

# CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON,  
CA 92324

REGULAR MEETING – Tuesday, January 26, 2021 at 5:30 P.M.

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS), THE CITY OF COLTON ENCOURAGES THE PUBLIC TO VIEW THIS PLANNING COMMISSION MEETING ON TELEVISION OR ONLINE AS IN-PERSON ATTENDANCE WILL NOT BE POSSIBLE.

VERBAL COMMENTS ON AGENDA ITEMS WILL BE ACCEPTED FROM ATTENDEES OF THE MEETING (WEBINAR). IF YOU WISH TO ATTEND THE PLANNING COMMISSION WEBINAR, YOU MAY REGISTER VIA **YOUR COMPUTER AS AN ATTENDEE AT:** <https://coltonca.gov.zoom.us/s/94144423130>

Passcode: None Required

TO SPEAK ON AN ITEM RAISE HAND OR PHONE IN ON THE DATE AND TIME OF THE MEETING AT: 1-669-900-6833;

**WEBINAR ID: 941 4442 3130** Passcode: None Required

(TO SPEAK on an agenda item, press Star-9 – TO RAISE YOUR HAND, and TO SPEAK press Star-6 – TO TOGGLE MUTE/UNMUTE on your phone for specific agenda item)

MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS BEFORE THE PLANNING COMMISSION, IN LIEU OF DOING SO DURING THE MEETING/WEBINAR, MAY SEND COMMENTS TO [PLANNING@COLTONCA.GOV](mailto:PLANNING@COLTONCA.GOV) BY 3:00 P.M. THE DAY OF THE MEETING. PLEASE INCLUDE THE AGENDA ITEM NUMBER, AND YOUR NAME AND ADDRESS.

THE MEETING WILL BE BROADCAST LIVE ON CHANNEL 3 THROUGH THE LOCAL COLTON CABLE SERVICE PROVIDER AND LIVE STREAMED ONLINE AT

<https://colton.12milesout.com/Video/Live>

Colton - PC Agenda 1-26-2021

Documents:

[COLTON - PC AGENDA 1-26-2021.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[01.12.21\\_ FINAL DRAFT\\_AGENDA PC MINUTES.PDF](#)

E. PUBLIC COMMENTS

F. COMMISSION WORKSHOP

. Barton Road Logistics Center (DAP-001-602)

1. Presentation by contract planning consultant, Nancy Ferguson, Jericho Systems.
2. Commission and Public comments and questions.

Documents:

[ITEM F-BARTON ROAD LOGISTICS CENTER\\_WORKSHOP ON CEQA NOA.PDF](#)

G. PUBLIC HEARINGS

. 1. FILE INDEX NO. DAP-001-378 Hillside Cluster Development Subdivision

**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 NOS.:** 0275-071-15; 0275-081-01; 0275-081-02; & 0163-351-25

**REQUEST:** (1) **Lot Line Adjustment** to re-subdivide three of four parcels measuring approximately 242.8-acre partially vacant site, except for a telecommunication (cell phone) tower, into three parcels, including two parcels for a proposed subdivision project; (2) **Tentative Tract Map No. 18233** for proposed development ("Phase 1" and "Phase 2") of 86 single-family residential

units on a 49.39 acre -acre portion of a 242.8-acre site consisting of three parcels, including private park site; **(3) Architectural & Site Plan Review** for development of property with an average slope grade greater than 20 percent consistent with the City's Hillside Ordinance (CMC 18.41), which requires landform grading on steep hillsides with slopes greater than 25%; **(4) Variances** to development standards of the City's Hillside Ordinance (CMC 18.41), including private property driveway steepness greater than maximum allowed of 5% within 20 feet of garage door **(5) Conditional Use Permit (CUP)** for a cluster development with deviations to required development standards, including reduced lot sizes, lot dimensions, dwelling sizes, building setbacks and increased lot coverage, to allow for preservation of steep hillsides as open space on properties within the R-1 (Low Density Residential) and V-L (Very Low Density Residential) zones.

**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.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission:

- (a) Provide direction to Staff and the Applicant; and
- (b) Continue the public hearing to February 23, 2021 for final action.

Documents:

[PLANNING COMMISSION STAFF REPORT\\_DAP-001-378\\_1-26-21.PDF](#)  
[ATTACHMENT 1\\_QUALITATIVE VMT ANALYSIS.PDF](#)  
[ATTACHMENT 2A\\_REVISIED INITIAL STUDY-MND.PDF](#)  
[ATTACHMENT 2B\\_REVISIED MMRP.PDF](#)  
[ATTACHMENT 3\\_REVISIED TT 18233.PDF](#)  
[ATTACHMENT 4\\_CONCEPTUAL PRIVATE PARK PLAN.PDF](#)  
[ATTACHMENT 5\\_APPLICANT LETTER \(QUIMBY COMPLIANCE\).PDF](#)  
[ATTACHMENT 6\\_DRAFT CONDITIONS OF APPROVAL.PDF](#)  
[CORRESPONDENCE TRANSMITTAL\\_DAP-001-378 PC MEETING JANUARY 26, 2021.PDF](#)

.. 2. FILE INDEX NO. DAP-001-646 New Mono-Pine

**APPLICANT:** Scott Dunaway, D4 Communications

**PROPERTY OWNER:** Word of Faith Fellowship Church

**PROPERTY LOCATION:PROPERTY LOCATION:** 1471 W. San Bernardino Avenue

**ASSESSORS PARCEL NO.:** 0250-211-16

**REQUEST: Architectural & Site Plan Review** for a proposed new telecommunication facility (mono-pine) at a max. height of 65feet & a **Variance** (to be located 100 feet instead of the required 500 foot from a residential zone)

including a 1,600 ground equipment area on a parcel measuring approximately 1.3 acres and Zoned C-2 (General Commercial).

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is exempt from CEQA pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures), Class 3 categorical exemption, which pertains to accessory structures including telecommunication towers.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Architectural & Site Plan Review and a Variance through the adoption of attached Resolution entitled:

**RESOLUTION NO. R-05-21 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURE & SITE PLAN REVIEW FOR A PROPOSED NEW TELECOMMUNICATION FACILITY (MONO-PINE) AT A MAX. HEIGHT OF 65 FEET & A VARIANCE (TO BE LOCATED 100 FEET INSTEAD OF THE REQUIRED 500 FEET FROM A RESIDENTIAL ZONE) INCLUDING A 1,600 GROUND EQUIPMENT AREA ON A VACANT PARCEL MEASURING APPROXIMATELY 1.3 ACRES AND ZONED C-2 (GENERAL COMMERCIAL) (FILE INDEX NO. DAP-001-646).**

Documents:

[ITEM G-2\\_STAFF REPORT\\_DAP-001-646.PDF](#)

... 3. FILE INDEX NO. DAP-001-666 New Mono-Pine

**APPLICANT:** Scott Dunaway, D4 Communications

**PROPERTY OWNER:** Kinsale, LLC

**PROPERTY LOCATION:** 1313 RV Center Drive

**ASSESSORS PARCEL NO.:** 0275-181-51

**REQUEST: Architectural & Site Plan Review** for a proposed new telecommunication facility (mono-pine) at a max. height of 70 feet & a **Variance** (to be located 40 feet instead of the required 500 foot from a residential zone) including a 1,200 ground equipment area on a parcel measuring approximately 2.26 acres and Zoned C-2 (General Commercial).

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is exempt from CEQA pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures), Class 3 categorical exemption, which pertains to accessory structures including telecommunication towers.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Architectural & Site Plan Review and a Variance

through the adoption of attached Resolution entitled:

**RESOLUTION NO. R-06-21 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURE & SITE PLAN REVIEW FOR A PROPOSED NEW TELECOMMUNICATION FACILITY (MONO-PINE) AT A MAX. HEIGHT OF 70 FEET & A VARIANCE (TO BE LOCATED 40 FEET INSTEAD OF THE REQUIRED 500 FEET FROM A RESIDENTIAL ZONE) INCLUDING A 1,200 GROUND EQUIPMENT AREA ON A VACANT PARCEL MEASURING APPROXIMATELY 2.26 ACRES AND ZONED C-2 (GENERAL COMMERCIAL) (FILE INDEX NO. DAP-001-666).**

Documents:

[ITEM G-3\\_STAFF REPORT\\_DAP-001-666.PDF](#)

H. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

I. COMMISSION COMMENTS

J. ADJOURNMENT

**Next Scheduled Meeting: Tuesday, February 9, 2021**

**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.*