



# CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –TUESDAY, APRIL 12, 2022 – 5:30 P.M.

**A. CALL TO ORDER – 5:32 p.m.**

**B. ROLL CALL**

**Present**

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

**Commissioners Absent:**

Chair Richard Prieto

**Staff Present:**

Marco Martinez, City Attorney  
Mario Suarez, Planning Manager  
Steve Gonzales, Associate Planner  
Moises Peralta, Associate Engineer, Public Works  
Rachel Carnell, Code Enforcement Office, Police Department

**C. PLEDGE OF ALLEGIANCE** Led by Commission Member Raymond

**D. APPROVAL OF MEETING MINUTES FOR**

March 22, 2022, Draft Planning Commission Minutes

Motion and second by Commissioner Delgado / Commissioner Payne

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

**E. PUBLIC COMMENTS:** None

**F. PRESENTATION – Economic Development Annual Presentation**

Presented by Art Morgan, Economic Development Manager

**G. 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-001-717**

**Best Pump & Drilling Inc.**  
(Continued from 3/22/22 meeting)

**APPLICANT:** Best Pump & Drilling Inc., Dan Woodard

**PROPERTY OWNER:** Pellisier Holdings LLC

**PROPERTY LOCATION:** 1640 Pellisier Road

**ASSESSORS PARCEL NO.:** 0277-022-79, 84, 92

**REQUEST:** A **Conditional Use Permit** to allow a contractor's yard with outside storage (Corporation Yard) on 3 parcels totaling 9.81 acres, currently improved with seven (7) structures totaling approximately 16,843 square feet and located in the M-1 (Light Industrial) Zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. This section pertains to permitting existing private structures involving negligible or no expansion of existing or former use.

Presented by: Steve Gonzales, Associate Planner

**STAFF RECOMMENDATION:** **STAFF RECOMMENDATION.** Staff recommends that the Planning Commission approve the requested Conditional Use Permit and Architectural & Site Plan Review, subject to conditions, through the adoption of the draft Resolution No. R-04-22 titled:

**RESOLUTION NO. R-04-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT TO ALLOW A CONTRACTOR'S YARD WITH OUTSIDE STORAGE (CORPORATION YARD) ON 3 PARCELS TOTALING 9.81 ACRES, CURRENTLY IMPROVED WITH SEVEN (7) STRUCTURES TOTALING APPROXIMATELY 16,843 SQUARE FEET AND LOCATED IN THE M-1 (LIGHT INDUSTRIAL) ZONE LOCATED AT 1640 PELLISIER ROAD (APN: 0277-022-79, 84, 92) (FILE INDEX NO: DAP-001-717)**

**PUBLIC COMMENTS:**

Mark Bess, 1640 Pellisier Road, Colton, CA 92324

**COMMISSION ACTION**

Motion and second by Commissioner Payne / Commissioner Raymond to approve as modified by staff: allowing six foot high steel picket fence along Central and Pellisier; additional trees along Central landscap area (30 feet on center & compliance with landscape requirements); allowing crushed aggregate for storage area only where forklift is the only permitted vehicle; and hedge landscaping along the entire frontage of Central.

**Roll Call vote: Ayes: 6**

**Noes: 0**

**Absent: 1**

**Abstain: 0**

**H. COLTON CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL FINAL**

**REPORT REVIEW.**

The Planning Commission gave consensus to move letter forward to State Office of Historic Preservation.

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

- City Council to review reconsideration of Litton Bostick Subdivision
- The Subdivision Ordinance update continued to May 3, 2022 City Council Meeting
- New four story hotel proposal was reviewed by the ARC located at 2200 block of West Valley Boulevard.
- Roquet Ranch Subdivision Map submitted
- Several new projects are moving forward and be presented at following Planning Commission Meetings.

**J. COMMISSION COMMENTS**

**COMMISSIONER CERVANTES**

- None

**COMMISSIONER ANGEL DELGADO**

- Curious about new business owner at Tropicana and S. La Cadena Drive.
- Likes new pedestrian sign on streets along S. La Cadena warning drivers about Pedestrians Crossing.

**VICE CHAIR GARY GROSSICH**

- Ask Rachel Carnel about general Code Cases and whether the City is getting reimbursed when citations are given. Are violators paying their fines that go with the citations?
- Wanted what appears to be disconnect between Code Compliance and Planning to get on same page with projects.
- Vice Char thanked Rachel Carnell for coming out to the meeting.
- Asked about status of business at 1015 S. Rancho Ave. in completing condition of approval as related to truck operations and traffic study completion.
- Vice-chair noted that he would like to see the Ad-Hoc Committee continue to provide policy recommendations after the warehouse project.

**COMMISSIONER DANIEL PAYNE**

- Inquired about future Commission training on zoning.
- Inquired about project status of property at the southeast corner and southwest corner of S. Hunts Lane and Redlands Boulevard?

**COMMISSIONER ADAM RAYMOND**

- Thanked staff for their good work.

**COMMISSIONER TISH BADEN**

- Thanked staff for all the work completed on putting together the agenda.

- Inquired about wall graffiti and clean up at Louise and Johnston Street – needs a thorough cleaning or powerwashing the wall. Code Compliance Officer took down the information to look into it.

#### **K. ADJOURNMENT**

Meeting adjourned at 7:31pm

Next Scheduled Meeting: Tuesday, April 26, 2022



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. The meeting will be an in-person meeting and comments via telephone or zoom will not be available.*

**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.*