



# CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –SEPTEMBER 28, 2021 – 5:30 P.M.

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

**B. ROLL CALL**

**Present**

Carmen Cervantes  
Chair Richard Prieto  
Angel Delgado  
Vice Chair Gary Grossich  
Daniel Payne  
Adam Raymond  
Tish Baden

**Commissioners Absent:**

None

**Staff Present:**

Mark Tomich, Development Services Director  
Carlos Campos, City Attorney  
Mario Suarez, Planning Manager  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner

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

**D. APPROVAL OF MEETING MINUTES FOR**

September 14, 2021, Draft Planning Commission Minutes

Motion and second by Commissioner Raymond / Commissioner Baden to approve minutes.

**Roll Call vote: Ayes: 7      Noes: 0      Absent: 0      Abstain: 0**

**E. PUBLIC COMMENTS:**

None

**F. NEW BUSINESS**

**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

**1. FILE INDEX NUMBER: DAP-001-719 US Auctions**

**APPLICANT:** Armando L. and Jeane Camarena

**PROPERTY OWNER:** Armando Camarena, Chief Executive Officer of US Auctions

**PROPERTY LOCATION:** 1050 South 6<sup>th</sup> Street

**ASSESSOR'S PARCEL NUMBER(S):** 0163-281-31

**REQUEST: One-Year Time Extension** request (*First Extension – DAP-001-566*) for **Conditional Use Permit (CUP)** to allow automobile auction sales, **Architectural & Site Plan Review**, of a 5,550 square-foot two-story office, a 6,000 square-foot single-story warehouse/storage building, and an outdoor car storage yard and **Sign Review** of main building entry sign on a vacant 7.1-acre parcel within the M-1-SDA (Light Industrial-Sensitive Development Area Overlay) Zone.

**ENVIRONMENTAL DETERMINATION:** Exempt pursuant to California Environmental Quality Act (CEQA) Section 15061(b) (3) due to the certainty that there is no possibility that the action (time extension) will have a significant effect on the environment.

Presented by: Mario Suarez, Planning Manager

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Time Extension (Third Time Extension), setting a new expiration date of October 13, 2022.

Vice Chair Grossich recused from vote.

**COMMISSION ACTION**

Motion and second by Commissioner Payne / Commissioner Baden to approve time extension.

**Roll Call vote: Ayes: 6 Noes: 0 Absent: 0 Abstain: 1 – Commissioner Grossich**

**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.

Presented by : Steve Gonzales, Associate Planner

**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).**

**PUBLIC COMMENTS:**

Ron Nuckles, property owner/applicant

**COMMISSION ACTION**

Motion and second by Commissioner Grossich / Commissioner Cervantes to adopt Resolution with modification of condition #8.

**Roll Call vote: Ayes: 6 Noes: 1 – Commissioner Raymond Absent: 0 Abstain: 0**

**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.

Presented by: David Alvarez, Senior Planner

**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).

**PUBLIC COMMENTS:**

Horacio Ponce, Applicant

**COMMISSION ACTION**

Motion and second by Commissioner Payne / Commissioner Baden to adopt Resolution.

**Roll Call vote: Ayes: 7    Noes: 0    Absent: 0    Abstain: 0**

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

- Club 215 site update: Convenience market and gas station.
- Housing Element Update: Meeting with HCD staff scheduled for Thursday, September 30<sup>th</sup> to review comments on draft Housing Element.
- Moratorium Ad-Hoc Committee meeting scheduled for Wednesday, September 29<sup>th</sup>.

**H. COMMISSION COMMENTS**

**COMMISSIONER CERVANTES**

- None

**CHAIR RICHARD PRIETO**

- Requested workshop to discuss enforcement options for unpermitted business.
- Comments regarding his health (cancer free!).
- Questions regarding businesses occupying a site before all permits are final.

**COMMISSIONER ANGEL DELGADO**

- Trash on M Street has been removed.
- Are trash cans required to be placed in front of businesses for customer use?

**VICE CHAIR GARY GROSSICH**

- Questions regarding timeframe for Club 215 construction and operation.
- Comments regarding illegal businesses.

**COMMISSIONER DANIEL PAYNE**

- Thanks to staff for Spanish speaking assistance.

**COMMISSIONER ADAM RAYMOND**

- Question regarding Commission action on DAP-001-693 (Merit Oil)

**COMMISSIONER TISH BADEN**

- None

**I. ADJOURNMENT**

Meeting adjourned at 6:50 pm

Next Scheduled Meeting: 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.*