

CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA
92324

REGULAR MEETING – Tuesday, April 13, 2021 at 5:30 P.M.

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS), THE CITY OF COLTON ENCOURAGES THE PUBLIC TO VIEW THIS PLANNING COMMISSION MEETING ON TELEVISION OR ONLINE AS IN-PERSON ATTENDANCE WILL NOT BE POSSIBLE.

VERBAL COMMENTS ON AGENDA ITEMS WILL BE ACCEPTED FROM ATTENDEES OF THE MEETING (WEBINAR). IF YOU WISH TO ATTEND THE PLANNING COMMISSION WEBINAR, YOU MAY REGISTER VIA YOUR COMPUTER AS AN ATTENDEE AT:

<https://coltonca-gov.zoom.us/s/96110580260>

**Passcode: None Required
(TO SPEAK ON AN ITEM RAISE HAND)**

OR PHONE IN ON THE DATE AND TIME OF THE MEETING AT: 1-669-900-6833; WEBINAR ID: 961 1058 0260

(TO SPEAK on an agenda item, press Star-9 – TO RAISE YOUR HAND, and TO SPEAK press Star-6 – TO TOGGLE MUTE/UNMUTE on your phone for specific agenda item)

MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS BEFORE THE PLANNING COMMISSION, IN LIEU OF DOING SO DURING THE MEETING/WEBINAR, MAY SEND COMMENTS TO PLANNING@COLTONCA.GOV BY 3:00 P.M. THE DAY OF THE MEETING. PLEASE INCLUDE THE AGENDA ITEM NUMBER, AND YOUR NAME AND ADDRESS.

THE MEETING WILL BE BROADCAST LIVE ON CHANNEL 3 THROUGH THE LOCAL COLTON CABLE SERVICE PROVIDER AND LIVE STREAMED ONLINE AT

<https://colton.12milesout.com/Video/Live>

A. CALL TO ORDER

- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. APPROVAL OF MEETING MINUTES

Documents:

[03.23.21_ AGENDA MINUTES DRAFT.PDF](#)

- E. PUBLIC COMMENTS
- F. NEW BUSINESS
- DAP-001-688 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.

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)

Documents:

[ITEM F-1_STAFF REPORT_DAP-001-688.PDF](#)

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.

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.

Documents:

[ITEM G-1_MEMO FOR CONTINUANCE_DAP-001-641.PDF](#)

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

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

J. COMMISSION COMMENTS

K. ADJOURNMENT

Next Scheduled Meeting:

Tuesday, April 27, 2021

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.*