



# 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

**COMMISSON 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: Amarok, 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.

Next Scheduled Meeting: June 22, 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.*