



# CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –TUESDAY, AUGUST 23, 2022 – 5:30 P.M.

## A. CALL TO ORDER

## B. ROLL CALL

### Present

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

### Commissioners Absent:

Angel Delgado

### Staff Present:

Mark Tomich, Development Services Director  
Marco Martinez, City Attorney  
Mario Suarez, Planning Manager  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner  
Moises Peraltal, Associate Engineer

## C. PLEDGE OF ALLEGIANCE Led by Commissioner Raymond

## D. APPROVAL OF MEETING MINUTES FOR

June 28, 2022, Draft Planning Commission Minutes

Motion and second by Commissioner Payne / Commissioner Grossich to approve.

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

## E. PUBLIC COMMENTS:

None

## F. PUBLIC HEARING

### 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



**APPLICANT:** Many Ocosta  
**PROPERTY OWNER:** Many Ocosta (Pepe's Towing)  
**PROPERTY LOCATION:** 1070 S. La Cadena Drive  
**ASSESSOR'S PARCEL NUMBER(S):** 0163-273-07

**REQUEST: Conditional Use Permit and Architectural and Site Plan Review** to allow a single story 20,000 square foot automotive repair shop (metal building) with two tenant spaces. The proposal includes specific repair of tow truck company vehicles at this location and a second tenant space for a different automotive repair shop located on 3.62 acres within the C-G (General Commercial) Zone

Presented by: Steve Gonzales, Associate Planner

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. **Pursuant to CEQA Guidelines Section 15332 – In-Fill Development Projects. Class 32.** This section pertains to a project site that has no value as habitat for endangered, rare or threatened species and is located on a project site of no more than five acres and substantially surrounded by urban uses.

**STAFF RECOMMENDATION:** Staff requests that this agenda item be continued to September 27, 2022 to allow the applicant and Public Works Engineering time to address recent comments from the City Traffic Engineer.

Commissioner Grossich recused from item due to property ownership in proximity to project site.

**PUBLIC COMMENTS:**  
None

**COMMISSION ACTION**

Motion and second by Commissioner Baden / Commissioner Raymond to continue the public hearing to September 27, 2022

**Roll Call vote: Ayes: 5 Noes: 0 Absent: 1 Abstain: 1 (Commissioner Grossich recused himself from vote)**

**3. FILE INDEX NUMBER: DAP-001-754 Deluxe Hot Rods**

**APPLICANT:** Eduardo SantaCruz, SCDS Consulting Design

**PROPERTY OWNER:** Mike Bach, Deluxe Hot Rods

**PROPERTY LOCATION:** 1201 Via Roma Street

**ASSESSOR'S PARCEL NUMBER(S):** 0276-014-24

**REQUEST:** A Conditional Use Permit (CUP) and Architectural & Site Plan Review to allow a new auto repair use and the construction of a new 12,000 square foot auto repair building with a mezzanine on a vacant and unimproved parcel measuring approximately 2.16 acres and Zoned M-1 (Light Industrial).

Presented by: Steve Gonzales, Associate Planner

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15332 – In-Fill Development Projects. Class 32. This section pertains to a project site that has no value as habitat for endangered, rare or threatened species and is located on a project site of no more than five acres and substantially surrounded by urban uses.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the following resolution:

**Resolution NO. R-14-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING Architectural and Site Plan Review and Conditional Use Permit to allow a proposed 12,000 square foot auto repair shop located at 1201 Via Roma Street within the M-1 (Light Industrial) zone (FILE INDEX NO. DAP-001-754).**

**PUBLIC COMMENTS:**

None

**COMMISSION ACTION**

Motion and second by Commissioner Payne / Commissioner Baden to continue public hearing to September 13, 2022 and direct staff to add two conditions: Fencing and truck parking/storage on vacant property.

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

**4. FILE INDEX NUMBER:                      DAP-001-755                      Express Car Wash**

**APPLICANT:** Fred Cohen, CJD Design, Inc.

**PROPERTY OWNER:** Peter Smirniotakis

**PROPERTY LOCATION:** 276 West Valley Boulevard

**ASSESSOR'S PARCEL NUMBER(S):** 0162-212-13, 0162-211-06, and 0162-212-15

**REQUEST:** Zoning Text Amendment amending portions of Title 18 (Zoning) of the Colton Municipal Code modifying allowances to allow an Automatic Car Wash Facility with a Conditional

Use Permit, within C-2/D (General Commercial/Downtown) zone, **Architectural and Site Plan Review** to develop a 5,460 square-foot car wash facility with vacuum stations, and site improvements, **Conditional Use Permit (CUP)** to operate an automatic car wash facility, **Parcel Merger** to merge three (3) commercial lots into one parcel, and **Major Certificate of Appropriateness** to allow the construction of a 5,460 square-foot car wash building within the Citrus Park Historic District on a vacant lot measuring approximately 42,264 square feet in area located in the C-2/D (General Commercial/ Downtown) Zone.

Presented by: Mario Suarez, Planning Manager

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”), **Exempt under CEQA, Article 19, Section 15303, Class 3 (Construction or Conversion of Small Structures)**. This section pertains to construction or replacement of minor structures accessory to (appurtenant) commercial facilities not exceeding 10,000 square feet;

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the following resolution:

**RESOLUTION NO. R-15-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON approving Architectural and Site Plan Review to develop a 5,460 square-foot self-service car wash facility with vacuum stations, and site improvements; Conditional Use Permit (CUP) to operate a self-service car wash facility, and Parcel Merger to merge three (3) commercial lots into one parcel on a vacant lot measuring approximately 42,264 square feet in area located in the C-2/D (General Commercial/ Downtown) Zone. (File Index No: DAP-001-755).**

**RESOLUTION NO. R-16-22 a RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON adopting a Major Certificate of Appropriateness to allow the construction of a 5,460 square-foot self-service car wash building within the Citrus Park Historic District on a vacant lot measuring approximately 42,264 square feet in area located in the C-2/D (General Commercial/ Downtown) Zone. (File Index No: DAP-001-755).**

**RESOLUTION NO. R-17-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON recommending that the City Council of the City of Colton amend certain sections in Chapters 18.04; 18.06 of Title 18 (Zoning) of the Colton Municipal Code related to DEFINITIONS, AND PERMITTED USES to allow a self-service car wash facility in the General Commercial Downtown Zone (File Index No. DAP-001-755).**

**PUBLIC COMMENTS:**

Fred Cohen, applicant representative

Mark Pakravan , Car Wash General Manager

**COMMISSION ACTION**

Motion and second by Commissioner Payne / Commissioner Baden to approve Resolution Nos. R-15-22 (with added condition regarding effective date of Archo SP Review and CUP), R-16-22 and R-17-22.

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

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

None

## **H. COMMISSION COMMENTS**

### **COMMISSIONER CERVANTES**

- None

### **CHAIR RICHARD PRIETO**

- S. Jefferson Lane – Pallet Yard, unpermitted wall, paving code violations.
- Comments regarding public comments to City Council that are not true.

### **VICE CHAIR GARY GROSSICH**

- Glad to see developments coming to City
- Comments regarding misinformation about the Ecology Auto Parts operations.
- Comments on homeless concerns - safety.
- Congratulations to Chair Prieto – 50<sup>th</sup> wedding anniversary.

### **COMMISSIONER DANIEL PAYNE**

- Questions to staff regarding Hunts Lane extension.

### **COMMISSIONER ADAM RAYMOND**

- Positive comments regarding projects on tonight's agenda.

### **COMMISSIONER TISH BADEN**

- Pleased to see new projects in the downtown area.

## **I. ADJOURNMENT**

Meeting adjourned at 7:16 p.m.

**Next Scheduled Meeting: Tuesday, September 13, 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.*