



CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –TUESDAY, APRIL 13, 2021 – 5:30 P.M.

A. CALL TO ORDER 5:31p.m.

B. ROLL CALL

Present

Carmen Cervantes – Arrived at 5:45 p.m.
Chair Richard Prieto
Angel Delgado – Accepted into meeting at 5:50 p.m.
(had not received Zoom invitation)
Vice Chair Gary Grossich
Daniel Payne
Adam Raymond
Tish Baden

Commissioners Absent:

Staff Present:

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

C. PLEDGE OF ALLEGIANCE Led by Gary Grossich

D. APPROVAL OF MEETING MINUTES FOR

March 23, 2021, Draft Planning Commission Minutes

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

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

E. PUBLIC COMMENTS:

None

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

F. NEW BUSINESS

1. DAP-001-668

WestCal Townhomes

APPLICANT: Brad Porter, WestCal Property Group, Inc.

PROPERTY OWNER: Michael D. Gay, Owner

PROPERTY LOCATION: 1116 S. Santo Antonia Drive

ASSESSORS PARCEL NO.: 0276-501-15 and 16

REQUEST: Modification of Architectural & Site Plan Review (File Index Number DAP-001-649) of a multi-family residential project approved for 49 residential condominiums (net density of 20 du/acre), to modify the approved 3-story residential buildings to allow a change to the building elevations and floor plans to allow for a mix of 2 and 3-story condominiums within 8 buildings on approximately 2.74 gross acres located within the C-2/R-O (General Commercial/Residential Overlay) zone.

ENVIRONMENTAL DETERMINATION: Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance. 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.

Presented By: Mario Suarez, Planning Manager

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the following resolution approving the request:

RESOLUTION NO. R-12-21. A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING MODIFICATION OF ARCHITECTURAL AND SITE PLAN REVIEW (FILE INDEX NUMBER DAP-001-649) FOR A MULTI-FAMILY RESIDENTIAL PROJECT ALLOWING 49-CONDOMINIUM SINGLE LOT SUBDIVISION CHANGING 3-STORY BUILDING ELEVATIONS TO ALLOW A MIX OF 2 AND 3-STORY BUILDINGS ON PROPERTY MEASURING APPROXIMATELY 2.7 ACRES LOCATED AT 1116 SOUTH SANTO ANTONIO DRIVE WITHIN THE C-2/R-0 (GENERAL COMMERCIAL/RESIDENTIAL OVERLAY) ZONE. (FILE INDEX NO. DAP-001-688)

PUBLIC COMMENTS:

Brad Porter, Applicant

COMMISSION ACTION

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

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

G. PUBLIC HEARING

1. FILE INDEX NO.: DAP-001-641 VALLEY COLTON TRUCK STOP

APPLICANT: Lonnie Tabbaa

PROPERTY OWNER: Lonnie Tabbaa

PROPERTY LOCATION: 791 E. Valley Boulevard

ASSESSORS PARCEL NO.: 0162-203-10, 11, 12, 13, 14, and 30

REQUEST: A Modification of Conditional Use Permit (DC-17-97) to allow a replacement of an existing 2,000 square foot gas station canopy with a new 2,523 square foot canopy, convert an existing 12,642 square foot truck wash building into fuel pumps and establish 18 new fueling positions on the entire site, remodel of existing 3,575 square foot food mart building, relocation of an existing truck scale, and Vacation of existing alley portion between the north and south portions of the site on property measuring approximately 1.69 acres and Zoned C-2 (General Commercial) (Downtown Overlay).

ENVIRONMENTAL DETERMINATION: The proposed project is exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15302 – Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Presented By: Mario Suarez, Planning Manager

STAFF RECOMMENDATION: Open public hearing and continue this agenda item to the May 11, 2021, Planning Commission meeting in order to review street widening project at the southwest corner of S. Mount Vernon and E. Valley Boulevards, status of the site plan on and off-site circulation patterns and conditions of approval.

PUBLIC COMMENTS:

None

COMMISSION ACTION

Motion and second by Commissioner Raymond/ Commissioner Baden to open public hearing and continue item to May 11, 2021.

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

H. COLTON CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL DRAFT REPORT REVIEW – DEADLINE TO CALIFORNIA OFFICE OF HISTORIC PRESERVATION (OHP) OF APRIL 30, 2021

Staff presentation and Commission discussion.

I. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS AND COMMISSION COMMENTS AND QUESTIONS

- Discussion of City's new Social Media Policy.
- Report on City Council action on Litton-Bostick Appeal.

J. COMMISSION COMMENTS

COMMISSIONER CERVANTES

- Question regarding project and construction on B St., next to railroad tracks.
- Comments regarding height of shipping containers stacks off Mt. Vernon (Union Pacific property)

CHAIR RICHARD PRIETO

- Continue with COVID precautions and stay safe.
- Comments advising Commissioners to be aware of Social Media Policy and any potential conflicts of interest.

COMMISSIONER ANGEL DELGADO

- Dumping occurring along Fairway Drive.
- Uptick on graffiti on South Colton.
- Comments on Tropica Ranch Warehouse project and unsightly Cascade Lumber sign.
- Dirt piles being stored on a vacant lot at La Cadena Dr. & L St.
- Pleased with restoration of fountain on S. La Cadena Dr. at O St.
- Comments regarding development continuing to encroach up sides of Blue Mountain.

VICE CHAIR GARY GROSSICH

- Comments regarding membership on Reche Canyon Road Traffic Committee.
- Would like Planning Commission to participate in annual budget process.

COMMISSIONER DANIEL PAYNE

- Comments on participation in Planning Commissioners Academy.
- Reche Canyon trash clean-up: How to dispose of large items on vacant properties.

COMMISSIONER ADAM RAYMOND

- Comments regarding participation in Planning Commissioner Academy
- Thank you for the business cards.
- Request for live meetings soon.
- Would like to put forward his name, as well as Commissioner Payne, to serve on the Reche Canyon Traffic Committee.

COMMISSIONER TISH BADEN

- Comments regarding participation in Planning Commissioner Academy. Found the classes to be very helpful.

K. ADJOURNMENT

Motion and second by Commissioner Raymond/ Baden.

Meeting adjourned at 6:56 p.m.

Next Scheduled Meeting: April 27, 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.*