



CITY OF COLTON
PLANNING COMMISSION AGENDA MINUTES
REGULAR MEETING – Tuesday, March 22, 2016– 5:30 P.M.

A. CALL TO ORDER at 5:30p.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 Arrieta led the pledge of allegiance.

D. APPROVAL OF MEETING MINUTES

1. March 22, 2016 Planning Commission Meeting Minutes.

Motion and second by Commissioner Archuleta/ 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. PUBLIC HEARINGS:

1. **FILE INDEX NUMBER: DAP-001-187**

VALLEY PALLETS, INC.
(Continued from March 8, 2016)

PROPERTY OWNER: Rebbur, LLC
APPLICANT: Rebbur, LLC (David Star and Robert Krup)
PROPERTY LOCATION: 1235 S. Lincoln Street
COUNTY ASSESSOR PARCEL NO.: 0163-302-11, 12, 13, 14, 15 and 0163-311-35
PRESENTED BY: Mario Suarez, AICP, Senior Planner

PUBLIC COMMENTS:
None.

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 continue this agenda item to April 12, 2016 to accommodate a City Council request to be briefed on this application.

Motion and second by Commissioner Grossich / Commission Delgado 7 to 0 to continue public hearing to April 12, 2016..

Chair Prieto recognized Council Member Toro in the audience.

2. FILE INDEX NUMBER: DAP-001-290 CBM MOTORSPORTS

PROPERTY LOCATION: 725 & 755 S La Cadena Drive (SWC/ Maple)

ASSESSOR'S PARCEL NUMBER: 0163-201-07

PROPERTY OWNER: CHURCH OF JESUS CHRIST LDS SB STAKE

APPLICANT: Bruce McKillop & Christopher Bland, CBM Motorsports LLC

PRESENTED BY: Jay Jarrin, AICP, Senior Planner

PUBLIC COMMENTS:

- Bruce McKillop, Applicant.
- Patti Ariza, neighbor to property.

REQUEST: (1) **Conditional Use Permit (CUP)** for the operation of a vehicle service use including automotive engine building, vehicle parts sales, service, and installation; (2) **Site Plan Review** for the (a) conversion of existing buildings for use for vehicle and vehicle parts service, (b) proposed outdoor storage yard for vehicles; and (c) related site improvements, including new block wall, planting, and paving; and (3) **Minor Deviation** for a proposed wall height of 8 feet, over the maximum 6 feet allowed, on a 4.43-acre lot, improved with two buildings, a 1-level 26,697-sf building at 725 S La Cadena and a 2-level 15,520-sf building at 755 South La Cadena Drive, and zoned C-2, General Commercial.

ENVIRONMENTAL DETERMINATION: Categorical Exemption. Class 1. 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.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the applications through the following actions:

1. Approve the requested **Conditional Use Permit (File Index No. DAP-001-290a)**, subject to conditions, through the adoption of the draft Resolution No. R-7-16 titled:

RESOLUTION NO. R-7-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A VEHICLE SERVICE USE INCLUDING AUTOMOTIVE ENGINE BUILDING, VEHICLE PARTS SALES, SERVICE, AND INSTALLATION ON PROPERTY LOCATED AT 725 & 755 SOUTH LA CADENA DRIVE AND ZONED C-2, GENERAL COMMERCIAL. (FILE INDEX NO. DAP-001-290a).

2. Approve the requested **Site Plan Review (File Index No. DAP-001-290b)**, subject to conditions.
3. Approve the requested **Minor Deviation (File Index No. DAP-001-290c)**, subject to conditions.

Motion and second by Commissioner Grossich/ Commission Larson to approve staff recommendations Roll Call Vote as follows: Ayes -Commissioner Grossich, Vice Chair Archuleta, Commissioner Delgado, Commissioner Arrieta, Commissioner Granado-Dominguez, Chair Prieto, and Commissioner Larson
Noes-none.

Chair Prieto recognized Council Member Gonzales in audience.

3. FILE INDEX NUMBER:

DAP-001-261

CITY HUB CENTER

PROPERTY LOCATION: 1609 W. Valley Blvd. (NWC of Valley Blvd. and Pepper Ave.)

ASSESSOR'S PARCEL NUMBER: 0254-071-46 and 55

PROPERTY OWNER: CHANDI GROUP USA

APPLICANT: Marks Architects Inc.

PRESENTED BY: Steve Gonzales, Associate Planner

PUBLIC COMMENTS:

- Gabriella Marks, Architect representing the applicant.
- Bill Sanchez, representing applicant re: water feature.

REQUEST: Architectural and Site Plan Review and a Conditional Use Permit (CUP) for the construction of a proposed retail development that includes a 6,000 square foot restaurant with on-sale alcohol sales (Type 47), a 9,000 square foot retail building, a 3,500 square foot quick service restaurant with a drive-thru, a 6,500 square foot gas station with a convenience market to operate 24 hours with off-sale alcohol sales (Type 20) and a 4,800 square foot drive thru-car wash, a 90 room four story hotel with on-sale alcohol sales (Type 47), and **Parcel Map No. 19691** to create four lots on a 7.26 acre parcel within the R (Retail) land use designation of the Hub City Centre Specific Plan.

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 approve the Architectural and Site Plan Review and a Conditional Use Permit through the adoption of attached Resolutions No. R-8-16 and R-9-16 titled:

RESOLUTION NO. R-8-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW A FOR THE CONSTRUCTION OF A PROPOSED RETAIL DEVELOPMENT THAT INCLUDES A 6,000 SQUARE FOOT RESTAURANT, A 9,000 SQUARE FOOT RETAIL BUILDING, A 3,500 SQUARE FOOT QUICK SERVICE RESTAURANT WITH A DRIVE-THRU, A 6,500 SQUARE FOOT GAS STATION WITH A CONVENIENCE MARKET INCLUDING A 4,800 SQUARE FOOT DRIVE THRU-CAR WASH, AND A 58,304 SQUARE FOOT 90 ROOM FOUR STORY HOTEL AND PARCEL MAP NO. 19691 TO CREATE FOUR LOTS ON A 7.26 ACRE PARCEL WITHIN THE R (RETAIL) LAND USE DESIGNATION OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. DAP-001-261).

RESOLUTION NO. R-9-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT UP TO ALLOW A 6,500 SQUARE FOOT GAS STATION WITH A CONVENIENCE MARKET TO OPERATE 24-HOURS

WITH OFF-SALE ALCOHOL SALES (TYPE 20) INCLUDING A 4,800 SQUARE FOOT DRIVE THRU-CAR WASH AND A 6,000 SQUARE FOOT RESTAURANT WITH ON-SALE ALCOHOL SLAES (TYPE 47) AND A 58,304 SQUARE FOOT 90 ROOM FOUR STORY HOTEL WITH ON-SALE ALCOHOL SLAES (TYPE 47) ON A 7.26 ACRE PARCEL WITHIN THE R (RETAIL) LAND USE DESIGNATION OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. DAP-001-261).

Motion and second by Commissioner Arrieta/ Commissioner Larson 7 to 0 to approve staff recommendations. Roll Call vote as follows; Ayes- Commissioner Arrieta, Vice Chair Archuleta, Commissioner Delgado, Commissioner Granado-Dominguez, Commisisoner Grossich, Commissioner Larson, and Chair Prieto. Noes-None.

G. COMMISSION CONSIDERATION

1. Status Report On Colton Iron & Metal – Implementation Of Conditions Of Approval (File Index Nos: DAPs-000-648, 000-881 and 001-123)

Presented by: Jeff Farano, Sr.

Recommendation: Receive and file report.

2. Presentation by Public Works: Proposed Ordinance to Establish and Regulate Designated Truck Routes in the City of Colton

Presented by: Reggie Torres, Associate Engineer, Public Works

Recommendation: Commission comments and questions.

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

- Update on City Council's action regarding zoning text amendment pertaining to public noticing radius and carport standards.
- Summary of City Council's priority setting workshop.

Archuleta

- Sunstate Equipment booms are still up.
- Code enforcement process questions.

Arrieta

- Like new shopping center/ hotel project at Pepper & Valley.

Delgado

- Pleased with new Hub City development projects.

Granado-Dominguez

- Excited about Pepper/Valley retail/hotel project.
- Would like to retain water feature in project.

Grossich

- Booms are still up at Sunstate Equipment.
- Comments regarding City Council's priority setting workshop and business attraction efforts.
- The City needs to hire a code enforcement officer for business compliance.

Larson

- Thank you to staff for vetting new projects before they come to the Planning Commission.

Prieto

- Questions regarding status of Squires Lumber.

I. ADJOURNMENT

Motion and second by Commissioner Larson /Vice Chair Archuleta to adjourn the meeting at 8:31 p.m.

Approved by:


Mark R. Tomich, AICP