



# CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – Tuesday, May 25, 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/98508463636>**

**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: 985 0846 3636**

**(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 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**

May 11, 2021 Draft Planning Commission Minutes

**E. PUBLIC COMMENTS**

**F. PRESENTATION**

**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

A presentation by Council Member González related to Historic Preservation Districts in the City of Colton.

**G. NEW BUSINESS:**

**1. FILE INDEX NO. DAP-001-692 CHINO VALLEY RANCHERS - SOLAR**

**APPLICANT:** Randy Holmes, Regatta Development  
**PROPERTY OWNER:** SKC Poultry Ranches, LP  
**PROPERTY LOCATION:** 331 W. Citrus Street  
**ASSESSORS PARCEL NO:** 0160-141-34

**REQUEST: Architectural & Site Plan Review** to allow three solar area systems consisting of 26,874 square feet of new solar carports, northeast solar rooftop panels consisting of 17,199 square feet, and southeast solar rooftop panels consisting of 15,927 square feet, on a property measuring 16.45 acres and zoned M-1 (Light Industrial).

**ENVIRONMENTAL DETERMINATION:** Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is exempt from CEQA pursuant to CEQA Section 15061(b)(3) – Review for Exemption. The activity is covered by the common sense exemption 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 in question may have a significant effect on the environment, the activity is not subject to CEQA.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve Architectural and Site Plan Review through adoption of attached Resolution entitled:

**RESOLUTION NO. R-16-21 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON TO ALLOW THREE SOLAR AREA SYSTEMS CONSISTING OF 26,874 SQUARE FEET OF NEW SOLAR CARPORTS, NORTHEAST SOLAR ROOFTOP PANELS CONSISTING OF 17,199 SQUARE FEET, AND SOUTHEAST SOLAR ROOFTOP PANELS CONSISTING OF 15,927 SQUARE FEET, ON A PROPERTY MEASURING 16.45 ACRES AND ZONED M-1 (LIGHT INDUSTRIAL). (FILE INDEX NO. DAP-001-692)**

**H. PUBLIC HEARING**

**1. FILE INDEX NO. DAP-001-654 DHILLON TRUCK AND TRAILER REPAIR**

**APPLICANT:** Major Singh, Vasij Truck Repair  
**PROPERTY OWNER:** Major Singh, Vasij Truck Repair  
**PROPERTY LOCATION:** 201 Mission Street

**ASSESSORS PARCEL NO:** 0276-121-09, 16, 17, and 0164-211-01

**REQUEST: Conditional Use Permit** to allow a truck and trailer repair shop, **Architectural & Site Plan Review** to allow development a 5,000 square foot truck repair shop, **Tentative Parcel Map No. 20026** to create two parcels (1.77 acres and .99 acres) from four lots including one **Street Vacation** area (7,728 square feet) on properties totaling 2.76 acres in gross acres located within the M-2 (Heavy Industrial) Zone.

**ENVIRONMENTAL DETERMINATION:** The proposed project is exempt under Guidelines Section 15061(b)(3), due to the limited extent of the project, the consistency of use with current City zoning and General Plan land use, the absence of nearby sensitive receptors, and the absence of any significant air quality, noise, biological resource, land use, traffic, VMT or water quality impact, the City's use of the "common sense" exemption pursuant to *CEQA Guidelines* Section 15061(b)(3) is reasonable and appropriate for the project.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve Conditional Use Permit, Architectural and Site Plan Review, Tentative Parcel Map No. 20026 with conditions and recommend to the City Council approval of Street Vacation through adoption of attached Resolutions entitled:

**RESOLUTION NO. R-15-21 - A RESOLUTION OF THE OF THE CITY OF COLTON CITY COUNCIL APPROVING CONDITIONAL USE PERMIT TO ALLOW A TRUCK AND TRAILER REPAIR SHOP, ARCHITECTURAL & SITE PLAN REVIEW TO ALLOW DEVELOPMENT A 5,000 SQUARE FOOT TRUCK REPAIR SHOP, AND TENTATIVE PARCEL MAP NO. 20026 TO CREATE TWO PARCELS (1.77 ACRES AND .99 ACRES) FROM FOUR LOTS INCLUDING ONE ON PROPERTIES TOTALING 2.76 ACRES IN GROSS ACRES AT 201 MISSION STREET LOCATED WITHIN THE M-2 (HEAVY INDUSTRIAL) ZONE. (FILE INDEX NO. DAP-001-654)**

**RESOLUTION NO. R-18-21 - A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL APPROVE STREET VACATION FOR AN AREA ENCOMPASING 7,728 SQUARE FEET ON PROPERTIES TOTALING 2.76 GROSS ACRES LOCATED WITHIN THE M-2 (HEAVY INDUSTRIAL) ZONE INTERSECTING AT 154 and 201 MISSION STREET. (FILE INDEX NO. DAP-001-654)**

**I. COMMISSION CONSIDERATION**

**Status Report on Starbucks Drive-Thru at 2627 Iowa Avenue (File Index No. DAP-001-444): Commission Discussion and Direction**

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

**K. COMMISSION COMMENTS**

**L. ADJOURNMENT**

**Next Scheduled Meeting: Tuesday, June 8, 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.*