



# CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –MAY 25, 2021 – 5:30 P.M.

**A. CALL TO ORDER** at 5:30 pm

**B. ROLL CALL**

**Present**

Chair Richard Prieto  
Angel Delgado  
Vice Chair Gary Grossich  
Daniel Payne – arrived at 5:45 p.m.  
Adam Raymond  
Tish Baden

**Commissioners Absent:**

Carmen Cervantes

**Staff Present:**

Mark Tomich, Development Services Director  
Ryan Guiboa, City Attorney  
Mario Suarez, Planning Manager  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner  
Moises Peralta, Associate Engineer – Public Works Engineering

**C. PLEDGE OF ALLEGIANCE** Led by Richard Prieto

**D. APPROVAL OF MEETING MINUTES FOR**

April 27, 2021, Draft Planning Commission Minutes

Motion and second by Vice Chair Grossich / Commissioner Delgado to approve  
**Roll Call vote: Ayes: 5 Noes: 0 Absent: 2 (Cervantes & Payne) Abstain: 0**

**E. PUBLIC COMMENTS:**

None

**F. PRESENTATION**

**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

Presentation by Council Member Gonzáles 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.

Presented by: Steve Gonzales, Associate Planner

**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).**

**PUBLIC COMMENTS:**

Ron Holmes, Applicant

**COMMISSION ACTION**

Motion and second by Vice Chair Grossich / Commissioner Baden to adopt Resolution.

**Roll Call vote: Ayes: 6                      Noes: 0                      Abstained: 0                      Absent: 1 (Cervantes)**

**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 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 in area) 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.

Presented by: Mario Suarez, Planning Manager

**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 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)**

**PUBLIC COMMENTS:**

- Keith Christiansen, Project Engineer
- Rashpal Singh, Applicant
- Fausto Reyes, Landscape Architect

**COMMISSION ACTION**

Motion and second by Commissioner Grossich / Commissioner Baden to approve with 5 new conditions of approval amending and adding to PC Resolution No. R-15-21:

1. Identifying maximum number of truck and trailers to be stored on specific area of the property (12 maximum);
2. Installation of an eight-foot high block wall at the rear of the property set back approximately 10 feet from the property line with the inclusion of lush landscaping and growing vines;
3. Prohibit the storage of any trucks or trailers not a customer for repairs;
4. Only allow the storage of a truck or trailer for a maximum of two weeks; and
5. The business must be open to the public.

**Roll Call vote: Ayes: 6    Noes: 0    Absent: 1 (Cervantes)    Abstain: 0**

**I. COMMISSION CONSIDERATION**

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

Presented by: Steve Gonzales, Associate Planner  
(Discussion continued to June 8, 2021 meeting)

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

- Joint City Council/Planning Commission Workshop on Housing Element Update scheduled for May 26, 2021.
- Barton Road Logistics Center site tour scheduled for June 7, 2021.
- Update regarding warehouse moratorium.
- Update on revisions to Litton-Bostick subdivision map.

**K. COMMISSION COMMENTS**

**CHAIR RICHARD PRIETO**

- Cannot attend Barton Road Logistics Center site tour. Provided comments on project.

**COMMISSIONER ANGEL DELGADO**

- Question regarding raised lifts at equipment rental business on E. Valley Blvd.

**VICE CHAIR GARY GROSSICH**

- Commented on raised lifts/booms at Trinity Equipment on S. La Cadena Dr.
- Questions regarding potential future medical use of former Zendejas restaurant.
- Thanks to staff for work on the Dhillon Truck Repair project.

**COMMISSIONER DANIEL PAYNE**

- No comment

**COMMISSIONER ADAM RAYMOND**

- No comment

**COMMISSIONER TISH BADEN**

- Inquired about construction activity at Centerpointe Car Wash.
- Commented on weeds and homeless camp on property near Mission St., S. Mt. Vernon.

**L. ADJOURNMENT**

Meeting adjourned at 9:07 p.m.

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.*