



CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING – Tuesday, October 25, 2022 at 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

October 11, 2022 Draft Planning Commission Minutes

E. PUBLIC COMMENTS

F. NEW BUSINESS

1. FILE INDEX NUMBER: DAP-001-730

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

South Colton Assisted Living

APPLICANT: Elias Alfata, Designer

PROPERTY OWNER: Rodolfo E. Padilla, Pama Investments, LLC

PROPERTY LOCATION: 779 S. 5th Street

ASSESSOR'S PARCEL NUMBER(S): 0163-182-13

REQUEST: Architectural and Site Plan Review to develop a senior assisted living facility within a two and one-half stories in height in a building measuring 30,768 square feet in area on a lot measuring 1.15 acres 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-25-22: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING ARCHITECTURAL AND SITE PLAN REVIEW TO DEVELOP A SENIOR ASSISTED LIVING FACILITY WITHIN A TWO AND ONE-HALF STORIES IN HEIGHT IN A BUILDING MEASURING 30,768 SQUARE FEET IN AREA ON A LOT MEASURING 1.15 ACRES LOCATED WITHIN THE R-3/R-4 (MULTIPLE FAMILY RESIDENTIAL) ZONE. (FILE INDEX NO: DAP-001-730).

G. PUBLIC HEARING

- 1. FILE INDEX NUMBER: DAP-001-764 Roquet Ranch Subdivision Map**
(Continued from October 11, 2022)

APPLICANT: William Southworth (Manager of RR1050, LLC)

PROPERTY OWNER: William Lo, Manager of Sunmeadows, LLC

PROPERTY LOCATION: Roquet Ranch Specific Plan

ASSESSOR'S PARCEL NUMBER(S): 1167-021-01 and 1167-011-01

REQUEST: Tentative Tract Map No. 19983 being the subdivision of Tentative Tract Map No. 20041 Residential Lots 2, 4, 5, 6, 7, 9, and 10 consisting of the creation of 446 single family lots on 78.4 acres within the Low Density Residential Land Use Designation of the Roquet Ranch Specific Plan (RRSP).

ENVIRONMENTAL DETERMINATION: Under Section 15182 (Projects Pursuant to a Specific Plan where a public agency has prepared and EIR), a. and c. as the project is consistent with the certified Environmental Impact Report which addresses both the Specific Plan and Tentative Tract Map No. 19983.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission accept staff presentation and continue this agenda item to November Planning Commission meeting and renote to include Environmental Impact Report Addendum and complete conditions of approval.

- 2. FILE INDEX NUMBER: DAP-001-707 Giant RV Preparation & Repair Facility**

APPLICANT: Mark A Bookspan, AO Architects

PROPERTY OWNER: Frankie Barouti, Giant Inland Empire RV Center, Inc.

PROPERTY LOCATION: 1020 Mount Vernon Avenue

ASSESSOR'S PARCEL NUMBER(S): 0276-144-30 and 31

REQUEST: Conditional Use Permit (CUP) to operate a recreational vehicle (RV) preparation and repair facility. The facility would operate as a "white-glove service" facility with no RV sales and **Architectural and Site Plan Review** to develop a new 25,287 square-foot RV preparation and repair commercial building and site improvements on a lot measuring 6.5 acres located within the C-2 (General Commercial) Zone.

ENVIRONMENTAL DETERMINATION: An Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment and has therefore prepared a Mitigated Negative Declaration (MND) was prepared for this project; A Notice of Intent (NOI) to

