



CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –Tuesday, January 12, 2021 – 5:30 P.M.

A. CALL TO ORDER – 5:30 p.m.

B. ROLL CALL

Present

Chair Richard Prieto
Vice Chair Angel Delgado
Gary Grossich
Gem Montes
Carmen Cervantes

Commissioners Absent:

Thomas Archuleta
Tish Baden

Staff Present:

Mark Tomich, Development Services Director
Marco Martinez, City Attorney
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 (Vice Chair)
Gary Grossich, District 4
Gem Montes, District 5
Thomas Archuleta, District 6
Tish Baden, At Large

C. PLEDGE OF ALLEGIANCE Led by Chair Richard Prieto

D. OATH OF OFFICE

- Carmen Cervantes, District 1 – Administered on January 11, 2021

E. ELECTION OF OFFICERS – 2021

1. Motion and second by Commissioner Grossich/Commissioner Delgado to nominate Richard Prieto as Chairperson. Approved by consensus of Commission.
2. Motion and second by Chair Prieto/Vice Chair Delgado to nominat Gary Grossich as Vice Chairpeson. Approved by consensus of Commission.

F. APPROVAL OF MEETING MINUTES FOR

December 8, 2020, Draft Planning Commission Minutes

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

Roll Call vote: Ayes: 4 Noes: __ Absent: 2 Abstain: 1 (Cervantes)

G. PUBLIC COMMENTS:

None

H. BUSINESS ITEMS

1. FILE INDEX NO. DAP-001-679

EXTENSION OF TIME

APPLICANT: Kevin Fini

PROPERTY OWNER: Kevin Fini

PROPERTY LOCATION: 190 East K Street

APN(s): 0163-081-15 & 0163-081-16

REQUEST: **Third Extension of Time** for zoning entitlement approval (File Index No. DAP-001-459) by the City Council (Resolution No. 97-17), on appeal for (1) Conditional Use Permit for truck storage/office use for a trucking company to park/store/dispatch no more than five semi-trucks with no trailers, and (2) Architectural & Site Plan Review for the construction of a new 750-square-foot office, 600 square-foot repair shop, 2,041 square-foot covered truck bay area, and various on-site improvements, including, but not limited to, building walls, landscaping. The project site is zoned M-2, SDA-O – Heavy Industrial, Sensitive Development Overlay.

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 will have a significant effect on the environment since the amendments are regulatory and administrative in nature.

STAFF RECOMMENDATION: Approve One-Year Time Extension (third) for CUP and Architectural Site Plan Review, setting a new expiration date of **December 5, 2021.**

COMMISSION ACTION

Motion and second by Commissioner Grossich / Commissioner Montes approve.

Roll Call vote: Ayes: 5 Noes 0 Abstained __ Absent 2

2. FILE INDEX NO. DAP-001-675

HUB CITY CENTRE

APPLICANT: Andy Alvillar, Black Gold Engineering

PROPERTY OWNER: Nachhattar Singh Chandi

PROPERTY LOCATION: 1603 W. Valley Blvd.

APN(s): 0254-071-69, 70, 71, 72

REQUEST: Master Sign Program Review for an existing retail center (Colton’s Hub City Centre) on a site measuring 7.25 acres and Zoned R (Retail) within the Hub City Centre Specific Plan located at 1603 W. Valley Boulevard.

ENVIRONMENTAL DETERMINATION: Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance. The proposal is exempt under Article 19, **Section 15311 (Accessory Structures), Class 11** of the CEQA Guidelines. This section pertains to construction or replacement of minor structures accessory to (appurtenant to) existing commercial facilities including on premise signs.

Presented By: Steve Gonzales, Associate Planner

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Master Sign Program (DAP-001-675) through adoption of attached Resolution No. R-04-21:

PUBLIC COMMENTS:

Consultant to applicant – (Andy Alvillar, Black Gold Engineering)

RESOLUTION NO. R-04-21 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A MASTER SIGN PROGRAM FOR AN EXISTING RETAIL CENTER (COLTON’S HUB CITY CENTRE) ON A SITE MEASURING 7.25 ACRES AND ZONED R (RETAIL) WITHIN THE HUB CITY CENTRE SPECIFIC PLAN LOCATED AT 1603 W. VALLEY BOULEVARD (FILE INDEX: DAP-001-675).

COMMISSION ACTION

Motion and second by Commissioner Delgado / Commissioner Grossich to adopt Resolution approving project, with modification to the name of the architectural feature (i.e., Colton Hub City Centre instead of “Colton’s Hub City Centre), and condition of approval regarding structural integrity of architectural feature/monument.

Roll Call vote: Ayes: 5 Noes 0 Abstained Absent 2

I. PUBLIC HEARING

1. FILE INDEX NO.: **DAP-001-648** **FREIGHT SYSTEMS**
(Continued from December 8, 2020)

APPLICANT: Ryan Pannu, Freight Systems, LLC

PROPERTY OWNER: Ryan Pannu, Freight Systems, LLC

PROPERTY LOCATION: 1421 N. 8th Street

APN: 0160-241-60

REQUEST: Conditional Use Permit and Architectural and Site Plan Review to establish a truck and trailer storage yard and construct a 1,475 square-foot office building as part of phase 1 and a 4,760 square-foot maintenance building as a part of phase 2 within the M-1 (Light Industrial) Zone.

ENVIRONMENTAL DETERMINATION: 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.

Presented by: David Alvarez, Sr. Planner

PUBLIC COMMENTS:

None

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the requested Conditional Use Permit, subject to conditions, through the adoption of the draft Resolution No. R-01-21 titled:

RESOLUTION NO. R-01-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW TO ESTABLISH A TRUCK AND TRAILER STORAGE YARD AND CONSTRUCT A 1,475 SQUARE-FOOT OFFICE BUILDING AS PART OF PHASE 1 AND A 4,760 SQUARE-FOOT MAINTENANCE BUILDING AS A PART OF PHASE 2 WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE. (FILE INDEX NO: DAP-001-648).

COMMISSION ACTION

Motion and second by Commissioner Grossich / Commissioner Montes to continue hearing to February 9, 2021 to address Commission comments.

Roll Call vote: Ayes: 5 Noes 0 Abstained Absent

2. FILE INDEX NO. DAP-001-660

GOLDEN STAR INVESTMENTS

APPLICANT: Bickel Group c/o Jessica Steiner and Annaliza Cardon

PROPERTY OWNER: Golden Star investment Properties, LLC c/o Bryan Way

PROPERTY LOCATION: 1089 N Rancho Avenue

APN: 0161-144-01

REQUEST: Conditional Use Permit and Architectural and Site Plan Review for the construction of a 1,960 square-foot commercial building comprised of a 1,100 square-foot pizza take out restaurant with drive-thru pick-up window and outdoor seating and an 860 square-foot commercial unit. The project site is located within the C-1 (Neighborhood Commercial) Zone on a 16,273 square-foot vacant lot.

ENVIRONMENTAL DETERMINATION: Exempt pursuant to California Environmental Quality Act (CEQA) under Article 19, Section 15303, Class 3 of the CEQA Guidelines. This section pertains to construction or replacement of minor structures accessory to (appurtenant) commercial facilities not exceeding 10,000 square feet.

Presented By: David Alvarez, Sr. Planner

PUBLIC COMMENTS:

- Applicant – Jim Bichel, Architect
- “Neighbor Next Door” (name not provided by caller)

STAFF RECOMMENDATION: Approve the requested Conditional Use Permit, subject to conditions, through the adoption of the draft Resolution No. R-02-21 titled:

RESOLUTION NO. R-02-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT, AND ARCHITECTURAL & SITE PLAN REVIEW TO ESTABLISH A 1,100 SQUARE-FOOT DRIVE-THRU RESTAURANT FOR PIZZA TAKE-OUT RESTAURANT WITH OUTDOOR SEATING, AND A 860 SQUARE-FOOT COMMERCIAL SPACE WITHIN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE ON A 16,273 SQUARE-FOOT LOT. (FILE INDEX NO: DAP-001-660).

COMMISSION ACTION

Motion and second by Commissioner Delgado / Commissioner Cervantes to adopt Resolution approving project with modifications to conditions of approval (operating hours and, trash enclosure) and modification to site plan (block wall along south property line).

Roll Call vote: Ayes: 5 Noes 0 Abstained Absent 2

3. FILE INDEX NO. DAP-001-652 OF SERVICE TRANSPORTATION (OST)

APPLICANT: Michael Roberts, Of Service Transportation, LLC (OST)

PROPERTY OWNER: Michael Roberts, Of Service Transportation, LLC (OST)

PROPERTY LOCATION: 1650 Pellisier Road

APN: 0277-022-78

REQUEST: Conditional Use Permit and Architectural & Site Plan Review to establish a truck storage yard on a site currently improved with 1,800 square foot office building (to remain) and a 2,400 square foot warehouse building (to remain) on a lot measuring 2.23 acres and Zoned M-1 (Light Industrial).

ENVIRONMENTAL DETERMINATION: Staff analyzed the proposed project for California Environmental Quality Act (CEQA) compliance. The proposed use is exempt under **Article 19, Section 15332 – In Fill Development Projects, Class 32** of the CEQA Guidelines. 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: Steve Gonzales, Associate Planner

PUBLIC COMMENTS:

- Mike Roberts, Applicant
- Terry Strom, Entitlement Consultant

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-03-21 titled:

RESOLUTION NO. R-03-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW TO ESTABLISH A TRUCK STORAGE YARD ON A SITE CURRENTLY IMPROVED WITH 1,800 SQUARE FOOT OFFICE BUILDING (TO REMAIN) AND A 2,400 SQUARE FOOT WAREHOUSE BUILDING (TO REMAIN) ON A LOT MEASURING 2.23 ACRES AND ZONED M-1 (LIGHT INDUSTRIAL) (FILE INDEX NO: DAP-001-652).

Commissioner Gem Montes left meeting at 9:15 p.m.

COMMISSION ACTION

Motion and second by Commissioner Grossich/ Commissioner Delgado to adopt Resolution approving project with condition of two new conditions regarding paving site and business operations.

Roll Call vote: Ayes: 4 Noes 0 Abstained ___ Absent 3 (Montes, Archuleta, Baden)

J. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

- Barton Road Logistic Center Draft EIR is out for comment. Workshop is scheduled for 01-26-21 Planning Commission meeting.
- Scoping meeting for Rancho Del Prado pre-zoning project EIR will be held on 01-13-21
- Litton-Bostick subdivision will return to the Planning Commission on 01-26-21.

K. COMMISSION COMMENTS

COMMISSIONER CERVANTES

- None

CHAIR PRIETO

- Welcome to new Commissioner, Carmen Cervantes

VICE CHAIR DELGADO

- None

COMMISSIONER GROSSICH

- Welcome to new Commissioner, Carmen Cervantes
- Comments regarding logistics/trucking issues in region.

L. ADJOURNMENT

Meeting adjourned at 9:47 p.m.

Next Scheduled Meeting: January 26, 2021



Mark Tomich, ACIP

Development Services Director

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.*

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.*