

# CITY OF COLTON

## PLANNING COMMISSION AGENDA

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

**REGULAR MEETING – Tuesday, March 22, 2022 – 5:30 P.M.**

Colton - PC Agenda\_3-22-2022

Documents:

[COLTON - PC AGENDA\\_3-22-2022.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[03-08-22\\_ PC AGENDA MEETING MINUTES\\_DRAFT.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARING

1. FILE INDEX NUMBER: DAP-001-542 First Student Inc.  
(Continued from 2/22/22 meeting)

**APPLICANT:** First Student Inc., Michael Cline

**PROPERTY OWNER:** Riverside Construction Co.

**PROPERTY LOCATION:** 111 N. Main Street

**ASSESSOR'S PARCEL NUMBER:** 0277-021-14

**REQUEST: A Conditional Use Permit and Architectural & Site Plan Review** to establish a school bus repair and maintenance facility on improved site that includes 3 existing commercial buildings totaling 15,818 square feet measuring approximately 2.4 acres and Zoned M-1 (Light Industrial).

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. This section pertains to permitting existing private structures involving negligible or no expansion of existing or former use.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Conditional Use Permit & Architectural Site Plan Review by adopting the attached Resolution as amended titled:

**RESOLUTION NO. R-03-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW TO ESTABLISH A SCHOOL BUS REPAIR AND MAINTENANCE FACILITY ON IMPROVED SITE THAT INCLUDES 2 EXISTING COMMERCIAL BUILDINGS TOTALING 10,620 SQUARE FEET MEASURING APPROXIMATELY 2.4 ACRES AND ZONED M-1 (LIGHT INDUSTRIAL) LOCATED AT 111 MAIN STREET (APN: 0277-021-14) (FILE INDEX NO: DAP001-542)**

Documents:

[ITEM F-1\\_STAFF REPORT\\_DAP-001-542\\_CUP\\_BUS REPAIR.PDF](#)  
[ITEM F-1\\_PROPOSED SITE PLAN.PDF](#)

. . 2. FILE INDEX NUMBER: DAP-001-717 Best Pump & Drilling Inc.

**APPLICANT:** Best Pump & Drilling Inc., Dan Woodard

**PROPERTY OWNER:** Pellisier Holdings LLC

**PROPERTY LOCATION:** 1640 Pellisier Road

**ASSESSOR'S PARCEL NUMBER(S):** 0277-022-79, 84, 92

**REQUEST: A Conditional Use Permit** to allow a contractor's yard with outside storage (Corporation Yard) on 3 parcels totaling 9.81 acres, currently improved with seven (7) structures totaling approximately 16,843 square feet and located in the M-1 (Light Industrial) Zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. This section pertains to permitting existing private structures involving negligible or no expansion of existing or former use.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission continue this item to April 12, 2022 Planning Commission meeting per request form applicant.

Documents:

[ITEM F-2\\_ MEMO\\_DAP-001-717.PDF](#)

. . . 3. FILE INDEX NUMBER: DAP-001-725 Congregate Health Care Facility

**APPLICANT:** Farbod Farmand, D.O., Medical Director

**PROPERTY OWNER:** Farbod Farmand **PROPERTY LOCATION:** 128 E. G Street

**ASSESSOR'S PARCEL NUMBER(S):** 0162-102-02

**REQUEST:** A Minor Conditional Use Permit to allow a congregate care health facility with 25 rooms located on two parcels measuring approximately 14,810 square feet within the M-U/D (Mixed-Use Downtown) Zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. This section pertains to permitting existing private structures involving negligible or no expansion of existing or former use.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the conditional Use Permit by adopting the attached Resolution titled:

**RESOLUTION NO. R-05-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING A MINOR CONDITIONAL USE PERMIT TO ALLOW A CONGREGATE CARE HEALTH FACILITY WITH 25 ROOMS LOCATED ON A SITE MEASUREING 14,810 SQUARE FEET WITHIN THE M-U/D (MIXED-USE DOWNTOWN) ZONE AT 128 EAST G STREET (APN: 0162-102-02 and 03). (FILE INDEX NO. DAPO-001-725)**

Documents:

[ITEM 3\\_STAFF REPORT\\_DAP-001-725 1 OF 2.PDF](#)

[ITEM 3\\_STAFF REPORT\\_PLANS 2 OF 2.PDF](#)

. . . . 4. FILE INDEX NUMBER: DAP-001-697 Warehouse Logistics & Distribution, And Truck And Trailer Storage And Parking

**APPLICANT:** City of Colton

**PROPERTY OWNER:** Citywide Project

**PROPERTY LOCATION:** Citywide

**ASSESSOR'S PARCEL NUMBER(S):** Citywide

**REQUEST: Zoning Text Amendment** of Title 18 (Zoning Code) of the Colton Municipal Code by adding and/or modifying certain Sections in Chapters 18.04, 18.06, 18.24, 18.26, 18.28, and 18.48 related to, but not limited to, definitions, permitted uses; development standards in I-P (Industrial Park), M-1 (Light Industrial), M-2 (Heavy Industrial) Zones, and Special Provisions for warehouse logistics and distribution, and truck and trailer parking uses.

**ENVIRONMENTAL DETERMINATION:** Under California Public Resources Code the Zoning Text Amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and Sections 15060(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect

physical change in the environment, and the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA.

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

**RESOLUTION NO. R-01-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON TO AMEND CERTAIN SECTIONS IN CHAPTERS 18.04; 18.06; 18.24, 18.26, 18.28, AND 18.48 OF TITLE 18 (ZONING) OF THE COLTON MUNICIPAL CODE RELATED TO DEFINITIONS, PERMITTED USES, DEVELOPMENT STANDARDS IN THE I-P (INDUSTRIAL PARK), M-1 (LIGHT INDUSTRIAL) AND M-2 (H**

Documents:

[ITEM F-4\\_STAFF REPORT\\_DAP-001-697.PDF](#)

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

H. COMMISSION COMMENTS

I. ADJOURNMENT

**Next Scheduled Meeting: Tuesday, April 12, 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 American 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.*