

**CITY OF COLTON  
PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF SEPTEMBER 22, 2009  
CITY COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA**

The meeting was called to order by Vice-Chairperson Archuleta.

**Commissioners Present**

Thomas Archuleta, Vice-Chairperson  
Edward Martinez, Commissioner (at 6:36 p.m.)  
Gary Mitchell, Commissioner  
Frank Navarro, Commissioner  
Joe Perez III, Commissioner  
Richard Prieto, Commissioner

**Staff Present**

Mark Nuaimi, Assistant City Manager  
Veronica McCoy, Associate Planner  
Rahsaan Tilford, Assistant City Attorney  
Lou Gamache, Police Sergeant  
Amanda Rhinehart, Senior Project Manager

**Commissioners Absent**

Cynthia Ramirez, Chairperson (excused)

**ITEM D – APPROVAL OF MEETING MINUTES OF JULY 28, 2009**

Commissioner Mitchell moved to approve the meeting minutes of July 28, 2009; seconded by Commissioner Prieto, motion carried unanimously with Chairperson Ramirez and Commissioner Martinez absent.

**ITEM E – ORAL COMMUNICATION**

None

**ITEM F – COMMISSION CONSIDERATION**

**1. FILE INDEX NUMBER: DC-57-95 & D-54-98 LA VILLA/EL TORO**

Discussion took place on how to proceed due to Commissioner Martinez's absence. Commissioner Martinez arrived at the meeting.

Mr. Nuaimi stated that staff provided the Commission with an original resolution that was circulated to the counsel for the City and the counsel for the permittee for their review and comments. He informed the Commission that the counsel for the City returned the resolution with suggested revisions and that the counsel for the permittee did not suggest revisions to the resolution but provided comments. Mr. Nuaimi stated that staff is comfortable with whichever version of the resolution the Commission wishes to approve.

Commissioner Perez III stated that he reviewed the submitted documents and his position has not changed. Commissioner Mitchell stated that the revised resolution is superior to the original and stated, after reviewing the submitted documents, his position has not changed.

Vice-Chairperson Archuleta questioned whether anyone in the audience wished to speak on the item. Seeing none, Commissioner Perez III moved to approve the revised version of Resolution R-01-09 revoking Conditional Use Permits for File Index Nos. DC-57-95 and D-54-98; seconded by Commissioner Martinez, motion carried with Vice-Chairperson Archuleta and Commissioner Prieto abstaining.

**2. WORKSHOP TO DISCUSS THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE WEST VALLEY SPECIFIC PLAN AMENDMENT**

Mr. Nuaimi stated that today is the launch of the Draft Environmental Impact Report for the West Valley Specific Plan (WVSP) Amendment. Mr. Nuaimi provided a PowerPoint presentation on the West Valley Specific Plan Amendment as follows:

West Valley Specific Plan Amendment (WVSPA):

- Existing WVSP and proposed WVSP Amendment Area Boundaries
- WVSP Project Area Boundary
- Project Study Area
- Existing Land Uses within the WVSPA Area
- WVSPA Project Description
- Conceptual Land Use Plan
- WVSP Land Plans – 1996 approved uses compared to 2009 proposed amendment

Mr. Kent Norton from Michael Brandman and Associates continued with the PowerPoint Presentation as follows:

- DEIR (Draft Environmental Impact Report) Process
- DEIR Contents – Issues
- EIR – Program vs. Project
- Significant Impacts
- Cumulative Impacts
- Mitigation Measures
- Alternatives

Mr. Nuaimi stated that the environmental document would be available on the City's website and has been circulated with a 45 day review period. He provided an executive summary document to the Commission and advised them that the final document would be brought before them for review.

Mr. Nuaimi addressed questions from the Commission regarding the alignment of Valley Boulevard, freeway access for Pepper Avenue, utility line placement, development impact fees, maximum building size. Commissioner Perez III questioned whether the City's utility departments and Rialto had been made aware of the specific plan. Mr. Nuaimi stated that the City's utility departments had provided analysis for the plan and that the Rialto Unified School District had been contacted regarding the proposed school.

Commissioner Mitchell questioned how the socio-economic impacts were being addressed. Mr. Norton stated that the document has a section addressing the impacts. Commissioner Mitchell stated that he would like to see additional information on the financial impact when the project is brought back before the Commission. Mr. Nuaimi discussed the financial impact and that the City needs to ensure it is self-sustaining.

### **3. CONSIDERATION OF ORDER OF AGENDA ITEMS FOR THE PLANNING COMMISSION AGENDA**

Mr. Nuaimi stated that the order of the agenda was changed to be more in line with the City Council and other Commission's agendas and to provide staff an opportunity at the end of the meeting to address questions from the Commission.

Commissioner Perez III stated that the agenda should not have been revised without the Commission's approval. Commissioner Mitchell stated that he would prefer that the agenda be returned to the original format with the Commission Comments after Staff Comments.

Commissioner Prieto stated that it is an honor to serve on the Commission and that staff should be able to revise the order of the agenda. He suggested that the Commission utilize the new format for six months and then decide which format to proceed with.

Commissioner Navarro requested that the agenda return to its original format. Vice-Chairperson Archuleta stated that he would prefer that the Commission Comments be placed last on the agenda. Vice-Chairperson Archuleta questioned whether a formal motion is required to return the agenda to its original format. Mr. Tilford advised the Commission that a formal motion is not required. Mr. Nuaimi stated that the agenda would be returned to the original format.

Commissioner Mitchell moved that Item H be heard prior to Item G; seconded by Commissioner Navarro, motion carried.

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

Mr. Nuaimi discussed the City’s efforts in addressing the Canco Recycling facility and provided a PowerPoint presentation as follows:

Canco Recycling:

- Concerns – Traffic Safety, Code Violations, Conditional Use Permit Compliance, Vector Control
- Inspection Team
- Inspection Findings
- Improvements - Before and After Photographs
- Other Issues

Vice-Chairperson Archuleta commended staff for their efforts. Commissioner Navarro thanked staff and expressed concern about southbound traffic issues on Mount Vernon Avenue for vehicles entering the Canco Recycling facility. Mr. Nuaimi stated that staff has reviewed traffic collisions in the area and there have been three collisions and none have been associated with the Canco Recycling operation. Sgt. Gamache discussed traffic collisions in the area. Commissioner Navarro suggested that traffic be allowed to utilize the alley behind the facility. Sgt. Gamache stated that the alley was not designed for that level of traffic and would affect the residents near the business. Vice-Chairperson Archuleta stated that any member of the Commission could submit their concerns to the Traffic Committee for consideration.

#### **ITEM G – COMMISSIONER COMMENTS**

- Commended staff for their efforts
- Wished Chairperson Ramirez well
- Proxy votes
- Code violations at businesses
- Businesses that outgrow their locations
- Mount Vernon Avenue traffic issues
- Mount Vernon Avenue bridges
- National Preparedness Month meetings

#### **ITEM I - ADJOURNMENT**

Commissioner Martinez moved to adjourn the meeting; seconded by Commissioner Navarro, the meeting was adjourned.