



**2. FILE INDEX NUMBER: DAP-001-758 Lucia Condominiums**

**APPLICANT:** John J. Reichel, Pepper Ave., LLC

**PROPERTY OWNER:** John J. Reichel, Pepper Ave., LLC

**PROPERTY LOCATION:** South West Corner of Georgia and S. 5<sup>th</sup> St. & North West Corner of S. 5<sup>th</sup> Street and Agua Mansa Road.

**ASSESSOR'S PARCEL NUMBER(S):** 0163-182-03, 04, 05, 06, 07, 09, 10, 14, 16, 17

**REQUEST:** An **Architectural & Site Plan Review** and two (2) **Tentative Tract Maps** to subdivide vacant property and construct a total of 80 residential condominium units. **TTM-20352:** 37 condominium units on a 2.30 acre site, **TTM-20385:** 43 condominium units on a 2.66 acre site. Project total is 4.96 acres and is located within the R-3/R-4 (Multiple Family Residential) Zone.

**ENVIRONMENTAL DETERMINATION:** This project has been determined to be exempt pursuant to CEQA Guidelines under Article 19, Section 15332 (In-fill Development Projects), Class 32 of the CEQA Guidelines. This Section pertains to in-fill development that would not result in any significant effects relating to traffic, noise, air quality, or water quality.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the following resolutions:

**RESOLUTION NO. R-22-22:** A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW AND TENTATIVE TRACT MAP NO. 20352 FOR A 37 UNIT CONDOMINIUM SUBDIVISION ON PROPERTY MEASURING APPROXIMATELY 2.30 ACRES LOCATED AT THE SWC OF GEORGIA ST. AND 5<sup>TH</sup> ST. AND ZONED R-3/R-4 (MULTIPLE FAMILY RESIDENTIAL) (FILE INDEX NO. DAP-001-758).

**RESOLUTION NO. R-23-22:** A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW AND TENTATIVE TRACT MAP NO. 20385 FOR A 40 UNIT CONDOMINIUM SUBDIVISION ON PROPERTY MEASURING APPROXIMATELY 2.66 ACRES LOCATED AT THE NWC OF AGUA MANSA ROAD AND 5<sup>TH</sup> STREE AND ZONED R-3/R-4 (MULTIPLE FAMILY RESIDENTIAL) (FILE INDEX NO. DAP-001-758).

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

**H. COMMISSION COMMENTS**

**I. ADJOURNMENT** Next Scheduled Meeting: **Tuesday, October 25, 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.*