

# CITY OF COLTON

## PLANNING COMMISSION AGENDA

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

**REGULAR MEETING – Tuesday, August 23, 2022 – 5:30 P.M.**

Colton - PC Agenda 8-23-2022

Documents:

[COLTON - PC AGENDA\\_8-23-2022\\_1.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[06-28-2022\\_ PC AGENDA MEETING MINUTES\\_DRAFT.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARING

1. FILE INDEX NUMBER: DAP-001-619 Beef Jerky Factory  
**APPLICANT:** Miller Property Investor, LLC (Waleed Saab, Manager)

**PROPERTY OWNER:** Waleed Saab, Manager

**PROPERTY LOCATION:** 125 and 150 Laurel Street

**ASSESSOR'S PARCEL NUMBER(S):** 0160-242-24 and 0161-091-13

**REQUEST:** An Architectural & Site Plan Review to allow 19,877 square foot expansion to existing beef jerky factory located at 125 East Laurel Street on property measuring 2.10 acres in area within the M-1 (Light Industrial) Zone and a **Conditional Use Permit** for a proposed off-site parking lot located at 150 East Laurel Street on an unimproved property measuring approximately 0.35 acres Zoned M-U/N (Mixed-Use Neighborhood) Zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. **Pursuant to CEQA**

**Guidelines Section 15332 – In-Fill Development Projects. Class 32.** This section pertains to a project site that has no value as habitat for endangered, rare or threatened species and is located on a project site of no more than five acres and substantially surrounded by urban uses.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the following resolution:

**RESOLUTION NO. R-12-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW A 19,877 SQUARE FOOT EXPANSION TO EXISTING BEEF JERKY FACTORY LOCATED AT 125 E. LAUREL STREET WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE (FILE INDEX NO. DAP001-619).**

**RESOLUTION NO. R-18-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING CONDITIONAL USE PERMIT TO ALLOW 23 PARKING SPACES ON AN OFF SITE PARKING LOT ST 150 EAST LAUREL STREET WITHIN THE M-U N (MIXED-USE NEIGHBORHOOD) ZONE AS PART OF AN EXPANSION TO EXISTING BEEF JERKY FACTORY LOCATED AT 125 E. LAUREL STREET (FILE INDEX NO. DAP-001-619).**

Documents:

[ITEM F-1\\_PC STAFF REPORT\\_DAP-001-619.PDF](#)

- 2. FILE INDEX NUMBER: DAP-001-740 Auto Repair Shops  
**APPLICANT:** Many Ocosta

**PROPERTY OWNER:** Many Ocosta (Pepe's Towing)

**PROPERTY LOCATION:** 1070 S. La Cadena Drive

**ASSESSOR'S PARCEL NUMBER(S):** 0163-273-07

**REQUEST: Conditional Use Permit and Architectural and Site Plan Review** to allow a single story 20,000 square foot automotive repair shop (metal building) with two tenant spaces. The proposal includes specific repair of tow truck company vehicles at this location and a second tenant space for a different automotive repair shop located on 3.62 acres within the C-G (General Commercial) Zone

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. **Pursuant to CEQA Guidelines Section 15332 – In-Fill Development Projects. Class 32.** This section pertains to a project site that has no value as habitat for endangered, rare or threatened species and is located on a project site of no more than five acres and substantially surrounded by urban uses.

**STAFF RECOMMENDATION:** Staff requests that this agenda item be continued to September 27, 2022 to allow the applicant and Public Works Engineering time to address

recent comments from the City Traffic Engineer.

- . . . 3. FILE INDEX NUMBER: DAP-001-754 Deluxe Hot Rods  
**APPLICANT:** Eduardo SantaCruz, SCDS Consulting Design

**PROPERTY OWNER:** Mike Bach, Deluxe Hot Rods

**PROPERTY LOCATION:** 1201 Via Roma Street

**ASSESSOR'S PARCEL NUMBER(S):** 0276-014-24

**REQUEST: A Conditional Use Permit (CUP) and Architectural & Site Plan Review** to allow a new auto repair use and the construction of a new 12,000 square foot auto repair building with a mezzanine on a vacant and unimproved parcel measuring approximately 2.16 acres and Zoned M-1 (Light Industrial).

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15332 – In-Fill Development Projects. Class 32. This section pertains to a project site that has no value as habitat for endangered, rare or threatened species and is located on a project site of no more than five acres and substantially surrounded by urban uses.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the following resolution:

**RESOLUTION NO. R-14-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW AND CONDITIONAL USE PERMIT TO ALLOW A PROPOSED 12,000 SQUARE FOOT AUTO REPAIR SHOP LOCATED AT 1201 VIA ROMA STREET WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE (FILE INDEX NO. DAP-001-754).**

Documents:

[ITEM F-3\\_STAFF REPORT\\_DAP-001-754\\_DELUXE HOT RODS.PDF](#)

- . . . . 4. FILE INDEX NUMBER: DAP-001-755 Express Car Wash  
**APPLICANT:** Fred Cohen, CJD Design, Inc.

**PROPERTY OWNER:** Peter Smirniotakis

**PROPERTY LOCATION:** 276 West Valley Boulevard

**ASSESSOR'S PARCEL NUMBER(S):** 0162-212-13, 0162-211-06, and 0162-212-15

**REQUEST: Zoning Text Amendment** amending portions of Title 18 (Zoning) of the Colton Municipal Code modifying allowances to allow an Automatic Car Wash Facility with a Conditional Use Permit, within C-2/D (General Commercial/Downtown) zone, **Architectural and Site Plan Review** to develop a 5,460 square-foot car wash facility

with vacuum stations, and site improvements, **Conditional Use Permit (CUP)** to operate an automatic car wash facility, **Parcel Merger** to merge three (3) commercial lots into one parcel, and **Major Certificate of Appropriateness** to allow the construction of a 5,460 square-foot car wash building within the Citrus Park Historic District on a vacant lot measuring approximately 42,264 square feet in area located in the C-2/D (General Commercial/ Downtown) Zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”), **Exempt under CEQA, Article 19, Section 15303, Class 3 (Construction or Conversion of Small Structures)**. This section pertains to construction or replacement of minor structures accessory to (appurtenant) commercial facilities not exceeding 10,000 square feet;

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the following resolution:

**RESOLUTION NO. R-15-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING ARCHITECTURAL AND SITE PLAN REVIEW TO DEVELOP A 5,460 SQUARE-FOOT SELF-SERVICE CAR WASH FACILITY WITH VACUUM STATIONS, AND SITE IMPROVEMENTS, CONDITIONAL USE PERMIT (CUP) TO OPERATE A SELF-SERVICE CAR WASH FACILITY, AND PARCEL MERGER TO MERGE THREE (3) COMMERCIAL LOTS INTO ONE PARCEL ON A VACANT LOT MEASURING APPROXIMATELY 42,264 SQUARE FEET IN AREA LOCATED IN THE C-2/D (GENERAL COMMERCIAL/ DOWNTOWN) ZONE. (FILE INDEX NO: DAP-001-755).**

**RESOLUTION NO. R-16-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING MAJOR CERTIFICATE OF APPROPRIATENESS TO ALLOW THE CONSTRUCTION OF A 5,460 SQUARE-FOOT SELF-SERVICE CAR WASH BUILDING WITHIN THE CITRUS PARK HISTORIC DISTRICT ON A VACANT LOT MEASURING APPROXIMATELY 42,264 SQUARE FEET IN AREA LOCATED IN THE C-2/D (GENERAL COMMERCIAL/ DOWNTOWN) ZONE. (FILE INDEX NO: DAP-001-755).**

**RESOLUTION NO. R-17-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON AMEND CERTAIN SECTIONS IN CHAPTERS 18.04; 18.06 OF TITLE 18 (ZONING) OF THE COLTON MUNICIPAL CODE RELATED TO DEFINITIONS, AND PERMITTED USES TO ALLOW A SELF-SERVICE CAR WASH FACILITY, IN THE GENERAL COMMERCIAL DOWNTOWN ZONE (FILE INDEX NO. DAP-001-755).**

Documents:

[ITEM F-4\\_DAP-001-755- CAR WASH.PDF](#)

G. DIRECTOR’S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

H. COMMISSION COMMENTS

I. ADJOURNMENT

**Next Scheduled Meeting: Tuesday, September 13, 2022**

**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.*

**Appeal of Planning Commission Action.** *If you challenge in court any action of the Planning Commission related to a public hearing item, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Planning Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant's receipt of notice of the action.*

**ADA Compliance.** *In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Planning Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*