



CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –TUESDAY, DECEMBER 14, 2021 – 5:30 P.M.

A. **CALL TO ORDER** at 5:30 pm

B. **ROLL CALL**

Present

Carmen Cervantes – left meeting at 9:50 pm
Chair Richard Prieto
Angel Delgado
Vice Chair Gary Grossich
Daniel Payne
Adam Raymond
Tish Baden

Commissioners Absent:

None

Staff Present:

Mark Tomich, Development Services Director
Mario Suarez, Planning Manager
David Alvarez, Senior Planner
Steve Gonzales Associate Planner
Victor Ortiz, Public Works Assitant

Commissioners:

Carmen Cervantes, District 1
Richard Prieto, District 2 (Chair)
Angel Delgado, District 3
Gary Grossich, District 4 (Vice Chair)
Daniel Payne, District 5
Adam Raymond, District 6
Tish Baden, At Large

Marco Martinez, City Attorney
Nancy Ferguson, Consultant
Moises Peralta, Associate Engineer

C. **PLEDGE OF ALLEGIANCE** Led by Richard Prieto

D. **APPROVAL OF MEETING MINUTES FOR**

November 23, 2021, Draft Planning Commission Minutes

Motion and second by Commissioner Delgado / Commissioner Baden to approve
Roll Call vote: Ayes: 6 Noes: 0 Absent: Abstain: 1 (Prieto)

E. **PUBLIC COMMENTS:**

None

F. **PUBLIC HEARING**

Planning Commission Chair requested that Item F-2 be heard first because of large number of public in attendance for this item.

2. FILE INDEX NO.: **DAP-001-602** **Barton Road Logistics Center**
(Continued from 11/23/21 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, for 24-hour operation, and for buildings up to 50 feet in height; 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).

Presented by: Nancy Ferguson, Entitlement Consultant

STAFF RECOMMENDATION: 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)

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 TRUCK/TRAILER STORAGE AND FOR 24-HOUR OPERATION, AND FOR WAREHOUSE BUILDINGS OF 50 FEET IN HEIGHT, AND TENTATIVE PARCEL MAP 20146 TO CONSOLIDATE 12 LEGAL PARCELS INTO 2 PARCELS (FILE INDEX NO: DAP-001-602).

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 275M 280, AND 375 DE BERRY STREET IN THE CITY OF COLTON.

PUBLIC COMMENTS:

Pat Ramolacio, Applicant representative	
Thomas Ruiz	Eli Gonzalez
Alex Zamora	John Sicely
Angie Balderas	Louie Lopez
Resle Martinez	Ray Morales
Gem Montes	Sean Silva
Janet Bernabe	Zach Strastein
Darby Osnaya	Rob Neal
Amy Vasquez	Franklin Jimenez
Richard Licerio	Jason Rolan
Bill Quisenberry	Sam Nieto
Kevin Carmichael	Desiree Vicent
John Sisley	Nathaly Ortiz

COMMISSION ACTIONS

Motion by Raymond, and Second by Payne to close the public hearing.

Roll Call vote: Ayes: 4 Noes: 3 (Grossich, Prieto & Baden) Abstained: 0

Motion and second by Commissioner Raymond / Commissioner Delgado to adopt R-27-21 and R-25-21 subject to conditions as amended.

Roll Call vote: Ayes: 4 Noes: 3 (Grossich, Prieto & Baden) Abstained: 0 Absent: 0

Motion to approve Resolution Nos R-29-21 by Commissioner Payne and second by Commissioner Raymond – subject to amended resolution.

Roll Call vote: Ayes: 4 Noes: 3 (Grossich, Prieto & Baden) Abstained: 0 Absent: 0

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

- Next Commission meeting – January 11, 2022, December 28 Meeting Canceled.
- Housing Element Update to City Council on January 4, 2022
- Ecology Recycling Neighborhood Meeting – December 15, 2021 at 6:00 pm at City Council Chambers
- New Web Page – Colton Intermodal Facility – High Speed Rail Project

H. COMMISSION COMMENTS

COMMISSIONER CERVANTES

- None

CHAIR RICHARD PRIETO

- When are we going to say enough is enough truck & trailers? Getting out of hand.
- Be safe & careful during the holidays – public safety is overburdened/staff shortage.
- Merry Christmas & Happy New Year
- End meeting in honor of Jacqueline Shook, Deputy City Clerk

COMMISSIONER ANGEL DELGADO

- Thanks to staff

VICE CHAIR GARY GROSSICH

- Comments in appreciation for Jackie Shook, Deputy City Clerk
- Referenced article about new truck yard at 1015 S. Rancho – question to staff.
- Thanks to staff for responding to questions tonight.

COMMISSIONER DANIEL PAYNE

- Happy Holidays & thanks to Commission & staff.

COMMISSIONER ADAM RAYMOND

- Condolences to Jackie Shook’s family.
- Commission did good work tonight.

COMMISSIONER TISH BADEN

- Wish everyone a Merry Christmas & Happy New Year.
- Thanks to staff.

I. ADJOURNMENT

Meeting adjourned at 10:26 pm in memory of Jackie Shook, Deputy City Clerk

J. Next Scheduled Meeting: Tuesday, December 28, 2021
Cancelled due to lack of items

Next Scheduled Meeting: Tuesday, January 11, 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 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.*