

CITY OF COLTON PLANNING COMMISSION AGENDA

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

REGULAR MEETING – Tuesday, February 23, 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/97517911356>

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: 975 1791 1356 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 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>

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[02.09.21_ AGENDA MINUTES DRAFT.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARINGS

1. FILE INDEX NO. DAP-001-378 Hillside Cluster Development Subdivision (Continued From January 26, 2021)

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) Tentative Tract Map No. 18233 to subdivide a 49.39-acre portion of an approximately 242.8-acre vacant unimproved hillside into 86 lots for detached single-family residential development, and three lettered lots for private park, open space and flood retention purposes; and

(2) Conditional Use Permit (CUP) for a cluster lot development on hillside property, with reduced lot area, building setbacks, and other deviations to development standards.

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: Approve Tentative Tract Map No. 18233 and Conditional Use Permit, subject to findings and conditions of approval, through adoption of Resolution No. R-08-21 titled:

RESOLUTION NO. R-08-21. A RESOLUTION OF THE OF THE CITY OF

**COLTON PLANNING COMMISSION APPROVING TENTATIVE TRACT MAP NO. 18233 AND CONDITIONAL USE PERMIT FOR PROPOSED DEVELOPMENT OF A 49.39-ACRE PORTION OF AN APPROXIMATELY 242.8-ACRE VACANT UNIMPROVED HILLSIDE SITE, FOR CREATION OF 86 LOTS FOR DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, AND THREE LETTERED LOTS FOR USE AS PRIVATE PARK, OPEN SPACE AND FLOOD RETENTION BASIN, ON PROPERTY LOCATED SOUTH OF LITTON AVENUE, WEST OF BOSTICK AVENUE, AND NORTH OF PALM AVENUE, AS SHOWN ON PLANS DATED FEBRUARY 2021.
(FILE INDEX NO. DAP-001-378)**

Documents:

[ITEM F-1_PC STAFF REPORT_DAP-001-378_2-23-21.PDF](#)

- 2. FILE INDEX NO. DAP-001-653 SOUTHWEST REGIONAL OPERATIONS CENTER
(Continued From February 9, 2021)

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)

Documents:

[ITEM F-2_DAP-001-653_602 AGUA MANSA ROAD.PDF](#)

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

H. COMMISSION COMMENTS

I. ADJOURNMENT

Next Scheduled Meeting: Tuesday, March 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.*