



# CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –TUESDAY, FEBRUARY 22, 2022 – 5:30 P.M.

**A. CALL TO ORDER** at 5:34 pm

**B. ROLL CALL**

**Present**

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

**Commissioners Absent:**

Adam Raymond

**Staff Present:**

Mark Tomich, Development Services Director  
Melissa Crosthwaite, BB & K City Attorney  
Mario Suarez, Planning Manager  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner  
Moises Peralta, Associate Engineer

**C. PLEDGE OF ALLEGIANCE** Led by Tish Baden

**D. APPROVAL OF MEETING MINUTES FOR**

February 8, 2022, Draft Planning Commission Minutes

Motion and second by Commissioner Delgado / Commissioner Baden.

**Roll Call vote: Ayes: 6      Noes: 0      Absent: 0      Abstain: 0**

**E. PUBLIC COMMENTS:**

None

**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

**F. PUBLIC HEARING**

**1. FILE INDEX NO.:**                      **DAP-001-542**    **First Student Inc.**

**APPLICANT:**                                      First Student Inc., Michael Cline

**PROPERTY OWNER:**                      Riverside Construction Co.

**PROPERTY LOCATION:** 111 N. Main Street

**ASSESSORS PARCEL NO.:**                      0277-021-14

**REQUEST:** A **Conditional Use Permit and Architectural & Site Plan Review** to establish a school bus repair and maintenance facility on improved site that includes 3 existing commercial buildings totaling 15,818 square feet measuring approximately 2.4 acres and Zoned M-1 (Light Industrial).

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. This section pertains to permitting existing private structures involving negligible or no expansion of existing or former use.

Presented by: Steve Gonzales, Associate Planner

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Conditional Use Permit & Architectural Site Plan Review by adopting the attached Resolution titled:

**RESOLUTION NO. R-03-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW TO ESTABLISH A SCHOOL BUS REPAIR AND MAINTENANCE FACILITY ON IMPROVED SITE THAT INCLUDES 2 EXISTING COMMERCIAL BUILDINGS TOTALING 10,620 SQUARE FEET MEASURING APPROXIMATELY 2.4 ACRES AND ZONED M-1 (LIGHT INDUSTRIAL) LOCATED AT 111 MAIN STREET (APN: 0277-021-14) (FILE INDEX NO: DAP-001-542)**

**PUBLIC COMMENTS:**

None

**COMMISSION ACTION**

Motion and second by Commissioner Prieto / Commissioner Grossich to continue hearing to March 22, 2022 in order for the applicant to pay back business license taxes. With added condition.

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

**2. FILE INDEX NUMBER:**                      **DAP-001-717**    **Best Pump & Drilling Inc.**

**APPLICANT:**                                      Best Pump & Drilling Inc., Dan Woodard

**PROPERTY OWNER:**                      Pellisier Holdings LLC

**PROPERTY LOCATION:** 1640 Pellisier Road

**ASSESSOR'S PARCEL NUMBER(S):** 0277-022-79,84,92

**REQUEST:** A **Conditional Use Permit** to allow a contractor's yard with outside storage (Corporation Yard) on 3 parcels totaling 9.81 acres, currently improved with seven (7) structures totaling approximately 16,843 square feet and located in the M-1 (Light Industrial) Zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. This section pertains to permitting existing private structures involving negligible or no expansion of existing or former use.

Presented by: Steve Gonzales, Associate Planner

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Conditional Use Permit by adopting the attached Resolution titled:

**RESOLUTION NO. R-04-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT TO ALLOW A CONTRACTOR'S YARD WITH OUTSIDE STORAGE (CORPORATION YARD) ON 3 PARCELS TOTALING 9.81 ACRES, CURRENTLY IMPROVED WITH SEVEN (7) STRUCTURES TOTALING APPROXIMATELY 16,843 SQUARE FEET LOCATED IN THE M-1 (LIGHT INDUSTRIAL) ZONE AND LOATED AT 1640 PELLISIER ROAD APN: 0277-022-79, 84,92 (FILE INDEX NO: DAP-001-717)**

**PUBLIC COMMENTS:**

None

**COMMISSION ACTION**

Motion and second by Commissioner Prieto/ Commissioner Payne to continue to March 22, 2022 in order for the applicant to address the Commissions concerns regarding landscaping, paving, screening and deferred business license taxes.

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

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

- Pre-Application received from UP Railroad for freight transloading operation at former Cascade Lumber site in South Colton
- Status of Warehouse Moratorium and Housing Element rezonings.

**H. COMMISSION COMMENTS**

**COMMISSIONER CERVANTES**

- Unlicensed businesses.
- Red curbs – parking is still a problem.

**CHAIR RICHARD PRIETO**

- Comments regarding businesses operating illegally.

**COMMISSIONER ANGEL DELGADO**

- Questions regarding operations at Ecology Auto Parts/Pacific Rail permitted hours/days of operation.
- Unfair Code Enforcement citations – parkway, maintenance, homeowners.

**VICE CHAIR GARY GROSSICH**

- Allowing unpermitted/unlicensed business to operate is unfair to licensed businesses.
- Request for another economic development update by Art Morgan.

**COMMISSIONER DANIEL PAYNE**

- None

**COMMISSIONER TISH BADEN**

- None

**I. ADJOURNMENT**

Meeting adjourned at 7:32 pm

Next Scheduled Meeting: Tuesday, March 8, 2022

**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.*