



# CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – Tuesday, September 26, 2022 at 5:30 P.M.

**A. CALL TO ORDER**

**B. ROLL CALL**

**Present**

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

**Commissioners Absent:**

Vice Chair Gary Grossich

**Staff Present:**

Mark Tomich, Development Services Director  
Marco Martinez, City Attorney, BB&K  
Mario Suarez, Planning Manager  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner

**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

**C. PLEDGE OF ALLEGIAELENCE** Led by Commissioner Delgado

**D. APPROVAL OF MEETING MINUTES**

August 23, 2022 Draft Planning Commission Minutes

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

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

**E. PUBLIC COMMENTS**

None

**F. PUBLIC HEARING**

**1. FILE INDEX NUMBER:                      DAP-001-740**

**Auto Repair Shops**  
(Continued from August 23, 2022)

**APPLICANT:                                      Many Ocosta**

**PROPERTY OWNER:                              1070 S. La Cadena Drive**

**PROPERTY LOCATION:                              1201 Via Roma Street**

**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

**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.

Presented by: Mario Suarez, Planning Manager

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

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**RESOLUTION NO. R-13-22. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR A PROPOSED AUTO REPAIR SHOP WITH TWO TENANT SPACES LOCATED AT 1070 SOUTH LA CADENA DRIVE WITHIN THE C-2 (GENERAL COMMERCIAL) ZONE (FILE INDEX NO. DAP-001-740).**

**PUBLIC COMMENTS:**

Greg Lord, Applicant team  
Manny Acosta, Applicant/Owner

**COMMISSION ACTION:**

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

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

**2. FILE INDEX NUMBER:              DAP-001-764                                      Roquet Ranch Subdivision Map**

**APPLICANT:**                                      William Southworth (Manager of RR1050, LLC)

**PROPERTY OWNER:**                              William Lo, Manager of Sunmeadows, LLC

**PROPERTY LOCATION:**              Roquet Ranch Specific Plan

**ASSESSOR'S PARCEL NUMBER(S):** 1167-021-01 and 1167-011-01

**REQUEST:** Tentative Tract Map No. 19983 being the subdivision of Tentative Tract Map No. 20041 Residential Lots 2, 4, 5, 6, 7, 9, and 10 consisting of the creation of 446 single family lots on 78.4 acres within the Low Density Residential Land Use Designation of the Roquet Ranch Specific Plan (RRSP).

**ENVIRONMENTAL DETERMINATION:** Under Section 15182 (Projects Pursuant to a Specific Plan where a public agency has prepared and EIR), a. and c. as the project is consistent with the certified Environmental Impact Report which addresses both the Specific Plan and Tentative Tract Map No. 19983.

Presented by: Mario Suarez, Planning Manager

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

**RESOLUTION NO. R-21-22 A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING TENTATIVE TRACT MAP NO. 19983 BEING THE SUBDIVISION OF TENTATIVE TRACT MAP NO. 20041 RESIDENTIAL LOTS 2, 4, 5, 6, 7, 9, AND 10 CONSISTING OF THE CREATION OF 446 SINGLE FAMILY LOTS ON 78.4 ACRES WITHIN THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION OF THE ROQUET RANCH SPECIFIC PLAN (RRSP). (FILE INDEX NO. 001-764)**

**PUBLIC COMMENTS:**

Bill Lo, Applicant

Ryan McKee – grading concern (possibly encroachment onto property)

Scott McKhaann – Adjacent property owner

**COMMISSION ACTION:**

Motion and second by Commissioner Payne/ Commissioner Cervantes to continue public hearing to October 11, 2022.

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

**3. FILE INDEX NUMBER:                      DAP-001-765                      Woodsprings Suites Subdivision**

**APPLICANT:**                                      Nil Banerjee (Amena Hotels)

**PROPERTY OWNER:**                              Brockton Miller (PSOMAS)

**PROPERTY LOCATION:**                      2050 West Valley Boulevard

**ASSESSOR’S PARCEL NUMBER(S):** 0254-151-04, 05, 06

**REQUEST:** A Tentative Parcel Map No. 19926 (“A” Map) for the division of land solely for the purpose of reconfiguring three (3) lots into two (2) lots for lots measuring a total of 3.24 acres and resulting in Parcel 1 measuring 0.82 acres and Parcel 2 measuring 2.42 acres and located within the Business Park Zone of the Hub City Centre Specific Plan.

**ENVIRONMENTAL DETERMINATION:** Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”), this project is Exempt pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division) for the division of property in urbanized areas zoned for commercial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

Presented by: Steve Gonzales, Associate Planner

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

**RESOLUTION NO. R-20-22: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING TENTATIVE PARCEL MAP NO. 19926 (“A” MAP) FOR THE DIVISION OF LAND SOLELY FOR THE PURPOSE OF RECONFIGURING THREE (3) LOTS INTO TWO (2) LOTS FOR LOTS MEASURING A TOTAL OF 3.24 ACRES AND RESULTING IN PARCEL 1 MEASURING 0.82 ACRES AND PARCEL 2 MEASURING 2.42 ACRES AND LOCATED WITHIN THE BUSINESS PARK ZONE OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. 001-765).**

**PUBLIC COMMENTS:**

None

**COMMISSION ACTION:**

Motion and second by Commissioner Delgado/ Commissioner Biden to approve with added conditions of approval regarding CFD Annexation.

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

**4. FILE INDEX NUMBER:                      DAP-001-773                                      Mariscos El Camaron Loco**

**APPLICANT:**                                      Beatriz Lozada

**PROPERTY OWNER:**                              Al Mougharbel

**PROPERTY LOCATION:**                      531 South La Cadena Drive

**ASSESSOR’S PARCEL NUMBER(S):** 0163-173-13

**REQUEST:** A Minor Conditional Use Permit (DAP-001-773) to allow a Type 41 ABC license (On-Sale Beer and Wine Bonafide Eating Place) for an existing 2,458 square foot sit down restaurant located on a lot measuring approximately 0.18 acres and Zoned 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.

Presented by: Steve Gonzales, Associate Planner

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

**RESOLUTION NO. R-19-22: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING A MINOR CONDITIONAL USE PERMIT (DAP-001-773) TO ALLOW A TYPE 41 ABC LICENSE (ON-SALE BEER AND WINE BONA**

**FIDE EATING PLACE) FOR AN EXISTING 2,458 SQUARE FOOT SIT DOWN RESTAURANT LOCATED ON A LOT MEASURING APPROXIMATELY 0.18 ACRES AND ZONED C-2 (GENERAL COMMERCIAL) (FILE INDEX NO. DAP-001-773).**

**Commission Member Delgado left the meeting because he owns property within 500 feet of the subject site.**

**PUBLIC COMMENTS:**

Beatriz Lozada, Applicant

**COMMISSION ACTION:**

Commissioners Delgado recused from vote due to proximity of residence to project site.

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

**Roll Call vote: Ayes: 5                      Noes: 0                      Absent: 1                      Abstain:**

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

- Housing Element update – status.
- Calwest CUP application – (Container Storage at Mt. Vernon & Mission Street).
- Crown Trucking appeal.
- New Legislation – elimination of parking requirements for residential projects near transit stops.

**H. COMMISSION COMMENTS**

**COMMISSIONER CERVANTES**

- None

**CHAIR RICHARD PRIETO**

- Comments about temporary tiny homes for homeless.
- Thanks to staff and Commissioners

**COMMISSIONER ANGEL DELGADO**

- None

**COMMISSIONER DANIEL PAYNE**

- None

**COMMISSIONER ADAM RAYMOND**

- None

**COMMISSIONER TISH BADEN**

- Homeless persons – S. La Cadena bus stop – leaving debris.

**I. ADJOURNMENT**

Meeting adjourned at 7:31 p.m.

Next Scheduled Meeting:            Tuesday, October 11, 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.*