



# CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –FEBRUARY 23, 2021 – 5:30 P.M.

## A. CALL TO ORDER

## B. ROLL CALL

### Present

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

### Commissioners Absent:

None

### Staff Present:

Mark Tomich, Development Services Director  
Marco Martinez, City Attorney  
Mario Suarez, Planning Manager  
Fred Minagar, Contract Traffic Engineer  
Moises Peralta, Contract Associate Engineer

## C. PLEDGE OF ALLEGIANCE Led by Adam Raymond

## D. APPROVAL OF MEETING MINUTES FOR

February 9, 2021, Draft Planning Commission Minutes

Motion and second by Commissioner Delgado / Commissioner Cervantes

**Roll Call vote: Ayes: 7      Noes: 0      Absent: 0      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-001-378**

**Hillside Cluster Development Subdivision  
(Continued from January 26, 2021)**

**APPLICANT:** Scott McKhann, Modern Pacific Homes, LLC

**PROPERTY OWNER:** W & P La Loma Hills Inc./Fred Wald

**PROPERTY LOCATION:** 300 West Litton Avenue, west and south of the intersection of Litton Avenue and Bostick Avenue

**ASSESSORS PARCEL NO.:** 0275-071-15; 0275-081-01; 0275-081-02; & 0163-351-25

**REQUEST:** (1) **Tentative Tract Map No. 18233** to subdivide a 49.39-acre portion of an approximately 242.8-acre vacant unimproved hillside into 86 lots for detached single-family residential development, and three lettered lots for private park, open space and flood retention purposes; and  
(2) **Conditional Use Permit (CUP)** for a cluster lot development on hillside property, with reduced lot area, building setbacks, and other deviations to development standards.

**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: Mark Tomich, Development Services Director

**STAFF RECOMMENDATION:** Approve Tentative Tract Map No. 18233 and Conditional Use Permit, subject to findings and conditions of approval, through adoption of Resolution No. R-08-21 titled:

**RESOLUTION NO. R-08-21. A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING TENTATIVE TRACT MAP NO. 18233 AND CONDITIONAL USE PERMIT FOR PROPOSED DEVELOPMENT OF A 49.39-ACRE PORTION OF AN APPROXIMATELY 242.8-ACRE VACANT UNIMPROVED HILLSIDE SITE, FOR CREATION OF 86 LOTS FOR DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, AND THREE LETTERED LOTS FOR USE AS PRIVATE PARK, OPEN SPACE AND FLOOD RETENTION BASIN, ON PROPERTY LOCATED SOUTH OF LITTON AVENUE, WEST OF BOSTICK AVENUE, AND NORTH OF PALM AVENUE, AS SHOWN ON PLANS DATED FEBRUARY 2021.**

**(FILE INDEX NO. DAP-001-378)**

Chair Prieto requested that height of fence surrounding private park be 8 feet. Chair Prieto also recommended that one of the future streets be named after former Police Chief, Patrick Crow.

**PUBLIC COMMENTS:**

- Celest Carlos, resident.
- Robert Kittel, resident.
- Richard Zaragoza
- Scott McKhann, applicant

**COMMISSION ACTION**

Motion and second by Commissioner Grossich / Commissioner Delgado to approve. (Baden – recused due to proximity of residence to project site.)

**Roll Call vote: Ayes: 4      Noes: 2 (Payne & Raymond)      Abstained: 0      Absent: 0**

**2. FILE INDEX NO. DAP-001-653      SOUTHWEST REGIONAL OPERATIONS CENTER  
(Continued from February 9, 2021)**

**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**

Vance Mape, applicant  
Jeremy Mape  
Tracy Zinn

**COMMISSION ACTION**

Motion and second by Commissioner Grossich / Commissioner Payne with revised condition #18.

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

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

- Update on Barton Road Logistics Center Project.
- Status of Housing Element update.

**H. COMMISSION COMMENTS**

**COMMISSIONER CERVANTES**

- Comments regarding getting up to speed on projects.

**CHAIR RICHARD PRIETO**

- Expressed concerns regarding the transmittal of late information/comments from applicants to the Commission. After agenda has gone out, late information shouldn't be sent to the Commission.

**COMMISSIONER ANGEL DELGADO**

- Concerned about storage piles at Ecology Auto Parts on M St. Stacks of cars have been moved but have been replaced with stacks of shredded material. Needs to be removed or covered during intrim.

**VICE CHAIR GARY GROSSICH**

- Question about site cleaning activity at 185 Fogg St.
- Question about status of Club 215 site.

**COMMISSIONER DANIEL PAYNE**

- Thank you for continuing to coach new Commissioners.

**COMMISSIONER ADAM RAYMOND**

- Question regarding application for small warehouse project on S. La Cadena Dr.

**COMMISSIONER TISH BADEN**

- Question about road construction project on S. La Cadena: When will it be completed?
- Tish's mother passed away in January.

## I. ADJOURNMENT

Meeting adjourned at 7:34 p.m.

Next Scheduled Meeting: March 9, 2021

X 

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.*