

**CITY OF COLTON  
PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF JULY 28, 2009  
CITY COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA**

The meeting was called to order by Chairperson Ramirez.

**Commissioners Present**

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

**Staff Present**

Mark Nuaimi, Assistant City Manager  
Veronica McCoy, Associate Planner  
Haviva Shane, Assistant City Attorney  
Amanda Rhinehart, Senior Project Manager

**Commissioners Absent**

None

**ITEM D – APPROVAL OF MEETING MINUTES OF JUNE 23, 2009**

Chairperson Ramirez inquired about a section in the minutes regarding strategy. Commissioner Perez III stated that he would prefer to have additional commissioner comments included in the minutes. Commissioner Mitchell moved to continue the meeting minutes to the next regularly scheduled meeting; seconded by Commissioner Navarro, motion carried unanimously.

**ITEM E – ORAL COMMUNICATION**

**Apolinar Espudo, Colton**

Mr. Espudo thanked the Commission for their assistance and requested a copy of the contractor's report on the Colton Iron and Metal project site.

**ITEM F – COMMISSION CONSIDERATION**

**1. FILE INDEX NUMBER: DT-65-01 RALPH HERZIG**

Ms. McCoy presented the staff report stating that the applicant is requesting approval of a third extension of time for Tentative Tract Map #16249, a 47-lot subdivision with two open lots to be located at the easterly terminus of Shadid Drive. Mr. Nuaimi stated that staff has received the City Attorney's analysis of AB333 which would automatically extend the project for two additional years. He stated that if the Commission approves the request it would extend the project to 2014. Ms. Shane questioned whether AB333 would apply but stated that it does not affect the Commission's decision on the project.

Commissioner Archuleta questioned whether the projects being extended by AB333 would be brought before the Commission. Mr. Nuaimi stated that staff would track the projects and bring them before the Commission at the appropriate time. Commissioner Perez III questioned whether AB333 would assist the City of Colton. Mr. Nuaimi stated that AB333 is neutral to the City. Chairperson Ramirez questioned whether the Conditions of Approval are being revised. Ms. McCoy stated there are no revisions to the conditions. Commissioner Mitchell expressed concern about whether revenue would be affected by extended projects paying lower fees based on their original approval date. Mr. Nuaimi stated that current fees will be charged when the applicant obtains building permits for the project unless the applicant has a development agreement with the City.

**Doug Goodman, Applicant Representative**

Mr. Goodman stated that the applicant does not have a development agreement with the City and are required to pay all fees when building permits are obtained. Mr. Goodman requested that AB333 be acknowledged in the Commission's action to extend the project to 2014. Commissioner Perez III questioned whether the applicant would be requesting additional building permits. Mr. Goodman stated that the only application that has been submitted is for the tract map.

Commissioner Mitchell questioned which year the project would be extended to if the Commission approves the request. Mr. Nuaimi stated that the Commission could direct staff to extend the project to the maximum permitted by law. Ms. Shane recommended that the Commission, should they wish to approve the request, could approve a three year discretionary extension plus any other additional extensions automatically required by law.

Commissioner Martinez moved to approve a three year discretionary extension of time plus any other automatic extensions required by law for File Index Number DT-65-01; seconded by Commissioner Perez III, motion carried unanimously.

**2. FILE INDEX NUMBER: DAP-000-328 DANNY STOUFFER**

Ms. McCoy presented the staff report stating that the applicant is requesting a third one-year extension of time for the construction of a 5,100 s.f. single-family residence to be located at 2201 Wild Canyon Drive in Reche Canyon.

Commissioner Mitchell moved to approve a one-year extension of time for File Index Number DAP-000-328; seconded by Commissioner Martinez, motion carried unanimously.

**3. FILE INDEX NUMBER: DAP-000-780 ESSEX CENTERPOINTE, LLC**

Ms. McCoy presented the staff report stating that the applicant is requesting approval of a proposed Uniform Sign Program for the Centerpointe Business Park located at 760, 790, and 850 South Via Lata Drive. She stated that the applicant is proposing two wall signs facing the Via Lata public right-of-way, tenant windows for each unit, main door signs for each unit, and a 5'10" high, 32 s.f. existing monument sign.

Commissioner Perez III questioned how many monument signs in the City have the business telephone number listed on them. Mr. Nuaimi stated that the monument sign includes the addresses for the location not the telephone number. Commissioner Perez III questioned whether having the address on the sign is consistent with other locations in the City. Mr. Nuaimi stated that it is consistent and is a way to eliminate clutter on the buildings.

Commissioner Mitchell questioned whether the applicant is requesting the maximum signage for the location. Ms. McCoy stated that the applicant's request meets City requirements. Commissioner Perez III discussed amendments to the sign ordinance. Mr. Nuaimi stated that staff is reviewing modifications to the sign ordinance.

**Todd Travis, Applicant Representative**

Mr. Travis stated that the applicant is not modifying the existing monument sign. He indicated that they are proposing one sign for each tenant but that in some cases a tenant may have two signs if they have two sides to their building. He stated that they could have potentially four to five signs facing Via Lata. Mr. Travis indicated that they may return with modifications to the monument sign if the sign ordinance's letter height is modified.

Ms. McCoy stated that the applicant will be required to obtain building permits for the signs and that the Planning Division would confirm that they comply with the sign program. Commissioner Prieto suggested that all future developments be required to put the name of the tenant on the back door to assist with deliveries and emergency responses. Mr. Travis stated that they are in agreement with the Conditions of Approval.

Commissioner Martinez moved to approve File Index Number DAP-000-780 subject to the Conditions of Approval; seconded by Commissioner Prieto, motion carried unanimously.

**ITEM G – COMMISSIONER COMMENTS**

- Planning Commission packet availability
- Housing Element/General Plan scope of work
- Colton Iron and Metal compliance
- Recommended residents shop/dine in Colton
- Historically designated residences
- Notification of website links
- Distribution of requested information to Commission
- Staff commended for work on sign program project
- Shop Colton banners

**ITEM H – STAFF’S REMARKS/REVIEW OF CITY COUNCIL AGENDAS**

Corporal Curtis Bayer, who is overseeing the Code Enforcement/NET Division of the Police Department, introduced himself to the Commission.

Mr. Nuaimi stated that the Police Department is working with the City Manager's Office to address land use concerns. Mr. Nuaimi distributed a punch list of items requested by the Commission since January and invited the Commissioners to review the document and contact him should they have any questions or comments.

Mr. Nuaimi distributed documents addressing the definition of default density and the ramifications of not having an updated Housing Element.

Commissioner Mitchell questioned correspondence received from Best Best & Krieger. Mr. Nuaimi stated that the Commission is being copied on correspondence regarding the upcoming revocation hearing scheduled for August 26, 2009 and that the Commission will be receiving information to review prior to the hearing. Commissioner Martinez stated that he may need to recuse himself from the hearing and would meet with Mr. Nuaimi to discuss.

**ITEM I - ADJOURNMENT**

Commissioner Martinez moved to adjourn the meeting; seconded by Commissioner Prieto, the meeting was adjourned at 8:00 p.m.