



CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –TUESDAY, MARCH 22, 2022 – 5:30 P.M.

A. CALL TO ORDER at 5:30pm

B. ROLL CALL

Present

Angel Delgado
Vice Chair Gary Grossich
Daniel Payne
Tish Baden

Commissioners Absent:

Carmen Cervantes
Chair Richard Prieto
Adam Raymond

Staff Present:

Mark Tomich, Development Services Director
Marco Martinez, BB&K (City Attorney)
Mario Suarez, Planning Manager
David Alvarez, Senior Planner
Moises Peralta, Public Works Associate Engineer

C. PLEDGE OF ALLEGIANCE Led by Tish Baden

D. APPROVAL OF MEETING MINUTES FOR

March 8, 2022, Draft Planning Commission Minutes

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

Roll Call vote: Ayes: 4 Noes: 0 Absent: 3 Abstain: 0

E. PUBLIC COMMENTS:

Theresa Vera - Comments regarding train accident.

F. PUBLIC HEARING

1. FILE INDEX NO.:

DAP-001-542

First Student Inc.

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

(Continued from 2/22/22 meeting)

APPLICANT: First Student Inc., Michael Cline

PROPERTY OWNER: Riverside Construction Co.

PROPERTY LOCATION: 111 N. Main Street

ASSESSORS PARCEL NO.: 0277-021-14

REQUEST: A **Conditional Use Permit and Architectural & Site Plan Review** to establish a school bus repair and maintenance facility on improved site that includes 3 existing commercial buildings totaling 15,818 square feet measuring approximately 2.4 acres and Zoned M-1 (Light Industrial).

ENVIRONMENTAL DETERMINATION: Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. This section pertains to permitting existing private structures involving negligible or no expansion of existing or former use.

Presented by: Mario Suarez, Planning Manager

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Conditional Use Permit & Architectural Site Plan Review by adopting the attached Resolution titled:

RESOLUTION NO. R-03-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW TO ESTABLISH A SCHOOL BUS REPAIR AND MAINTENANCE FACILITY ON IMPROVED SITE THAT INCLUDES 2 EXISTING COMMERCIAL BUILDINGS TOTALING 10,620 SQUARE FEET MEASURING APPROXIMATELY 2.4 ACRES AND ZONED M-1 (LIGHT INDUSTRIAL) LOCATED AT 111 MAIN STREET (APN: 0277-021-14) (FILE INDEX NO: DAP-001-542)

PUBLIC COMMENTS:
Micheal Cline, applicant

COMMISSION ACTION

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

Roll Call vote: Ayes: 4 Noes: 0 Absent: 3 Abstain: 0

2. FILE INDEX NUMBER: **DAP-001-717**

Best Pump & Drilling Inc.

(Continued from 2/22/22 meeting)

APPLICANT: Best Pump & Drilling Inc., Dan Woodard

PROPERTY OWNER: Pellisier Holdings LLC

PROPERTY LOCATION: 1640 Pellisier Road

ASSESSOR'S PARCEL NUMBER(S): 0277-022-79,84,92

REQUEST: A **Conditional Use Permit** to allow a contractor's yard with outside storage (Corporation Yard) on 3 parcels totaling 9.81 acres, currently improved with seven (7) structures totaling approximately 16,843 square feet and located in the M-1 (Light Industrial) Zone.

ENVIRONMENTAL DETERMINATION: Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. This section pertains to permitting existing private structures involving negligible or no expansion of existing or former use.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission continue this item to April 12, 2022 Planning Commission meeting per request form applicant.

PUBLIC COMMENTS:

None

COMMISSION ACTION

Motion and second by Commissioner Payne / Commissioner Delgado to continue public hearing to April 12, 2022.

Roll Call vote: Ayes: 4 Noes: 0 Absent: 3 Abstain: 0

3. FILE INDEX NUMBER: **DAP-001-725** **Congregate Health Care Facility**

APPLICANT: Farbod Farmand, D.O., Medical Director

PROPERTY OWNER: Farbod Farmand

PROPERTY LOCATION: 128 E. G Street

ASSESSOR'S PARCEL NUMBER(S): 0162-102-02

REQUEST: A **Minor Conditional Use Permit** to allow a congregate care health facility with 25 rooms located on two parcels measuring approximately 14,810 square feet within the M-U/D (Mixed-Use Downtown) Zone.

ENVIRONMENTAL DETERMINATION: Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. This section pertains to permitting existing private structures involving negligible or no expansion of existing or former use.

Presented by: Mario Suarez, Planning Manager

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Conditional Use Permit by adopting the attached Resolution titled:

RESOLUTION NO. R-05-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE

CITY OF COLTON ADOPTING A MINOR CONDITIONAL USE PERMIT TO ALLOW A CONGREGATE CARE HEALTH FACILITY WITH 25 ROOMS LOCATED ON A SITE MEASUREING 14,810 SQUARE FEET WITHIN THE M-U/D (MIXED-USE DOWNTOWN) ZONE AT 128 EAST G STREET (APN: 0162-102-02 and 03). (FILE INDEX NO. DAPO-001-725)

PUBLIC COMMENTS:

Farbod Farmand, applicant

COMMISSION ACTION

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

Roll Call vote: Ayes: 4 Noes: 0 Absent: 3 Abstain: 0

**4. FILE INDEX NUMBER: DAP-001-697 Warehouse Logistics & Distribution,
and Truck and Trailer Storage and Parking**

APPLICANT: City of Colton

PROPERTY OWNER: Citywide Project

PROPERTY LOCATION: Citywide

ASSESSOR'S PARCEL NUMBER(S): Citywide

REQUEST: Zoning Text Amendment of Title 18 (Zoning Code) of the Colton Municipal Code by adding and/or modifying certain Sections in Chapters 18.04, 18.06, 18.24, 18.26, 18.28, and 18.48 related to, but not limited to, definitions, permitted uses; development standards in I-P (Industrial Park), M-1 (Light Industrial), M-2 (Heavy Industrial) Zones, and Special Provisions for warehouse logistics and distribution, and truck and trailer parking uses.

ENVIRONMENTAL DETERMINATION: Under California Public Resources Code the Zoning Text Amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and Sections 15060(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment, and the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA.

Presented by: Mario Suarez, Planning Manager

STAFF RECOMMENDATION: Staff recommends that the Planning Commission adopt the following resolution:

RESOLUTION NO. R-01-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE

CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON TO AMEND CERTAIN SECTIONS IN CHAPTERS 18.04; 18.06; 18.24, 18.26, 18.28, AND 18.48 OF TITLE 18 (ZONING) OF THE COLTON MUNICIPAL CODE RELATED TO DEFINITIONS, PERMITTED USES, DEVELOPMENT STANDARDS IN THE I-P (INDUSTRIAL PARK), M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) ZONES, AND SPECIAL PROVISIONS (FILE INDEX NO. DAP-001-697).

PUBLIC COMMENTS:

Bill Blankenship

COMMISSION ACTION

Motion and second by Commissioner Delgado / Commissioner Baden to approve with modification to ordinance.

Roll Call vote: Ayes: 4 Noes: 0 Absent: 3 Abstain: 0

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

None

H. COMMISSION COMMENTS

COMMISSIONER ANGEL DELGADO

- Comments regarding train derailment on Monday.

VICE CHAIR GARY GROSSICH

- Appreciation for work on warehouse/logistics issues.
- Downtown Paseo improvements and funding comments.

COMMISSIONER DANIEL PAYNE

- Thanks to Moratorium Ad-hoc Committee and staff.

COMMISSIONER TISH BADEN

- Thanks to staff.
- Potential uses for vacant buildings along La Cadena, between H and G Street.

I. ADJOURNMENT

Meeting adjourned at 7:00 pm

Next Scheduled Meeting: Tuesday, April 12, 2022



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. 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.*