



CITY OF COLTON PLANNING COMMISSION AGENDA

650 NORTH LA CADENA DRIVE, COLTON, CA 92324 REGULAR MEETING

Tuesday, November 11, 2025 at 5:30 P.M.

Updated 10-07-2025 at 4:00 P.M.

IN AN EFFORT IN PROVIDING ADDITIONAL ACCESS TO THE PLANNING COMMISSION MEETING FOR THE CITY OF COLTON ONLINE ATTENDANCE VIA THE FOLLOWING LINK – REMOTE MEETING WILL NOT BE A REGULAR OCCURANCE, BUT HAS BEEN ACTIVATED FOR THIS MEETING: [November 11, 2025, Planning Commission Meeting Remote Link | Meeting-Join | Microsoft Teams](#)

**Dial in by phone to participate via phone or do not have a home microphone:
[+1 323-694-9838, Phone Conference I.D. 588 040 933#](#) United States, Los Angeles**

**Meeting ID: 228 476 675 389 05
Passcode: Fu28Zb2k**

To participate raise your hand and be unmuted to talk.

AS IN-PERSON ATTENDANCE REMAINS AVAILABLE. MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS BEFORE THE PLANNING COMMISSION, IN LIEU OF DOING SO IN PERSON OR ONLINE, MAY SUBMIT COMMENTS BY EMAIL TO: PLANNING@COLTONCA.GOV BEFORE 3:00 PM, TUESDAY, NOVEMBER 11, 2025. PLEASE IDENTIFY THE AGENDA ITEM NUMBER, FIRST NAME, LAST NAME, EMAIL ADDRESS, AND PHONE NUMBER FOR WHICH YOU ARE PROVIDING COMMENTS. ALL COMMENTS WILL BECOME PART OF THE PLANNING COMMISSION MEETING RECORD AND WILL BE ACCESSIBLE THROUGH THE DEVELOPMENT SERVICES DEPARTMENT.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIENCE

D. APPROVAL OF MEETING MINUTES

October 28, 2025, Draft Planning Commission Minutes

E. PUBLIC COMMENTS

F. PLANNING COMMISSION APPOINTMENT TO RECHE CANYON AD HOC COMMITTEE

Current Appointment: Chair Richard Prieto and Vacant Spot

G. NEW BUSINESS

1. FILE INDEX NUMBER: DAP25-0023

ROQUET RANCH PROJECT

APPLICANT: RR1050, LLC, William Southworth

PROPERTY OWNER: RR105, LLC

PROPERTY LOCATION: West of the intersection of Maryknoll Drive and South La Cadena Drive and north of S. Old Pellisier Road and Center Street Intersection.

Commissioners:
Richard Prieto, District 1
Aдриanna Escarcega, District 2
Letitia Baden, District 3
Bruce McKillop, District 4
Gary Grossich, At Large

APN: 1167-021-01 and 1167-011-01

REQUEST: One-Year Time Extension request (*Second Extension*) for approved Tentative Tract Map No. 19983 (DAP-001-764) (“A” Map) being the subdivision of Tentative Tract Map No. 20041 Residential Lots 2, 4, 5, 6, 7, 9, and 10 consisting of the creation of 446 single family lots on 78.4 acres within the Low Density Residential Land Use Designation of the Roquet Ranch Specific Plan (RRSP).

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-001-764, which will set a new expiration date of December 10, 2026. Approved Planning Commission Resolutions shall remain in effect with this one-year time extension.

2. FILE INDEX NUMBER: DAP25-0044

RECHE CANYON PLAZA PROJECT

APPLICANT: Fahim S. Tanios

PROPERTY OWNER: Fahim S. Tanios

PROPERTY LOCATION: 2501 Reche Canyon Drive

APN: 0284-211-70, 71, 72; 1178-371-27

REQUEST: One-Year Time Extension request (*First Extension*) for Conditional Use Permit to allow a 24-hour, gasoline service station, drive-through car wash, and convenience store, and an Architectural and Site Plan Review to approve the site plan, site improvements, landscaping plans, and architectural elevations for the proposed retail sales (indoors), convenience store, and gasoline service station with drive-through car wash.

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 First Time Extension of Time for DAP-001-453, which will set a new expiration date of September 17, 2026. Approved City Council Resolutions shall remain in effect with this one-year time extension.

H. PUBLIC HEARING:

1. FILE INDEX NUMBER: DAP24-0024

AB 98 Project

PROPERTY OWNER: None – Public Right of Way

APPLICANT: City of Colton – Development Services – Planning Division

PROPERTY LOCATION: Citywide

DESCRIPTION: A General Plan Amendment and Municipal Code Amendment to modify truck routes listed in the Truck Routes section and shown in Figure M-8 & M-8.1; refine Policies M-5.5 and M-5.6 within the Mobility Element of the General Plan and in Title 10, Section 10.60 of the Colton Municipal Code amending the 2016 Truck Routes Master Plan in accordance with Assembly Bill 98 (AB 98)(Reyes, 2024) and Senate Bill 415 (SB 415)(Reyes, 2025); and, alter the City’s process for changing truck routes from adoption of an ordinance to amendment of the General Plan Mobility Element.

ENVIRONMENTAL DETERMINATION: The City of Colton Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The environmental impact report and addendum for the proposed project are available online on the Planning Department website at: listed under <https://www.coltonca.gov/779/Environmental-Documents> The meeting documents for the proposed project can be viewed online under the hearing date at: <https://www.coltonca.gov/785/Planning-Meetings>

STAFF RECOMMENDATION: Staff Recommends that the following actions be adopted through the following Resolutions:

RESOLUTION NO. R-27-25. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING COLTON CITY COUNCIL APPROVAL OF AMENDMENTS TO THE 2013 GENERAL PLAN MOBILITY ELEMENT AND TO SECTION 10.60 OF TITLE 10 OF THE COLTON MUNICIPAL CODE, AS THEY PERTAIN TO TRUCK ROUTES IN THE CITY OF COLTON AND ADOPTION OF AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE COLTON 2013 GENERAL PLAN UPDATE PROJECT (STATE CLEARINGHOUSE NO. 2012031037): FILE INDEX NUMBER DAP25-0024

I. DIRECTOR’S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

J. COMMISSION COMMENTS

K. ADJOURNMENT Next Scheduled Meeting: Tuesday, November 25, 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.*