



# CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –TUESDAY, DECEMBER 13, 2022 – 5:30 P.M.

## A. CALL TO ORDER – 5:36 pm

## B. ROLL CALL

### Present

Carmen Cervantes  
Chair Richard Prieto  
Daniel Payne  
Adam Raymond  
Tish Baden

### Commissioners Absent:

None (Council Districts 3 and 4 are vacant)

### Staff Present:

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

## C. PLEDGE OF ALLEGIANCE Led by Commissioner Prieto

## D. APPROVAL OF MEETING MINUTES FOR

October 25, 2022, Draft Planning Commission Minutes

Motion and second by Commissioner Baden / Commissioner Cervantes

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

## E. PUBLIC COMMENTS:

Dr. Denise Whisler

### Commissioners:

Carmen Cervantes, District 1  
Richard Prieto, District 2 ( Chair)  
Vacant, District 3  
Vacant, District 4 (Vice Chair)  
Daniel Payne, District 5  
Adam Raymond, District 6  
Tish Baden, At Large



**PROPERTY OWNER:** Mahdi Younis

**PROPERTY LOCATION:** 3022 Parvin Lane

**ASSESSOR’S PARCEL NUMBER(S):** 0284-611-11

**REQUEST:** Architectural & Site Plan Review for a proposed 2-story 2,578 square foot Single Family Residential home with an attached 2-car garage on a vacant unimproved lot measuring approximately 28,120 square feet ( 1.54 acres) and located in the Estate Density (ED) Zone within the Reche Canyon Specific Plan (RCSP)

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Class 3. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is exempt from CEQA pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures), which pertains to construction of new small structures including one single-family residence.

Presented by: Steve Gonzales, Associate Planner

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

**RESOLUTION NO. R-27-22 A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY 2,578 SQUARE-FOOT SINGLE-FAMILY HOME ON A PROPERTY MEASURING 1.54 ACRES LOCATED AT 3022 PARVIN LANE, DESIGNATED “ESTATE DENSITY” WITHIN THE RECHE CANYON SPECIFIC PLAN (RCSP) (FILE INDEX NO. DAP- 001-782)**

**PUBLIC COMMENTS:**

None

**COMMISSION ACTION**

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

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

**3. FILE INDEX NUMBER:                      HPO-000-102    Monument Sign**

**APPLICANT:** City of Colton

**PROPERTY OWNER:** City of Colton

**PROPERTY LOCATION:** 303 E. E Street

**ASSESSOR'S PARCEL NUMBER(S):** 0162-055-10

**REQUEST: Major Historic Certificate of Appropriateness** for the reconstruction of an existing monument sign structure located in front of Fire Station No. 1 (Landmark No. 10 – R-98-91) at 303 East E Street within the P-I (Public/Institutional) Zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Class 2. Staff analyzed the project for compliance with the California Environmental Quality Act (CEQA) compliance. Staff recommends that the Planning Commission find that the proposed project is categorically exempt from further analysis per CEQA Guidelines Section 15302 (Replacement or Reconstruction) which provides the following example as exempt projects under Guidelines Section 15302 (b): Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

Presented by: David Alvarez, Senior Planner

**STAFF RECOMMENDATION** Staff recommends that the Planning Commission approve the requested Certificate of Appropriateness (File Index No. HP0-000-102) to allow reconstruction of an existing monument sign, through adoption of the attached Resolution titled:

**RESOLUTION NO. R-28-22 A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS TO ALLOW THE RECONSTRUCTION OF AN EXISTING MONUMENT SIGN ON A PROPERTY IDENTIFIED AS A HISTORIC LANDMARK LOCATED AT 303 E. E STREET, WITHIN THE P-I (PUBLIC INSTITUTIONAL) ZONE (FILE INDEX NO. HP0-000-102).**

**PUBLIC COMMENTS:**

None

**COMMISSION ACTION**

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

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

**G. PUBLIC HEARING**

**1. FILE INDEX NO.:**                      **DAP-001-764**                      **Roquet Ranch Subdivision Map**  
(Continued from November 22, 2022)

**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:** An Environmental Impact Report Addendum to the previously Certified Roquet Ranch Specific Plan Final EIR pursuant to CEQA Guidelines Section 15081 was prepared. The project is a residential subdivision undertaken pursuant to and in conformity with the Roquet Ranch Specific Plan for which an EIR was prepared and approved in 2018, and, therefore, is exempt from CEQA pursuant to CEQA Guidelines Section 15182 (c).

Presented by: Mario Suarez, Planning Manager

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

**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:**

Gaby Adame  
Scott Mckhann  
Joel Morse, Applicant representative

**COMMISSION ACTION**

Motion and second by Commissioner Payne / Commissioner Raymond to approve with condition number 18 & 19, and removal of condition number 65.

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

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

- 2023 Planning Commission Meeting Schedule
- Requested Planning Commission consensus on Canceling the December 27, 2022 meeting. General consensus provided by the Planning Commission to Cancel the December 27, 2022.
- Reminder – Commission applications are due by December 15, 2022
- Thank you to Angel Delgado, Gary Grossich and to those who are not intending to apply for another term on the Commission.

**I. PLANNING COMMISSION CONSIDERATION** – Cancellation of December 27, 2022, Planning Commission Meeting.

## **J. COMMISSION COMMENTS**

### **COMMISSIONER CERVANTES**

- I've learned a lot while serving on the Commission; sad to see Commissioners leave the Commission.

### **CHAIR RICHARD PRIETO**

- 39<sup>th</sup> year and 1 month on the Commission. Thanks to Staff for their support and answers to questions.

### **COMMISSIONER DANIEL PAYNE**

- Have been pleased to work with staff and serve on Commission.

### **COMMISSIONER ADAM RAYMOND**

- Have been pleased to have served on the Commission and work with staff.

### **COMMISSIONER TISH BADEN**

- South La Cadena bridge at S.A. River – part of railing is missing.
- Paseo Project – pleased with progress but construction seems to have stalled.

## **K. ADJOURNMENT**

Meeting adjourned at 6:53 pm

**Next Scheduled Meeting:**            **Tuesday, December 27, 2022** – to be canceled

**Tuesday, January 10, 2023**

**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*

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*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.*