

NOTICE OF PUBLIC HEARING

CITY OF COLTON

PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the City of Colton Planning Commission will conduct a public hearing in the Council Chamber at City Hall, 650 N. La Cadena Dr., Colton, California, at 5:30 p.m. on Tuesday, January 26, 2021. Pursuant to Governor Gavin Newsom's Executive Order N-29-20, Government Code Section 54953(b), this meeting may be conducted by teleconference and there will be no in-person public access to the meeting location. Teleconference locations utilized by Planning Commission members will not be accessible to the public and are not subject to special posting requirements. However, although in-person comments will not be taken, persons wishing to testify/participate in the public hearing will be instructed on how to do so as part of the agenda posting 72 hours prior to the meeting date.

The Planning Commission meeting may be viewed live at the City's website at <https://colton.12milesout.com/#page=1> or Colton Community Cable (Channel 3) for the following project:

FILE INDEX NUMBER: DAP-001-378
APPLICANT: Scott McKhann, MODERN PACIFIC HOMES, LLC
PROPERTY OWNER: W&P LA LOMA HILLS INC/ Fred Wald

REQUEST: This proposed project is requesting: (1) Lot Line Adjustment to re-subdivide three of four parcels measuring approximately 242.8-acre partially vacant site, except for a telecommunication (cell phone) tower, into three parcels, including two parcels for a proposed subdivision project; **(2) Tentative Tract Map No. 18233** for proposed development in two phases of 86 single-family residential units on a 49.39 acre -acre portion of a 242.8-acre site consisting of three parcels; **(3) Architectural & Site Plan Review** for development of property with an average slope grade greater than 20 percent consistent with the City's Hillside Ordinance (CMC 18.41), which requires landform grading on steep hillsides with slopes greater than 25%; **(4) Variances** to development standards of the City's Hillside Ordinance (CMC 18.41), including private property driveway steepness greater than maximum allowed of 5% within 20 feet of garage door **(5) Conditional Use Permit (CUP)** for a cluster development with deviations to required development standards, including reduced lot sizes, lot dimensions, dwelling sizes, building setbacks and increased lot coverage, to allow for preservation of steep hillsides as open space on properties within the R-1 (Low Density Residential) and V-L (Very Low Density Residential) zones.

PROPERTY LOCATION: 300 West Litton Avenue, west of Bostick Avenue, south of Litton Avenue and north of Palm Avenue

ASSESSOR'S PARCEL NUMBERS: 0275-071-15; 0275-081-01; 0275-081-02; & 0163-351-25

PLANNING COMMISSION HEARING: 5:30 PM, Tuesday, January 26, 2021 (via Zoom Webinar)

ENVIRONMENTAL DETERMINATION: Pursuant to California Environmental Quality Act (CEQA), a draft Initial Study has been prepared to assess environmental impacts for the proposed project. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment and therefore a Mitigated Negative Declaration was prepared for the project.

The above referenced project file is available for review by appointment at the City of Colton Development Services Department located at the Civic Center Annex, 659 N. La Cadena Drive (across the street from City Hall) between the hours of 7:30 a.m. and 5:00 p.m., Monday through Thursday. Phone: (909) 370-5079.

We ask that any person wishing to comment on this project, provide written comments by 3:00 PM, June 23, by email to planning@coltonca.gov by delivery of mail to the address noted above.

Notice Date: Friday, January 15, 2021