



CITY OF COLTON PLANNING COMMISSION AGENDA SCRIPT

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –TUESDAY, OCTOBER 11, 2022 – 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

Present

Carmen Cervantes
Angel Delgado
Vice Chair Gary Grossich
Daniel Payne
Adam Raymond
Tish Baden

Commissioners Absent:

Chair Richard Prieto

Staff Present:

Mark Tomich, Development Services Director
Marco Martinez, City Attorney
Mario Suarez, Planning Manager
David Alvarez, Senior Planner
Steve Gonzales, Associate Planner
Moises Peralta, Associate Engineer, Public Works

C. PLEDGE OF ALLEGIANCE Led by Commissioner Payne

D. APPROVAL OF MEETING MINUTES FOR

September 27, 2022, Draft Planning Commission Minutes

Motion and second by Commissioner Payne / Commissioner Cervantes

Roll Call vote: Ayes: 6 Noes: 0 Absent: 1 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-001-764** **Roquet Ranch Subdivision Map**
(Continued from September 27, 2022)

APPLICANT: William Southworth (Manager of RR1050, LLC)

PROPERTY OWNER: William Lo, Manager of Sunmeadows, LLC

PROPERTY LOCATION: Roquet Ranch Specific Plan

ASSESSORS PARCEL NO.: 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 open public hearing to October 25, 2022.

PUBLIC COMMENTS:

None

COMMISSION ACTION

Presentation not made - Motion and second by Commissioner Payne / Commissioner Raymond to approve to continue item to October 25, 2022.

Roll Call vote: Ayes: 6 Noes: 0 Absent: 1 Abstain: 0

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. 5th St. & North West Corner of S. 5th 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.

Presented by: Steve Gonzales, Associate Planner

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 5TH 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 5TH STREET AND ZONED R-3/R-4 (MULTIPLE FAMILY RESIDENTIAL) (FILE INDEX NO. DAP-001-758).

PUBLIC COMMENTS:

John Reichel, Applicant
Casey Reichel, Applicant
Patricia Duran, resident
Celeste Carlos, resident
Darby Osnaya, Colton resident
Janet Perez, resident

COMMISSION ACTION

Motion and second by Commissioner Payne / Commissioner Baden to approve as amended.

Roll Call vote: Ayes: 6 **Noes:** 0 **Absent:** 1 **Abstain:** 0

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

- Recent Legislation (AB2011 and SB6)
- City update Legislative Platform – Land Use Control

H. COMMISSION COMMENTS

COMMISSIONER CERVANTES

- Question regarding restricting trucks from residential roads that are not designated truck routes (e.g. 5th Street)

COMMISSIONER ANGEL DELGADO

- None

VICE CHAIR GARY GROSSICH

- Comments regarding industrial project referenced in NY Time article.
- Unpermitted truck yards.

COMMISSIONER DANIEL PAYNE

- Thanks to Public Works for repairing broken traffic lights.

COMMISSIONER ADAM RAYMOND

- Washington Street Bridge status.

COMMISSIONER TISH BADEN

- Thank you for South La Cadena clean-up.

I. ADJOURNMENT

Meeting adjourned at 7:34 pm

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.*