



# CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – Tuesday, June 8, 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/97252103700>**

**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: 972 5210 3700**

**(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 25, 2021 Draft Planning Commission Minutes

**E. PUBLIC COMMENTS**

**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

## F. PRESENTATION

**Presentation on Economic Development Activity During the 2020 COVID-19 Pandemic by Art Morgan, Economic Development Manager**

## G. PUBLIC HEARING

### 1. FILE INDEX NO. DAP-001-667

**LA QUINTA HOTEL**

**APPLICANT:** Manoj Hariya, Hariya LLC

**PROPERTY OWNER:** Harjit Singh, Malwa Colton LLC

**PROPERTY LOCATION:** 1395 E. Washington Street

**ASSESSORS PARCEL NO:** 0276-361-21

**REQUEST: Architectural & Site Plan Review** to develop a new 73-room hotel, 42,331 square-foot limited service hotel with a fitness center, meeting room, and pool, **Conditional Use Permit (CUP)** to operate a 24-hour hotel and **Minor CUP** to allow a Type 80 (Bed and Breakfast Inn General) Alcohol Beverage Control License and a Determination of Public Convenience and Necessity (PCN) for the on-sale alcohol license, **and Variances** to allow a 4-story building instead of a maximum 3-story building and five-foot parking stall setback instead of a 12-foot as required by Code on a lot measuring 1.2 acres located within the C-2 (General Commercial) Zone.

**ENVIRONMENTAL DETERMINATION:** Pursuant to California Environmental Quality Act (CEQA), a draft Initial Study has been prepared to assess environmental impacts for the proposed project. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment and therefore a Mitigated Negative Declaration was prepared for the project.

**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-17-21.

**RESOLUTION NO. R-17-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING ARCHITECTURAL AND SITE PLAN REVIEW TO DEVELOP A NEW 73-ROOM HOTEL, 42,331 SQUARE-FOOT LIMITED SERVICE HOTEL WITH A FITNESS CENTER, MEETING ROOM, AND POOL, CONDITIONAL USE PERMIT TO OPERATE A 24-HOUR HOTEL AND MINOR CONDITIONAL USE PERMIT FOR A TYPE 80 (BED AND BREAKFAST INN GENERAL) ALCOHOL BEVERAGE CONTROL LICENSE AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) FOR THE ON-SALE ALCOHOL LICENSE, AND VARIANCES TO INCREASE THE HEIGHT OF A 3-STORIES TO 4-STORIES AND REDUCE THE 20-FOOT PARKING SETBACK TO FIVE FEET ON A LOT MEASURING 1.2 ACRES LOCATED WITHIN THE C-2 (GENERAL COMMERCIAL) ZONE. (FILE INDEX NO: DAP-001-667)**

**2. FILE INDEX NO. DAP-001-641**

**VALLEY COLTON TRUCK STOP**

**APPLICANT:** Lonnie Tabbaa  
**PROPERTY OWNER:** Lonnie Tabbaa  
**PROPERTY LOCATION:** 791 E. Valley Boulevard  
**ASSESSORS PARCEL NO:** 0162-203-10, 11, 12, 13, 14, and 30

**REQUEST:** A **Modification of Conditional Use Permit** (DC-17-97) to allow a replacement of an existing 2,000 square foot gas station canopy with a new 2,542 square foot canopy, demolish an existing 12,642 square foot truck wash building and replace with a new 1,869 square foot fueling canopy and establish 17 new fueling positions on the entire site, remodel of existing 3,000 square foot food mart building, relocation of an existing truck scale, install 3 above ground diesel tanks, and a **Vacation** of existing alley portion between the north and south portions of the site and approximately 486 square feet of existing right-of-way area along the eastern frontage of the site on property measuring approximately 1.69 acres and Zoned C-2 (General Commercial) (Downtown Overlay).

**ENVIRONMENTAL DETERMINATION:** The proposed project is exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15302 – Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve Modification of Conditional Use Permit (DC-17-97), Architectural and Site Plan Review with conditions and recommend to the City Council approval of an Alley Vacation through adoption of attached Resolutions entitled:

**RESOLUTION NO. R-11-21 A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A MODIFICATION OF CONDITIONAL USE PERMIT (DC-17-97) AND ARCHITECTURAL & SITE PLAN REVIEW TO ALLOW A REPLACEMENT OF AN EXISTING 2,000 SQUARE FOOT GAS STATION CANOPY WITH A NEW 2,523 SQUARE FOOT CANOPY, CONVERT AN EXISTING 12,642 SQUARE FOOT TRUCK WASH BUILDING INTO FUEL PUMPS AND ESTABLISH 17 NEW FUELING POSITIONS ON THE ENTIRE SITE, REMODEL OF EXISTING 3,575 SQUARE FOOT FOOD MART BUILDING, RELOCATION OF AN EXISTING TRUCK SCALE, AND VACATION OF EXISTING ALLEY PORTION BETWEEN THE NORTH AND SOUTH PORTIONS OF THE SITE ON PROPERTY MEASURING APPROXIMATELY 1.69 ACRES AND ZONED C-2 (GENERAL COMMERCIAL) (DOWNTOWN OVERLAY). (FILE NO. DAP-001-641)**

**RESOLUTION NO. R-19-21 - A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL APPROVE ALLEY VACATION FOR AN AREA ENCOMPASING 5,600 SQUARE FEET ON PROPERTIES TOTALING 1.69 GROSS ACRES LOCATED WITHIN THE C-2 (GENERAL COMMERCIAL – DOWNTOWN OVERLAY) ZONE INTERSECTING AT 791 E. VALLEY BOULEVARD. (FILE INDEX NO. DAP-001-641)**

**3. FILE INDEX NUMBER:** DAP-001-680 **ELECTRIC FENCE**  
**PROPERTY OWNER:** Citywide  
**APPLICANT:** Amarok, LLC (Keith Kaneko, Representative)  
**PROPERTY LOCATION:** Citywide

**REQUEST:** A proposal for a **Zoning Text Amendment (Ordinance) to modify Title 18 (Zoning Code), Section 18.38.070 (Electric and Barbed Wire Fences)** to allow the installation of an electric fence around the perimeter of property and modify fence heights located in Industrial Park (I-P) Zone and **Amend HUB City Centre Specific Plan, Section 4** to allow the installation of electric fence around the perimeter and modify fence heights of property located in the R (Retail), RMU (Retail Mixed Use), and BP (Business Park) land use designations. (File Index No. DAP-001-680).

**ENVIRONMENTAL ASSESSMENT.** This project has been determined to be 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.

**STAFF RECOMMENDATION.** Staff recommends that the Planning Commission continue this agenda item to July 13, 2021 Planning Commission meeting.

**H. COMMISSION CONSIDERATION**

**Status Report on Starbucks Drive-Thru at 2627 Iowa Avenue (File Index No. DAP-001-444): Commission Discussion and Direction – (Continued from May 25, 2021)**

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

**J. COMMISSION COMMENTS**

**K. ADJOURNMENT**

**Next Scheduled Meeting:** **Tuesday, June 22, 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.*