

CITY OF COLTON

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING – Tuesday, June 22, 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/j/94700925337>

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: 947 0092 5337

(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>

Colton - PC Agenda 6-22-2021_Draft

Documents:

[COLTON - PC AGENDA 6-22-2021_DRAFT.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[6-07-2021_PC SPECIAL MEETING AND SITE TOUR MINUTES_FINAL DRAFT.PDF](#)

[06-08-21_PC AGENDA MEETING MINUTES_FINAL DRAFT.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARING

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

H. COMMISSION CONSIDERATION

I. ADJOURNMENT

Next Scheduled Meeting: **Tuesday, July 13, 2021**

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A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

June 7, 2021 Special Meeting and Site Tour Minutes
June 8, 2021 Draft Planning Commission Minutes

E. PUBLIC COMMENTS

Commissioners:

Carmen Cervantes, District 1
Richard Prieto, District 2 (Chair)
Angel Delgado, District 3
Gary Grossich, District 4 (Vice Chair)
Danny Payne, District 5
Adam Raymond, District 6
Tish Baden, At Large

F. PUBLIC HEARING

1. HP0-000-094

LANDMARK DESIGNATION NO. 54-PETER'S HOME

APPLICANT: Vance Mape, Representing - PSIP WR Rancho, LLC

PROPERTY OWNER: PSIP WR Rancho, LLC

PROPERTY LOCATION: 602 Agua Mansa Road

ASSESSORS PARCEL NO.: 0163-452-07

REQUEST: Designation of Historically Eligible Historic Resource Structure for consideration of local Historic Landmark No. 54 (**Peter's Home**) within the M-1 (Light Industrial) Zone and the Agua Mansa Historic District located at 602 Agua Mansa Road.

ENVIRONMENTAL DETERMINATION: Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance and determined that Article 19, Categorical Exemption - Class 31. Pursuant to CEQA Guidelines Section 15331 – Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standard's for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings

STAFF RECOMMENDATION

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

RESOLUTION NO. R-21-21, A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION RECOMMENDING TO CITY COUNCIL APPROVAL OF DESIGNATION OF HISTORICALLY ELIGIBLE HISTORIC RESOURCE STRUCTURE FOR CONSIDERATION OF LOCAL HISTORIC LANDMARK NO. 54 (PETER'S HOME) LOCATED AT 602 AGUA MANSA ROAD WITHIN THE M-1 (LIGHT INDUSTRIAL) AND AGUA MANSA HISTORIC DISTRICT (FILE INDEX NO. HP0-000-094)

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

H. COMMISSION COMMENTS

I. ADJOURNMENT

Next Scheduled Meeting:

Tuesday, July 13, 2021

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CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

Special Meeting and Site Tour held at 21700 Barton Road, Colton, California 92324
5:00 p.m., Monday, June 7, 2021

A. CALL TO ORDER by Vice Chair Grossich at 5:02 p.m.

B. ROLL CALL

Present

Carmen Cervantes
Adam Raymond
Daniel Payne
Angel Delgado
Gary Grossich

Commissioners Absent

Richard Prieto
Tish Baden

Staff

Mark Tomich, Development Services Director

C. PUBLIC COMMENT

None

D. SITE TOUR

Guided walking tour of proposed “Barton Road Logistics Center” project (DAP-001-602).

The applicant conducted a tour of the project site, interpreted display boards of the proposed project, and responded to questions from the Commissioners.

E. ADJOURNMENT

Meeting adjourned at 6:17 p.m.

Next Scheduled Meeting: Tuesday, June 8, 2021

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Commissioners:

Carmen Cervantes, District 1
Richard Prieto, District 2 (Chair)
Angel Delgado, District 3
Gary Grossich, District 4 (Vice Chair)
Danny Payne, District 5
Adam Raymond, District 6
Tish Baden, At Large



CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING – TUESDAY, JUNE 8, 2021 – 5:30 P.M.

A. CALL TO ORDER at 5:37 p.m.

B. ROLL CALL

Present

Angel Delgado
Vice Chair Gary Grossich
Daniel Payne
Adam Raymond
Tish Baden

Commissioners Absent:

Carmen Cervantes
Chair Richard Prieto

Staff Present:

Mark Tomich, Development Services Director
Mario Suarez, Planning Manager
David Alvarez, Senior Planner
Steve Gonzales, Associate Planner
Marco Martinez, City Attorney
Victor Ortiz, Assitant Public Works Director
Art Morgan, Economic Development Manager
Fred Minagar, Contract City Traffic Engineer
Moises Peralta, Public Works Engineering

Meeting chaired by Gary Grossich, Vice Chair

C. PLEDGE OF ALLEGIANCE Led by Daniel Payne

D. APPROVAL OF MEETING MINUTES FOR

May 25, 2021, Draft Planning Commission Minutes

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

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

E. PUBLIC COMMENTS:

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

Adonis Galarza-Toledo – emailed comments regarding warehouse moratorium.

F. PRESENTATION

Presentation on Economic Development Activity During the 2020 COVID-19 Pandemic by Art Morgan, Economic Development Manager

Presented by: Art Morgan, Economic Development Manager

G. PUBLIC HEARING

The Chair of the meeting was transferred to Planning Commissioner Angel Delgado.

1. **FILE INDEX NO.:** **DAP-001-667** **LA QUINTA HOTEL**
- APPLICANT:** Manoj Hariya, Hariya LLC
- PROPERTY OWNER:** Harjit Singh, Malwa Colton LLC
- PROPERTY LOCATION:** 1395 E. Washington Street
- ASSESSORS PARCEL NO:** 0276-361-21

REQUEST: Architectural & Site Plan Review to develop a new 73-room hotel, 42,331 square-foot limited service hotel with a fitness center, meeting room, and pool, **Conditional Use Permit (CUP)** to operate a 24-hour hotel and **Minor CUP** to allow a Type 80 (Bed and Breakfast Inn General) Alcohol Beverage Control License and a Determination of Public Convenience and Necessity (PCN) for the on-sale alcohol license, **and Variances** to allow a 4-story building instead of a maximum 3-story building and five-foot parking stall setback instead of a 12-foot as required by Code on a lot measuring 1.2 acres located within the C-2 (General Commercial) Zone.

ENVIRONMENTAL DETERMINATION: Pursuant to California Environmental Quality Act (CEQA), a draft Initial Study has been prepared to assess environmental impacts for the proposed project. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment and therefore a Mitigated Negative Declaration was prepared for the project.

Presented by: David Alvarez, Senior Planner

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the requested Conditional Use Permit, subject to conditions, through the adoption of the draft Resolution No. R-17-21.

RESOLUTION NO. R-17-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING ARCHITECTURAL AND SITE PLAN REVIEW TO DEVELOP A NEW 73-ROOM HOTEL, 42,331 SQUARE-FOOT LIMITED SERVICE HOTEL WITH A FITNESS CENTER, MEETING ROOM, AND POOL, CONDITIONAL USE PERMIT TO OPERATE A 24-HOUR HOTEL AND MINOR CONDITIONAL USE PERMIT FOR A TYPE 80 (BED AND BREAKFAST INN GENERAL) ALCOHOL BEVERAGE CONTROL LICENSE AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) FOR THE ON-SALE ALCOHOL LICENSE, AND VARIANCES TO INCREASE THE HEIGHT OF A 3-

STORIES TO 4-STORIES AND REDUCE THE 20-FOOT PARKING SETBACK TO FIVE FEET ON A LOT MEASURING 1.2 ACRES LOCATED WITHIN THE C-2 (GENERAL COMMERCIAL) ZONE. (FILE INDEX NO: DAP-001-667)

PUBLIC COMMENTS:

Manoj Hariya, Applicant

COMMISSION ACTION

Motion and second by Commissioner Raymond / Commissioner Baden to approve staff recommendation.

Roll Call vote: Ayes: 4 Noes: 0 Recused: Gary Grossich (due to proximity of business of project site) **Absent:** Prieto and Cervantes

2. 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 2,542 square foot canopy, demolish an existing 12,642 square foot truck wash building and replace with a new 1,869 square foot fueling canopy and establish 17 new fueling positions on the entire site, remodel of existing 3,000 square foot food mart building, relocation of an existing truck scale, install 3 above ground diesel tanks, and a **Vacation** of existing alley portion between the north and south portions of the site and approximately 486 square feet of existing right-of-way area along the eastern frontage 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: Steve Gonzales, Associate Planner

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve Modification of Conditional Use Permit (DC-17-97), Architectural and Site Plan Review with conditions and recommend to the City Council approval of an Alley Vacation through adoption of attached Resolutions entitled:

RESOLUTION NO. R-11-21 A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A MODIFICATION OF CONDITIONAL USE PERMIT (DC-17-97) AND ARCHITECTURAL & SITE PLAN REVIEW 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 17 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). (FILE NO. DAP-001-641)

RESOLUTION NO. R-19-21 - A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL APPROVE ALLEY VACATION FOR AN AREA ENCOMPASING 5,600 SQUARE FEET ON PROPERTIES TOTALING 1.69 GROSS ACRES LOCATED WITHIN THE C-2 (GENERAL COMMERCIAL – DOWNTOWN OVERLAY) ZONE INTERSECTING AT 791 E. VALLEY BOULEVARD. (FILE INDEX NO. DAP-001-641)

PUBLIC COMMENTS:

Lonnie Tabbaa, Applicant

Ahmad Ghadesi, Applicant’s Engineer Representative

COMMISSION ACTION

Motion and second by Commissioner Payne / Commissioner Delgado to approve staff recommendations with added conditions regarding additional five-foot landscaping along the westerly property boundry (expanding the landscap area adjacent to H Street) and incorporation of hanging vines to the proposed six foot block wall along the west side of the new alley area going to H Street of the project.

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

3. FILE INDEX NUMBER: DAP-001-680 ELECTRIC FENCE

PROPERTY OWNER: Citywide

APPLICANT: Amarak, LLC (Keith Kaneko, Representative)

PROPERTY LOCATION: Citywide

REQUEST: A proposal for a **Zoning Text Amendment (Ordinance) to modify Title 18 (Zoning Code), Section 18.38.070 (Electric and Barbed Wire Fences)** to allow the installation of an electric fence around the perimeter of property and modify fence heights located in Industrial Park (I-P) Zone and **Amend HUB City Centre Specific Plan, Section 4** to allow the installation of electric fence around the perimeter and modify fence heights of property located in the R (Retail), RMU (Retail Mixed Use), and BP (Business Park) land use designations. (File Index No. DAP-001-680).

ENVIRONMENTAL ASSESSMENT. This project has been determined to be 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.

Presented by: Mario Suarez, Planning Manager

STAFF RECOMMENDATION. Staff recommends that the Planning Commission continue this agenda item to July 13, 2021 Planning Commission meeting.

PUBLIC COMMENTS:

None

COMMISSION ACTION

Motion and second by Commissioner Delgado / Commissioner Baden to continue public hearing to July 13, 2021.

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

H. COMMISSION CONSIDERATION

Status Report on Starbucks Drive-Thru at 2627 Iowa Avenue (File Index No. DAP-001-444): Commission Discussion and Direction – (Continued from May 25, 2021)

Presented by: Steve Gonzales, Associate Planner

REMARKS

Rene` Bernhardt, property owner – LRB Millworks
Kathy Radder, LRB Millworks
Mary Rosas, Starbucks
Joey Espinosa, Starbucks
Peter Smirniotakis, property owner - Starbucks

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

- Thanks to Commissioners who attended Barton Road Logistics Project site tour on June 7, 2021.

J. COMMISSION COMMENTS

COMMISSIONER ANGEL DELGADO

- None

VICE CHAIR GARY GROSSICH

- Comments regarding the Commission helping to make the Valley Colton Truck Stop a better project.

COMMISSIONER DANIEL PAYNE

- Thanks to staff for field trip to Barton Road Logistics Center project site.

COMMISSIONER ADAM RAYMOND

- Thanks to staff for field trip to Barton Road Logistics Center project site.
- Looking forward to participating in historic preservation webinars.

COMMISSIONER TISH BADEN

- Comment regarding inability to participate in Commission field trip.

K. ADJOURNMENT

Motion and second by Commissioner Payne / Baden

Meeting adjourned at 8:23 p.m.

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