

# CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – Tuesday, March 9, 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/98314839787>

**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: 983 1483 9787**

**(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>

Documents:

[COLTON - PC AGENDA 3-09-2021.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[02-23-2021\\_ AGENDA MINUTES DRAFT.PDF](#)

E. PUBLIC COMMENTS

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.

Documents:

[ITEM F-1\\_GP CONFORMITY DETERMINATION.PDF](#)

G. PUBLIC HEARINGS

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.

**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).**

Documents:

[ITEM G-1\\_DAP-001-681\\_HOUSE OF EGGS.PDF](#)

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

I. COMMISSION COMMENTS

J. ADJOURNMENT

**Next Scheduled Meeting: Tuesday, March 23, 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.*