

CITY OF COLTON
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF April 13, 2010
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
Frank Navarro, Commissioner
Joe Perez III, Commissioner
Richard Prieto, Commissioner
Edward Martinez, Commissioner

Staff Present

Rahsaan Tilford, Associate City Attorney
Christy Elshof, Economic Development Project Manager
Veronica McCoy, Associate Planner

Commissioners Absent

Gary Mitchell, Commissioner

ITEM D-APPROVAL OF MEETING MINUTES

Commissioner Martinez requested that the minutes reflect that he was present and be added to the the meeting minutes for the record.

Commissioner Martinez moved to approve the meeting minutes of March 9, 2010 with the corrections mentioned; seconded by Commissioner Perez III, motion carried with Commission Mitchell absent.

ITEM E – ORAL COMMUNICATION

None

ITEM F – PUBLIC HEARINGS

1. **File Index Number:** **DAP-000-895** **Food-4-Less**

Associated Planner recommended the Commission continue the item to the April 27th meeting due to noticing requirements not being met properly.

Commissioner Martinez moved to continue the project to the April 27th meeting; seconded by Commissioner Perez III, motion carried to continue item.

2. **File Index Number:** **DAP-000-897** **Global Premier Development**

Project Manager Elshof presented the staff report stating that the applicant is requesting an approval for a second extension of time to combine four lots into one lot to develop a 38 unit, low-income housing apartment com located at 839 Fairway Drive. Project Manager Elshof clarified 39 units as written on the agenda was incorrect and 38 units is the actual amount of units per the applicant.

Public Hearing Opened

Wayne Deitz, Representative for Global Premier Development

Mr. Deitz stated the reason for the request of the second extension of time was due to the economic and the hopes of receiving state tax credits. Mr. Dietz stated Global Premier would like to discuss possible revisions to the project with staff. Mr. Dietz stated that Global Premier is in agreement with all of the current and past Conditions of Approval.

Public Hearing Closed

Commissioner Perez III moved to approve File Index DAP-000-897 subject to the Conditions of Approval as amend to reflect 38 units stated by staff; seconded by Commissioner Martinez, motion carried unanimously.

ITEM G – COMMISSION CONSIDERATION

1. File Index Number DAP-000-896 Schaffer and Sons

Project Manager Elshof presented the staff report stating that the applicant is requesting review and approval for a Business Occupancy Permit to continue the retail use of an existing piano and music store located within the West Valley Specific Plan Amendment Area. Ms. Elshof stated that the deferred improvement agreement would be exactly the same as a previous application of DAP-000-893 Piano Empire. The applicant was not present to discuss.

Commissioner Martinez moved to approve File Index DAP-000-896 subject to the Conditions of Approval and the deferred improvement agreement; seconded by Commissioner Archuleta, motion carried unanimously.

2. File Index Number DAP-000-883 Ed Berki

Associate Planner McCoy presented the staff report stating that the applicant is requesting review and approval for a Business Occupancy Permit to allow a fast food restaurant within the West Valley Specific Plan Amendment Area.

Ed Berki, Applicant, spoke to the Commission about the use being an interim use for 1-2 years depending on the adoption of the West Valley Specific Plan amendment. The applicant stated that the food served would be healthy fast food style similar to Chipotle restaurants. The applicant stated it would have grilled meats to include in burritos, tacos and salads. The applicant stated that either this use be approved or he would revert back to his original approval of the building and license of a used car lot.

Commissioner Perez stated concerns about having a fast food restaurant so close to the County Hospital. Commissioner Perez also stated concerns about grease potentially released into storm drains and wanted to know if staff had reviewed those concerns as part of the project review.

Commissioner Archuleta stated concerns regarding the restaurant use reverting back to a used car lot.

Associate City Attorney Tilford stated under the ordinance stated in the staff report all new business or uses would need to be reviewed and approved by the Commission prior to approval of any Business Occupancy Permit.

Chairperson Ramirez asked the applicant if he is in agreement with all of the Conditions of Approval. The applicant stated he was.

Commissioner Martinez stated concerns regarding the size of the existing windows for a commercial / Restaurant use.

Commissioner Navarro requested clarification as weather there were any requirements on sizes of windows for Restaurant uses.

Associate City Attorney Tilford stated the applicant would have to comply with the California Building Codes in regards to the window size.

Commissioner Martinez moved to approve File Index DAP-000-883 subject to the Conditions of Approval; seconded by Commissioner Archuleta, motion was carried with Commissioner Perez III voting no.

ITEM H – DIRECTOR REMARKS/REVIEW OF CITY COUNCIL AGENDAS

Project Manager Elshof stated no remarks or elections would be given at this time because of Interim Director Scharf is absent.

ITEM G– COMMISSIONER COMMENTS

- Update and status on Obezzo's
- DRC agenda mailings
- Comfort Inn, Counsel reported the findings and recommendations
- Update on Colton Iron and Metal
- Record of attendance of the DRC meetings

ITEM H- ADJOURNMENT

Commissioner Martinez moved to adjourn the meeting; seconded by Commissioner Navarro, the meeting was adjourned at 7:38 p.m.