

# CITY OF COLTON

## PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324

**REGULAR MEETING – Tuesday, March 10, 2026 – 5:30 P.M.**

Colton - PC Agenda\_03-10-2026\_Final

Documents:

[COLTON - PC AGENDA\\_03-10-2026\\_FINAL.PDF](#)

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIENCE
- D. APPROVAL OF MEETING MINUTES

Documents:

[COLTON - PC DRAFT MEETING MINUTES 02-24-2026.PDF](#)

- E. PUBLIC COMMENTS
- F. TRAINING SESSIONS

1. STATEMENT OF ECONOMIC INTEREST – FORM 700 – BY DEPUTY CITYCLERK TRAINING.

G. PUBLIC HEARING:

- 1. FILE INDEX NUMBER: DAP26-0002 Burlington Sign

**APPLICANT:** Jessica Ortega, Permits Secured for Burlington

**PROPERTY LOCATION:** 1133 N. Mt. Vernon Avenue

**REQUEST: Major Variance** to allow for an increase of the double line height from 3' to 9'-3.5" for a wall sign, and to allow for one additional secondary sign from the maximum of two (2) secondary signs on the front elevation of an existing 20,264 square foot retail store within a shopping center on property measuring approximately 2.25 acres located in the C-2 (General Commercial) Zone.

**ENVIRONMENTAL DETERMINATION:** The proposal is exempt under CEQA, Article 19, Section 15311, Class 11 (Accessory Structures). This section pertains to construction or replacement of minor structures accessory to (appurtenant to) existing commercial facilities including on-premise signs.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission adopt

Resolution titled:

**RESOLUTION NO. R-04-26 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A MAJOR VARIANCE TO ALLOW FOR AN INCREASE OF THE DOUBLE LINE HEIGHT FROM 3' TO 9'-3.5" FOR A WALL SIGN, AND TO ALLOW FOR ONE ADDITIONAL SECONDARY SIGN FROM THE MAXIMUM OF TWO (2) SECONDARY SIGNS ON THE FRONT ELEVATION OF AN EXISTING 20,264 SQUARE FOOT RETAIL STORE WITHIN A SHOPPING CENTER ON PROPERTY MEASURING APPROXIMATELY 2.25 ACRES LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX: DAP26-0002).**

Documents:

[ITEM G-1\\_STAFF REPORT\\_DAP26-0002\\_VARIANCE\\_BURLINGTON.PDF](#)

H. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

I. COMMISSION COMMENTS

J. ADJOURNMENT Next Scheduled Meeting: Tuesday, March 24, 2026

**Documents Related to Open Session Agendas (SB 343).** Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 7:30 am to 5:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324. The meeting will be an in-person meeting and comments via telephone or zoom will not be available.

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**CITY OF COLTON PLANNING COMMISSION AGENDA**

**650 NORTH LA CADENA DRIVE, COLTON, CA 92324 REGULAR MEETING**

**Tuesday, March 10, 2026 at 5:30 P.M.**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. APPROVAL OF MEETING MINUTES**

February 24, 2026, Draft Planning Commission Minutes

**E. PUBLIC COMMENTS**

**F. TRAINING SESSIONS:**

**1. STATEMENT OF ECONOMIC INTEREST – FORM 700 – BY DEPUTY CITY CLERK TRAINING.**

**G. PUBLIC HEARING:**

**1. FILE INDEX NUMBER: DAP26-0002**

**Burlington Sign**

**APPLICANT:** Jessica Ortega, Permits Secured for Burlington

**PROPERTY LOCATION:** 1133 N. Mt. Vernon Avenue

**REQUEST:** **Major Variance** to allow for an increase of the double line height from 3’ to 9’-3.5” for a wall sign, and to allow for one additional secondary sign from the maximum of two (2) secondary signs on the front elevation of an existing 20,264 square foot retail store within a shopping center on property measuring approximately 2.25 acres located in the C-2 (General Commercial) Zone.

**ENVIRONMENTAL DETERMINATION:** The proposal is exempt under CEQA, Article 19, Section 15311, Class 11 (Accessory Structures). This section pertains to construction or replacement of minor structures accessory to (appurtenant to) existing commercial facilities including on-premise signs.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution titled:

**RESOLUTION NO. R-04-26 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A MAJOR VARIANCE TO ALLOW FOR AN INCREASE OF THE DOUBLE LINE HEIGHT FROM 3’ TO 9’-3.5” FOR A WALL SIGN, AND TO ALLOW FOR ONE ADDITIONAL SECONDARY SIGN FROM THE MAXIMUM OF TWO (2) SECONDARY SIGNS ON THE FRONT ELEVATION OF AN EXISTING 20,264 SQUARE FOOT RETAIL STORE WITHIN A SHOPPING CENTER ON PROPERTY MEASURING APPROXIMATELY 2.25 ACRES LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX: DAP26-0002).**

|                                |
|--------------------------------|
| <b>Commissioners:</b>          |
| Richard Prieto, District 1     |
| Aдриanna Escarcega, District 2 |
| Letitia Baden, District 3      |
| Bruce McKillop, District 4     |
| Gary Grossich, At Large        |

**H. DIRECTOR’S REMARKS/REVIEW OF CITY COUNCIL AGENDAS**

**I. COMMISSION COMMENTS**

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# CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –TUESDAY, FEBRUARY 24, 2026 – 5:30 P.M.

**A. CALL TO ORDER 5:30 PM**

**B. ROLL CALL**

**Present**

Richard Prieto  
Adrianna Escarcega  
Leticia (“Tish”) Baden  
Gary Grossich  
Bruce McKillop

**Commission Absent:**

None

**Staff Present:**

Heidi Duron, Development Services Director  
Carlos Campos, City Attorney from BB&K  
Mario Suarez, AICP, Planning Manager  
Steve Gonzales, Associate Planner

|                                |
|--------------------------------|
| <b>Commissioners:</b>          |
| Richard Prieto, District 1     |
| Adrianna Escarcega, District 2 |
| Letitia Baden, District 3      |
| Bruce McKillop, District 4     |
| Gary Grossich, At Large        |

**C. PLEDGE OF ALLEGIENCE** Led by Gary Grossich

**D. APPROVAL OF MEETING MINUTES**

January 13, 2026, Draft Planning Commission Minutes

Motion and second by Commissioner McKillop / Commissioner Grossich as amended correcting public comments.

**Roll Call vote: Ayes: 5 Noes: 0 Absent: 0 Abstain: 0**

**E. PUBLIC COMMENTS - None**

**F. TRAINING SESSIONS:**

- 1. STATEMENT OF ECONOMIC INTEREST – FORM 700 – BY DEPUTY CITY CLERK TRAINING. – Continued to March 10, 2026**
- 2. THE PLANNING APPLICATION FOR ZONING ENTITLEMENTS – HOW TECHNICAL CAN YOU GET? TRAINING FROM PAM STEELE, PRINCIPLE WITH MIG AND DIRECTOR OF THE RIVERSIDE OFFICE**

Training completed by Pam Steele as Introduced by Director Duron.

## G. PUBLIC HEARING:

### 1. FILE INDEX NUMBER: DAP25-0047

### 2025 ADU Ordinance Amendment

**APPLICANT:** City-initiated

**PROPERTY LOCATION:** City-wide

**REQUEST:** **Zoning Text Amendment** to modify various provisions of Title 18, Section 18.48.150 of the Colton Municipal Code related to Accessory Dwelling Units (ADUs) and Junior ADUs.

**ENVIRONMENTAL DETERMINATION:** Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

Presented by: Steve Gonzales, Associate Planner

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution titled:

**RESOLUTION NO. R-03-26 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA (FILE INDEX NO. DAP25-0047)**

**PUBLIC COMMENTS:** None

Various Commission Member questions concerning deed restrictions, owner occupied requirement, and clarification of recent changes were answered to by the Planning Staff and City Attorney.

Motion and second by Commissioner McKillop/ Commissioner Grossich as amended by staff.

**Roll Call vote: Ayes: 5                      Noes: 0                      Abstained: 0                      Absent: 0**

## H. DIRECTOR’S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

- Happy New Year, welcome back!
- Upcoming City Council meetings
  - January 20, 2026 – Update to ADU Ordinance Urgency Ordinance
  - February 3, 2026 - IDI Agua Mansa Logistics actions including reapproval of project zoning entitlements.
  - February 17, 2026 – 2021-2029 Housing Element Rezonings, ADU Ordinance
- Thanked the Planning Commission for all the work on the Housing Element.
- March 3, 2026, City Council also include adopted local 2025 CEQA Guidelines
- March 17, 2026, the ADU Ordinance and Annual Housing Element Report are scheduled.
- Projects will continue to move forward.

## I. COMMISSION COMMENTS

### COMMISSIONER RICHARD PRIETO

- Thanked staff
- Supports contacting staff with questions.

### COMMISSIONER ADRIANNA ESCARCEGA

- Thanked Pam Steele for the presentation.
- Glad to be back and looking forward to the new year.

### COMMISSIONER LETITIA BADEN

- None

### COMMISSIONER BRUCE McKILLOP

- None

### COMMISSIONER GARY GROSSICH

- Thanked staff for bringing Pam Steele out for training.
- Noted it is okay to contact staff on questions about agenda items and encouraged as presented by Ms. Steele.
- Glad to be back and get back to it.
- Requested a presentation from Economic Development on future projects.
- Requested being considered as part of the budget to support staff in their efforts.
- Thanked staff and Happy New Year!

## J. ADJOURNMENT

Motion Vice Chair Grossich and second by Commission Member Baden

Meeting adjourned at 6:24 pm

**Next Scheduled Meeting: Tuesday, February 9, 2026**

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Planning Commission Secretary  
Heidi Duron, MPA  
Development Services Director

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# Planning Commission Staff Report

City of Colton  
Development Services Department

**MEETING DATE:** March 10, 2026

**FILE INDEX NUMBER:** DAP26-0002

**APPLICANT:** Jessica Ortega, Permits Secured (for Burlington)

**PROPERTY OWNER:** Highpoint Properties, LP

**REQUEST:** **Major Variance** to allow for an increase of the double line height from 3' to 9'-3.5" for a wall sign, and to allow for one additional secondary sign from the maximum of two (2) secondary signs on the front elevation of an existing 20,264 square foot retail store within a shopping center on property measuring approximately 2.25 acres located in the C-2 (General Commercial) Zone.

**ACTIONS:**

**APPLICATION FILED:** 02/24/26

**APPLICATION REVIEW COMMITTEE:** N/A

**PLANNING COMMISSION:** 03/10/2026; **Decision** \_\_\_\_\_.

**ENVIRONMENTAL DETERMINATION:** Exempt under CEQA, Article 19, Section 15311, Class 11 (Accessory Structures). This section pertains to construction or replacement of minor structures accessory to (appurtenant to) existing commercial facilities including on-premise signs.

**PROPERTY INFORMATION:**

1. Location: 1133 N, Mt. Vernon Ave., APN: 0161-212-28
2. Lot Size: 2.25 acres
3. Existing Land Use: Multiple-tenant shopping center
4. General Plan Land Use Designation: General Commercial
5. Zoning: C2 (General Commercial)
6. Surrounding Properties:

|       | Existing Land Use | Zoning  | General Plan Land Use                             |
|-------|-------------------|---|---|
| North | Residential       | C-1 (Neighborhood Commercial) & R-1 (Low Density Residential) | Neighborhood Commercial & Low Density Residential |
| South | Commercial        | C-1 (Neighborhood Commercial)                                 | Neighborhood Commercial                           |
| East  | Commercial        | C-1 (Neighborhood Commercial)                                 | Neighborhood Commercial                           |
| West  | Residential       | R-1 (Low Density Residential)                                 | Low Density Residential                           |

**Building Permit Actions**

9-24-2015 B00-030-976 – 3 wall mounted signs  
8-10-2020 B00-036-957 – 3 wall mounted signs

**Past Planning Actions**

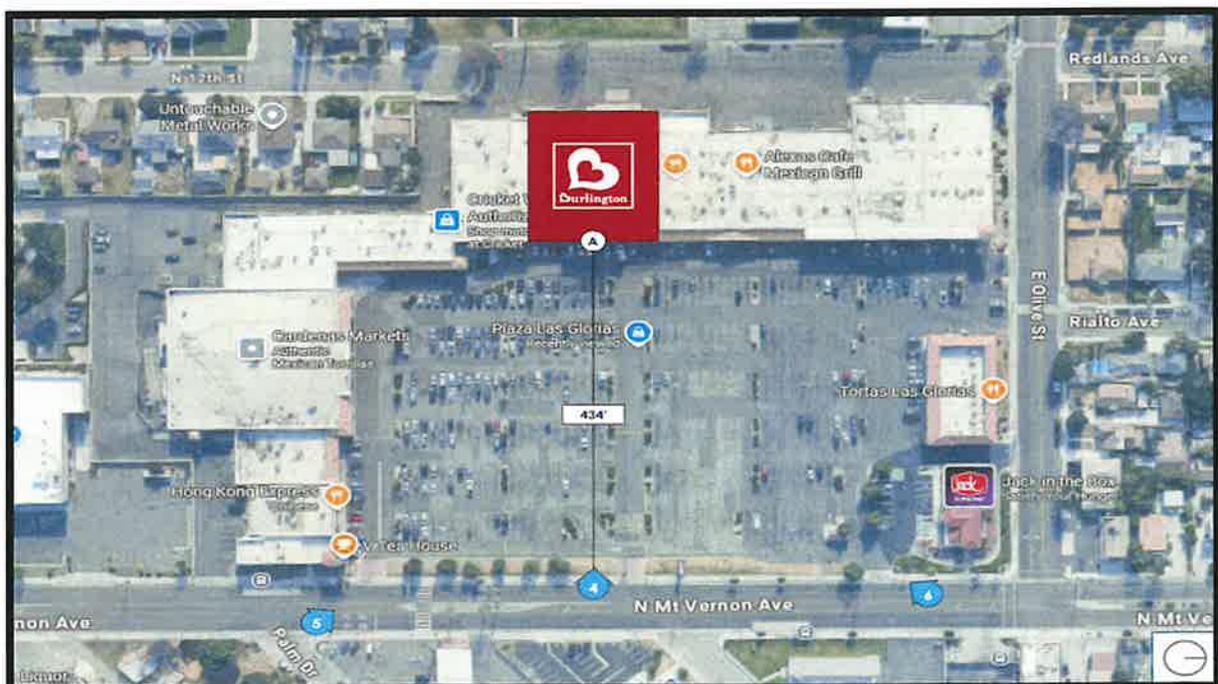
11-13-1990 DS-68-90 – Sign Program for Plaza Las Flores approved by Planning Commission  
7-9-1991 DS-30-91 – Variance to allow 4’ high letter for Special Major Anchor Tenant Sign (SMATS)  
4-14-1992 DSV-9-92 – Variance to allow 2 additional secondary signs for Major Anchor Tenant Sign (MATS) within Plaza La Glorias Sign Program approved by Planning Commission  
6-9-2015 DAP-001-213 – Variance for maximum number, sign area, and letter height wall mounted signs for tenant space in Plaza Las Glorias Sign Program approved by Planning Commission – Resolution: R-11-15

**BACKGROUND/PROPERTY DESCRIPTION**

The subject property is a multiple-tenant shopping center known as Plaza Las Glorias. The shopping center consists of three buildings – a main building with a total of about 30 tenant spaces including two large tenants (Cardena’s food market and the subject site - a new Burlington clothes store) with frontages more than 100 feet, a pad building shared by multiple tenants, and a detached fast food restaurant building (Jack in the Box) with a drive-through lane. The main building and pad building share a Spanish-theme architecture.

The subject tenant space at 1133 N Mount Vernon is located in the center of the main building between other in-line tenant spaces. The subject tenant space has a frontage of 136’ and a floor area of 20,264 square feet. It was previously occupied by Rite Aid and is currently vacant.

**Project Location**



### **Plaza Las Glorias Shopping Center Uniform Sign Program**

The shopping center has a sign program, approved by the Planning Commission in 1990 and later amended in 1991. The sign program includes provisions for wall-mounted tenant signage and tenant identification panels on a freestanding multi-panel sign along the street (Mt Vernon Avenue). Wall-mounted signs were to be placed within a horizontal sign fascia band on storefronts, with individual letters and logos. The proposed request will not modify the sign program but will allow for a one time Variance for these specific signs. As indicated on page 1.3 of the sign program, *“Tenant necessitating a larger signage than standard guidelines established in the Sign Program and City of Colton Sign Code may request to City of Colton Planning Department for Modification of Uniform Sign Program or Variance.”* (See attachment 1)

### **PROPOSAL**

The applicant, Burlington, is requesting approval of a major Variance for the deviation from the sign program sign regulations, to allow for an increase of the letter height for a double line from 36” to 111.5” (9’-3.5”) and to allow for one additional secondary sign from the maximum of two (2) secondary signs on the front elevation resulting in a modification to the sign program.

The proposed *“Burlington”* wall sign (internally illuminated individual channel letters) to be located on the front of the building will not meet the sign program standards for the following reason: The proposed letter height for a double line of 111.5” exceeds the maximum height allowed of 36”.

### **Proposed Sign**



This proposed sign measures approximately 257 square feet and meets the allowable sign area of a maximum of 3 square feet per linear foot of lease store footage for a Major Anchor Tenant Sign (MATS) for the “Plaza Las Glorias” center.

The applicant is also proposing 3 additional secondary signs at the front of the store. Two of the signs that read *“Burlington”* will be plaque type signs, not illuminated, measure 6 square feet and will be located on each column that frame the front entrance to the store. The third sign that also reads *“Burlington”*, will be illuminated, measures 5 square feet and will be located under the canopy directly above the front entrance to the store. The proposed additional secondary signs will not meet the sign program standards for the following reason: A

maximum of only two (2) secondary wall signs are permitted and the proposal is for three (3) secondary wall sign on the store frontage.

**List of Deviations:**

**Sign Program – Major Anchor Tenant Sign:**

1. **Wall sign letter height.**  
*Maximum of 36” letter/logo total height for single line or double line.*
  
2. **Secondary Sign.**  
*Maximum of 2 additional secondary signs.*

**ANALYSIS**

**DEVELOPMENT STANDARDS COMPLIANCE TABLE – Plaza Las Glorias Sign Program: Major Anchor Tenant Sign (MATS)**

| <b>Standard</b>     | <b>Allowed</b>   | <b>Proposed</b>        | <b>Conformance</b>     |
|---------------------|--|------------------------|------------------------|
| Letter/Logo Height: | Maximum of 36’ letter/logo total height for single or double line. | 111.5” on double lines | No, Variance requested |
| Secondary Sign      | Maximum 2 additional secondary signs                               | 3 secondary signs      | No, Variance requested |

**Applicant’s Findings.** The applicant has provided findings in support of the deviations. In summary, the applicant states that the deviations to allow the proposed signs should be approved due to the following:

1. The primary display (main frontage sign) shown with a 36” max letter height is not proportionate to the façade upon which it will be placed. Additionally, the tenant’s brand logo primarily utilizes lowercase letters, which creates a significant amount of unused active sign area. As a result, a larger overall sign area is required to achieve proportional visibility and legibility equivalent to that of tenants with more compact or uppercase logos.
  
2. The sign height limitation of 36’ creates a practical hardship due to the site conditions that significantly reduce sign visibility from the public right-of-way. The tenant’s building frontage is set back 434 feet from Mt. Vernon Ave., creating a substantial viewing distance that naturally diminishes legibility for passing motorists. In addition, the building frontage is completely or partially obstructed by mature landscaping. As a result, the business is not able to achieve adequate identification or visibility to passing traffic.

In regard to the proposed letter height exceeding the 36’ maximum allowed height, staff is in support of the variance since the front of the building does have a significant setback of approximately 434 feet from Mt. Vernon

Avenue making the front of the building not easily visible from Mt. Vernon Avenue, thereby necessitating taller letters than normally allowed. Also, the proposed sign is within the square footage limitations for a wall sign at this location.

In the past, the Planning Commission has approved several variances for secondary signs include secondary signs for “bakery” or “pharmacy for supermarkets. Staff is in support of one (1) additional secondary sign due to the small size of the secondary signs, two that are 6 square feet and one that is 5 square feet. These signs do not give the appearance of over cluttering the front entrance and do not create a negative aesthetic look to the store.

## **FINDINGS**

Based on the entire record before the Planning Commission and all written and oral evidence presented, city staff has made the following findings for approval of the proposed Major Variance:

- 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district and neighborhood in which the property is located.*

The subject property does have exceptional or extraordinary circumstances. The storefront has a significant front setback of approximately 434 feet from the street. As a result, the proposed new retail store is located on a site with significant setbacks from the major thoroughfare of Mt. Vernon Avenue, which significantly reduces the visibility for passing motorists.

- 2. That such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.*

In this case, the Major Variance is necessary in that the proposed signage for “Burlington” is critical for their store to as visible as possible to ensure the business is successful for many years to come and also for future success of the shopping center.

- 3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located.*

The granting of the Major Variance will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located because the proposed signage is similar to signs approved for other businesses in close proximity to this site, and will be required to obtain a building permit from the City.

- 4. That the granting of such Variance will not be contrary to the objectives of the General Plan.*

The subject site is located within an area designated as General Commercial in the General Plan. Policy LU-9.7 indicates: “Explore opportunities to increase commercial amenities in underserved neighborhoods” The proposed retail store with the appropriate sign branding will help to ensure success for the future shopping center.

**ENVIRONMENTAL DETERMINATION**

The proposal is exempt under CEQA, Article 19, Section 15311, Class 11 (Accessory Structures). This section pertains to construction or replacement of minor structures accessory to (appurtenant to) existing commercial facilities including on-premise signs.

**RECOMMENATION**

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Major Variance (DAP26-0002) through adoption of attached Resolution:

**RESOLUTION NO. R-04-26 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A MAJOR VARIANCE TO ALLOW FOR AN INCREASE OF THE DOUBLE LINE HEIGHT FROM 3' TO 9'-3.5" FOR A WALL SIGN, AND TO ALLOW FOR ONE ADDITIONAL SECONDARY SIGN FROM THE MAXIMUM OF TWO (2) SECONDARY SIGNS ON THE FRONT ELEVATION OF AN EXISTING 20,264 SQUARE FOOT RETAIL STORE WITHIN A SHOPPING CENTER ON PROPERTY MEASURING APPROXIMATELY 2.25 ACRES LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX: DAP26-0002).**

  
\_\_\_\_\_  
Prepared by:  
Steve Gonzales, Associate Planner

  
\_\_\_\_\_  
Reviewed by:  
Mario Suarez, AICP, Planning Manager

  
\_\_\_\_\_  
Approved by:  
Heidi Duron, Development Services Director

Attachments:

1. Existing Sign Program: Section-Major Anchor Tenant Sign (MATS)
2. Planning Commission Resolution No. R-04-26
3. Sign Plan/hardship document

Existing Sign Program – Major Anchor Tenant Sign (MATS)

# **Attachment 1**

# Tenant Signage Design Guidelines

The purpose of establishing these designs guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, is required. Tenant individual signs should incorporate a diversity of sign styles, icons, and materials.

## A. Materials

Tenant signage should incorporate the following acceptable materials subject to City approvals.

- All tenant signs shall consist of individual channel letters and/or logos.
- Approved signs to be fabricated from minimum .063 aluminum pan channel construction.
- Illumination to be LED.

## B. Illumination

Tenant signage should incorporate one or more of the following Lighting methods subject to Landlord and City approval:

- Reverse/Halo illumination
- Silhouette illumination
- Fiber optics
- Individually internal L.E.D. illumination

## C. Placement and Position

Tenant signage should be aligned along the existing horizontal sign fascia band, including signs along the rear (west) face.

## D. Sign Colors and Finishes

All tenants color must be approved by the Landlord, Governing Agencies and City prior to fabrication. To assist in achieving a

harmonious blend of colors throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.

## E. Typestyles and Logos

The use of logos and distinctive typestyles are encouraged for all Tenant signs. Tenants may adapt established typestyles and logos. Logos are permitted and must be architecturally compatible with the building elevations and approved by Landlord.

## F. Sizes and Quantities

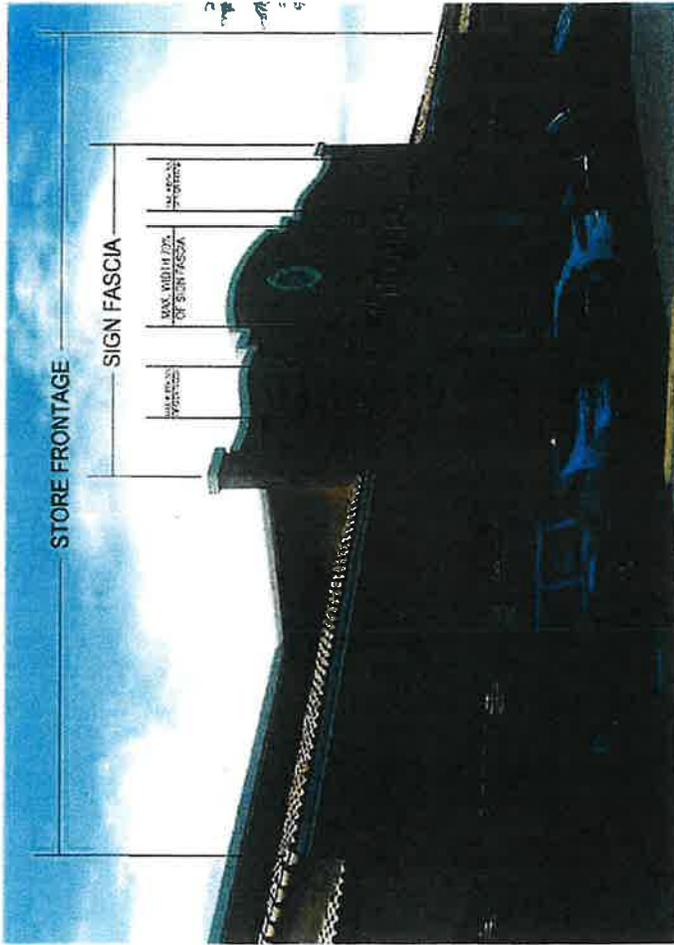
Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding, the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

All signs which do not meet the requirements of this sign program and City of Colton Sign Code but which have been previously approved by the City and issued permits can remain unless a substantial alteration to sign is made.

Tenant necessitating a larger signage and/or multiple signs than standard guidelines established in this Sign Program and City of Colton Sign Code may request to City of Colton Planning Department for Modification of Uniform Sign Program or Variance with Landlord approval.

DAP-001-213





**MATS Major Anchor Tenant Sign**

**MAJOR ANCHOR TENANT WALL ELEVATION**

- Materials:** Tenant signage to consist of individual channel letters and optional logo fabricated from min. 0.050 aluminum with 3/16" translucent pigmented acrylic faces. (See Design Guidelines, Page 1.4)
- Allowable Sign Area:** The surface area of sign shall be maximum of 3 sq. ft. per linear foot of lease store frontage.
- Allowable Sign Location:** Tenant at building corner lease space can have signs on both sides of frantage and if Tenant's lease space has 3-public frontage, Tenant can have signs on 3 sides.
- Sign Height:** Maximum sign height shall not exceed 36". Signage may be single or double lines spread to multiple signs on the same fascia.
- Secondary Sign**
- Letter/Logo Height:** Sign Variance for 2 additional secondary signs (File Index No.: DSV-9-92) approved by Planning Commission on 4-14-1992.
- Sign Length:** Maximum of 36" letter /logo total height for single line or double line.
- Colors:** Maximum of 70% of width of leasable store frontage.
- Typeface:** Tenant's choice with Landlord approval.
- Illumination:** Tenant's choice with Landlord approval.
- Installation:** Channel letter & logo must be individual internally illuminated LED or indirectly illuminated by means of internal LED casting light back onto the building fascia through a clear acrylic back lense (known as "halo" illumination).
- Exception:** All façade signs must have LED illumination unless existing neon.
- Exception:** Flush to wall, with transformers located remotely.
- Exception:** All signs which do not meet the requirements of signage guide line above and City of Colton Sign Code but which have been previously approved and issued permits can remain unless a substantial alteration to sign is made.

Planning Commission Resolution No. R-04-26

## **Attachment 2**

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**RESOLUTION NO. R-04-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A MAJOR VARIANCE TO ALLOW FOR AN INCREASE OF THE DOUBLE LINE HEIGHT FROM 3' TO 9'-3.5" FOR A WALL SIGN, AND TO ALLOW FOR ONE ADDITIONAL SECONDARY SIGN FROM THE MAXIMUM OF TWO (2) SECONDARY SIGNS ON THE FRONT ELEVATION OF AN EXISTING 20,264 SQUARE FOOT RETAIL STORE WITHIN A SHOPPING CENTER ON PROPERTY MEASURING APPROXIMATELY 2.25 ACRES LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX: DAP26-0002)**

**WHEREAS**, an application (File Index No. DAP26-0002) was filed with the City of Colton by Permits Secured for Burlington (hereinafter "Applicant") for a **Major Variance** to allow for an increase of the double line height from 3' to 9'-3.5" for a wall sign, and to allow for one additional secondary sign from the maximum of two (2) secondary signs on the front elevation of an existing 20,264 square foot retail store within a shopping center on property measuring approximately 2.25 acres located in the C-2 (General Commercial) Zone (hereinafter "Subject Property"); and

**WHEREAS**, the staff report accompanying this resolution is found to be true, adopted as Findings and incorporated in this Resolution; and

**WHEREAS**, on March 10, 2026, the Planning Commission of the City of Colton held a duly noticed public hearing at which time all persons wishing to testify in connection with the application were heard and the Application was fully examined; and

**WHEREAS**, pursuant to the Guidelines for the California Environmental Quality Act ("CEQA"), the proposed project is Categorically Exempt under Article 19, Section 153011 (Accessory Structures), Class 11 of the State CEQA Guidelines.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF COLTON:**

**SECTION 1.** Based on the entire record before the Planning Commission and all written and oral evidence presented; including the staff report, the Planning Commission makes the following findings for approval of requested Variance:

- 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district and neighborhood in which the property is located.*

The subject property does have exceptional or extraordinary circumstances. The storefront has a significant front setback of approximately 434 feet from the street. As a result, the proposed new retail store is located on a site with significant setbacks from the major thoroughfare of Mt. Vernon Avenue which significantly reduces the visibility for passing motorists.

1           2. *That such Variance is necessary for the preservation and enjoyment of a substantial*  
2           *property right of the applicant.*

3           In this case, the Major Variance is necessary in that the proposed signage for “Burlington” is  
4           critical for their store to as visible as possible to ensure the business is successful for many years  
5           to come and also for future success of the shopping center.

6           3. *That the granting of the variance will not be materially detrimental to the public welfare*  
7           *or injurious to property and improvements in the zoning district and neighborhood in*  
8           *which the property is located.*

9           The granting of the Major Variance will not be materially detrimental to the public welfare or  
10          injurious to property and improvements in the zoning district and neighborhood in which the  
11          property is located because the proposed signage is similar to signs approved for other businesses  
12          in close proximity to this site, and will be required to obtain a building permit from the City.

13          4. *That the granting of such Variance will not be contrary to the objectives of the General*  
14          *Plan.*

15          The subject site is located within an area designated as General Commercial in the General Plan.  
16          Policy LU-9.7 indicates: “Explore opportunities to increase commercial amenities in underserved  
17          neighborhoods” The proposed retail store with the appropriate sign branding will help to ensure  
18          success for the future shopping center.

19          **SECTION 2.** The Planning Commission of the City of Colton, in accordance with the  
20          California Environmental Quality Act, has found that the project will not have a significant  
21          impact on the environment and is Categorically Exempt from CEQA under Article 19, Section  
22          15311 (Accessory Structures), Class 11 of the CEQA Guidelines. This section pertains to  
23          construction, or placement of minor structures accessory to (appurtenant to) existing  
24          commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise  
25          signs.

26          **SECTION 3.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the  
27          Planning Commission hereby approves the requested **Variance (File Index No. DAP26-0002)**,  
28          subject to conditions of approval listed on the attached sheet labeled Exhibit “A”.

29          **SECTION 4.** This action by the Planning Commission shall be final unless an appeal of  
30          the action is filed with the City Clerk’s office in writing, pursuant to Section 18.58.100 of the  
31          Colton Municipal Code.

32          **SECTION 5.** This land use entitlement shall become null and void if not exercised  
33          within one (1) year of this approval and the applicant has not been granted an extension of time  
34          by the Planning Commission, pursuant to Section 18.58.070 of the Colton Municipal Code.

35          **SECTION 6.** The Secretary shall certify the adoption of this Resolution.

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PASSED, APPROVED, AND ADOPTED this 10<sup>th</sup> day of March 2026.

---

Planning Commission Chairperson  
Richard Prieto

ATTEST:

---

Planning Commission Secretary  
Heidi Duron, Development Services Director

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Colton at a meeting held on March 10, 2026, by the following vote of the Planning Commission:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Planning Commission Secretary  
Heidi Duron, Development Services Director

**EXHIBIT 'A'**

1  
2 THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE  
3 CONDITIONS OF APPROVAL.

- 4 1. This approval is for a **Major Variance (DAP26-0002)** to requirements of the Sign Code  
5 to allow for an increase of the double line height from 3' to 9'-3.5" for a wall sign, and to  
6 allow for one additional secondary sign from the maximum of two (2) secondary signs on  
7 the front elevation of an existing 20,264 square foot retail store within a shopping center  
8 on property measuring approximately 2.25 acres located in the C-2 (General Commercial)  
9 Zone, as shown on plans stamped dated 3/10/26, by the Development Services  
10 Department, except as amended by the following conditions.
- 11 2. HOLD HARMLESS. The Applicant shall defend, indemnify, and hold harmless the City  
12 of Colton and its officers, employees, and agents from and against any claim, action, or  
13 proceeding against the City of Colton, its officers, employees, or agents to attacks, set  
14 aside, void, or annul any approval or condition of approval of the City of Colton  
15 concerning this project, including but not limited to any approval or condition of approval  
16 of the city council, planning commission, or development services director. The City shall  
17 promptly notify the Applicant of any claim, action, or proceeding concerning the project  
18 and the City shall cooperate fully in the defense of the matter. The City reserves the right,  
19 at its own option, to choose its own attorney to represent the City, its officers, employees,  
20 and agents in the defense of the matter.
- 21 3. Any requests for modifications, including any deviation from the approved plans and/or  
22 conditions of approval, shall be submitted to the Development Services Director for  
23 review, prior to implementation of the modification. Significant deviations from the  
24 approved plans or conditions of approval shall be subject to review and approval by the  
25 Planning Commission. The applicant requesting the modification shall supply information  
26 deemed necessary by the Director and/or Commission to make a determination.
- 27 4. This approval shall be effective unless the applicant signs an 'Acknowledgment of  
28 Conditions" form and the executed form is received by the Development Services  
Department.
5. Conditions imposed on prior approvals at the site shall remain in effect, except as  
specifically amended or superseded by these conditions.
6. Plans submitted for building plan check and construction plans shall contain an exact  
reproduction of these conditions of approval on one of its sheets.
7. Prior to the installation of any sign, a Sign Permit shall be obtained from the Development  
Services Department after applications with appropriate plans are submitted and approved  
including, where applicable, through the plan check process approved by the Building  
Division.

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8. The following signs shall be allowed in addition to all proposed signs for a new Burlington retail (1133 N. Mt. Vernon Ave.) store that meet the sign standards of the Plaza Las Glorias Sign Program with approval sign permit from Building & Safety:
- a. One (1) internally illuminated channel letter wall sign on the front elevation of the store with a maximum total double line height of 9'-3.5" and maximum 257 square feet, as shown on plans.
  - b. Two (2) plaque style non-illuminated wall signs on the front columns of the store front entrance measuring a maximum of 6 square feet, as shown on plans.
  - c. One (1) internally illuminated double-sided under canopy sign measuring a maximum 5 square feet, as shown on plans.

**BUILDING AND SAFETY DIVISION**

9. The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as city ordinances. Plans shall be submitted to the Building & Safety Division as a separate submittal.

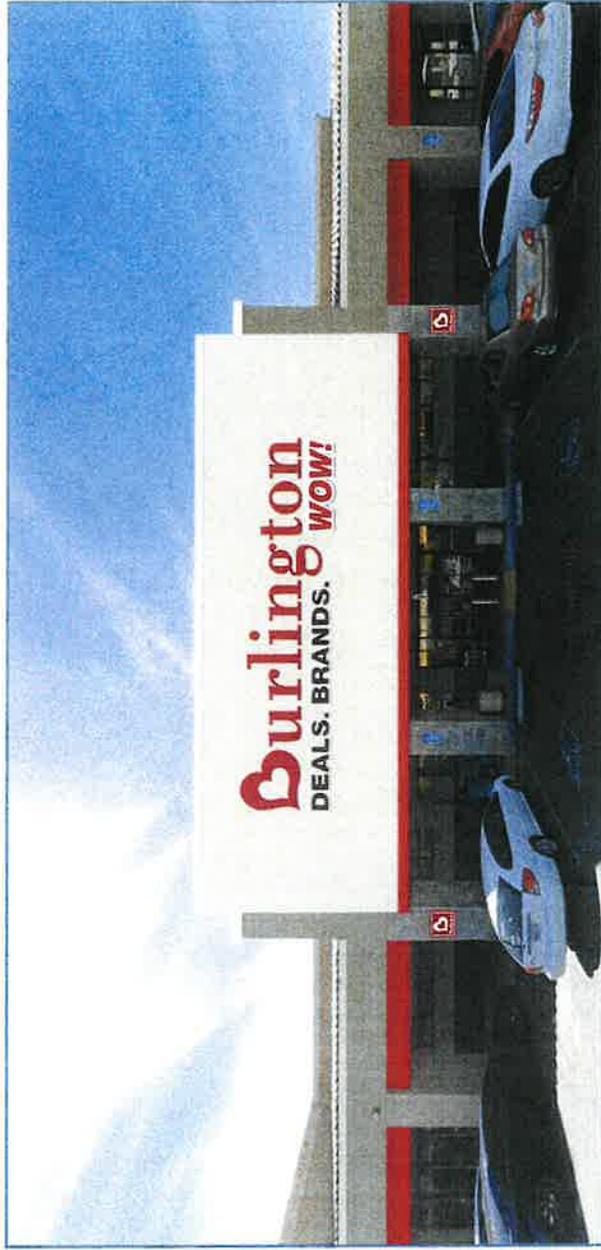
Sign Plan/hardship document

## **Attachment 3**

# EXTERIOR SIGN DESIGN

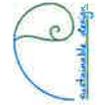
Sheet No. 1819

| INDEX                        |  |
|------------------------------|--|
| SECTION A: Program Submittal |  |
| 1. A.1.1.1                   |  |
| 1. A.1.1.2                   |  |
| 1. A.1.1.3                   |  |
| SECTION B: Massing Study     |  |
| 1. B.1.1.1                   |  |
| 1. B.1.1.2                   |  |



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Retail branding for  
the built environment



FEBRUARY 18, 2026

PROJECT: BURLINGTON  
11 5711 MARKET VILLAGE AVENUE  
BURLINGTON, VA 22071

1527 BURLINGTON 1819 0001

**SECTION I:**

**PLANNING SUBMITTAL**

- Site Plan
- Building Signs
- Sign Construction Details

| KEY                 |             |             |             |
|---------------------|-------------|-------------|-------------|
| SP-001              | SP-002      | SP-003      | SP-004      |
| Sign                | Sign        | Sign        | Sign        |
| 405 Sq. Ft.         | 257 Sq. Ft. |             |             |
| BUILDING SIGN TOTAL |             | 405 Sq. Ft. | 257 Sq. Ft. |

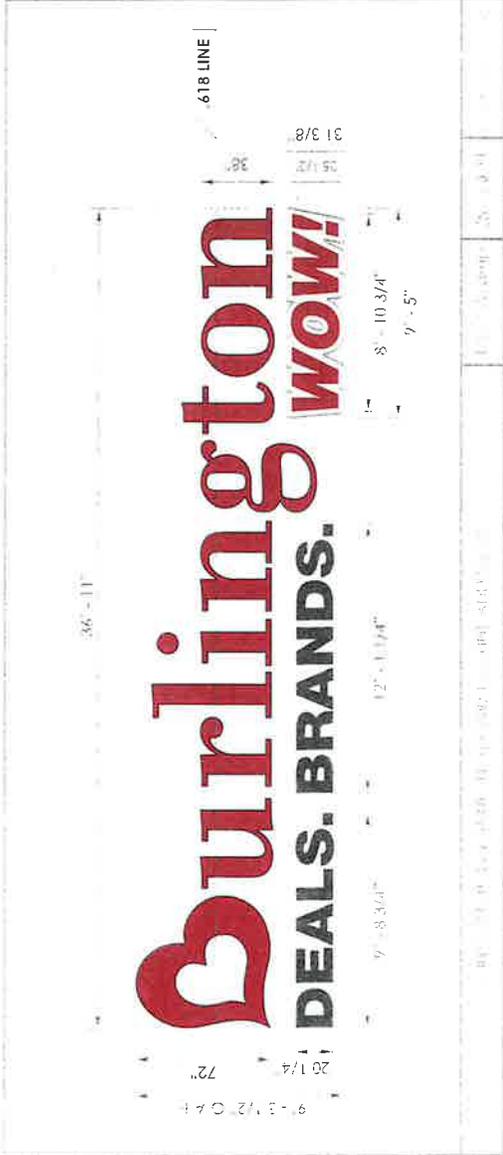
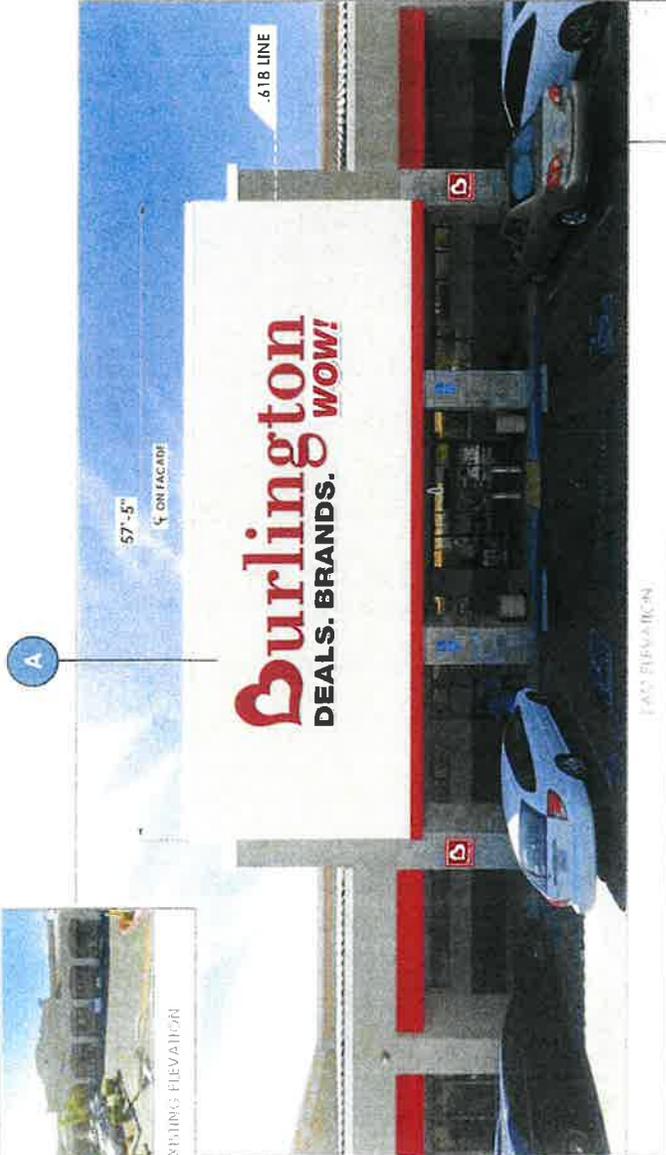
Sign height size not to exceed 36" for two-line signage.



SITE PLAN



VICINITY MAP



| SCOPE OF WORK                 |   |
|-------------------------------|---|
| <b>Scope:</b>                 | Monitor, fabric and install externally illuminated, recessed neonatal letters and basecap. Install WOW! letters as shown.   |
| <b>Burlington:</b>            |   |
| <b>Body:</b>                  | 5" deep fabricated aluminum with 1/4" return and 1/2" interior metal surfaces to be white. 3/16" x 3/16" Trade E-then a metal surface to be black. install flush.   |
| <b>Faces:</b>                 | 3/16" fabricated with 1/4" return with 1/4" and 1/2" on 1/4" return. Color: PMS 207 applied. The 1/4" surface - 1/4" to 1/4" after back with 1" black trim cap.   |
| <b>Illumination:</b>          | Illumination to be provided by 1 LED, with remote power supply.   |
| <b>DEALS BRANDS:</b>          |   |
| <b>Body:</b>                  | 5" deep fabricated aluminum with 1/4" return and 1/2" interior metal surfaces to be white. 3/16" x 3/16" Trade E-then a metal surface to be white with flush.   |
| <b>Faces:</b>                 | 3/16" clear acrylic with 36336222 perforated black vinyl applied to surface and 3M Diver 333 applied to end surfaces. Faces to be attached with 1" black trim cap.  |
| <b>Illumination:</b>          | Illumination to be provided by 2 3/8" white LEDs, with remote power supply.   |
| <b>WOW!</b>                   |   |
| <b>Body:</b>                  | 3" deep fabricated aluminum with 1/2" return and 3/16" on 1/2" return. Interior metal surfaces to be milk white. Exterior return to be black. install flush.  |
| <b>Face:</b>                  | 3/16" white Trade E-then 1" black trim cap.   |
| <b>WOW! Letters:</b>          | 1/2" and clear acrylic w/ beveled edges w/ non-beveled 1/4" on 1/2" return. Color: PMS 207 applied to all face.   |
| <b>Illumination:</b>          | Illumination to be provided by 2 3/8" white LEDs, with remote power supply.   |
| <b>Installation:</b>          | Installation to be provided by the contractor, as specified in this document.   |
| <b>Incoming Power/Access:</b> | Incoming power to be provided by other with responsible electrician to be verified by planning.   |
| <b>Notes:</b>                 | All dimensions, site and installation conditions, including access and attachment methods etc. to be verified by field survey and approved by Burlington prior to installation.<br>As indicated, any copy from others shown on this drawing is for informational purposes only. |



**BLAIR SIGN PROGRAMS**  
 15000 1st Street  
 Suite 100  
 Denver, CO 80202  
 (303) 733-1100  
 (303) 733-1101  
 (303) 733-1102



**CLIENT**  
**Burlington**

**PROJECT**  
 15000 1st Street  
 Suite 100  
 Denver, CO 80202

**ADDRESS**  
 15000 1st Street  
 Suite 100  
 Denver, CO 80202

**DATE/REVISION**  
 10/15/2021  
 10/15/2021

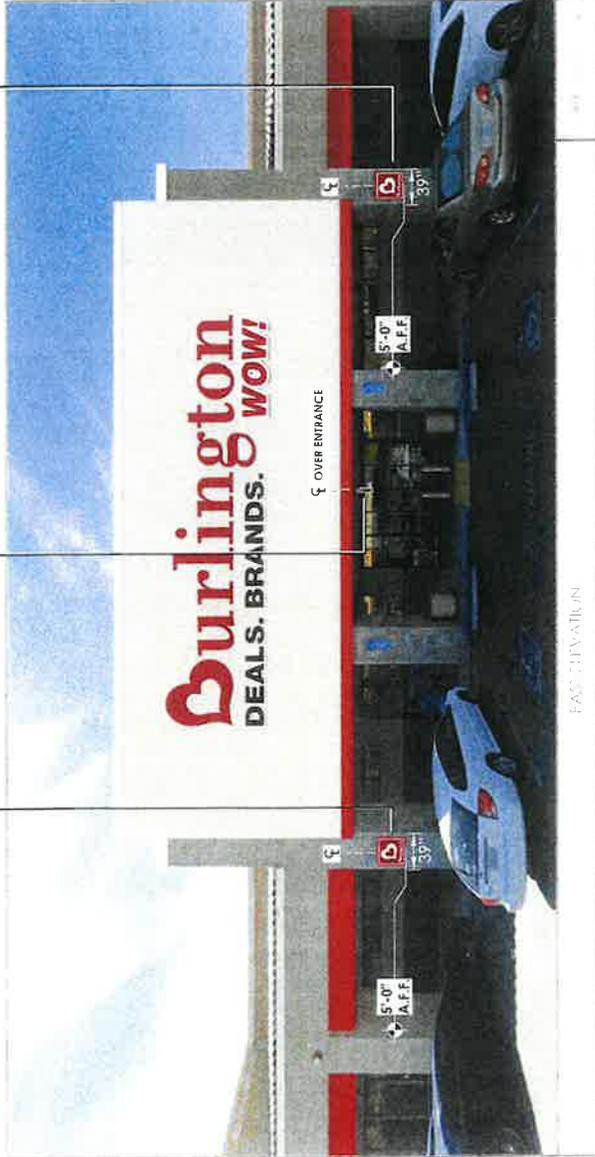
**SIGN TYPE: A**

**SHEET 1**

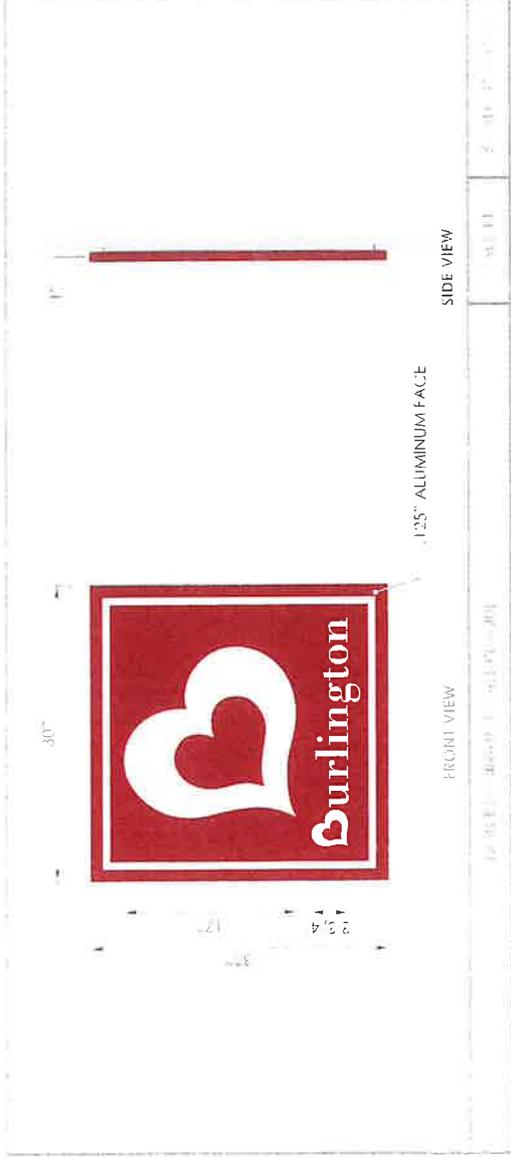
B.2

C

B.1



EXTERIOR ELEVATION



**SCOPE OF WORK**

**Scope:**  
Manufacture and install two (2) non-illuminated wall plaques as shown

**Wall Plaque:**

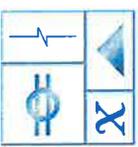
**Body:**  
1.5" aluminum panel for a bonded in color B&W (27 in. x 30 in. high)

**Message:**  
360 775-10 (square white copy)

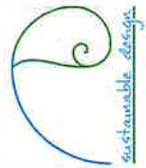
**Anticorrosive:**  
Clear epoxy spray finish applied to all areas after the final

**Installation:**  
In all its shows and in all other projects as directed by the document.

**Notes:**  
All dimensions, site and installation conditions, including access and attachment methods, etc. to be verified by field survey and approved by Burlington prior to installation.  
Actual measurements may vary from what is shown on your monitor. If you need a printed version, please contact us.



**BLAIR SIGN PROGRAMS**  
Blair Sign Programs  
15101 17th Ave  
Denver, Colorado 80227  
Tel: 303.752.7700  
Fax: 303.752.7701  
www.blair-sign.com



**Burlington**

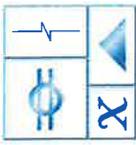
**PROJECT:**  
Blair Sign Programs  
15101 17th Ave  
Denver, Colorado 80227

**DATE/REVISIONS:**  
SY 1/15/2021  
BY [Signature]

SIGN TYPE: B.1, B.2

**SHEET 2**

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**BLAIR SIGN PROGRAMS**

1000 W. Main Street  
 Burlington, VT 05401  
 Phone: 802-255-1234  
 Fax: 802-255-1235



CLIENT

**Burlington**

PROJECT

DATE

ADDRESS

1000 W. Main Street  
 Burlington, VT 05401

DATE / REVISION

BY: [Signature]

SIGN TYPE: C

**SHEET 3**

2021 BLAIR SIGN PROGRAMS

**SCOPE OF WORK**

**Scope:** Manufacture and install One (1) internally illuminated double-sided under canopy sign as shown.

**"Burlington" Under Canopy:**

**Body:** 5/8" x 4" galvanized aluminum extrusion with 1" diameter square hole front with 1" recessed internal metal stay-in-place white powder-coated finish. Refer to the RPT1912 Sign & Stalls Manual for details. Material: 6061-T6 Aluminum. Color: Mill.

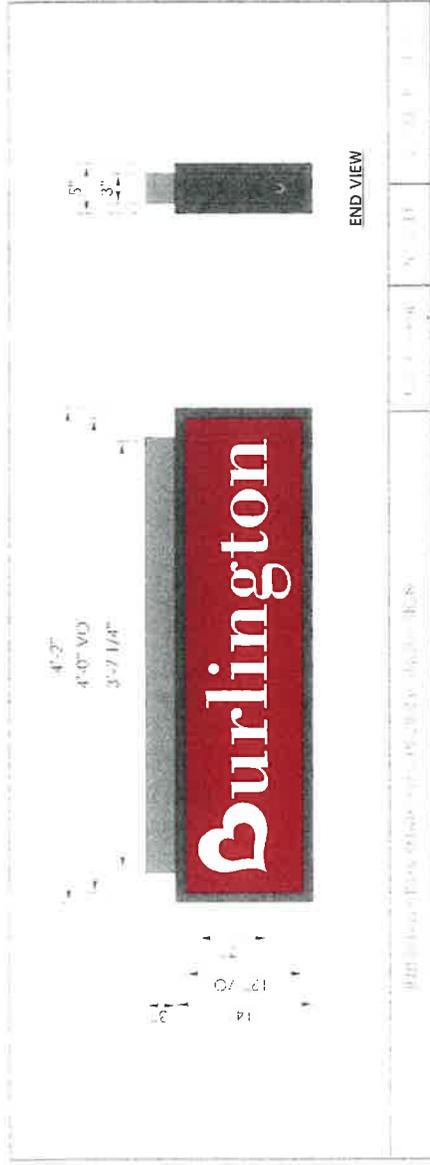
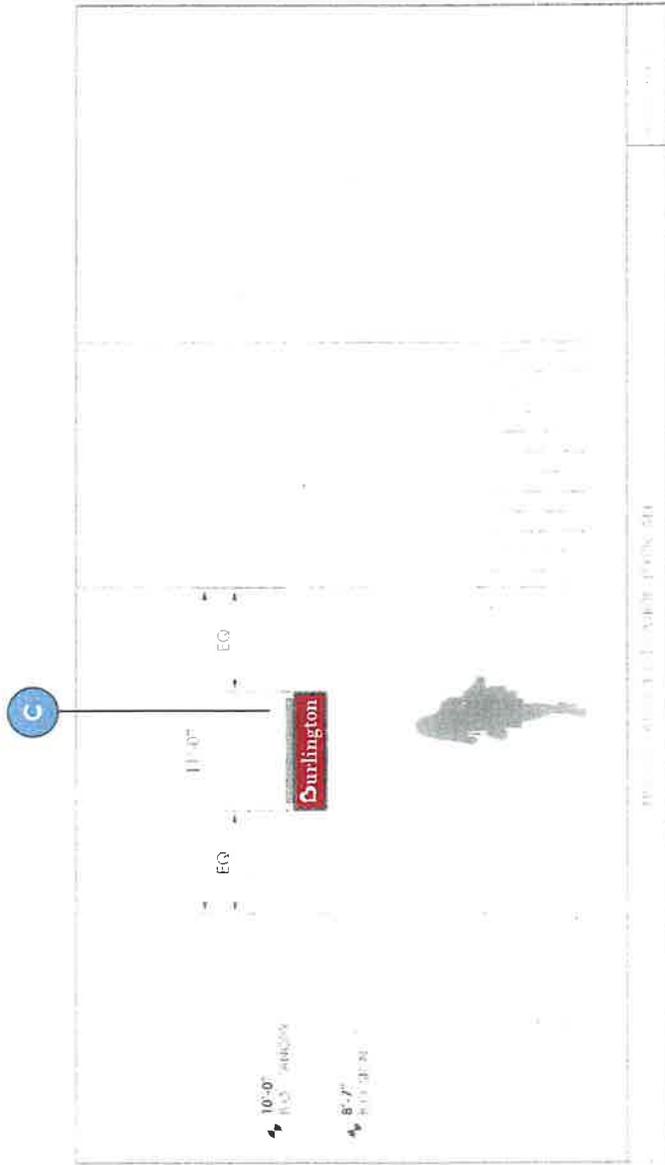
**Faces:** 3/16" translucent white LEDs with add-on translucent (Milky) Backlight (Color: FSC-2024) applied first surface. Apply two layers of vinyl.

**Illumination:** Illumination to be provided by 2500+ white LEDs with self-contained power supplies with heat sink for incoming power supplied by other.

**Installation:** Sign to be shown and as per manufacturer's provided by the client.

**Incoming Power/Access:** The incoming "house" power to be provided by other with reasonable access within 5 feet of planned power supply location (to be provided by the client).

**Notes:** All dimensions, site and installation conditions, including access and attachment methods, etc. to be verified by field survey and approved by Burlington prior to installation. Actual color may vary from colors shown on your monitor or printed materials.



- Executive Summary
- Exhibits

**Executive Summary:**

This section is respectfully submitted in support of the designs presented by this document. Illustrations, photographs and exhibits are included to demonstrate the specific hardship conditions affecting the proposed design. These hardships are listed below for the readers reference. The exhibits appear on the following pages.

- **Hardship One: Proportionate to Area and Typography**  
(Sheet 1, Exhibits 1-2)

**Hardship:**

The primary display (Sign Type A) shown with a thirty six inches (36") max letter height is not proportionate to the facade upon which it will be placed. Additionally, the tenant's brand logo primarily utilizes lowercase letters, which creates a significant amount of unused active sign area. As a result, a larger overall sign area is required to achieve proportional visibility and legibility equivalent to that of tenants with more compact or uppercase logos.

**Relief:**

An approval of the design, as proposed and that is proportionate to the facade, has correct use of negative space and achieves aesthetic balance.

- **Hardship Two: Set-Back & Lack of Visibility**  
(Sheets 2-3, Exhibits 3-6)

**Hardship:**

The sign height limitation of thirty six inches (36") creates a practical hardship due to the site conditions that significantly reduce sign visibility from the public right-of-way.

The tenant's building frontage is set-back 434 feet from N. Mount Vernon Avenue, creating a substantial viewing distance that naturally diminishes legibility for passing motorists. In addition, the building frontage is completely or partially obstructed by mature landscaping.

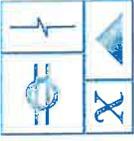
As a result, the business is not able to achieve adequate identification or visibility to passing traffic.

**Relief:**

The additional height, as proposed, would allow for a reasonably sized sign that adds increased visibility and ensures customer wayfinding.

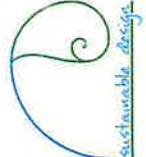
**Conclusion:**

Approval of the submittal as shown in Section I will not constitute a grant of special privilege nor will it establish a precedent, but will acknowledge the need for a specific remedy for the hardships presented on the following pages. It is believed that approval of the design submitted with this document will be mutually beneficial to Plaza Las Glorias, Burlington and to the community of Collon, California.



**BLAIR SIGN PROGRAMS**

Head Office: Burlington  
1400 St. John  
Burlington, Ontario  
L7R 4A6  
Tel: 779-933-1000  
Fax: 779-933-1001



**CURBH**  
**Burlington**

PROJECT  
ADDRESS  
DATE / REVISION  
BY

HARDSHIP  
TWO

**SHEET 2**

2021 BLAIR SIGN PROGRAMS

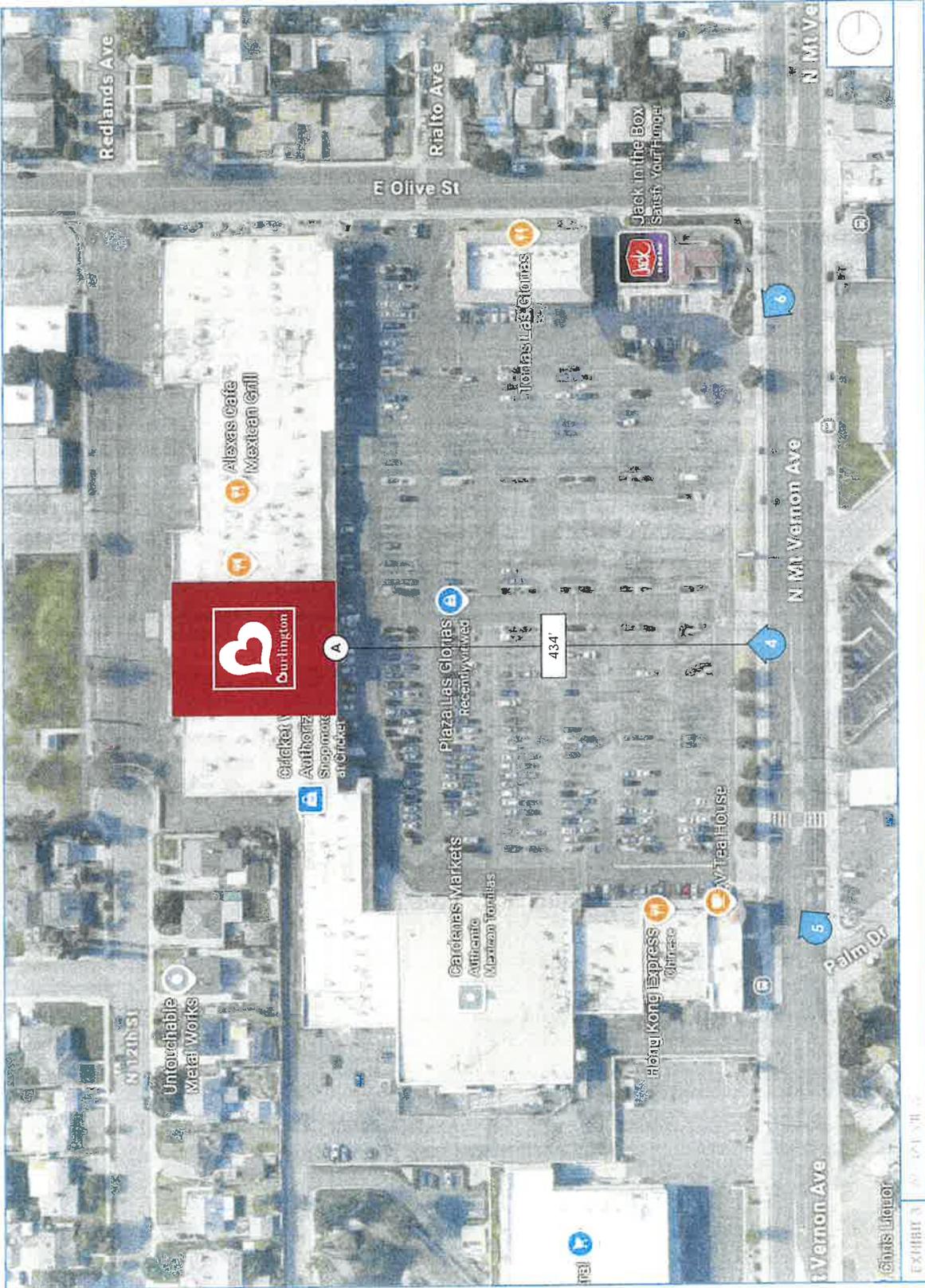
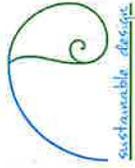


EXHIBIT A



**BLAIR SIGN PROGRAMS**

11501 17th St  
Burlington, VT 05400  
802.253.1429  
www.blairsign.com  
(616) 666-1111



CLIENT

**Burlington**

PROJECT

DATE

ADDRESS

BY

DATE / REVISIONS

HARDSHIP ONE

**SHEET 1**

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EXHIBIT 1 SIGN A PROPOSED SIGNAGE WITH A 72" LETTER HEIGHT

343 S.F. (BOXED METHOD)  
GRAY AREA = INACTIVE SIGN AREA

206 S.F.  
WHITE AREA = ACTIVE SIGN AREA

72" 18' 6"

Burlington  
DEALS. BRANDS. WOW!

SCALE: 1/4" = 1'-0"

EXHIBIT 2 SIGN A SIGNAGE SHOWN WITH A 36" LETTER HEIGHT

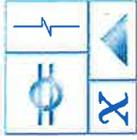
64.5 S.F. (BOXED METHOD)  
GRAY AREA = INACTIVE SIGN AREA

52 S.F.  
WHITE AREA = ACTIVE SIGN AREA

36" 18' 6"

Burlington  
DEALS. BRANDS. WOW!

SCALE: 1/4" = 1'-0"



# BLAIR SIGN PROGRAMS

15100 W. 7th St.  
Suite 100, Denver  
CO 80231  
Tel: 303.440.1100  
Fax: 303.440.1101



CITY OF

# Burlington

PROJECT

2021 Blair Sign Programs

APP'D BY

[Signature]

DATE/REVISION

12/11/21

BY

[Signature]

HARDSHIP  
TWO

## SHEET 3

2021 BLAIR SIGN PROGRAMS



EXHIBIT 4 TRAVELING ON N. ZERKOW AVE



EXHIBIT 5 TRAVELING ON N. VERGINI AVE



EXHIBIT 6 TRAVELING ON N. MOUNT VERGINI AVE