



# CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –TUESDAY, JULY 13, 2021 – 5:30 P.M.

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

**B. ROLL CALL**

**Present**

Carmen Cervantes  
Vice Chair Gary Grossich  
Daniel Payne  
Adam Raymond

**Commissioners Absent:**

Chair Richard Prieto  
Tish Baden  
Angel Delgado

**Staff Present:**

Mark Tomich, Development Services Director  
Marco Martinez, City Attorney  
Mario Suarez, Planning Manager  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner

**C. PLEDGE OF ALLEGIANCE** Led by Adam Raymond

**D. APPROVAL OF MEETING MINUTES FOR**

June 22, 2021, Draft Planning Commission Minutes

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

Roll Call vote: Ayes: 4      Noes: 0      Absent: 3      Abstain: 0

**E. APPOINTMENTS**

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

- Gary Grossich
- Angel Delgado
- Adan Raymond, alternate

**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

**F. PUBLIC COMMENTS:**

None

**G. PUBLIC HEARING**

**1. DAP-001-680**

**Electric Fence**

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

**PROPERTY OWNER:** Citywide

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

Presented by: Mario Suarez, Planning Manager

**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).**

**PUBLIC COMMENTS:**

Keith Kaneko, Amarok, LLC (applicant)

**COMMISSION ACTION**

Motion and second by Commissioner Payne / Commissioner Cervantes to adopt Resolution with modification to require a CUP in the IP zone.

Roll Call vote: Ayes: 4 Noes: 0 Abstained: 0 Absent: 3

2.

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

Presented by: Steve Gonzales, Associate Planner

**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).**

**PUBLIC COMMENTS:**

Michael Pauls, Applicant

**COMMISSION ACTION**

Motion and second by Commissioner Raymond / Commissioner Payne to adopt Resolution R-23-21 with minor revision to condition of approval No. 15 regarding roof tiles and condition of approval No. 25 regarding Fire access requirements.

**Roll Call vote: Ayes: 4 Noes: 0 Abstained: 0 Absent: 3**

**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

Presented by: David Alvarez, Senior Planner

**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 BEER 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).**

**PUBLIC COMMENTS:**

Beatriz Lozada, Applicant

**COMMISSION ACTION**

Motion and second by Commissioner Payne / Commissioner Cervantes to adopt Resolution R-22-21 with minor revision to condition of approval No. 14 correcting window signage coverage from 30 percent to 20 percent.

**Roll Call vote: Ayes: 4 Noes: 0 Abstained: 0 Absent: 3**

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

Update regarding:

1. Appeal of Planning Commission's approval of Colton Valley Truck Stop.
2. Hearing on formation of two Community Facilities Districts (Maintenance and Public Safety CFD's) with be held on July 20, 2021.

**H. COMMISSION COMMENTS**

**COMMISSIONER CERVANTES**

- Nice to see new streetlights working on La Cadena.

**VICE CHAIR GARY GROSSICH**

- Questions regarding mound of dirt north of I-10 at city's eastern boundry.
- Reminder regarding Housing Element Workshop scheduled for Wednesday, July 14, 2021.

**COMMISSIONER DANIEL PAYNE**

- None

**COMMISSIONER ADAM RAYMOND**

- Good work by Commission and staff.
- Pleased to see new hotel project on Washington St. and Centerpointe Car Wash remodel.

**I. ADJOURNMENT**

Meeting adjourned at 7:17 p.m.

Next Scheduled Meeting: July 27, 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.*