



## G. PUBLIC HEARING

- 1. FILE INDEX NO.:** **DAP-001-693** **Merit Oil**  
(continued from 9-14-21 meeting)
- APPLICANT:** Ron Nuckles, Merit Oil
- PROPERTY OWNER:** Ron Nuckles, Merit Oil
- PROPERTY LOCATION:** 1800 S. Riverside Avenue
- ASSESSORS PARCEL NOS.:** 0260-091-26, 29, 30, & 31

**REQUEST: Conditional Use Permit and Architectural & Site Plan Review** to allow a 936 square foot modular office building for an existing trucking yard facility on a portion of the site measuring 3.01 acres of a 5.18 acre site located in the M-2 (Heavy Industrial) Zone. (File Index No. DAP-001-693)

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15303 Class 3 – New Construction or Conversion of Small Structures. This section pertains to accessory structures up to 2,500 square feet in size.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the requested Conditional Use Permit and Architectural & Site Plan Review, subject to conditions, through the adoption of the draft Resolution No. R-28-21 titled:

**RESOLUTION NO. R-28-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT AND ARCHITECTURAL & SITE PLAN REVIEW TO ALLOW A 936 SQUARE FOOT MODULAR OFFICE BUILDING FOR AN EXISTING TRUCKING YARD FACILITY ON A PORTION OF THE SITE MEASURING 3.01 ACRES OF A 5.18 ACRE SITE LOCATED IN THE M-2 (HEAVY INDUSTRIAL) ZONE LOCATED AT 1800 S. RIVERSIDE AVENUE. (FILE INDEX: DAP-001-693).**

- 2. FILE INDEX NO.:** **DAP-001-712** **La Yunta Restaurant**
- APPLICANT:** Horacio Ponce
- PROPERTY OWNER:** Matteson Trust
- PROPERTY LOCATION:** 276 La Cadena Drive, Colton, CA 92324
- ASSESSORS PARCEL NOS.:** 0162-161-22

**REQUEST: A Minor Conditional Use Permit** (DAP-001-712) to add a Type 41 (On-Sale Beer and Wine- Eating Place) Alcohol Beverage Control License and a Determination of Public Convenience and Necessity (PCN) for the on-sale alcohol license for an existing restaurant with located within the M-U-D (Mixed Use- Downtown) Zone.

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposed project for California Environmental Quality Act (CEQA) compliance. The proposed use is exempt under Article 19, Section 15301, Class 1 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures.

**STAFF RECOMMENDATIONS:** Staff recommends that the Planning Commission approve the Minor Conditional Use Permit through the adoption of draft Resolution R-30-21 titled:

**RESOLUTION NO. R-30-21** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING MINOR 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 LOCATED AT 276 N. LA CADENA DRIVE WITHIN THE MIXED-USE DOWNTOWN ZONE. (FILE INDEX NO: DAP-001-712).

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

### **I. COMMISSION COMMENTS**

### **J. ADJOURNMENT**

**Next Scheduled Meeting: Tuesday, October 12, 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. The meeting will be an in-person meeting and comments via telephone or zoom will not be available.*

**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.*