

# CITY OF COLTON

## PLANNING COMMISSION AGENDA

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

**REGULAR MEETING – Tuesday, September 27, 2022 – 5:30 P.M.**

Colton - PC Agenda\_9-27-2022

Documents:

[COLTON - PC AGENDA\\_9-27-2022.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[08-23-2022\\_ PC AGENDA MEETING MINUTES FINAL DRAFT.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARING

1. FILE INDEX NUMBER: DAP-001-740 Auto Repair Shops  
(Continued from August 23, 2022)

**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 recommends that the Planning Commission approve the following resolution:

**RESOLUTION NO. R-13-22. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR A PROPOSED AUTO REPAIR SHOP WITH TWO TENANT SPACES LOCATED AT 1070 SOUTH LA CADENA DRIVE WITHIN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX NO. DAP-001-740).**

Documents:

[ITEM F-1\\_PC STAFF REPORT\\_DAP-001-740.PDF](#)

[ITEM F-1\\_MATERIALS SAMPLE BOARD\\_1070 S LA CADENA DRIVE.PDF](#)

2. FILE INDEX NUMBER: DAP-001-764 Roquet Ranch Subdivision Map

**APPLICANT:** William Southworth (Manager of RR1050, LLC)

**PROPERTY OWNER:** William Lo, Manager of Sunmeadows, LLC

**PROPERTY LOCATION:** Roquet Ranch Specific Plan

**ASSESSOR'S PARCEL NUMBER(S):** 1167-021-01 and 1167-011-01

**REQUEST:** Tentative Tract Map No. 19983 being the subdivision of Tentative Tract Map No. 20041 Residential Lots 2, 4, 5, 6, 7, 9, and 10 consisting of the creation of 446 single family lots on 78.4 acres within the Low Density Residential Land Use Designation of the Roquet Ranch Specific Plan (RRSP).

**ENVIRONMENTAL DETERMINATION:** Under Section 15182 (Projects Pursuant to a Specific Plan where a public agency has prepared and EIR), a. and c. as the project is consistent with the certified Environmental Impact Report which addresses both the Specific Plan and Tentative Tract Map No. 19983.

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

**RESOLUTION NO. R-21-22 A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING TENTATIVE TRACT MAP NO. 19983 BEING THE SUBDIVISION OF TENTATIVE TRACT MAP NO. 20041 RESIDENTIAL LOTS 2, 4, 5, 6, 7, 9, AND 10 CONSISTING OF THE CREATION OF 446 SINGLE FAMILY LOTS ON 78.4 ACRES WITHIN THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION OF THE ROQUET RANCH SPECIFIC PLAN (RRSP). (FILE INDEX NO.**

001-764)

Documents:

[ITEM F-2\\_STAFF REPORT\\_DAP-001-764 TTM NO 19983-1.PDF](#)

- . . . 3. FILE INDEX NUMBER: DAP-001-765 Woodsprings Suites Subdivision  
**APPLICANT:** Nil Banerjee (Amena Hotels)

**PROPERTY OWNER:** Brockton Miller (PSOMAS)

**PROPERTY LOCATION:** 2050 West Valley Boulevard

**ASSESSOR'S PARCEL NUMBER(S):** 0254-151-04, 05, 06

**REQUEST:** A Tentative Parcel Map No. 19926 ("A" Map) for the division of land solely for the purpose of reconfiguring three (3) lots into two (2) lots for lots measuring a total of 3.24 acres and resulting in Parcel 1 measuring 0.82 acres and Parcel 2 measuring 2.42 acres and located within the Business Park Zone of the Hub City Centre Specific Plan.

**ENVIRONMENTAL DETERMINATION:** Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA"), this project is Exempt pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division) for the division of property in urbanized areas zoned for commercial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

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

**RESOLUTION NO. R-20-22: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING TENTATIVE PARCEL MAP NO. 19926 ("A" MAP) FOR THE DIVISION OF LAND SOLELY FOR THE PURPOSE OF RECONFIGURING THREE (3) LOTS INTO TWO (2) LOTS FOR LOTS MEASURING A TOTAL OF 3.24 ACRES AND RESULTING IN PARCEL 1 MEASURING 0.82 ACRES AND PARCEL 2 MEASURING 2.42 ACRES AND LOCATED WITHIN THE BUSINESS PARK ZONE OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. 001-765).**

Documents:

[ITEM F-3\\_STAFF REPORT\\_DAP-001-765\\_TPM-19926.PDF](#)

- . . . . 4. FILE INDEX NUMBER: DAP-001-773 Mariscos El Camaron Loco  
**APPLICANT:** Beatriz Lozada

**PROPERTY OWNER:** Al Mougharbel

**PROPERTY LOCATION:** 531 South La Cadena Drive

**ASSESSOR'S PARCEL NUMBER(S):** 0163-173-13

**REQUEST:** A Minor Conditional Use Permit (DAP-001-773) to allow a Type 41 ABC license (On-Sale Beer and Wine Bonafide Eating Place) for an existing 2,458 square foot sit down restaurant located on a lot measuring approximately 0.18 acres and Zoned C-2 (General Commercial).

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposal for California Environmental Quality Act (CEQA). The proposed project is exempt under Guidelines Section 15301 – Existing Facilities, Class 1 of the CEQA Guidelines. This section consists of no expansion of existing or former uses.

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

**RESOLUTION NO. R-19-22: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING A MINOR CONDITIONAL USE PERMIT (DAP001-773) TO ALLOW A TYPE 41 ABC LICENSE (ON-SALE BEER AND WINE BONA FIDE EATING PLACE) FOR AN EXISTING 2,458 SQUARE FOOT SIT DOWN RESTAURANT LOCATED ON A LOT MEASURING APPROXIMATELY 0.18 ACRES AND ZONED C-2 (GENERAL COMMERCIAL) (FILE INDEX NO. DAP-001-773).**

Documents:

[ITEM F-4\\_STAFF REPORT\\_DAP-001-773\\_CUP\\_ABC LIC..PDF](#)

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

H. COMMISSION COMMENTS

I. ADJOURNMENT

**Next Scheduled Meeting: Tuesday, October 11, 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.*