

CITY OF COLTON

PLANNING COMMISSION AGENDA

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

REGULAR MEETING – Tuesday, February 9, 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/j/94306508237>

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: 943 0650 8237

(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 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>

Documents:

[COLTON - PC AGENDA 2-09-2021.PDF](#)

- A. CALL TO ORDER

- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. APPROVAL OF MEETING MINUTES

Documents:

[01.26.21_ FINAL DRAFT_AGENDA MINUTES.PDF](#)

- E. PUBLIC COMMENTS
- F. BUSINESS ITEMS - None
- G. PUBLIC HEARINGS
- H. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS
- I. COMMISSION COMMENTS
- J. ADJOURNMENT

Next Scheduled Meeting: Tuesday, February 23, 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.*

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A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

January 26, 2021 Draft Planning Commission Minutes

E. PUBLIC COMMENTS

F. BUSINESS ITEMS - None

Commissioners:

Carmen Cervantes, District 1

Richard Prieto, District 2 (Chair)

Angel Delgado, District 3 (Vice
Chair) Gary Grossich, District 4

Danny Payne, District 5

Adam Raymond, District 6

Tish Baden, At Large

G. PUBLIC HEARING

1. FILE INDEX NO. DAP-001-648

FREIGHT SYSTEMS

(Continued from January 12, 2021)

APPLICANT: Ryan Pannu, Freight Systems, LLC

PROPERTY OWNER: Ryan Pannu, Freight Systems, LLC

PROPERTY LOCATION: 1421 N. 8th Street

ASSESSORS PARCEL NO: 0160-241-60

REQUEST: Conditional Use Permit and Architectural and Site Plan Review to establish a truck and trailer storage yard and construct a 1,475 square-foot office building as part of phase 1 and a 4,760 square-foot maintenance building as a part of phase 2 within the M-1 (Light Industrial) Zone.

ENVIRONMENTAL DETERMINATION: Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”), **Exempt under CEQA, Article 19, Section 15303, Class 3 (Construction or Conversion of Small Structures)**. This section pertains to construction or replacement of minor structures accessory to (appurtenant) commercial facilities not exceeding 10,000 square feet.

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-01-21 titled:

RESOLUTION NO. R-01-21 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW TO ESTABLISH A TRUCK AND TRAILER STORAGE YARD AND CONSTRUCT A 1,475 SQUARE-FOOT OFFICE BUILDING AS PART OF PHASE 1 AND A 4,760 SQUARE-FOOT MAINTENANCE BUILDING AS A PART OF PHASE 2 WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE. (FILE INDEX NO: DAP-001-648).

2. FILE INDEX NO. DAP-001-653

SOUTHWEST REGIONAL OPERATIONS CENTER

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.

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)

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

I. COMMISSION COMMENTS

J. ADJOURNMENT

Next Scheduled Meeting: **Tuesday, February 23, 2021**

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CITY OF COLTON PLANNING COMMISSION AGENDA MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –JANUARY 26, 2021 – 5:30 P.M.

A. CALL TO ORDER 5:32pm (by Vice Chair Grossich)

B. ROLL CALL

Present

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

Commissioners Absent:

Chair Richard Prieto
Tish Baden

Staff Present:

Mark Tomich, Development Services Director
Mario Suarez, Planning Manager
Steve Gonzales, Associate Planner
Nancy Ferguson, Contract Planner
Fred Minagar, Contract Traffic Engineer
Moises Peralta, Associate Engineer – Public Works
Marco Martinez, City Attorney

C. PLEDGE OF ALLEGIANCE Led by Vice Chair Grossich

D. APPROVAL OF MEETING MINUTES FOR

January 12, 2021, Draft Planning Commission Minutes

Motion and second by Commissioner Delgado / Commissioner Cervantes.

Roll Call vote: Ayes: 5 Noes: 0 Absent: 2 Abstain:

E. PUBLIC COMMENTS:

None

F. COMMISSION WORKSHOP

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

Barton Road Logistics Center (DAP-001-602)

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

PUBLIC COMMENTS:

Steve Weiss, City of Grand Terrace

Patrick Remolacio, Applicant's Representative

Isaac Suchil, resident

Cecila So, FCS International – CEQA consultant for the City of Colton

Celeste Carlos, resident

Paloma Montes, City of Riverside

Matthew Bates, Elsinore Valley Municipal Water District

G. PUBLIC HEARING

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 NO.: 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.

Presented by: Mark Tomich, Development Services Director

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.

PUBLIC COMMENTS:

Isaac Suchil, resident
Robert Kittel, resident
Rob Duran, resident
Celeste Carlos, resident
Maxine Conley, resident
Erika, resident
Mark Mc Guire, Applicant's attorney
Amy Avsquez, resident
Art Divinity, resident
Scott McKhann, Applicant

COMMISSION ACTION

Motion and second by Commissioner Delgado / Commissioner Raymond to continue public hearing to 02/23/2021 and direct staff to work with applicant to relocate private park to a location away from perimeter streets and to increase the size of the park to a size as large as feasible, consistent with state and local code requirements .

Roll Call vote: Ayes: 5 Noes 0 Abstained 0 Absent 2

2. FILE INDEX NO. DAP-001-646

New Mono-Pine

APPLICANT: Scott Dunaway, D4 Communications

PROPERTY OWNER: Word of Faith Fellowship Church

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.

Presented by: Steve Gonzales, Associate Planner

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).

PUBLIC COMMENTS:
Scott Dunaway, Applicant

COMMISSION ACTION

Motion and second by Commissioner Delgado / Commissioner Raymond to approve staff recommendation.

Roll Call vote: Ayes: 5 Noes 0 Abstained 0 Absent 2

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.

Presented by: Steve Gonzales, Associate Planner

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).

PUBLIC COMMENTS:

Scott Dunaway, Applicant

COMMISSION ACTION

Motion and second by Commissioner Delgado / Commissioner Payne to approve staff recommendation.

Roll Call vote: Ayes: 5 Noes 0 Abstained 0 Absent 2

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

Comments regarding upcoming “Phase 4 Zoning Code Clean-up” on February 2, 2021 City Council agenda.

I. COMMISSION COMMENTS

COMMISSIONER CARMEN CEVANTES

- Continuing to listen and learn.

COMMISSIONER ANGEL DELGADO

- Thanks to staff.
- Compliment to Gary Grossich running the Commission meeting.
- Congratulations to new Commissioner appointments.
- Thanks to Thomas Archuleta and Gem Montes for their service.

VICE CHAIR GROSSICH

- Welcome to new Commissioners, Daniel Payne and Adam Raymond.
- Recommendation for new Commissioners to attend Planning Commissioner Workshops.

- Would like proclamation for Thomas Archuleta and Gem Montes, thanking them for their service.

COMMISSIONER DANNY PAYNE

- Thanks to Commission for their patience and to staff for orientation..
- Thanks to Gem Montes for her service.

COMMISSIONER ADAM RAYMOND

- Lots of work to do.
- Good work by staff and Commission.

J. ADJOURNMENT

Meeting adjourned at 9:29 p.m. by Vice Chair Grossich

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