

CITY OF COLTON

PLANNING COMMISSION AGENDA

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

REGULAR MEETING – Tuesday, April 26, 2022 at 5:30 P.M.

Colton - PC Agenda_4-26-2022

Documents:

[COLTON - PC AGENDA_4-26-2022.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[04-12-22_PC AGENDA MEETING MINUTES_DRAFT.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARING

1. FILE INDEX NUMBER: DAP-001-623 Ecology Recycling

APPLICANT: Ecology Recycling Services, LLC (Charles Siroonian, Manager)

PROPERTY OWNER: M Street LLC (Charles Siroonian, Manager)

PROPERTY LOCATION: 785 E. M Street

ASSESSOR'S PARCEL NUMBER(S): 0276-121-19, 0163-041-43, 47, 48, 49

REQUEST: A Modification of a Conditional Use Permit (D-55-01) to an existing recycling facility to add the following to their existing operation: 1) increase monthly tonnage processing from 40,000 tons 55,000 tons; 2) add auto dismantlers license for the processing of "end of life" vehicles; 3) allow the use a leased parcel from the railroad directly adjacent to the north for storage and parking and 4) allow the proposed building to be constructed at a height of 69 feet instead of maximum 50 feet; and Architectural and Site Plan Review to allow a new 80,640 square foot storage building to house nonferrous

separation equipment on 5 parcels totaling 19.92 acres and located in the M-2 (Heavy Industrial) Zone.

ENVIRONMENTAL DETERMINATION: An Environmental Impact Report Addendum pursuant to CEQA Guidelines Section 15081 has been completed. The modification of the use to increase the processing amount and to add the dismantlers license would not substantially increase the severity of impacts evaluated and determined in the 2006 Certified EIR, as demonstrated in the proposed Addendum. Accordingly, and based on the findings and information contained in the previous Certified EIR, the attached Addendum, and State CEQA Guidelines Section 15162(a)(1) to (3), the project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2006 Certified EIR, nor is the need for new or additional mitigation measures with the exception of modifications to existing mitigation measures.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Modification of Conditional Use Permit and Architectural and Site Plan Review through the adoption of attached Resolution titled:

RESOLUTION NO. R-06-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING MODIFICATION OF CONDITIONAL USE PERMIT (CUP) (FILE INDEX NO. D-55-01) TO AN EXISTING RECYCLING FACILITY TO ADD THE FOLLOWING TO THEIR EXISTING OPERATION: 1) INCREASE MONTHLY TONNAGE PROCESSING FROM 40,000 TONS 55,000 TONS; 2) ADD AUTO DISMANTLERS LICENSE FOR THE PROCESSING OF "END OF LIFE" VEHICLES; 3) ALLOW THE USE OF A LEASED PARCEL FROM THE RAILROAD DIRECTLY ADJACENT TO THE NORTH FOR STORAGE AND PARKING; AND 4) ALLOW THE PROPOSED BUILDING TO BE CONSTRUCTED AT 69 FEET INSTEAD OF MAXIMUM 50 FEET; AND ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW A NEW 80,640 SQUARE FOOT STORAGE BUILDING TO HOUSE NONFERROUS SEPARATION EQUIPMENT ON 4 PARCELS TOTALING 19.92 ACRES AND LOCATED IN THE M-2 (HEAVY INDUSTRIAL) ZONE (FILE INDEX NO. DAP-001-623).

Documents:

[ITEM F-1_STAFF REPORT_DAP-001-623_ECOLOGY.PDF](#)

- 2. FILE INDEX NUMBER: DAP-001-722 Five Apartment Units
APPLICANT: Ravneet Gill, Owner

PROPERTY OWNER: Ravneet Gill, Owner

PROPERTY LOCATION: 300 W. Congress Street

ASSESSOR'S PARCEL NUMBER: 0163-272-01-0000

REQUEST: Request to allow an Architectural and Site Plan Review for five (5) new apartments and Change of Zone to add an RO (Residential Overlay) Zone to an existing

the M-1 (Light Industrial) Zone on property measuring approximately .27 acres in area.

ENVIRONMENTAL DETERMINATION Pursuant to California Environmental Quality Act (CEQA), the proposed residential condominium project is **exempt under CEQA, Section 15332 (Infill Development Projects), Class 32**. This section pertains to meeting conditions for exemption including finding no habitat for endangered, rare, or threatened species and the park will not result in any significant effects related to traffic, noise, air quality or water quality.

STAFF RECOMMENDATION. Staff recommends that the Planning Commission adopt the following resolutions approving the proposed project:

RESOLUTION NO. R-07-22. A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW FOR A FIVE UNIT RESIDENTIAL APARTMENT PROJECT ON PROPERTY MEASURING APPROXIMATELY .27 ACRES LOCATED AT 300 WEST CONGRESS STREET WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE. (FILE INDEX NO. DAP-001-722); AND

RESOLUTION NO. R-08-22. A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON APPROVE CHANGE OF ZONE ADDING RESIDENTIAL OVERLAY (R-O) ZONE TO ALLOW DEVELOPMENT OF A FIVE UNIT RESIDENTIAL APARTMENT PROJECT ON PROPERTY MEASURING APPROXIMATELY .27 ACRES LOCATED AT 300 WEST CONGRESS STREET WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE. (FILE INDEX NO. DAP-001-722).

Documents:

[ITEM F-2_STAFF REPORT AND ATTACHMENTS.PDF](#)

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

I. ADJOURNMENT

Next Scheduled Meeting: Tuesday, May 10, 2022

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 Americans 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.*