

CITY OF COLTON PLANNING COMMISSION AGENDA

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

REGULAR MEETING – Tuesday, September 14, 2021 at 5:30
P.M.

Colton - PC Agenda_9-14-2021_Updated

Documents:

[COLTON - PC AGENDA_9-14-2021_UPDATED.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[8-24-21_ AGENDA MEETING MINUTES FINAL DRAFT.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARING

1. FILE INDEX NO.: DAP-001-602 Barton Road Logistics Center (Continued From 8/24/21 Meeting)

APPLICANT: DAP-001-602 Barton Road Logistics Center

PROPERTY OWNER: EBS Realty Partners, LLC

PROPERTY LOCATION: 21700 Barton Road and 275, 280 and 375 De Berry Street

ASSESSORS PARCEL NOS.: 1167-051-15, 16, 18, 19, & 20 and 1167-061-06 and 1167-131- 03, & 4, and 0275-223-23, 44, 45, & 46

REQUEST: An Architectural and Site Plan Review to allow the construction of two new warehouse buildings, totaling 960,040 square feet

(building one = 540,920 sq. ft., bldg. two = 419,920 sq. ft.); a **Conditional Use Permit** for truck and trailer storage where trailers and/or trucks would be stored on-site in designated parking spaces, and for 24-hour operation; a **Tentative Parcel Map No. 20146** to consolidate multiple legal lots (12) into two separate legal parcels, one north and one south of Barton Road; the **Vacation of S. Terrace Avenue**; and a **Development Agreement** between the City of Colton and the Developer. The Project is located within the Light Industrial (M-1) Zone.

ENVIRONMENTAL DETERMINATION: An Environmental Impact Report is proposed for certification and adoption of a Mitigation Monitoring Program pursuant to Sections 15070 and 15074 of the Guidelines for the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATIONS:

1. Staff recommends that the Planning Commission adopt Environmental Findings and a Statement of Overriding Considerations, certify the Final Environmental Impact Report, and adopt the Mitigation Monitoring and Reporting Program by adopting the attached **Resolution R-27-21**:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH #202029049), AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BARTON ROAD LOGISTICS CENTER. (FILE CASE NO. DAP-001-602)

2. Staff recommends that the Planning Commission approve Architectural and Site Plan Review, Conditional Use Permit (CUP) and Tentative Parcel Map 20146 by adopting the attached **Resolution R-25-21**:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING AN ARCHITECTURAL & SITE PLAN REVIEW FOR A NEW 540,920 SQUARE FOOT LOGISTICS WAREHOUSE BUILDING, INCLUDING ANCILLARY OFFICE SPACE, ON PROPERTY LOCATED AT 21700 BARTON ROAD AND A

NEW 419,920 SQUARE FOOT LOGISTICS WAREHOUSE BUILDING ON PROPERTY LOCATED AT 275 AND 375 DE BERRY STREET AND OTHER PARCELS; CONDITIONAL USE PERMIT FOR (1) TRUCK/TRAILER STORAGE, (2) FOR 24-HOUR OPERATION, AND FOR BUILDING HEIGHTS OF 50 FEET; AND TENTATIVE PARCEL MAP 20146 TO CONSOLIDATE 12 LEGAL PARCELS INTO 2 PARCELS. (FILE INDEX NO: DAP-001-602)

3. Staff recommends that the Planning Commission recommend to the City Council approval of a Development Agreement between the City of Colton and the applicant by adopting attached **Resolution R-29-21**:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING APPROVAL OF THE BARTON ROAD LOGISTICS CENTER DEVELOPMENT AGREEMENT FOR PROPERTY GENERALLY LOCATED AT 21700 BARTON ROAD AND 275, 280 AND 375 DE BERRY STREET IN THE CITY OF COLTON.

Documents:

[ITEM F-1 STAFF REPORT_DAP-001-602.PDF](#)
[ITEM F-1 ATTACHMENT 5_CEQA RESOLUTION.PDF](#)
[ITEM F-1 ATTACHMENT 6_PROJECT RESOLUTION.PDF](#)
[ITEM F-1 ATTACHMENT 7_DEVELOPMENT AGREEMENT RESOLUTION.PDF](#)

2. FILE INDEX NO.: DAP-001-693 Merit Oil

APPLICANT: Ron Nuckles, Merit Oil

PROPERTY OWNER: Ron Nuckles, Merit Oil

PROPERTY LOCATION: 1800 S. Riverside Avenue

ASSESSORS PARCEL NOs.: 0260-091-26, 29, 30, & 31

REQUEST: Conditional Use Permit and Architectural & Site Plan Review to allow a 936 square foot modular office building for an existing trucking yard facility on a portion of the site measuring 3.01 acres of a 5.18 acre site located in the M-2 (Heavy Industrial) Zone. (File Index No. DAP-001-693)

ENVIRONMENTAL DETERMINATION: Categorical Exemption. Pursuant to CEQA Guidelines Section 15303 Class 3 – New Construction or Conversion of Small Structures. This section pertains to accessory structures up to 2,500 square feet in size.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission continue this item to the September 28, 2021 meeting.

Documents:

[ITEM F-2_MEMO REQUESTING CONTINUANCE.PDF](#)

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

H. COMMISSION COMMENTS

I. ADJOURNMENT

Next Scheduled Meeting: Tuesday, September 28, 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. The meeting will be an in-person meeting and comments via telephone or zoom will not be available.*

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.*