



# CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – Tuesday, February 9, 2021 at 5:30 P.M.

**IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS), THE CITY OF COLTON ENCOURAGES THE PUBLIC TO VIEW THIS PLANNING COMMISSION MEETING ON TELEVISION OR ONLINE AS IN-PERSON ATTENDANCE WILL NOT BE POSSIBLE.**

**VERBAL COMMENTS ON AGENDA ITEMS WILL BE ACCEPTED FROM ATTENDEES OF THE MEETING (WEBINAR). IF YOU WISH TO ATTEND THE PLANNING COMMISSION WEBINAR, YOU MAY REGISTER VIA YOUR COMPUTER AS AN ATTENDEE AT:**  
<https://coltonca.gov.zoom.us/j/94306508237>

**Passcode: None Required  
(TO SPEAK ON AN ITEM RAISE HAND)**

**OR PHONE IN ON THE DATE AND TIME OF THE MEETING AT: 1-669-900-6833;**

**WEBINAR ID: 943 0650 8237**

**(TO SPEAK on an agenda item, press Star-9 – TO RAISE YOUR HAND, and TO SPEAK press Star-6 – TO TOGGLE MUTE/UNMUTE on your phone for specific agenda item)**

**MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS BEFORE THE PLANNING COMMISSION, IN LIEU OF DOING SO DURING THE MEETING/WEBINAR, MAY SEND COMMENTS TO [PLANNING@COLTONCA.GOV](mailto:PLANNING@COLTONCA.GOV) BY 3:00 P.M. THE DAY OF THE MEETING. PLEASE INCLUDE THE AGENDA ITEM NUMBER, AND YOUR NAME AND ADDRESS.**

**THE MEETING WILL BE BROADCAST LIVE ON CHANNEL 3 THROUGH THE LOCAL COLTON CABLE SERVICE PROVIDER AND LIVE STREAMED ONLINE AT**  
<https://colton.12milesout.com/Video/Live>

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. APPROVAL OF MEETING MINUTES**

January 26, 2021 Draft Planning Commission Minutes

**E. PUBLIC COMMENTS**

**F. BUSINESS ITEMS - None**

**Commissioners:**

Carmen Cervantes, District 1

Richard Prieto, District 2 (Chair)

Angel Delgado, District 3 (Vice  
Chair) Gary Grossich, District 4

Danny Payne, District 5

Adam Raymond, District 6

Tish Baden, At Large

**G. PUBLIC HEARING**

**1. FILE INDEX NO. DAP-001-648**

**FREIGHT SYSTEMS**

(Continued from January 12, 2021)

**APPLICANT:** Ryan Pannu, Freight Systems, LLC

**PROPERTY OWNER:** Ryan Pannu, Freight Systems, LLC

**PROPERTY LOCATION:** 1421 N. 8<sup>th</sup> Street

**ASSESSORS PARCEL NO:** 0160-241-60

**REQUEST: Conditional Use Permit and Architectural and Site Plan Review** to establish a truck and trailer storage yard and construct a 1,475 square-foot office building as part of phase 1 and a 4,760 square-foot maintenance building as a part of phase 2 within the M-1 (Light Industrial) Zone.

**ENVIRONMENTAL DETERMINATION:** 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 requested Conditional Use Permit, subject to conditions, through the adoption of the draft Resolution No. R-01-21 titled:

**RESOLUTION NO. R-01-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW TO ESTABLISH A TRUCK AND TRAILER STORAGE YARD AND CONSTRUCT A 1,475 SQUARE-FOOT OFFICE BUILDING AS PART OF PHASE 1 AND A 4,760 SQUARE-FOOT MAINTENANCE BUILDING AS A PART OF PHASE 2 WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE. (FILE INDEX NO: DAP-001-648).**

**2. FILE INDEX NO. DAP-001-653**

**SOUTHWEST REGIONAL OPERATIONS CENTER**

**APPLICANT:** PSP WR Rancho, LLC –Jeremy Mape, Owner

**PROPERTY OWNER:** PSP WR Rancho, LLC –Jeremy Mape, Owner

**PROPERTY LOCATION:** 602 Agua Mansa Road

**ASSESSORS PARCEL NO:** 275-041-36, 0163-452-01, 0163-452-02, 0163-452-03, & 0163-452-07

**REQUEST:** Modification to Conditional Use Permit (DAP-001-350) and Major Certificate of Appropriateness (HP0-000-086) to allow increase in site acreage from 10.54 net acres to 11.51 net acres and to expand the truck trailer and storage use, subject to the CUP/HPO, to the north on property zoned M-1/M-2 (Light Industrial/Heavy Industrial) Zone and located within the Agua Mansa Historic District.

**ENVIRONMENTAL DETERMINATION** Pursuant to the California Environmental Quality Act (“CEQA”), CEQA Guidelines § 15164, a lead agency may prepare an addendum to a previously approved MND if only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 have occurred. An Addendum to the MND has been prepared and findings certifying the proposed Addendum to approved MND will be considered by the Planning Commission.

**STAFF RECOMMENDATION:** Approve the requested Conditional Use Permit and Major Certificate of Appropriateness, subject to findings and conditions of approval, through the adoption of the draft Resolution No. R-07-21 titled:

**RESOLUTION NO. R-07-21 A MODIFICATION OF CONDITIONAL USE PERMIT (DAP-001-350) AND MAJOR CERTIFICATE OF APPROPRIATENESS (HP0-000-086) TO ALLOW INCREASE IN SITE ACREAGE FROM 10.54 NET ACRES TO 11.51 NET ACRES AND TO EXPAND THE TRUCK TRAILER AND STORAGE USE, SUBJECT TO THE CUP/HPO, TO THE NORTH ON PROPERTY ZONED M-1/M-2 (LIGHT INDUSTRIAL/HEAVY INDUSTRIAL) ZONE AND LOCATED WITHIN THE AGUA MANSA HISTORIC DISTRICT. (FILE INDEX NUMBER DAP-001-653)**

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

**I. COMMISSION COMMENTS**

**J. ADJOURNMENT**

**Next Scheduled Meeting:** **Tuesday, February 23, 2021**

**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.*

**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.*