



# CITY OF COLTON PLANNING COMMISSION AGENDA

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

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. APPROVAL OF MEETING MINUTES**

October 12, 2021 Draft Planning Commission Minutes

**E. PUBLIC COMMENTS**

**F. NEW BUSINESS**

**1. FILE INDEX NO.:** HP0-000-099

**APPLICANT:** Enrique Ochoa

**PROPERTY OWNER:** Raya Baudelia

**PROPERTY LOCATION:** 240 W. N Street

**ASSESSORS PARCEL NO.:** 0163-112-23

**REQUEST: Major Certificate of Appropriateness** to allow the construction of a new 1,969 square-foot single-family residence with an attached 418 square-foot garage on a vacant lot measuring approximately 3,450 square feet in area located in the R-1 (Low Density Residential) Zone within the San Salvador Historic District. (File Index No. HP0-000-099)

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15303 Class 3 – New Construction or Conversion of Small Structures. This section pertains to one new single-family residence in a residential zone.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve Major Certificate of Appropriateness.

**Commissioners:**

Carmen Cervantes, District 1

Richard Prieto, District 2 (Chair)

Angel Delgado, District 3

Gary Grossich, District 4 (Vice Chair)

Danny Payne, District 5

Adam Raymond, District 6

Tish Baden, At Large

**New Single Family Unit**

**G. PUBLIC HEARING**

**1. FILE INDEX NO: DAP-001-720 2021-2029 HOUSING ELEMENT UPDATE**

**APPLICANT:** City of Colton

**PROPERTY LOCATION:** Citywide

**REQUEST:** General Plan Amendment: Update to the Housing Element (Sixth Planning Cycle, 2021-2029)

**ENVIRONMENTAL DETERMINATION:** Adoption of the Housing Element update would not approve any development project, zoning amendment, or any other physical change to the environment; therefore, it is covered by the “common sense” exemption (CEQA Guidelines Sec. 15061(b)(3)) which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Subsequent to adoption of the Housing Element, amendments to the Zoning Ordinance will be necessary in order to implement Housing Element programs, and appropriate CEQA analysis will be prepared in connection with those amendments..

**STAFF RECOMMENDATION:**

Staff Recommends that the Planning Commission adopt Resolution R-33-21 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT (2021 – 2029 HOUSING ELEMENT UPDATE). (FILE INDEX NO. DAP-001-720)**

**2. FILE INDEX NO.: DAP-001-602 Barton Road Logistics Center  
(Continued from 9/14/21 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 RECOMMENDATION:** Staff recommends that the Planning Commission continue the public hearing to November 23, 2021 in order to allow the applicant and staff additional time to resolve outstanding issues.

## H. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

### I. COMMISSION COMMENTS

### J. ADJOURNMENT                      Next Scheduled Meeting:              Tuesday, November 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. 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.*