

**CITY OF COLTON
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF MAY 26, 2009
CITY COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA**

The meeting was called to order by Vice-Chairperson Archuleta at 6:31 p.m.

Commissioners Present

Thomas Archuleta, Vice-Chairperson
Edward Martinez, Commissioner
Gary Mitchell, Commissioner
Frank Navarro, Commissioner
Joe Perez III, Commissioner

Staff Present

Veronica McCoy, Planning Assistant
Rahsaan Tilford, Assistant City Attorney
Amanda Rhinehart, City Manager's Office

Commissioners Absent

Cynthia Ramirez, Chairperson (excused)
Richard Prieto, Commissioner (excused)

ITEM D – APPROVAL OF MEETING MINUTES OF APRIL 28, 2009

Commissioner Navarro moved to approve the meeting minutes of April 28, 2009; seconded by Commissioner Martinez, motion carried unanimously.

ITEM E – ORAL COMMUNICATION

Apolinar Espudo, Colton

Ray Abril, Colton

Mr. Espudo and Mr. Abril expressed concern about the Colton Iron and Metal site and requested an update on the site's progress. Ms. McCoy and Ms. Rhinehart stated that staff would be meeting with representatives from Colton Iron and Metal and that an update would be provided to the Planning Commission.

ITEM F – PUBLIC HEARING

1. FILE INDEX NUMBER: DAP-000-837 QUICK TRIP MARKET

Ms. McCoy read the staff report stating that the applicant is requesting approval of a Conditional Use Permit to allow the sale of hard liquor for offsite consumption at an existing convenience store located at 1690 East Washington Street. She stated that the store currently is licensed with a "Type 20/Off Sale Beer and Wine" license which authorizes the sale of beer and wine for offsite consumption and that the applicant is attempting to obtain a "Type 21/Off Sale General" license which authorizes the sale of beer, wine, and distilled spirits. Ms. McCoy stated that the Design Review Committee and staff are recommending denial of the applicant's request.

Public Hearing Opened

Robert Fedor, Applicant's Representative, Woodland Hills

Mr. Fedor discussed the history of the Quick Trip Market and stated that the business may have to close if they are unable to upgrade their license. He discussed difficulties that the applicant is having with DJ's Liquor. Mr. Fedor stated that the applicant is willing to make concessions to obtain approval.

Dameon Pierce, Colton

Mr. Pierce expressed concern about the impact of another business selling liquor in the area.

Cynthia Burnett-Smith, DJ's Liquor Representative, Colton

Ms. Burnett-Smith expressed concern about the safety of the community and children in the area and stated that the area does not need two markets next to each other selling alcohol.

Craig Wilson, DJ's Liquor Representative

Mr. Wilson expressed concern about over-concentration in the area should the request be granted.

Sharon Waitman, Beaumont

Ms. Waitman stated that she is a project manager for two business complexes in the city and indicated that her tenants have expressed concern about crime and loitering and requested that the Commission deny the application.

Sgt. Lou Gamache, Colton Police Department

Sgt. Gamache discussed the current alcohol licenses in the area and expressed concern about the possible negative impact on the community. Sgt. Gamache stated that the Police Department is recommending denial.

Public Hearing Closed

Commissioner Mitchell stated that studies have shown a correlation between crime and alcohol sales. He indicated that he supports local businesses but expressed concern about over-concentration in the area.

Commissioner Perez III stated that he concurs with the Police Department's concerns and expressed concern about over-concentration.

Commissioner Navarro moved to deny File Index Number DAP-000-837 with findings that the proposed project is inconsistent with the General Plan and Zoning Ordinance, is incompatible with the surrounding uses, and that the proposed use will be detrimental to the public's health, safety and welfare; seconded by Commissioner Perez III, motion carried unanimously.

ITEM G – STAFF'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

Ms. McCoy stated that Police Chief Bob Miller has accepted the appointment to Interim City Manager subject to contract negotiations.

ITEM H – COMMISSIONER COMMENTS

- Canco Recycling Center on Mount Vernon
- Staff support at Commission meetings
- Commended staff for their support
- San Bernardino Valley Enterprise Zone Workshop
- Projects requiring Commission approval
- Code Enforcement supervision

ITEM I - ADJOURNMENT

Commissioner Martinez moved to adjourn the meeting; seconded by Commissioner Navarro, the meeting was adjourned at 7:37 p.m.