



# CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –FEBRUARY 9, 2021 – 5:30 P.M.

## A. CALL TO ORDER

## B. ROLL CALL

### Present

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

### Commissioners Absent:

Carmen Cervantes

### Staff Present:

Mark Tomich, Development Services Director  
Marco Martinez, City Attorney  
Mario Suarez, Planning Manager  
Fred Minagar, Contract Traffic Engineer  
Jess Soto, Utilities Engineer  
Moises Peralta, Associate Engineer  
David Alvarez, Senior Planner

## C. PLEDGE OF ALLEGIANCE Led by Vice Chair Delgado

## D. APPROVAL OF MEETING MINUTES FOR

January 26, 2021, Draft Planning Commission Minutes

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

**Roll Call vote: Ayes: 6      Noes: 0      Absent: 1      Abstain: 0**

## E. PUBLIC COMMENTS:

None

## F. PUBLIC HEARING

### 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

1. **FILE INDEX NO.:** DAP-001-648 **FREIGHT SYSTEMS**  
(Continued from January 12, 2021)  
**APPLICANT:** Ryan Pannu, Freight Systems, LLC  
**PROPERTY OWNER:** Ryan Pannu, Freight Systems, LLC  
**PROPERTY LOCATION:** 1421 N. 8<sup>th</sup> Street  
**ASSESSORS PARCEL NO.:** 0160-241-60

**REQUEST: Conditional Use Permit and Architectural and Site Plan Review** to establish a truck and trailer storage yard and construct a 1,475 square-foot office building as part of phase 1 and a 4,760 square-foot maintenance building as a part of phase 2 within the M-1 (Light Industrial) Zone.

**ENVIRONMENTAL DETERMINATION:** Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”), **Exempt under CEQA, Article 19, Section 15303, Class 3 (Construction or Conversion of Small Structures).** This section pertains to construction or replacement of minor structures accessory to (appurtenant) commercial facilities not exceeding 10,000 square feet.

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-01-21 titled:

**RESOLUTION NO. R-01-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW TO ESTABLISH A TRUCK AND TRAILER STORAGE YARD AND CONSTRUCT A 1,475 SQUARE-FOOT OFFICE BUILDING AS PART OF PHASE 1 AND A 4,760 SQUARE-FOOT MAINTENANCE BUILDING AS A PART OF PHASE 2 WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE. (FILE INDEX NO: DAP-001-648).**

**PUBLIC COMMENTS:**  
Timothy Doss, Architect for project  
Ryan Pannu, Property owner/Applicant

#### COMMISSON ACTION

Motion and second by Commissioner Grossich / Commissioner Baden to adopt Resolution with three additional conditions.

- This Conditional Use Permit shall not be effective and shall not vest unless and until the owner/applicant received final approvals from the City's Building and Public Works Departments for the improvements identified in Condition Nos. 14, 15 and 45.
- Prior to obtaining a Business Occupancy Permit (BOP), the applicant shall not operate on the subject site which includes storing or moving any truck or trailers on the site until all conditions of approval herein are met.
- Security and surveillance shall be provided on premises 24 hours a day, 7 days a week, subject to review and approval by the Police Department.

Roll Call vote: Ayes: 6 Noes: 0 Abstained: 0 Absent : 1

**2. FILE INDEX NO. DAP-001-653                      SOUTHWEST REGIONAL OPERATIONS CENTER**

**APPLICANT:** PSP WR Rancho, LLC –Jeremy Mape, Owner  
**PROPERTY OWNER:** PSP WR Rancho, LLC –Jeremy Mape, Owner  
**PROPERTY LOCATION:** 602 Agua Mansa Road  
**ASSESSORS PARCEL NO:** 275-041-36, 0163-452-01, 0163-452-02, 0163-452-03, & 0163-452-07

**REQUEST:** Modification to Conditional Use Permit (DAP-001-350) and Major Certificate of Appropriateness (HP0-000-086) to allow increase in site acreage from 10.54 net acres to 11.51 net acres and to expand the truck trailer and storage use, subject to the CUP/HPO, to the north on property zoned M-1/M-2 (Light Industrial/Heavy Industrial) Zone and located within the Agua Mansa Historic District.

**ENVIRONMENTAL DETERMINATION** Pursuant to the California Environmental Quality Act (“CEQA”), CEQA Guidelines § 15164, a lead agency may prepare an addendum to a previously approved MND if only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 have occurred. An Addendum to the MND has been prepared and findings certifying the proposed Addendum to approved MND will be considered by the Planning Commission.

Presented by: Mario Suarez, Planning Manager

**STAFF RECOMMENDATION:** Approve the requested Conditional Use Permit and Major Certificate of Appropriateness, subject to findings and conditions of approval, through the adoption of the draft Resolution No. R-07-21 titled:

**RESOLUTION NO. R-07-21 A MODIFICATION OF CONDITIONAL USE PERMIT (DAP-001-350) AND MAJOR CERTIFICATE OF APPROPRIATENESS (HP0-000-086) TO ALLOW INCREASE IN SITE ACREAGE FROM 10.54 NET ACRES TO 11.51 NET ACRES AND TO EXPAND THE TRUCK TRAILER AND STORAGE USE, SUBJECT TO THE CUP/HPO, TO THE NORTH ON PROPERTY ZONED M-1/M-2 (LIGHT INDUSTRIAL/HEAVY INDUSTRIAL) ZONE AND LOCATED WITHIN THE AGUA MANSA HISTORIC DISTRICT. (FILE INDEX NUMBER DAP-001-653)**

**PUBLIC COMMENTS:**

Jeremy Mape – applicant/owner

Vance Mape – applicant/owner

Carl Winter – LSA (environmental consultant for the City)

**COMMISSION ACTION**

Motion and second by Commissioner Raymond / Commissioner Grossich to continue public hearing to February 23, 2021, with direction to staff and the applicant.

Roll Call vote: Ayes: 6 Noes: 0 Abstained: 0 Absent: 1

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

- Housing Element update public workshop is scheduled for February 18, 2021 at 6:00 p.m.
- Deadline for written comments on the Barton Road Logistics Center Draft EIR is February 17, 2021
- The Litton-Bostick project will be returning to the Planning Commission on February 23, 2021.

**H. COMMISSION COMMENTS**

**COMMISSIONER BADEN**

- Comments regarding Planning Commission meeting – much to learn.
- Thank you for opportunity to serve on the Commission.

**CHAIR PRIETO**

- Provided advice to new Commissioners.

**COMMISSIONER DELGADO**

- Thanks to staff for their work/ always learning while serving on the Commission.
- Questions regarding new development under construction at Cypress and Valley Blvd.

**VICE CHAIR GROSSICH**

- Expressed frustration with truck parking facilities – major issue in Inland Empire.
- Warehousing needs to provide enough onsite parking.
- Comments regarding businesses operating illegally.
- Would like commission to have input into Development Services Department annual budget.

**COMMISSIONER PAYNE**

- Compliments to fellow Commissioners and staff.

**COMMISSIONER RAYMOND**

- Humbled and honored to serve on Commission – working to get up to speed.
- Glad to be part of the team.

**I. ADJOURNMENT**

Meeting adjourned at 9:03 p.m.

Next Scheduled Meeting: Tuesday, February 23, 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.*