



CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –TUESDAY, APRIL 26, 2022 – 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

Present

Chair Richard Prieto
Angel Delgado
Vice Chair Gary Grossich
Daniel Payne
Adam Raymond
Tish Baden

Commissioners Absent:

Carmen Cervantes

Staff Present:

Mark Tomich, Development Services Director
Marco Martinez, City Attorney
Victor Ortiz, City Engineer
Mario Suarez, Planning Manager
David Alvarez, Senior Planner
Steve Gonzales, Associate Planner

C. PLEDGE OF ALLEGIANCE Led by Richard Prieto

D. APPROVAL OF MEETING MINUTES FOR

April 12, 2022, Draft Planning Commission Minutes

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

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

E. PUBLIC COMMENTS:

None

F. PUBLIC HEARING

1. FILE INDEX NO.:

DAP-001-623

Ecology Recycling

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

APPLICANT: Ecology Recycling Services, LLC (Charles Siroonian, Manager)
PROPERTY OWNER: M Street LLC (Charles Siroonian, Manager)
PROPERTY LOCATION: 785 E. M Street
ASSESSOR'S PARCEL NUMBER(S): 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 maximum 50 feet; and **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.

Presented by: Steve Gonzales, Associate Planner

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Modification of Conditional Use Permit and Architectural and Site Plan Review through the adoption of attached Resolution titled:

RESOLUTION NO. R-06-22 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON 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 INSTERAD OF MAXIMUM 50 FEET; AND ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW A NEW 80,640 SQUARE FOOT STORAGE BUILDING TO HOUSE NONFERROUS SEPARATION

COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW FOR A FIVE UNIT RESIDENTIAL APARTMENT PROJECT ON PROPERTY MEASURING APPROXIMATELY .27 ACRES LOCATED AT 300 WEST CONGRESS STREET WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE. (FILE INDEX NO. DAP-001-722); AND

RESOLUTION NO. R-08-22. A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON APPROVE CHANGE OF ZONE ADDING RESIDENTIAL OVERLAY (R-O) ZONE TO ALLOW DEVELOPMENT OF A FIVE UNIT RESIDENTIAL APARTMENT PROJECT ON PROPERTY MEASURING APPROXIMATELY .27 ACRES LOCATED AT 300 WEST CONGRESS STREET WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE. (FILE INDEX NO. DAP-001-722).

PUBLIC COMMENTS:

- Jon Zane, applicant's Architect
- Devin Gill, owner/applicant
- Pamela Lemos
- Linda Fernandes

COMMISSION ACTION

Motion and second by Commissioner Payne / Commissioner Grossich to approve R-07-22 as amended.

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

Motion and second by Commissioner Payne / Commissioner Grossich to approve R-08-22.

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

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

- Planning Commissioners Handbook update.
- Subdivision Order – continued to May 3, 2022.
- Warehouse Moratorium status – 1-year extension; zoning amendments referred back to AdHoc Committee.
- Litton-Bostick – Planning Commission approval reinstated.
- Housing Element update status.

H. COMMISSION COMMENTS

CHAIR RICHARD PRIETO

- Question regarding grading of site for container storage – Grand Terrace.

COMMISSIONER ANGEL DELGADO

- Thanks to staff for research.
- News article about metal recycling facility in Watts, next to high school.
- Traffic accident (police chase) in S. Colton.

VICE CHAIR GARY GROSSICH

- Ecology Auto Parts comments.
- Pleased to see City being proactive with illegal operations.

COMMISSIONER DANIEL PAYNE

- None

COMMISSIONER ADAM RAYMOND

- None

COMMISSIONER TISH BADEN

- None

I. ADJOURNMENT

Meeting adjourned at 8:26 PM

Next Scheduled Meeting: Tuesday, May 10, 2022



Mark Tomich, ACIP
Development Services Director

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.*