

# CITY OF COLTON

## PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
**REGULAR MEETING** – Tuesday, July 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/93428480507>

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:** 934 2848 0507

(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)

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

Colton - PC Agenda 7-13-2021

Documents:

[COLTON - PC AGENDA 7-13-2021-UPDATED.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[06-22-2021\\_ PC AGENDA MEETING MINUTES FINAL DRAFT.PDF](#)

E. APPOINTMENTS

Appointment of two Planning Commission representatives to the Warehouse Moratorium Ad-hoc Committee.

F. PUBLIC COMMENTS

G .PUBLIC HEARING

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

I. COMMISSION COMMENTS

J. ADJOURNMENT

**Next Scheduled Meeting: Tuesday, July 27, 2021**

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#### E. ADJOURNMENT

**Next Scheduled Meeting: Tuesday, June 8, 2021**

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. APPROVAL OF MEETING MINUTES**

June 22, 2021 Draft Planning Commission Minutes

**E. APPOINTMENTS**

Appointment of two Planning Commission representatives to the Warehouse Moratorium Ad-hoc Committee.

**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 COMMENTS**

**G. PUBLIC HEARING**

**1. DAP-001-680**

**ELECTRIC FENCE**

**PROPERTY OWNER:** Citywide

**APPLICANT:** Amarok, LLC (Keith Kaneko, Representative)

**PROPERTY LOCATION:** Citywide

**REQUEST:** Zoning Text Amendment to amend **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, modify Sections related to Conditions of Installation of electric fences and **Amend the HUB City Centre Specific Plan, Section 4 (Development Standards)** 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, subject to a Conditional Use Permit.

**ENVIRONMENTAL ASSESSMENT.** This project has been determined to be exempt pursuant to California Environmental Quality Act (CEQA) Section 15061(b) (3) due to the

**STAFF RECOMMENDATION**

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

**RESOLUTION NO. R-20-21, A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING 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, MODIFY SECTIONS RELATED TO CONDITIONS OF INSTALLATION OF ELECTRIC FENCES AND AMEND THE HUB CITY CENTRE SPECIFIC PLAN, SECTION 4 (DEVELOPMENT STANDARDS) 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, SUBJECT TO A CONDITIONAL USE PERMIT. (FILE INDEX NO. DAP-001-680).**

**2. DAP-001-700**

**GAS STATION/CAR WASH**

**APPLICANT:** Michael Pauls Associates

**PROPERTY OWNER:** RR CALI Colton, LLC

**PROPERTY LOCATION:** 1140 S. Mt. Vernon Avenue

**ASSESSORS PARCEL NO.:** 0276-144-01

**REQUEST:** A **Modification of Conditional Use Permit** (DAP-001-190) and **Architectural & Site Plan Review** to allow for improvements to an existing gas station/full service car wash that includes demolition of existing 4,225 square foot gas station canopy and replace with new 2,548 square foot canopy, remodel existing 5,353 square foot building elevations, replace carwash equipment, install 14 new self-serve vacuum

stations, and provide new landscaping on a lot measuring 38,970 square feet (0.89 acres) and Zoned C-2 (General Commercial).including replacement of existing canopy, convert full service carwash to automatic car wash, building façade improvements, and new landscaping on a property measuring 38,970 square feet and located within the C-2 (General Commercial) Zone.

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposal for California Environmental Quality Act (CEQA). The proposed project is exempt under Guidelines Section 15303 – New Construction or Conversion of Small Structures), Class 3 of the CEQA Guidelines. This section pertains to new commercial structures not involving the use of significant amounts of hazards substances, and not exceeding 10,000 square feet in floor area

**STAFF RECOMMENDATION**

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

**RESOLUTION NO. R-23-21. A RESOLUTION OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A MODIFICATION OF A CONDITIONAL USE PERMIT (DAP-001-190) AND ARCHIECTURAL & SITE PLAN REVIEW TO ALLOW FOR IMPROVEMENTS TO AN EXISTING GAS STATION/FULL SERVICE CAR WASH THAT INCLUDES DEMOLITION OF EXISTING 4,225 SQUARE FOOT GAS STATION CANOPY AND REPLACE WITH NEW 2,548 SQUARE FOOT CANOPY, REMODEL EXISTING 5,353 SQUARE FOOT BUILDING ELEVATIONS, REPLACE CARWASH EQUIPMENT, INSTALL 14 NEW SELF-SERVE VACUUM STATIONS, AND PROVIDE NEW LANDSCAPING ON A LOT MEASURING 38,970 SQUARE FEET (0.89 ACRES) AND ZONED C-2 (GENERAL COMMERCIAL) (FILE INDEX NO. DAP-001-700).**

**3. DAP-001-696**

**TYPE 41 ABC LICENSE**

**APPLICANT:** Beatriz Lozada  
**PROPERTY OWNER:** Los Compadres, LLC  
**PROPERTY LOCATION:** 1135 S. Mt. Vernon Avenue  
**ASSESSORS PARCEL NO.:** 0276-501-17, 18, 19, 29

**REQUEST:** A **Conditional Use Permit** (DAP-001-696) to add a Type 41- Alcohol Beverage Control License (On-Sale Beer and Wine Eating Establishment) to an existing Restaurant with an enclosed outdoor seating area located within the C-2 (General Commercial).

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposal for California Environmental Quality Act (CEQA). The proposed project is exempt under Guidelines Section 15301 – Existing Facilities, Class 1 of the CEQA Guidelines. This section consists of no expansion of existing or former uses

**STAFF RECOMMENDATION**

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

**RESOLUTION NO. R-22-21. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT TO ALLOW ALCOHOL (TYPE 41 ON-SALE BBER AND WINE, EATING PLACE) LICENSE AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) FOR THE ON-SALE ALCOHOL LICENSE TO AN EXISTING RESTAURANT WITH A 175 SQUARE-FOOT OUTDOOR SEATING AREA LOCATED WITHIN THE C-2 (GENERAL COMMERCIAL ) ZONE. (FILE INDEX NO: DAP-001-696).**

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

### **I. COMMISSION COMMENTS**

### **J. ADJOURNMENT**

**Next Scheduled Meeting:**

**Tuesday, July 27, 2021**

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# CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –TUESDAY, JUNE 22, 2021 – 5:30 P.M.

**A. CALL TO ORDER** at 5:30 p.m.

**B. ROLL CALL**

**Present**

Carmen Cervantes  
Chair Richard Prieto  
Angel Delgado  
Vice Chair Gary Grossich  
Daniel Payne  
Adam Raymond  
Tish Baden

**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

**Staff Present:**

Mark Tomich, Development Services Director  
Sarah Owsowitz, City Attorney  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner

**C. PLEDGE OF ALLEGIANCE** Led by Comissioner Cervantes

**D. APPROVAL OF MEETING MINUTES FOR**

June 7, 2021 Special Meeting and Site Tour Mintues

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

**Roll Call vote: Ayes: 7      Noes: 0      Absent: 0      Abstain: 0**

June 8, 2021 Draft Planning Commission Minutes

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

**Roll Call vote: Ayes: 7      Noes: 0      Absent: 0      Abstain: 0**

**E. PUBLIC COMMENTS:**

None

**F. PUBLIC HEARING**



**1. HP0-000-094 LANDMARK DESIGNATION NO. 54-PETER'S HOME Fini Extension No. 2**

**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

Presented By: Mark Tomich, Development Services Director

**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)**

**PUBLIC COMMENTS:**

Nelson White, Historic Preservation Consultant  
Vance Mape, Applicant/Property Owner

**COMMISSION ACTION**

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

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

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

- Update on Litton-Bostick Subdivision

**H. COMMISSION COMMENTS**

**COMMISSIONER CERVANTES**

- Look forward to seeing improvements to exterior of Peter's home.

**CHAIR RICHARD PRIETO**

- None

**COMMISSIONER ANGEL DELGADO**

- Comments regarding 165 East O Street (Patio Supremo). Unauthorized parties with DJ on weekends.
- Requested update on lane closure on S. La Cadena – at Tropica Ranch Warehouse construction site.

**VICE CHAIR GARY GROSSICH**

- Question whether a Special Events Permit was obtained for parties at Patio Supremo.
- City needs leverage, such as conditions of approval, to require subcontractors to complete public improvements within a certain timeframe (pertaining to delayed roadway improvements on S. La Cadena Dr.).
- Questions regarding Colton Valley Truck Stop Appeal.

**COMMISSIONER DANIEL PAYNE**

- Excited to see that the Peter's home is being preserved.

**COMMISSIONER ADAM RAYMOND**

- Pleased to see that the Peter's home is being preserved.

**COMMISSIONER TISH BADEN**

- None

**I. ADJOURNMENT**

Meeting adjourned at 6:15 p.m.

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