

# CITY OF COLTON

## PLANNING COMMISSION AGENDA

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

REGULAR MEETING – Tuesday, May 24, 2022 – 5:30 P.M.

Colton - PC Agenda\_5-24-2022\_FINAL

Documents:

[COLTON - PC AGENDA\\_5-24-2022\\_FINAL.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

Documents:

[05-10-22\\_ PC DRAFT MEETING MINUTES.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARING

1. FILE INDEX NUMBER: DAP-001-623 Ecology Recycling  
(Continued from April 26, 2022)

**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:

- a. Complete tour scheduled at 4:30 pm on May 24, 2022;
- b. Receive staff presentation and applicant presentation;
- c. Continue with receiving comments from the public as part of the Open Public hearing;
- d. Commission comments and questions; and
- e. Continue to future Public Hearing in order to allow staff and applicant to address concerns raised during the Public Hearing; or
- f. Consider approving Resolution No. R-06-22, as modified, subject to findings and conditions of approval.

**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 EXPANSION.PDF](#)  
[NOTICE FOR SITE VISIT\\_ECOLOGY EXPANSION PROJECT\\_1.PDF](#)

2. FILE INDEX NUMBER: DAP-001-674 Live/Work Units

**APPLICANT:** Mike Patchen

**PROPERTY OWNER:** Jonathan Zane

**PROPERTY LOCATION:** 200 W. Congress Street

**ASSESSOR'S PARCEL NUMBER:** 0163-281-09

**REQUEST:** Conditional Use Permit and Architectural and Site Plan Review for two (2) new live/work industrial buildings consisting of 2,575 and 2,614 square feet of warehouse/manufacturing space and 361 square feet for each one bedroom second story dwelling unit on a vacant parcel totaling 0.5 acres located at 200 Congress Street and zoned M-1 (Light Industrial) within the Sensitive Development Area (SDA).

**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 adopt the following resolutions approving the proposed project:

**RESOLUTION NO. R-10-22. A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW THE CONSTRUCTION OF A TWO LIVE/WORK INDUSTRIAL BUILDINGS CONSISTING OF 2,575 AND 2,614 SQAURE FEET OF WAREHOUSE/MANUFACTURING SPACE AND 361 SQUARE FEET FOR EACH ONE BEDROOM SECOND STORY DWELLING UNIT ON A VACANT PARCEL TOTALING 0.5 ACRES LOCATED AT 200 W CONGRESS STREET WITHIN M-1 (LIGHT INDUSTRIAL) ZONE IN THE SENSITIVE DEVELOPMENT AREA OVERLAY (FILE INDEX NO. 001-674).**

Documents:

[ITEM F-2\\_DAP-001-674\\_200 CONGRESS STAFF REPORT.PDF](#)

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

H. COMMISSION COMMENTS

I. ADJOURNMENT

**Next Scheduled Meeting: Tuesday, June 14, 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.*