



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) **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.

**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) & Variances (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