



CITY OF COLTON
PLANNING COMMISSION SPECIAL MEETING MINUTES
Tuesday, October 25, 2011

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

A. CALL TO ORDER.

At 6:30 p.m. Chairperson Mitchell called the meeting to order.

B. ROLL CALL

Commissioners Present:
Chairperson Gary Mitchell
Vice-Chair Richard Prieto
Angel Delgado
Thomas Archuleta
Joe Perez III
Cynthia Ramirez
Frank Navarro

Staff Present:
Mark Tomich, Development Services Director
Jay Jarrin, Senior Planner
Rahssan Tilford, Deputy City Attorney

Absent (Excused):
None

C. INVOCATION

Chairperson Gary Mitchell led the invocation.

D. PLEDGE OF ALLEGIANCE

Commissioner Thomas Archuleta led the Pledge of Allegiance.

E. ORAL COMMUNICATION

Gary Grossich gave acknowledgement and appreciation of recent action on business A-Frames signs. He would also like the Commission to visit campaign signs.

Anthony Diaz Rodriguez asked to speak with the Police Department. Staff walked Mr. Rodriguez to the Police Department counter.

F. WORKSHOP ON GENERAL PLAN UPDATE

Continued from Planning Commission Meeting September 27, 2011

Mr. Tomich provided a Powerpoint presentation showing exhibits of existing General Plan Land Use Plan and the proposed plan side by side for parts of the city to solicit input.

The following members of the audience spoke:

- Gary Grossich
- Jose Olivar

The Planning Commission discussed possible modifications to designations proposed for specific areas on the draft land use map listed on the attached sheet. In addition, the following items were discussed:

Regarding the General Plan Document:

- General plan text should reflect a policy to encourage assemblage of small lots into viable parcels for future development citywide, but particularly in the Downtown.
- Suggestion for general policy that all new development shall be compatible with existing development in immediate vicinity.
- Provide a hallmark policy regarding neighborhood preservation.
- Request for exhibit of vacant, unimproved properties within the City, possible inclusion in the GP Tech Appendix.
- Concerns regarding nonconforming buildings on undersized R-1/R-2 lots in South Colton and Pennsylvania area: If homes burn down, they may not be allowed to rebuild due to substandard lot size. Want to consider options, such as General Plan overlay zone or policy, to allow rebuild rights for these circumstances so as not to disenfranchise existing residents.
- Concerns regarding how second units should be addressed in the General Plan – especially unpermitted second units. Suggest GP policy to address this (e.g., “work with owners of existing unpermitted second units to bring the units into compliance with City codes and standards.”).

General comments regarding the land use map:

- Consideration of properties within the Alquist-Priolo seismic safety (earthquake) zones (located in eastern part of the City) in determining viability of land uses
- Need more discussion regarding the proposed residential densities. Would like the a response to the following items

- Confirmation that densities are based on gross acres or net acres to better determine appropriate densities.
- Analysis whether proposed density for LDR of 8 du/acre is higher than existing R-1 development and whether 5 du/acre or lower is more consistent with existing densities.
- Exhibit showing what residential densities look like (e.g. 8 du/ac vs. 5 du/ac.)
- Identify certain areas at the edges of the City as “gateways” with land uses consistent with these entries into the city.

General comments regarding zoning consistency implementation:

- Consider allowing reconstruction of homes on undersized lots with nonconformities on R-1/R-2 zone properties in South Colton and Pennsylvania areas.
- Consideration of land use designation in the context that the existing code is pyramidal (meaning higher-intense zones allows uses allowed in less intense zones) and whether a new code will have precise allowable land uses for each zone, thereby restricting or prohibiting land uses from certain zones.
- Consider adding an overlay to identify industrial areas adjacent to residential areas to require discretionary approvals are required for any use. This would provide more control to be rezoned with the Sensitive Development Area (SDA) overlay (CMC 18.30) already in the Code.
- Consider allowing for “PID, Planned Industrial District” within the IP designation specific ‘business park’ standards to encourage similar development as at Cooley Ranch area and Sierra Gateway park in Fontana (generally Slover & Etiwanda).

Regarding the land use designations:

- Remove the term “amendment” from references to areas that will remain “SP, Specific Plan” under the current West Valley Specific Plan.
- Consider adding a new designation “Regional Commercial” to specify commercial areas with regional draw (in contrast to Neighborhood Commercial and General Commercial).
- Add “assisted living” to text of Residential Overlay description.
- Consider limiting “Mixed Use – Neighborhood” along Colton Avenue to only lots with direct access to Colton Avenue.

- Consider adding an overlay or special designation (to allow for future specialty zone) to address properties in the South Colton and Pennsylvania Area with special needs due to undersized lot area and nonconformities to R-1/R-2 zone standards to allow reconstruction in the case of destruction of homes.

G. DIRECTOR REMARKS/REVIEW OF CITY COUNCIL AGENDAS

Requested that Planning Commission meet on both November 8th and 22nd due to number of projects in the pipeline, and that the Commission will likely meet only once next month (December 13th) due to the fourth Tuesday scheduled for December 27th. The Commission concurred with this request.


H. COMMISSION COMMENT

- Appreciation of last City Council Meeting (October 18, 2011) including recognition of Anthony Rodriguez.
- Appreciation for City response to recent train derailment incident.
- Appreciation for staff work related to General Plan Workshop.
- Vice-Chair Prieto voiced a complaint on the sawdust pertaining to Pico Rivera Pallet (sawdust in adjacent neighborhood).
- Residents should be careful during Halloween.
- Commissioner Navarro attended recent Helping Hands presentation and was impressed, encourages others to attend.

I. ADJOURNMENT

At 10:40 p.m., the Planning Commission Regular Meeting was adjourned in memory of Frank D'Arcy.

Approved by:



Mark R. Tomich, AICP
Development Services Director

COMMENTS ON SPECIFIC AREAS ON THE DRAFT LAND USE PLAN

Area 1 - Western Colton

- Pepper at I-10 should be designated a “gateway” to the City, through overlay or symbol placed on land use map.
- West side of Meridian midblock between San Bernardino & Randall (Area 1B). Proposed: RE to LDR. Questions regarding change to LDR instead of more consistent VLR.

Area 2 – Downtown

- Industrial corridor generally between C Street & Mill, Pennsylvania & Bordwell/7th (Area 2B)- concern about existing Light Industrial land uses along Laurel, Pennsylvania and nearby streets due to proximity of residential neighborhoods. Consider Planned Industrial District (PID) or Sensitive Development Area (SDA) overlay.
- Downtown (Area 2A). Consider extending boundaries to create a rectangular area for the Mixed Use area to include all lots between railroad to the west (including LI area for sugar railroad depot at northwest corner of H Street & 6th Street), Valley Bl to the south, C Street to the north, and 12th Street to the east.
- Area between Pennsylvania and railroad to the east between valley and C Street. Proposed: change from SP-MU/BP to IP. Possibly designate area as a “Sensitive Development Area.”

Area 3 –Mount Vernon

- Area north of Lytle Creek Channel (Area 3A), west of Mt. Vernon and south of Citrus St.. Proposed: change from Mixed Use to General Commercial with Residential Overlay. Should allow for vertical mixed use. Discussion of allowing vertical mixed use with densities consistent with Downtown Mixed Use (30 du/acre). Proposed MU-neighborhood has densities too low. Need to check if residential overlay allows for vertical mixed use in addition to all one-use and horizontal mixed use.
- SEC Colton / Harbor (Area 3D) – Proposed: change from LI/IP to IP with Residential overlay. Discussion of not permitting any industrial development and change to LDR, MDR, or HDR, or OS since lot at extreme end is located in Alquist-Priolo zone. If OS is proposed for possible park, driveway should loop so it does not dead end to allow easy surveillance. Consider removal of Residential Overlay which allows higher densities.
- SWC Olive & Citrus – Proposed: No change –HDR to HDR. Confirm whether Alquist-Priolo Fault zone cross lot and confirm existing land use to determine if non-residential designation is more appropriate.

Area 4 – Fairway Drive

- Area in vicinity of Fairway Drive & 1-10 Freeway between Santa Ana River and creek to the west (Area 4A)– Proposed: IP/OS to IP. Discussion that conversion of County-owned land from open space to Industrial Park will add value to the property. Discussion of possible Regional Commercial designation or overlay

due to freeway visibility and/or apply PID instead of IP.

- Area at southeast corner of Mt Vernon and I-10 Freeway accessible via an underpass. Proposed: no change: HI to HI. Consider commercial land use due to freeway visibility.

Area 5 – Cooley Ranch

- Industrial areas along Steele Rd and Coley Drive (Area 4B). Proposed: PC & SP to IP. Consider PID, Planned Industrial District.

Area 6 – La Loma Hills Area

- Southwest corner of La Cadena and Santa Ana River (Area 6A). Proposed: No change (IP to IP) - consider designations to accommodate possible alternate use.
- Pellessier Ranch/ Roque. Area east of La Cadena & Rosedale boundary between existing RE and LDR (Area 6C). – proposed change of LDR to MDR. The topography of this area should be examined to determine whether it would be better planning to base the land use category boundaries on topography rather than parcel lines.
- Area (multiple lots) on southwest side corner of La Cadena & La Loma (to Rosedale) including all lots south to the projected line of the adjacent HDR area on Berkeley Ct (Area 6D). Proposed- change from IP to HDR with a proposed pocket of GC (2531 S la Cadena) - Commissioners prefer to prohibit high density residential adjacent to single-family neighborhoods.

The following changes were discussed:

- Southwest corner of La Cadena & La Loma (at approximate depth of existing lot at 2531 S La Cadena) extending down to south lots to change to Neighborhood Commercial (NC).
- Southeast corner of Rosedale & La Loma (at approximate depth of existing lot at 2531 S La Cadena) extending down to south lots to change to LDR.
- Area (multiple lots) on northwest side corner of La Cadena & Maryknoll (to Rosedale) including all lots north to the projected line of the adjacent HDR area on Berkeley Ct (Area 6D). Proposed change from IP to HDR with corner lot to remain GC. Change to HDR with Residential Overlay.
- Areas (three) north, west, and east of the I-215/Iowa intersection – Proposed: I-P to I-P (no change) (Area 6D) Discussion on advantage of possible General Commercial land use designation to address freeway access or allowing existing industrial uses to remain. Discussion of northern boundary of change for area north of intersection – whole block of mid-block.

Area 7 – Agua Mansa Area

- Industrial areas along Rancho Ave (Area 8B)- Apply SDA overlay due to proximity to residences.

Area 8 – South Colton

- Residential area in South Colton (Area 8A) – proposed change from MDR to

LDR. Due to undersized lots, existing lots may have densities exceed the 8 du of LDR. Concerns regarding substandard lots: If homes burn down, they may not be allowed to rebuild due to substandard lot size. A policy was suggested to allow rebuild rights for these circumstances so as not to disenfranchise existing residents.

- South side mid-block of M Street between Fogg and 11 St (460 East M Street) Proposed change from GC to LI. Change to LDR.
- West side of La Cadena between Congress and Fogg-proposed change from LDR to MDR (Area 8B)- Why changed?
- West side of Fogg St between M Street and Congress (Area 5A). Apply SDA overlay due to proximity to residences. This includes:
 - Southwest corner of Fogg St & M Street and Congress. Proposed change from HI to LI.
 - City-owned lots mid-block on west side of Fogg St between M Street and Congress. Proposed change from LI to PF.
 - Northwest corner of Fogg St & Congress. Proposed change from MD to LI
 - Lot midblock on north side of Congress, west of Fogg Street. Proposed change from MD to HI.