

# 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:
- 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.

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**CITY OF COLTON PLANNING COMMISSION AGENDA**  
**650 NORTH LA CADENA DRIVE, COLTON, CA 92324 REGULAR MEETING**  
**Tuesday, January 13, 2026 at 5:30 P.M.**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIENCE**

**D. APPROVAL OF MEETING MINUTES**

December 9, 2025, Draft Planning Commission Minutes

**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 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 6<sup>th</sup> 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.

**Commissioners:**

Richard Prieto, District 1

Adrianna Escarcega, District 2

Letitia Baden, District 3

Bruce McKillop, District 4

Gary Grossich, At Large

- 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 6<sup>TH</sup> 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)**

**2. FILE INDEX NUMBER: DAP25-0047  
Amendment**

**2025 ADU Ordinance**

**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)**

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

**H. COMMISSION COMMENTS**

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

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# CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – TUESDAY, DECEMBER 9, 2025 – 5:30 P.M.

## A. CALL TO ORDER

## B. ROLL CALL

### Present

Richard Prieto  
Adrianna Escarcega  
Leticia (“Tish”) Baden  
Gary Grossich  
Bruce McKillop

### Commissioners:

Richard Prieto, District 1  
Adrianna Escarcega, District 2  
Leticia Baden, District 3  
Bruce McKillop, District 4  
Gary Grossich, At Large

### Commissioners Absent:

None

### Staff Present:

Heidi Duron, Development Services Director  
Mario Suarez, Planning Manager  
David Alvarez, Senior Planner  
Steve Gonzales, Associate Planner

## C. PLEDGE OF ALLEGIANCE Led by Leticia Baden

## D. END OF YEAR SOCIAL HOUR – 5:00 P.M. TO 6:00 PM-Food & drink provided by city staff.

## E. APPROVAL OF MEETING MINUTES FOR

November 25, 2025, Draft Planning Commission Minutes

Motion and second by Commissioner Escarcega / Commissioner McKillop.

**Roll Call vote: Ayes: 4      Noes: 0      Absent: 0      Abstain: 1 (Grossich)**

## F. PLANNING COMMISSION CONSIDERATION

Cancellation of December 23, 2025, Planning Commission meeting.

Motion and second by Commissioner Grossich / Commissioner Baden.

**Roll Call vote: Ayes: 5      Noes: 0      Absent: 0      Abstain: 0**

**G. PUBLIC COMMENTS:**

Eugene Valdez – Supports Rezoning to Mixed-Use Downtown Zoning as recommended by the South Colton Livable Corridor Plan to allow for future live-work projects in South Colton.

**H. PUBLIC HEARING**

1. **FILE INDEX NO.:** **DAP24-0029** **Pepper Clinic/Hotel**

**APPLICANT:** Philip Lee

**PROPERTY OWNER:** Executive Development LLC

**PROPERTY LOCATION:** 801 Pepper Ave

**ASSESSORS PARCEL NO.:** 0254-071-10

**DESCRIPTION:** A request for Master Plan for the Planning Area 19B of the Colton’s Hub City Centre Specific Plan (CHCCSP) Architectural and Site Plan Review a 3-story 60,000 sf medical office clinic, and associated site improvements; Conditional Use Permit for a 5-story, 112-room hotel, and a 3-story parking structure; Minor Deviation for increase of height of hotel structure from 60 feet allowed to 65 feet; Variance for rear setback of 15 feet to zero (0 feet) for parking structure; and Parcel Map 20802 to subdivide parcel into three lots, including phasing for construction and establishing a shared parking agreement with medical office site.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission of the City of Colton, in accordance with the California Environmental Quality Act, has determined the proposed project pursuant to the California Environmental Quality Act (“CEQA”), A Mitigated Negative Declaration (MND) was prepared for this project

Presented by: Mario Suarez, Planning Manager

**STAFF RECOMMENDATION:** Staff recommends that this project be continued to a date uncertain and public noticing / mailings will be sent again for any future public hearing.

**PUBLIC COMMENTS:**

None

**COMMISSION ACTION**

No action necessary as project was pulled by the Applicant and renoticed for future meeting.

**I. STUDY SESSION/COMMUNITY MEETING**

A request for a Development Application Process (DAP25-0038) to allow **single lot subdivision Tentative Tract No. 20835** of 85 residential condo units and **Architectural and Site Plan Review**

of project site plan and site development improvements on property measuring 5.19 acres in area within the R-3/R-4 (Multiple Family Residential) Zone.

This project also includes an SB 330, the Housing Crisis Act of 2019, application seeking vesting rights. The project also includes utilizing AB 130 and SB 131 for CEQA Exemptions. A study session review of a proposed project is not subject to the California Environmental Quality Act.

**STAFF RECOMMENDATION:** Receive a staff presentation pertaining to this project and identify concerns or requests for additional information that staff will need to address prior to the public hearing. Since this is a study session, no action is required.

**PUBLIC COMMENTS:**

Nicolas Zupkofska – Improvements on Rancho, no parking on Rancho, concerns about guest parking.

**PLANNING COMMISSION COMMENTS**

- Staff will be following up with open space calculations and guest parking space requirements.
- (Note – Planning Commission recording incomplete due to technical error– following comments are from staff notes)
- Concerns raised by the Planning Commission about what it will look like between subject site and Lucia Condo Project.
- Concerns raised by Applicant on changing setbacks and guest parking requirements in order to make the project work.
- Concerns by the Planning Commission on ingress and egress from Rancho Avenue.
- Review possible access onto Georgia Street if possible.
- Concerns about parking along Rancho Avenue – posting “No Parking Zone” is recommended.
- Commission noted changes to zoning code to be presented in final form on January 13, 2026.

**J. DIRECTOR’S REMARKS/REVIEW OF CITY COUNCIL AGENDAS**

- Building and Fire Code Adoption at the December 2, 2025, City Council Meeting.
- AB98 Approval completed at the December 2, 2025, City Council Meeting
- Thanks to Commission & thanked Mario for coordinating the year end social event.

**K. COMMISSION COMMENTS**

**COMMISSIONER RICHARD PRIETO**

- Wished everyone happy holidays and happy new year.

**COMMISSIONER ADRIANNA ESCARCEGA**

- Wished everyone happy holiday and happy new year.
- Thanked staff for the study session.
- Reminded everyone to please take care and healthy salutations.

**COMMISSIONER LETITIA BADEN**

- Wished everyone a happy holiday and happy new year.
- Thanked staff for their work.

**COMMISSIONER BRUCE McKILLOP**

- None

**COMMISSIONER GARY GROSSICH**

- Wished everyone a happy holiday and happy new year.
- Thanked staff for study session.

**L. ADJOURNMENT**

Motion to adjourn by Commissioner Baden

Meeting adjourned at 7:30 pm

Next Scheduled Meeting, Tuesday, December 23, 2025, Canceled.

Next meeting is Tuesday, January 13, 2026

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