



CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING – Tuesday, February 13, 2024 at 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIENCE

D. APPROVAL OF MEETING MINUTES

January 9, 2024 Draft Planning Commission Minutes
January 23, 2024 Draft Planning Commission Minutes

E. PUBLIC COMMENTS

F. PUBLIC HEARING:

1. FILE INDEX NUMBER: DAP23-0010

**Ecology Recycling Services/AIM
(Continued from January 23, 2024)**

APPLICANT: Ecology Recycling Services / AIM (as called up by the Planning Commission)

PROPERTY OWNER: M Street LLC (Charles Siroonian, Manager)

PROPERTY LOCATION: 785 East M Street

ASSESSORS PARCEL: 0276-121-19 and 0163-041-43

REQUEST: A Review of Modification of Zoning Entitlements (C-5-86, D-55-01, DAP-000-794, DAP-000-999, DAP-0001-083, and DAP-001-227) related to Ecology Recycling Services / AIM Conditional Use Permit and Architectural and Site Plan Review pertaining to the existing metal shredding / recycling use **Variance** to allow an 18-foot high perimeter fence instead of 8-foot maximum permitted by Code along the east property line on property measuring approximately 19.39 acres of land within the M-2 (Heavy Industrial) Zone.

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act (CEQA), Section 15162 no new significant impacts have occurred and therefore, no additional environmental review is required for approval of the application. The existing environmental documents related to the project will remain in place including Certified Environmental Impact Report State Clearinghouse Number 20022111002 (D-55-01 and DAP-000-794), Addendum to Certified EIR (DAP-001-083) and Mitigated Negative Declaration (DAP-001-227).

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Modification Conditional Use Permit and Architectural & Site Plan Review as requested by the Planning Commission, subject to conditions, through the adoption of the draft Resolution titled:

Commissioners:

Richard Prieto, District 1

Adrianna Escarcega, District 2

Letitia Baden, District 3

Dr. Eric Peters, District 4

Gary Grossich, At Large

RESOLUTION NO. R-32-23 A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING MODIFICATION OF ZONING ENTITLEMENTS (C-5-86, D-55-01, DAP-000-794, DAP-000-999, DAP-001-083, AND DAP-001-227) RELATED TO ECOLOGY RECYCLING SERVICES / AIM (American Iron and Metal) CONDITIONAL USE PERMIT AND ARCHITECTURAL AND SITE PLAN REVIEW PERTAINING TO THE EXISTING METAL SHREDDING / RECYCLING USE ON PROPERTY MEASURING APPROXIMATELY 19.39 ACRES OF LAND WITHIN THE M-2 (HEAVY INDUSTRIAL) ZONE.

RESOLUTION NO. R-02-24 A RESOLUTION OF THE CITY OF COLTON PLANING COMMISSION APPROVING A VARIANCE TO ALLOW AN 18-FEET HIGH PERIMETER FENCE ON HE EAST SIDE OF THE PROJECT PERIMETER INSTEAD OF 8-FEET HIGH MAXIMUM ALLOWED BY THE CITY’S ZONING CODE ON PROJECT SITE MEASURING APPROXIMATELY 19.39 ACRES IN AREA WITHIN THE M-2 (HEAVY INDUSTRIAL) ZONE.

2. FILE INDEX NUMBER: DAP-001-643 & DAP-001-770 Iron Horse Hills

APPLICANT: Brandon Barnett, KWC Engineers
PROPERTY OWNER: Iron Horse Hills, LLC (Patrick Sovereign)
PROPERTY LOCATION: 1300 Barton Road
ASSESSORS PARCEL: 0162-221-01, 0162-221-02 and 0162-221-24

REQUEST: The applicant is requesting **Amendment to Tentative Tract Map No. 16798** (Case Index No. DAP-001-643) which includes the development of 184 single-family detached residential units, as well as three parks, open space, detention basins, and other related infrastructure throughout the 119.6-acre site. Refer to Exhibit 3, Conceptual Site Plan. Although not proposed as part of this project, the additional right-of-way would ensure project consistency with Colton General Plan Mobility Element Figure M-3 (Long-Term Roadway Improvements), which identifies this road as a “Planned Arterial” between Barton Road and Westwood Street. These improvements resulted in the loss of three single family detached residential units. The second request is for a **Second Amended and Restated Development Agreement** (Case Index No. DAP-001-770) for the aforementioned Tentative Tract Map No. 16798 revisions to internal circulation, including point of emergency access, clarification of terms, and removing terms that are no longer applicable.

ENVIRONMENTAL DETERMINATION: CEQA (California Environmental Quality Act) Guidelines allow for updating and using a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an addendum to a previously certified EIR may be prepared, consistent with CEQA Guidelines Section 15164.

STAFF RECOMMENDATION: STAFF RECOMMENDATION. Staff recommends that the Planning Commission approve resolutions titled:

RESOLUTION NO. R-38-23 A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING AMENDMENT TO TENTATIVE TRACT MAP NO. 16798 (CASE INDEX NO. DAP-001-343) WHICH INCLUDES THE DEVELOPMENT OF 184 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, AS

WELL AS THREE PARKS, OPEN SPACE, DETENTION BASINS, AND OTHER RELATED INFRASTRUCTURE THROUGHOUT THE 119.6-ACRE SITE AND MAKING FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21166 TO ADOPT THE ADDENDUM TO THE IRON HORSE HILLS RESIDENTIAL PROJECT EIR (STATE CLEARINGHOUSE NO. 2005041028). (FILE INDEX NO. DAP-001-643)

RESOLUTION NO. R-35-23 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH IRON HORSE HILLS LLC FOR THE IRON HORSE HILLS DEVELOPMENT PROJECT (TENTATIVE TRACT MAP NO. 16798), LOCATED AT 1300 EAST BARTON ROAD IN THE CITY OF COLTON (DAP-001-770)

G. PRESENTATION OF EMERALD VILLAGE I - 27 SMALL LOT SUBDIVISION

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

I. COMMISSION COMMENTS

J. ADJOURNMENT Next Scheduled Meeting: Tuesday, February 27, 2024.

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.*