



**CITY OF COLTON  
PLANNING COMMISSION SPECIAL MEETING  
MINUTES**

**Council Chambers, 650 North La Cadena Drive, Colton, CA 92324  
TUESDAY, JANUARY 25, 2011 - 6:30 P.M.**

**CLOSED SESSION**

**A. CALL TO ORDER**

**B. ROLL CALL**

Commissioners Present:

Chairperson Gary Mitchell  
Vice-Chairperson Richard Prieto  
Cynthia L. Ramirez  
Thomas Archuleta  
Joe Perez III  
Frank Navarro  
Angel Delgado

Staff Present:

Mark Tomich, Development Services Director  
Jay Jarrin, Senior Planner  
Juan Enriquez, Associate Planner  
Rahsaan J. Tilford, City Attorney

**C. CLOSED SESSION**

**CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Significant Exposure to Litigation Pursuant to California Government Code, Section 54956.9(b)  
Number of Cases: 1 Potential Case

- 1. DAP-000-928.** Clarification/modification of modified conditions for DAP-000-604 for a 27,090-square foot warehouse building and offsite parking lot on a +/- 6.4 acre site property located at 1589 N. Bordwell Avenue; APN 0160-161-01 and zoned M-1, Light Industrial. (Applicant: Hae Park)

**OPEN SESSION**

**A. CALL TO ORDER**

Planning Commission Meeting held on the above given date at 6:30 pm., in the Council Chambers of City Hall, with Chairperson Mitchell presiding.

**B. INVOCATION**

Invocation: Pastor Paul Ogamoto, the Rock Church, led the Invocation.

**C. PLEDGE OF ALLEGIANCE**

Flag Salute: Commissioner Prieto led the Pledge of Allegiance.

**D. ROLL CALL**

Commissioners Present:

Chairperson Gary Mitchell  
Vice-Chairperson Richard Prieto  
Cynthia L. Ramirez  
Thomas Archuleta  
Joe Perez III  
Frank Navarro  
Angel Delgado

Staff Present:

Mark Tomich, Development Services Director  
Jay Jarrin, Senior Planner  
Juan Enriquez, Associate Planner  
Rahsaan J. Tilford, City Attorney

**E. APPROVAL OF MEETING MINUTES**

1. Minutes from the Planning Commission Meeting of January 11, 2011.

Motion and second by Commissioner Ramirez/Commissioner Prieto; unanimous vote to approve minutes for meetings of January 11, 2011.

**F. ORAL COMMUNICATIONS**

**G. PUBLIC HEARINGS**

1. **FILE INDEX NUMBER: DAP-000-931 ALL STAR TOWING & RECOVERY**

**REQUEST:** Conditional Use Permit (CUP) for an auto towing business including an office, tow truck storage, and impound vehicle storage yard on a +/-0.93-acre (40,498-square foot) property zoned IP, Industrial Park. (Applicant: Juan Flores)

**LOCATION:** 12345 S. La Cadena Drive

**APN:** 116-708-106

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption

**RECOMMENDATION:** Approve, with conditions

Motion and second by Commissioner Prieto/Commissioner Delgado; Vote 6 to 0 to approve the Resolution approving the Conditional Use Permit.

**H. COMMISSION CONSIDERATION**

1. **DAP-000-928.** Clarification/modification of modified conditions for DAP-000-604 for a 27,090-square foot warehouse building and offsite parking lot on a +/- 6.4 acre site property located at 1589 N. Bordwell Avenue; APN 0160-161-01 and zoned M-1, Light Industrial. (Applicant: Hae Park)

Received and Filed Report

**I. WORKSHOP ON POTENTIAL MODIFICATONS TO SIGN ORDINANCE**

The commissioners and the public provided input and direction. The summary of comments from the workshop is attached.

**J. DIRECTOR REMARKS/REVIEW OF CITY COUNCIL AGENDAS**

1. Status Report on Habitat Conservation Plan for the Delhi Sands flower-loving Fly

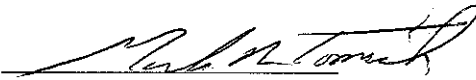
**K. COMMISSION COMMENT**

None

**L. ADJOURNMENT**

Motion and second by Commissioner Ramirez/Commissioner Preto to adjourn the meeting at 9:55 p.m.

Approved by:



Mark R. Tomich, AICP  
Development Services Director

## Minutes

### Planning Commission Workshop January 25, 2011

#### Potential Revisions of Sign Ordinance

##### Sign Code Rewrite Process

- Provide visual survey with sign photos ( "do this" and "not this")
- Input from business community (newspaper ad, invite Chamber, consult with Chamber)
- Survey other communities
- Conduct inventory of conforming and nonconforming signs

##### Changeable Copy Signs

- Digital face signs and on-premise message billboards.
- Reconcile differences in "animated sign" and "changeable copy sign" definitions (Section 18.50.030).
- Protect against offpremise messages on signs.
- Possible use of changeable copy signs by offsite businesses (Dominguez Plaza)

##### Procedures/Policies

- Re-designate approval authority for sign permits (Director; DRC) allowing elevation of review authority.
- Address sign design issues (color, style, etc.)
- Clarify "substantial alteration" language for nonconforming signs (Section 18.50.130).
- Need amortization program, but sensitive to weak economy.
- Design of old signs may come back in vogue.
- Address unequal treatment, selective enforcement.
- Address intensity/brightness /glare standards for illuminated signs. Automatic night/day adjustment.
- Delete language that permits a site to have a second freestanding sign in exchange for not having window signs.

##### Additional Temporary Sign Standard Modifications to Assist in Business Promotion

- Permit "sandwich board" signs on private property, adjacent to businesses on a temporary basis (2 years).
- Pennants, banners, balloons, flexible graphics or similar advertising paraphernalia subject to a temporary sign permit.

- Allow illumination of temporary signs by existing fixtures only.
- Expand time duration of display periods for temporary signs from three thirty-day periods per year to greater periods (Christmas season, 90 day periods, 4 months, seasonal).
- Consider expansion of City's off-premise kiosk sign program to allow institutions; sale to businesses.

### Wall Signs

- Establish 24-inch maximum letter height for small buildings/non-anchor tenants (possible maximum of 100 lineal feet);
- Add distinction between tenant identification sign and building identification sign.
- Delete "percentage of wall" standard for determining maximum sign area and replace with maximum based on lineal feet. Establish a maximum size for wall signs.
- Clarify standards pertaining to painted wall signs.
- Clarify distinction between painted signs and murals.
- Address use of trademark logos (for chain stores) and graphics.
- Restrict window signs.
- Require permanent sign (banners may not be placed in lieu of)

### Freestanding signs

- Address tenant panel signs (for buildings with only building identification signs)
- Clarify standards for measurement of sign height.
- Reconcile inconsistencies in pole sign standards.
- For freeway oriented freestanding signs, re-evaluate the minimum letter height standard of 24-inches and maximum letter height standards of 48-inches.
- Continue to restrict freeway oriented freestanding sign standard to sites with minimum of 150 ft. freeway frontage.
- Increase maximum freestanding sign area from 50 square feet to [size as specified by Planning Commission).
- Illumination of "City of Colton" on signs.
- Coordinate freeway signs with CalTrans.