

# 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

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.*

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# CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – Tuesday, March 22, 2022 at 5:30 P.M.

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIAELENCE**

**D. APPROVAL OF MEETING MINUTES**

March 8, 2022 Draft Planning Commission Minutes

**E. PUBLIC COMMENTS**

**F. PUBLIC HEARING**

**1. FILE INDEX NUMBER: DAP-001-542**

**Commissioners:**

Carmen Cervantes, District 1

Richard Prieto, District 2 (Chair)

Angel Delgado, District 3

Gary Grossich, District 4 (Vice Chair)

Danny Payne, District 5

Adam Raymond, District 6

Tish Baden, At Large

**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: DAP-001-542)**

**2. FILE INDEX NUMBER: DAP-001-717 Best Pump & Drilling Inc.**  
(Continued from 2/22/22 meeting)

**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.

**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)**

**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 (HEAVY INDUSTRIAL) ZONES, AND SPECIAL PROVISIONS (FILE INDEX NO. DAP-001-697).**

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

## **H. COMMISSION COMMENTS**

## **I. ADJOURNMENT**

**Next Scheduled Meeting:**

**Tuesday, April 12, 2022**

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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, MARCH 8, 2022 – 5:30 P.M.

**A. CALL TO ORDER** at 5:30pm

**B. ROLL CALL**

**Present**

Carmen Cervantes  
Chair Richard Prieto  
Vice Chair Gary Grossich  
Daniel Payne  
Tish Baden

**Commissioners Absent:**

Angel Delgado  
Adam Raymond

**Staff Present:**

Mark Tomich, Development Services Director  
Melissa Crosthwaite, City Attorney (BB&K)  
Mario Suarez, Planning Manager  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner

**C. PLEDGE OF ALLEGIANCE** Led by Daniel Payne

**D. APPROVAL OF MEETING MINUTES FOR**

February 22, 2022, Draft Planning Commission Minutes

Motion and second by Commissioner Baden / Commissioner Cervantes to approve.

**Roll Call vote: Ayes: 5      Noes: 0      Absent: 2      Abstain: 0**

**E. PUBLIC COMMENTS:**

None

**F. NEW BUSINESS**

**1. FILE INDEX NUMBER:**

**DAP-001-735**

**New SFR**

**Commissioners:**

Carmen Cervantes, District 1  
Richard Prieto, District 2 ( Chair)  
Angel Delgado, District 3  
Gary Grossich, District 4 (Vice Chair)  
Daniel Payne, District 5  
Adam Raymond, District 6  
Tish Baden, At Large

**APPLICANT:** Jon Zane, Architect

**PROPERTY OWNER:** Jesus Quinonez

**PROPERTY LOCATION:** 3042 Parvin Lane

**ASSESSOR'S PARCEL NUMBER(S):** 0284-621-08

**REQUEST: Architectural and Site Plan Review** for a proposed new two story 5,791 single-family residence on a property measuring approximately 1.41 acres located at 3042 Parvin Lane and Zoned "Low Density" within the Reche Canyon Specific Plan (RCSP).

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15303 Class 3 – New Construction or Conversion of Small Structures), which pertains to construction of new small structures including one single-family residence.

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

**RESOLUTION NO. R-02-22 A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY 5,791 SQUARE-FOOT SINGLE-FAMILY HOME ON A PROPERTY MEASURING 1.41 ACRES LOCATED AT 3042 PARVIN LANE, DESIGNATED "LOW DENSITY" WITHIN THE RECHE CANYON SPECIFIC PLAN (RCSP) (FILE INDEX NO. 001-735.**

Presented by: David Alvarez, Senior Planner

**PUBLIC COMMENTS:**

Jonathan Zane - architect

**COMMISSION ACTION**

Motion and second by Commissioner Payne / Commissioner Grossich to approve.

**Roll Call vote:** Ayes: 5 Noes: 0 Absent: 2 Abstain: 0

**G. COLTON CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL DRAFT REPORT REVIEW.**

Presented by: David Alvarez, Senior Planner

**PUBLIC COMMENTS:**

None

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

- Overview of items continued to March 22, 2022 Planning Commission meeting and new items.
- Status of Union Pacific Railroad transload facility at former Cascade Lumber site in South Colton.

## **I. COMMISSION COMMENTS**

### **COMMISSIONER CERVANTES**

- None

### **CHAIR RICHARD PRIETO**

- Comments regarding Union Pacific transloading project.
- San Bernardino International Airport Authority is initiating its first ailing service (“Breeze Airlines”)
- Question regarding Reche Canyon Rd/Hunts Lane alignment project

### **VICE CHAIR GARY GROSSICH**

- Comments on Union Pacific transloading project.
- Reported on San Bernardino Airport Authority allowing for commercial flight starting in August of 2022.

### **COMMISSIONER DANIEL PAYNE**

- Former Taco Tia corporate office on Steel Road – building activity is occurring on the site.
- Rancho del Prado project comments.

### **COMMISSIONER TISH BADEN**

- None

## **J. ADJOURNMENT**

Meeting adjourned at 6:16pm

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