



**CITY OF COLTON PLANNING COMMISSION AGENDA**  
**COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324**  
**REGULAR MEETING**  
**Tuesday, June 10, 2025 at 5:30 P.M.**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIENCE**

**D. APPROVAL OF MEETING MINUTES**

May 27, 2025, Draft Planning Commission Minutes

**E. PUBLIC COMMENTS**

**F. NEW BUSINESS**

<p><b>Commissioners:</b></p> <p>Richard Prieto, District 1</p> <p>Adrianna Escarcega, District 2</p> <p>Letitia Baden, District 3</p> <p>Vacant, District 4</p> <p>Gary Grossich, At Large</p>
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**1. FILE INDEX NUMBER DAP25-0022**

**SUBDIVISION 2<sup>ND</sup> TIME EXTENSION**

**APPLICANT:** William Southworth

**PROPERTY OWNER:** RR105\* LLC

**PROPERTY LOCATION:** West of South La Cadena Drive and East of Old Pellisseir Road

**ASSESSOR PARCEL MAP NUMBERS:** 1167-011-01; 1167-011-02; 1167-021-21; 1167-021-01; 1167-021-05; 1167-021-22; 1167-021-23 & 1167-031-18

**REQUEST: One-Year Time Extension request** (*Second Extension*) for approved **Tentative Tract Map No. 20041 (DAP-001-748)** (“A” Map) for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP). 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.07 acres of open space areas, and 14.2 acres of street circulation areas located west of La Cadena Drive and east of Old Pellissier Road.

**ENVIRONMENTAL DETERMINATION:** Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance. The proposed project has determined that there is no possibility that the time extension request may have a significant adverse effect on the environment. Therefore, the proposed use is exempt under Article 19, Section 15061 b. (3) of the California Environmental Quality Act (CEQA) Guidelines.

**STAFF RECOMMENDATION:** The Planning Commission approve Second Extension of Time for DAP-001-748, which will set a new expiration date of June 28, 2026. Approved Planning Commission Resolutions shall remain in effect with this two-year time extension.

## G. HEARING ITEMS

### 1. FILE INDEX NUMBER DAP24-0038 MUNICIPAL CODE & CHCCSP AMENDMENT

**APPLICANT:** City of Colton – Development Services Department

**PROPERTY OWNER:** Various

**PROPERTY LOCATION:** Citywide and Located within the Colton Hub City Centre Specific Plan (CHCCSP) Area. The CHCCSP Area consists of a 373-acre area bounded by San Bernardino Avenue to the north, the City of Rialto to the west, the Interstate-10 (I-10) freeway to the south, and Hermosa Avenue and the Union Pacific Railroad to the east.

**ASSESSORS PARCEL MAP NUMBERS:** Citywide and 0254-061-30, 0254-071-62, 0254-071-63, 0254-071-64, 0254-071-65, 0254-071-61, 0254-051-14, 0254-071-58, 0254-051-69, 0254-071-49, 0254-071-47, 0254-071-27, 0254-071-50, 0254-071-43, 0254-071-44, 0254-071-25, and 0254-051-13.

**REQUEST:** **Request for Specific Plan & Municipal Code Amendments:**  
A recommendation to the City Council concerning amendments to Chapter 18.46 of the Colton Municipal Code and amendments to the Colton Hub City Centre Specific Plan (CHCCSP) (Specific Plan Amendment No. 2) to comply with the 6th Cycle Housing Element Update (2021-2029) and proposed text amendments to 18.46.303 and 18.46.050 and within the CHCCSP for amortization procedural requirements for nonconforming uses.

**ENVIRONMENTAL DETERMINATION:** 1. CHCCSP Amendments - Addendum. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 and 15162, an addendum to a previously certified EIR may be prepared in cases where changes or additions occur with no new significant environmental impacts, and 2. Amortization Municipal and CHCCSP Amendments – Exemption. Pursuant to CEQA Guidelines Section 15061(b)(3) since the project establishes procedural requirements for the establishment of amortization periods and does not result in changes to the environment.

**STAFF RECOMMENDATION** Staff recommends that the Planning Commission recommend approval of the proposed Colton Hub City Centre Specific Plan amendments through adoption of the attached Resolution titled.

**RESOLUTION NO. R-12-25. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.34.040 (COLTON'S HUB CITY CENTRE SPECIFIC PLAN – AMENDMENT NO. 2) AMENDING TABLE OF CONTENTS AND VARIOUS PROVISIONS OF SECTIONS 3, 4, 6, AND 7 PERTAINING TO LAND USE, DEVELOPMENT STANDARDS & ADMINISTRATION OF TITLE 18 OF THE COLTON MUNICIPAL CODE TO COMPLY WITH THE 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE (2021-2029) AND ACCOMPANYING ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE COLTON HUB CITY CENTRE SPECIFIC PLAN PROJECT (STATE CLEARINGHOUSE NO. 2008041067) AND CEQA EXCEMPTION SECTION 15061(B)(3) AS IT PERTAINS TO AMORTIZATION PROCEDURAL REQUIREMENTS (FILE INDEX NO. DAP24-0038)**

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

### **I. COMMISSION COMMENTS**

### **J. ADJOURNMENT                      Next Scheduled Meeting:                      Tuesday, June 24, 2025.**

**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.*