



CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –MARCH 9, 2021 – 5:30 P.M.

A. CALL TO ORDER 5:30 p.m.

B. ROLL CALL

Present

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

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

Commissioners Absent:

None

Staff Present:

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

C. PLEDGE OF ALLEGIANCE Led by Commission Member Delgado

D. APPROVAL OF MEETING MINUTES FOR

February 23, 2021, Draft Planning Commission Minutes

Motion and second by Commissioner Payne / Commissioner Raymond with corrections. Added conditions All Freight/Shipping containers are to remain on trailer chasis and stacking of trailer is prohibited and votes added to item F-2.

Roll Call vote: Ayes: 7 Noes: 0 Absent: 0 Abstain: 0

E. PUBLIC COMMENTS:

None

F. CONSENT CALENDAR

1. 65402 General Plan Conformity Findings.

A Resolution of the Planning Commission of the City of Colton, California, making Findings of Conformity with the General Plan required by California Government Code Section 65401 and 65402 for Public Works construction project located at 1155-1187 S. Rancho Avenue consisting of an approximately 15.78 acres portion of an existing 36.66 acre City Water Reclamation Facility site within the P-I (Public/Institutional) Zone.

Presented by: Mario Suarez, Planning Manager

COMMISSION ACTION:

Motion and second by Commissioner Payne / Commissioner Grossich to adopt Resolution.

Roll Call vote: Ayes: 7 Noes: 0 Abstained: 0 Absent: 0

G. PUBLIC HEARING

1. FILE INDEX NO.: DAP-001-681 HOUSE OF EGGS

APPLICANT: House of Eggs c/o Jose Salvador Nieves

PROPERTY OWNER: McNeil Family Trust c/o Joseph Allen McNeil

PROPERTY LOCATION: 182 E. Valley Blvd

ASSESSORS PARCEL NO.: 0162-231-22

REQUEST: Architectural and Site Plan Review for the addition of a vacant 1,649 square-foot unit to expand an existing 1,488 square-foot sit down restaurant with interior tenant improvement totaling 3,069 square feet including minor exterior site improvements and **Minor Conditional Use Permit** to add a Type 47 (On-Sale General- Eating Place) Alcohol Beverage Control License located and a Determination of Public Convenience and Necessity (PCN) for the on-sale alcohol license located within the C-2/D (General Commercial - Downtown) Zone on a 15,000 square-foot lot.

ENVIRONMENTAL DETERMINATION: Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA"), **Exempt under CEQA, Article 19, Section 15301, Class 1 (Existing Facilities)**, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures.

Presented by: David Alvarez, Senior Planner

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the requested Minor Conditional Use Permit, subject to conditions, through the adoption of the draft Resolution No. R-08-21 titled:

RESOLUTION NO. R-08-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING MINOR CONDITIONAL USE PERMIT, AND ARCHITECTURAL & SITE PLAN REVIEW TO ALLOW ALCOHOL (TYPE 47 ON-SALE GENERAL, EATING PLACE) LICENSE AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) FOR THE ON-SALE ALCOHOL LICENSE LOCATED WITHIN THE C-2/D (GENERAL COMMERCIAL- DOWNTOWN) ZONE ON A 15,000 SQUARE-FOOT LOT. (FILE INDEX NO: DAP-001-681).

PUBLIC COMMENTS:
Salvador Nieves, Applicant

COMMISSION ACTION

Motion and second by Commissioner Grossich / Commissioner Payne. Amended condition #21 - limit gross sales to alcohol sales to no more than 33%.

Roll Call vote: Ayes: 7 Noes: 0 Abstained: 0 Absent: 0

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

- Appeal filed on the Planning Commission approval of the Litton Bostick Subdivision.
- Application has been submitted for a 60-unit apartment project located at 2971 S. La Cadena Dr.

I. COMMISSION COMMENTS

COMMISSIONER CERVANTES

- None

CHAIR RICHARD PRIETO

- Comments regarding code violation and related concerns about Ecology Auto Parts on M Street.
- Discussion about ways to prevent applicants and the public from submitting written comments on agenda items after Planning Commission Agenda mail out. Discussion with City Attorney ensued.
- Provided advice to new Commissioners.

COMMISSIONER ANGEL DELGADO

- Pleased with Commissions decision on House of Eggs.
- Concerns regarding Ecology Auto Parts (material stacking, truck activity)
- Questions regarding future use for building at end of block (corner of Valley Blvd. & La Cadena)

VICE CHAIR GARY GROSSICH

- SA Recycling M St. has removed all landscaping along frontage of site.
- Concerns regarding trailer storage and stacking height on UP Railroad Property at Mt. Vernon & Mission St.
- Comments regarding reaction of some in community to his vote on the Litton-Bostick project

COMMISSIONER DANIEL PAYNE

- Would like to attend the League of Cities Planning Commissioners' Academy.

COMMISSIONER ADAM RAYMOND

- Have any other Commissioners signed up for the Planning Commissioners' Academy?

COMMISSIONER TISH BADEN

- None

J. ADJOURNMENT

Motion and second by Commissioner Delgado / Raymond
Meeting adjourned at 7:04 p.m.

Next Scheduled Meeting: March 23, 2021

X



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.*