

CITY OF COLTON

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324

REGULAR MEETING – Tuesday, January 13, 2026 – 5:30 P.M.

Colton - PC Agenda_01-13-2026_Final

Documents:

[COLTON - PC AGENDA_01-13-2026_FINAL.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIENCE

D. APPROVAL OF MEETING MINUTES

Documents:

[12-09-25_PC AGENDA MEETING MINUTES_FINAL DRAFT2.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARING:

1. FILE INDEX NUMBER: DAP-001-744 Program 10 & 11 Housing Element

PROPERTY OWNER: Various- Citywide

APPLICANT: City of Colton – Development Services – Planning Division

PROPERTY LOCATION: 0163-211-02, 0163-211-05, 0163-211-25, 0163-074-31, 0163-081-06, 0163-081-07, 0163-081-08, 0163-081-09, 0164-182-38, 0164-182-41, 0164-182-43, 0164-182-46, 0164-182-47, 0164-182-48, 0164-182-51, 0164-182-53, 0164-182-55, 0164-182-57, 0164-182-58, 0164-281-01, 0164-281-02, 0164-281-09, 0164-281-11, 0164-181-08, 0164-181-12, 0276-144-30, 0276-144-31, 0163-172-46, 0163-172-47, 0163-172-49, 0163-172-50, 0163-272-01, 0164-182-52, 0164-182-54, one APN to be assigned also known as 910 S. Hert Street|

REQUEST A request for the Planning Commission to recommend to the City Council amendments to nine areas of the General Plan Land Use Map and Zoning Map and Amendments to 2013 General Plan Land Use Element and amendments to Title 18 (Zoning Code) pertaining to Section 18.06.060 (Uses Permitted in each Zone), Chapter 18.16 (R—3 And R-4 MultipleFamily Residential), Chapter 18.23 (Mixed Use – Downtown Zone), and Chapter 18.58 (Administration) of the Colton Municipal Code consistent with adopted 2021-2029 6th Cycle Housing Element Update and adopting Environmental Findings pursuant to the California Environmental Quality Act, adopting a Statement of Overriding Considerations, Certifying the Final Environmental Impact Report (Sch #

2025010520), and adopting a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL DETERMINATION: A Program Environmental Impact Report (Program EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Housing Element Update Programs 10 & 11 Rezone and General Plan Amendment (State Clearinghouse [SCH] No. 2025010520).

STAFF RECOMMENDATION: Staff Recommends that the Planning Commission:

- a. Receive staff presentation.
- b. Receive public comments.
- c. Commission comments and questions.
- d. Adopt resolution entitled:

RESOLUTION NO. R-01-26. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AMENDMENT TO NINE AREAS OF THE GENERAL PLAN LAND USE MAP AND ZONING MAP AND AMENDMENTS TO 2013 GENERAL PLAN LAND USE ELEMENT AND AMENDMENTS TO TITLE 18 (ZONING CODE) PERTAINING TO SECTION 18.06.060 (USES PERMITTED IN EACH ZONE), CHAPTER 18.16 (R—3 AND R-4 MULTIPLE-FAMILY RESIDENTIAL), CHAPTER 18.23 (MIXED USE – DOWNTOWN ZONE). AND CHAPTER 18.58 (ADMINISTRATION) OF THE COLTON MUNICIPAL CODE CONSISTENT WITH ADOPTED 2021-2029 6TH CYCLE HOUSING ELEMENT UPDATE AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 2025010520), AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM (FILE NO. DAP-001-744)

Documents:

[ITEM F-1_STAFF REPORT WITH ATTACHMENTS 1-2_DAP-001-744.PDF](#)
[ATTACHMENT 3_RESOLUTION R-01-26 MAP_TEXT AMENDMENTS.PDF](#)

2. FILE INDEX NUMBER: DAP25-0047 2025 ADU Ordinance Amendment

APPLICANT: City-initiated

PROPERTY LOCATION: City-wide

REQUEST: Zoning Text Amendment to modify various provisions of Title 18, Section 18.48.150 of the Colton Municipal Code related to Accessory Dwelling Units (ADUs) and Junior ADUs.

ENVIRONMENTAL DETERMINATION: Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA") does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California's ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State's ADU law.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of the proposed text amendment to the City Council through adoption of the attached Resolution titled:

RESOLUTION NO. R-02-26 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA (FILE INDEX NO. DAP25-0047)

Documents:

[ITEM F-2_STAFF REPORT_DAP25-0047_ADU ORDINANCE UPDATE-2026.PDF](#)

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

H. COMMISSION COMMENTS

I. ADJOURNMENT Next Scheduled Meeting: Tuesday, January 27, 2026

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 Americans 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.