



# CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – Tuesday, July 13, 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/93428480507>

**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: 934 2848 0507**

**(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**

June 22, 2021 Draft Planning Commission Minutes

## **E. APPOINTMENTS**

Appointment of two Planning Commission representatives to the Warehouse Moratorium Ad-hoc Committee.

### **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. PUBLIC COMMENTS**

**G. PUBLIC HEARING**

**1. DAP-001-680**

**ELECTRIC FENCE**

**PROPERTY OWNER:** Citywide

**APPLICANT:** Amarok, LLC (Keith Kaneko, Representative)

**PROPERTY LOCATION:** Citywide

**REQUEST:** Zoning Text Amendment to amend **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, modify Sections related to Conditions of Installation of electric fences and **Amend the HUB City Centre Specific Plan, Section 4 (Development Standards)** 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, subject to a Conditional Use Permit.

**ENVIRONMENTAL ASSESSMENT.** This project has been determined to be exempt pursuant to California Environmental Quality Act (CEQA) Section 15061(b) (3) due to the

**STAFF RECOMMENDATION**

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

**RESOLUTION NO. R-20-21, A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING 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, MODIFY SECTIONS RELATED TO CONDITIONS OF INSTALLATION OF ELECTRIC FENCES AND AMEND THE HUB CITY CENTRE SPECIFIC PLAN, SECTION 4 (DEVELOPMENT STANDARDS) 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, SUBJECT TO A CONDITIONAL USE PERMIT. (FILE INDEX NO. DAP-001-680).**

**2. DAP-001-700**

**GAS STATION/CAR WASH**

**APPLICANT:** Michael Pauls Associates

**PROPERTY OWNER:** RR CALI Colton, LLC

**PROPERTY LOCATION:** 1140 S. Mt. Vernon Avenue

**ASSESSORS PARCEL NO.:** 0276-144-01

**REQUEST:** A **Modification of Conditional Use Permit** (DAP-001-190) and **Architectural & Site Plan Review** to allow for improvements to an existing gas station/full service car wash that includes demolition of existing 4,225 square foot gas station canopy and replace with new 2,548 square foot canopy, remodel existing 5,353 square foot building elevations, replace carwash equipment, install 14 new self-serve vacuum

stations, and provide new landscaping on a lot measuring 38,970 square feet (0.89 acres) and Zoned C-2 (General Commercial).including replacement of existing canopy, convert full service carwash to automatic car wash, building façade improvements, and new landscaping on a property measuring 38,970 square feet and located within the C-2 (General Commercial) Zone.

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposal for California Environmental Quality Act (CEQA). The proposed project is exempt under Guidelines Section 15303 – New Construction or Conversion of Small Structures), Class 3 of the CEQA Guidelines. This section pertains to new commercial structures not involving the use of significant amounts of hazards substances, and not exceeding 10,000 square feet in floor area

**STAFF RECOMMENDATION**

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

**RESOLUTION NO. R-23-21. A RESOLUTION OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A MODIFICATION OF A CONDITIONAL USE PERMIT (DAP-001-190) AND ARCHIECTURAL & SITE PLAN REVIEW TO ALLOW FOR IMPROVEMENTS TO AN EXISTING GAS STATION/FULL SERVICE CAR WASH THAT INCLUDES DEMOLITION OF EXISTING 4,225 SQUARE FOOT GAS STATION CANOPY AND REPLACE WITH NEW 2,548 SQUARE FOOT CANOPY, REMODEL EXISTING 5,353 SQUARE FOOT BUILDING ELEVATIONS, REPLACE CARWASH EQUIPMENT, INSTALL 14 NEW SELF-SERVE VACUUM STATIONS, AND PROVIDE NEW LANDSCAPING ON A LOT MEASURING 38,970 SQUARE FEET (0.89 ACRES) AND ZONED C-2 (GENERAL COMMERCIAL) (FILE INDEX NO. DAP-001-700).**

**3. DAP-001-696**

**TYPE 41 ABC LICENSE**

**APPLICANT:** Beatriz Lozada  
**PROPERTY OWNER:** Los Compadres, LLC  
**PROPERTY LOCATION:** 1135 S. Mt. Vernon Avenue  
**ASSESSORS PARCEL NO.:** 0276-501-17, 18, 19, 29

**REQUEST:** A **Conditional Use Permit** (DAP-001-696) to add a Type 41- Alcohol Beverage Control License (On-Sale Beer and Wine Eating Establishment) to an existing Restaurant with an enclosed outdoor seating area located within the C-2 (General Commercial).

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposal for California Environmental Quality Act (CEQA). The proposed project is exempt under Guidelines Section 15301 – Existing Facilities, Class 1 of the CEQA Guidelines. This section consists of no expansion of existing or former uses

**STAFF RECOMMENDATION**

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

**RESOLUTION NO. R-22-21. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT TO ALLOW ALCOHOL (TYPE 41 ON-SALE BBER AND WINE, EATING PLACE) LICENSE AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) FOR THE ON-SALE ALCOHOL LICENSE TO AN EXISTING RESTAURANT WITH A 175 SQUARE-FOOT OUTDOOR SEATING AREA LOCATED WITHIN THE C-2 (GENERAL COMMERCIAL ) ZONE. (FILE INDEX NO: DAP-001-696).**

## H. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

### I. COMMISSION COMMENTS

### J. ADJOURNMENT

Next Scheduled Meeting:

Tuesday, July 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.*