



CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –TUESDAY, JUNE 28, 2022 – 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

Present

Carmen Cervantes
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
Henry Castillo, City Attorney from BB&K

C. PLEDGE OF ALLEGIANCE Led by Richard Prieto

D. APPROVAL OF MEETING MINUTES FOR

June 7, 2022, Draft Planning Commission Minutes

Motion and second by Commissioner Delgado / Commissioner Baden to approve.

Roll Call vote: Ayes: 7 Noes: 0 Absent: 0 Abstain: 0

E. PUBLIC COMMENTS:

None

F. PUBLIC HEARING

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

1. FILE INDEX NO.:

DAP-001-623

Ecology Recycling
(Continued from May 24, 2022)

APPLICANT:

Ecology Recycling Services, LLC (Charles Siroonian, Manager)

PROPERTY OWNER:

M Street LLC (Charles Siroonian, Manager)

PROPERTY LOCATION:

785 E. M Street

ASSESSORS PARCEL NO.:

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 the maximum 50 feet; and 5) **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:

1. Receive staff presentation and applicant presentation;
2. Continue receiving comments from the public as part of the open public hearing;
3. Commission comments and questions; and
4. Continue Public Hearing to a future date with specific direction in order to take an action at next Public Hearing; or
5. Approve 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 ADOPTING THE EIR ADDENDMUM AND 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 THE MAXIMUM 50 FEET; AND 5) 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 AND ADOPT AN EIR ADDENDUM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (FILE INDEX NO. DAP-001-623).

PUBLIC COMMENTS:

None

COMMISSION ACTION

Motion and second by Commissioner Delgado / Commissioner Grossich to continue item to August 9, 2022.

Roll Call vote: Ayes: 7 Noes: 0 Absent: 0 Abstain: 0

- 2. FILE INDEX NUMBER: DAP-001-748 **Roquet Ranch Specific Plan
Financial Tentative Tract Map****

APPLICANT: Bill Lo, Managing Member

PROPERTY OWNER: RR 1050, LLC (William Southworth, Manager)

PROPERTY LOCATION: Roquet Ranch Specific

PARCEL NUMBER: 1167-011-01; 1167-011-02; 1167-021-21; 1167-021-01; 1167-021-05; 1167-021-22; 1167-021-23; 1167-031-18

REQUEST: A Financial Tentative Tract Map No. 20041 ("A" Map) for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP), 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.7 acres of open space areas, and 14.2 acres of street circulation areas.

ENVIRONMENTAL DETERMINATION: Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA"), Section 15182 (Projects Pursuant to a Specific Plan), a. and c. as the project is consistent with the approved Roquet Ranch Specific Plan and certified Environmental Impact Report for the Financial Tentative Tract Map solely for the purposes of financing and conveying title for implementing a residential, open space, recreational and commercial land uses of the approved Roquet Ranch Specific Plan.

Presented by: Mario Suarez, Planning Manager

STAFF RECOMMENDATION. Staff recommends that the Planning Commission adopt the

following resolutions approving the proposed project:

RESOLUTION NO. R-11-22. A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A FINANCIAL TENTATIVE TRACT MAP NO. 20041 ("A" MAP) FOR THE DIVISION OF LAND SOLELY FOR THE PURPOSE OF FINANCING OR CONVEYING TITLE TO ALL OR A PORTION OF THE LAND WITHIN THE ROQUET RANCH SPECIFIC PLAN (RRSP), 19 TOTAL LOTS CONSISTING OF 12 LOTS FOR FUTURE SUBDIVISION AND DEVELOPMENT, 2 LOTS FOR RECREATION, 4 OPEN SPACE LOTS AND AREAS FOR DEDICATION OF RIGHT-OF-WAY FOR THE STREET NETWORK LOCATED ON LAND AREA OF 339.8 ACRES MADE UP OF 111.9 ACRES OF RESIDENTIAL AREAS, 23 ACRES OF RECREATION AREAS, 190.7 ACRES OF OPEN SPACE AREAS, AND 14.2 ACRES OF STREET CIRCULATION AREAS. (FILE INDEX NO. 001-748).

Commissioner Grossich requested that staff and applicant arrange tour of site with new members of the commission.

PUBLIC COMMENTS:

Lindy Bowler, Riverside resident

Ed Person, La Loma Hills resident

Bill Lo, Applicant

COMMISSION ACTION

Motion and second by Commissioner Grossich / Commissioner Delgado to approve, with modification to condition #27.

Roll Call vote: Ayes: 7 Noes: 0 Absent: 0 Abstain: 0

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

Housing Element Update – Status

Planning Fee Update

H. COMMISSION COMMENTS - None

I. ADJOURNMENT

Meeting adjourned at 6:24 p.m.

Next Scheduled Meeting: Tuesday, July 12, 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.*