



# CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – TUESDAY, APRIL 13, 2021 – 5:30 P.M.

## A. CALL TO ORDER 5:31p.m.

## B. ROLL CALL

### Present

Carmen Cervantes – Arrived at 5:45 p.m.  
Chair Richard Prieto  
Angel Delgado – Accepted into meeting at 5:50 p.m.  
(had not received Zoom invitation)  
Vice Chair Gary Grossich  
Daniel Payne  
Adam Raymond  
Tish Baden

### Commissioners Absent:

### Staff Present:

Mark Tomich, Development Services Director  
Mario Suarez, Planning Manager  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner  
Moises Peralta, Associate Engineer  
Marco Martinez, City Attorney

## C. PLEDGE OF ALLEGIANCE Led by Gary Grossich

## D. APPROVAL OF MEETING MINUTES FOR

March 23, 2021, Draft Planning Commission Minutes

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

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

## E. PUBLIC COMMENTS:

None

### **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

**F. NEW BUSINESS**

**1. DAP-001-668**

**WestCal Townhomes**

**APPLICANT:** Brad Porter, WestCal Property Group, Inc.

**PROPERTY OWNER:** Michael D. Gay, Owner

**PROPERTY LOCATION:** 1116 S. Santo Antonia Drive

**ASSESSORS PARCEL NO.:** 0276-501-15 and 16

**REQUEST: Modification of Architectural & Site Plan Review (File Index Number DAP-001-649)** of a multi-family residential project approved for 49 residential condominiums (net density of 20 du/acre), to modify the approved 3-story residential buildings to allow a change to the building elevations and floor plans to allow for a mix of 2 and 3-story condominiums within 8 buildings on approximately 2.74 gross acres located within the C-2/R-O (General Commercial/Residential Overlay) zone.

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance. Exempt pursuant to California Environmental Quality Act (CEQA) Section 15061(b)(3) due to the certainty that there is no possibility that the action will have a significant effect on the environment since the amendments are regulatory and administrative in nature.

Presented By: Mario Suarez, Planning Manager

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the following resolution approving the request:

**RESOLUTION NO. R-12-21. A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING MODIFICATION OF ARCHITECTURAL AND SITE PLAN REVIEW (FILE INDEX NUMBER DAP-001-649) FOR A MULTI-FAMILY RESIDENTIAL PROJECT ALLOWING 49-CONDOMINIUM SINGLE LOT SUBDIVISION CHANGING 3-STORY BUILDING ELEVATIONS TO ALLOW A MIX OF 2 AND 3-STORY BUILDINGS ON PROPERTY MEASURING APPROXIMATELY 2.7 ACRES LOCATED AT 1116 SOUTH SANTO ANTONIO DRIVE WITHIN THE C-2/R-0 (GENERAL COMMERCIAL/RESIDENTIAL OVERLAY) ZONE. (FILE INDEX NO. DAP-001-688)**

**PUBLIC COMMENTS:**

Brad Porter, Applicant

**COMMISSION ACTION**

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

**Roll Call vote: Ayes: 7                      Noes: 0                      Abstained: 0                      Absent: 0**



Staff presentation and Commission discussion.

**I. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS AND COMMISSION COMMENTS AND QUESTIONS**

- Discussion of City's new Social Media Policy.
- Report on City Council action on Litton-Bostick Appeal.

**J. COMMISSION COMMENTS**

**COMMISSIONER CERVANTES**

- Question regarding project and construction on B St., next to railroad tracks.
- Comments regarding height of shipping containers stacks off Mt. Vernon (Union Pacific property)

**CHAIR RICHARD PRIETO**

- Continue with COVID precautions and stay safe.
- Comments advising Commissioners to be aware of Social Media Policy and any potential conflicts of interest.

**COMMISSIONER ANGEL DELGADO**

- Dumping occurring along Fairway Drive.
- Uptick on graffiti on South Colton.
- Comments on Tropica Ranch Warehouse project and unsightly Cascade Lumber sign.
- Dirt piles being stored on a vacant lot at La Cadena Dr. & L St.
- Pleased with restoration of fountain on S. La Cadena Dr. at O St.
- Comments regarding development continuing to encroach up sides of Blue Mountain.

**VICE CHAIR GARY GROSSICH**

- Comments regarding membership on Reche Canyon Road Traffic Committee.
- Would like Planning Commission to participate in annual budget process.

**COMMISSIONER DANIEL PAYNE**

- Comments on participation in Planning Commissioners Academy.
- Reche Canyon trash clean-up: How to dispose of large items on vacant properties.

**COMMISSIONER ADAM RAYMOND**

- Comments regarding participation in Planning Commissioner Academy
- Thank you for the business cards.
- Request for live meetings soon.
- Would like to put forward his name, as well as Commissioner Payne, to serve on the Reche Canyon Traffic Committee.

**COMMISSIONER TISH BADEN**

- Comments regarding participation in Planning Commissioner Academy. Found the classes to be very helpful.

## **K. ADJOURNMENT**

Motion and second by Commissioner Raymond/ Baden.

Meeting adjourned at 6:56 p.m.

Next Scheduled Meeting: April 27, 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.*