASURING APPROXIMATELY 2.7 ACRES IN AREA LOCATED IN THE M-1/SDA (LIGHT INDUSTRIAL/SENSITIVE DEVELOPMENT OVERLAY) ZONE. (FILE INDEX NO. DAP-001-223.**

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

**APPLICANT:** CALIFORNIA MEDICAL PHYSICIANS AND SURGEONS

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

**PRESENTED BY:** Mark R. Tomich, Director.

**DESCRIPTION:** **Architectural and Site Plan Review and Tentative Parcel Map No. 19707** to allow the following items: 1) Tentative Parcel Map No. 19707 to create separate parcels for the California University of Science and Medicine (CUSM) campus site, the ancillary parking lot, and an additional parcel for a future medical building (not a part of this project) on the site of the Arrowhead Regional Medical Center (ARMC) campus located at the intersection of Pepper Avenue and Plum Place (private street within the ARMC campus); 2) Architectural and Site Plan Review to allow the development of a three-story, 91,500 square foot medical school building, and related parking, landscaping and lighting for CUSM within the ARMC campus; 3) a temporary construction equipment staging area (approximately 1-acre).

**ENVIRONMENTAL DETERMINATION:** A draft Initial Study has been prepared to assess environmental impacts for the applications. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment if mitigation measures are implemented reducing potential impacts to levels less than significant.

**RECOMMENDATION:** Staff recommends that the Planning Commission continue this agenda item to January 26, 2016 Meeting to allow staff time to address applicant's revision of plans.

Public hearing was opened and continued to the 2/9/16 meeting. Motion and second by Commissioner Larson and Commissioner Arrieta. Vote 6 to 0.

**3. FILE INDEX NUMBER: DAP-001-233 CUSM AND ARMC SATELLITE PARKING**

**APPLICANT:** CALIFORNIA MEDICAL PHYSICIANS AND SURGEONS

**PROPERTY LOCATION:** Southwest corner of San Bernardino Ave. and Meridian Ave (APN: 254-081-320, 254-081-280, 254-081-300, 254-081-070. 254-081-260254-081-190, 254-081-310)

**PRESENTED BY:** Mark R. Tomich, Director

**DESCRIPTION:** **Site Plan Review and Tentative Parcel Map No. 19707** to allow the following items: 1) Tentative Parcel Map No. 19709 to consolidate seven parcels into one parcel in order to develop a 706-space parking lot for CUSM and Arrowhead Regional Medical Center ARMC) use in Planning Area 21 of the Colton's Hub City Center Specific Plan (CHCCSP); and 2) Site Plan Review of the parking lot including landscape and lighting plans.

**ENVIRONMENTAL DETERMINATION:** A draft Initial Study has been prepared to assess environmental impacts for the applications. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment if mitigation measures are implemented reducing potential impacts to levels less than significant.

**RECOMMENDATION:** Staff recommends that the Planning Commission continue this agenda item to January 26, 2016 Meeting to allow staff time to address applicant's revision of plans.

Public hearing was opened and continued to the 2/9/16 meeting. Motion and second by Commissioner Larson and Commissioner Arrieta. Vote 6 to 0.

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

**APPLICANT:**                   CALIFORNIA MEDICAL PHYSICIANS AND SURGEONS

**PROPERTY LOCATION:**   Southwest corner of San Bernardino Ave. and Meridian Ave.  
(APN: 254-081-320, 254-081-280, 254-081-300, 254-081-070,  
254-081-260, 254-081-190, 254-081-310)

**PRESENTED BY:** Mark R. Tomich, Director.

**DESCRIPTION:** Review of the Planning Area 21 Master Plan for development within Planning Area 21 as required by the Colton's Hub City Centre Specific Plan (CHCCSP).

**ENVIRONMENTAL DETERMINATION:** A draft Initial Study has been prepared to assess environmental impacts for the applications. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment if mitigation measures are implemented reducing potential impacts to levels less than significant.

**RECOMMENDATION:** Staff recommends that the Planning Commission continue this agenda item to January 26, 2016 Meeting to allow staff time to address applicant's revision of plans.

Public hearing was opened and continued to the 2/9/16 meeting. Motion and second by Commissioner Larson and Commissioner Arrieta. Vote 6 to 0.

**G. COMMISSION CONSIDERATION**

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

**PRESENTED BY:** Mark R. Tomich, Director.

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

None.

**I. COMMISSION COMMENTS**

**Archuleta**

- Thank you to fellow Commissioners for re-appointment.

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**Grossich**

- Congratulations to Chair Prieto.
- Close meeting in honor of Angie Cordova.

**Larson**

- Pleased with Chair and Vice Chair.
- Sprinklers running during rain.

**Prieto**

- Thank you to commissioners for trust and re-appointment.
- Pleased to see increase in planning applications.

**J. ADJOURNMENT**

Closed in honor of Angie Cordova.

Motion and second by Commissioner Larson/Commissioner Archuleta to adjourn the meeting at 7:00 p.m.

Approved by:

  
Mark R. Tomich, AICP