



# CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –TUESDAY, OCTOBER 28, 2025 – 5:30 P.M.

**A. CALL TO ORDER** at 5:30 pm

**B. ROLL CALL**

**Present**

Richard Prieto  
Adrianna Escarcega  
Gary Grossich  
Bruce McKillop

**Commissioners Absent:**

Letitia Baden

**Staff Present:**

Heidi Duron, Development Services Director  
William “Jim” Priest, Assistant City Attorney  
Sergeant Michael Sandoval  
Fred Minagar, Contract Traffic Engineer (on-remotely)  
Mario Suarez, Planning Manager  
Moises Peralta, Associate Engineer  
Jesus Guerra, Assistant Planner (on-remotely)

**Commissioners:**

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

**C. PLEDGE OF ALLEGIANCE** Led by Bruce McKillop

**D. APPROVAL OF MEETING MINUTES FOR**

October 14, 2025, Draft Planning Commission Minutes

Motion and second by Vice Chair Grossich / Commissioner Escarcega

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

**E. PUBLIC COMMENTS:**

None

**F. 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:** This agenda item has been re-noticed for December 9, 2025, Planning Commission Meeting. No action required.

**PUBLIC COMMENTS:**

None

**2. FILE INDEX NUMBER: DAP25-0026 Alcohol License, Outdoor Dining & Place of Assembly**

**PROPERTY OWNER:** Charles Habun

**APPLICANT:** Meana Agaiby

**PROPERTY LOCATION:** 1431 East Washington Street

**ASSESSOR PARCEL NUMBER: 0164-263-38**

**DESCRIPTION:** A Minor Conditional Use Permit to allow a Type 41 (On-Sale Beer and Wine Bona fide Public Eating Place) Alcohol Beverage Control License and a Determination of Public Convenience and Necessity (PCN) for the on-sale alcohol license for an existing restaurant, and Conditional Use Permit for hookah lounge (Place of Assembly) within a designated indoor area and outdoor dining area located within the C-2 (General Commercial) Zone on property measuring approximately 0.48 acres in area.

**ENVIRONMENTAL DETERMINATION:** Pursuant to the California Environmental Quality Act (“CEQA”), the project is categorically exempt under Guidelines Section 15301 – Existing Facilities, Class 1 of the CEQA Guidelines. This section consists of no expansion of existing or former uses.

Presented by: Mario Suarez, Planning Manager

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Minor Conditional Use Permit and Conditional Use Permit through the adoption Resolution titled:

**RESOLUTION NO. R-25-25. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING MINOR CONDITIONAL USE PERMIT TO ALLOW ALCOHOL (TYPE 41 ON-SALE BEER AND WINE, BONA FIDE PUBLIC EATING PLACE) LICENSE AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) FOR THE ON-SALE ALCOHOL LICENSE TO AN EXISTING BONA FIDE PUBLIC EATING PLACE AND CONDITIONAL USE PERMIT TO ALLOW A HOOKAH LOUNGE AND OUTDOOR SEATING AREA LOCATED AT 1431 EAST WASHINGTON STREET WITHIN THE C-2 (GENERAL COMMERCIAL) ZONE. (FILE INDEX NO: DAP25-0026).**

**PUBLIC COMMENTS:**

None

**COMMISSION ACTION**

Motion and second by Commissioner McKillop / Commissioner Escarcega.

**Roll Call vote:** Ayes: 3 Noes: 0 Absent: 1 Abstain: 1 - Grossich

**3. FILE INDEX NUMBER: DAP25-0037 Bona Fide Restaurant On-Sale Alcohol License**

**PROPERTY OWNER:** 1497 Mount Vernon, LLC

**APPLICANT:** Beatriz Lozada, ABL Consulting

**PROPERTY LOCATION:** 1497 N. Mount Vernon Avenue

**ASSESSOR PARCEL NUMBER:** 0160-254-26

**DESCRIPTION:** A Minor Conditional Use Permit to allow a Type 41 (On-Sale Beer and Wine Bona Fide Public Eating Place) Alcohol Beverage Control License and a Determination of Public Convenience and Necessity (PCN) for the on-sale alcohol license for an existing restaurant located within the C-2/R-O (General Commercial/Residential Overlay) Zone on property measuring approximately 0.48 acres in area.

**ENVIRONMENTAL DETERMINATION:** Pursuant to the California Environmental Quality Act (“CEQA”), the project is categorically exempt under Guidelines Section 15301 – Existing

Facilities, Class 1 of the CEQA Guidelines. This section consists of no expansion of existing or former uses.

Presented by: Mario Suarez, Planning Manager

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Minor Conditional Use Permit through the adoption Resolution titled:

**RESOLUTION NO. R-26-25. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING MINOR CONDITIONAL USE PERMIT TO ALLOW ALCOHOL (TYPE 41 ON-SALE BEER AND WINE, BONA FIDE PUBLIC EATING PLACE) LICENSE AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) FOR THE ON-SALE ALCOHOL LICENSE TO AN EXISTING BONA FIDE PUBLIC EATING PLACE LOCATED AT 1497 N. MOUNT VERNON AVENUE WITHIN THE C-2/R-O (GENERAL COMMERCIAL/RESIDENTIAL OVERLAY) ZONE. (FILE INDEX NO: DAP25-0037).**

**PUBLIC COMMENTS:**

None

**COMMISSION ACTION**

Motion and second by Vice Chair Grossich / Commissioner McKillop as modified adding change to hours of operation.

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

**G. STUDY SESSION/COMMUNITY MEETING**

**AB 98** – Presentation related to amend/modify/add certain polices within the 2013 Mobility Element of the Colton General Plan and Amend Chapter 10.60 (Designated Truck Routes) to Title 10 of the Colton Municipal Code amending the 2016 Truck Routes Master Plan that was adopted by the City to established and regulate Designated Truck Routes in the City of Colton and to Certify an Addendum to Environmental Impact Report (EIR) State Clearing House No. 2012031037.

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>.

Presented by: Mario Suarez, Planning Manager and Jesus Guerra (on-remotely); Consultant Team – Fehr and Peers: Jolene Hayes (on-remotely), Jason Pack, Fatemeh Ranaiefar, Adam Rush (on-remotely), Andre Pham (on-remotely).

Remote Attendance – Public

Yvonne Suarez

Ron Myles

Pam Sapetto

Chris Day

Eve Brackmann

Two unspecified phone numbers – Not Identified

**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.

Staff and Consultant Presentation – Concluding with the following four Q & A Session:

- 1) Where and how does truck activity affect your daily travel, work, or neighborhood quality of life?
- 2) Are there particular streets, intersections, or areas where truck movement causes challenges?
- 3) Are there any safety concerns relating to truck travel that you think we should take a look at?
- 4) Do you notice any recurring instances of truck parking or idling on the side of the road?

Chair Prieto felt that the City of Colton is older and intersections are congested / blockes and there continuous accidents at our intersections all the time. The City does not have the budget to change roads. Is it possible for the state of California to assist the City with infrastructure. One one time there was a loop road going through former Slover Mountain area. How is the City going to address these challenges or not address them?

Staff response – The chair has brought up comments and potential loop road solutions that staff and and consultant will look into. This is exactly what we are looking for from the Commission and the public in addressing AB 98 and having some answers in following meetings.

Chair Prieto added another concern with truck traffic going south on La Cadena Drive past Wilson School past the railroad bridge there is another potential access to look at creating another road strickly for trucks. It may take looking at taking property from a property owner to create the road. Is the state going to assist us with this road work?

Jason Pack, City consultant from Fehr and Peers, explained that the state is great with imposing new requirements especially with local agencies. The state, unfortuanatly, has pinned it on local agencies to address the issues. It would be great to have funding in conjunction with the state legislation; however, this one does not have the funding. AB 98 is about figuring out where your current truck routes are, are they in the best spot, and reviewing to see if truck routes need to be moved away from sensitive receptors. Mr. Pack explained that he has reviewed Colton’s policies and ordinances, to date Colton is one of the City’s far beyond any other City Fehr and Peers has worked for in the region (there are many including working for San Bernardino County Trasit Authority). There is always room for improvement and part of this process is to look at improvement while receiving public comments about Colton Truck Routes. Once staff and the

consultants complete the review, his firm can provide a list of funding sources presently available for funding infrastructure improvements.

Further discussion about funding and street issues ensued by the Chair of the Planning Commission. Chair asked will there be fines for not completing the review?

Mr. Pack reiterated that AB 98's process includes two components the way the legislation was written. First the City needs to update the City truck routes plan, keep them away from sensitive receptors, and simultaneously keep in mind to keep trucks on "big" roads and then to the freeway systems in an expeditious manner. While reviewing a truck route if there is no other way to get a truck to a freeway, then the City will need to include a statement in its finding why the truck route cannot be removed or redirected to a better route.

Mr. Pack explained this legislation does allow the State Attorney General is allowed to fine cities \$50,000.00 that is out of compliance every six months that the jurisdiction has not completed the process.

Fatemeh Ranaiefar, consultant from Fehr and Peers, also asked to review future truck routes where existing warehouse uses may need to be designated.

Fred Minagar, City Contract Traffic Engineer, was introduced into the conversation in responding to his raised electronic hand from the remote viewers. Mr. Minagar went over some history related to the 2016 Truck Route Master Plan, noted deadlines imposed by the state in fine tuning the City's 2016 Truck Route Master Plan. Mr. Minagar went over some of the most recent truck warehouse approvals in considering changes.

Eve Brackmann, online remote viewer, was permitted to speak next by the Commission representing Crown Trucking as legal council for the company. Is there a map showing the proposed changes and what measures are being considered with minimal disruption to existing business interests? Staff responded that the City is in process of receiving comments and suggestions to the existing truck route master plan, there is no plan changes at this time. Once additional public participation meetings are held, staff will have a proposed map with changes for the November 11, 2025, Planning Commission Meeting. Jolene Hayes, consultant with Fehr and Peers online remotely, explained the potential for recommended future zoning changes to make sure the zoning code is consistent with the changes. Eve Brackmann asked if that impacted existing warehouse uses? Jolene Hayes, explained that the changes will impact future and existing redevelopment of existing uses such as setbacks, sighting future warehouse uses, and expansion plans.

Chair Prieto asked if the San Bernardino County and/or state can assist with opening up Slover as another alternative loop road if the Slover property has been purchased by the railroad to create a potential loop road as an alternative truck route or exclusive truck route?

Vice Chair Grossich clarified that Walmart truck storage facility is supposed to analyze truck traffic counts and Commission has been awaiting the review of truck traffic counts for the Walmart

truck storage facility. The Chair and the Commission's approval of warehouse uses along Agua Mansa came with a concern with truck traffic traveling east and north on Rancho, passed the San Salvador Pre-School, to the I-10 Freeway. Rancho Avenue does not have a queuing capacity believes that there is a "big time bomb" for this area especially with Cal Portands potential future expansion plans. He noted wanting to see elimination of the truck route on Rancho Avenue north of Agua Mansa Road to I-10 Freeway, also impacting the Colton High School. It is unfortunate that the AMIGA (Agua Mansa Industrial Growth Association) group could not get adjacent county jurisdictions to address truck routes for the growth of the Colton Agua Mansa industrial corridor, to have a better system to move trucks/commerce in the region. Provided historical comments of South Colton Sensitive Development Area going back to 1978 with the idea that the potential grade separation project at Fogg Street to see trucks move away from moving through the residential areas in South Colton. The Vice Chair also asked to see if there is a better solution in addressing the East Washington Street corridor traffic congestion. Concerned about the amount of truck traffic cutting through Reche Canyon when they are not supposed to be traveling on Reche Canyon Road. Riverside County should be assisting this situation by not allowing trucks on Reche Canyon Road. Ended with a serious concern with BNSF future plans for an intermodal facility similar to UP in South Colton as this would cause tremdous issues in the future. An alternative loop road is necessary to move trucks away from City sensitive receptors and more directly to the freeway.

Commission Member Bruck McKillop asked clarification of I-10 Interstate between Mount Vernon and 215 freeway as being part of a truck route, he noticed no green truck designation color for that portion of the freeway? Mr. Pack responded clarifying that Interstates are truck routes by definition.

Commission Member McKillop asked about Cooley Drive as a truck route, noted concern of sensitive uses in that area along Cooley.

Chair Prieto asked if the City can force trucks to travel west on Agua Mansa away from Rancho Avenue? Mr. Pack responded to different ways to limit truck travel – Control trucks by weight requirements and number of axels. First level is to identify truck routes telling truck drivers where they should travel, and second level, if not a truck route, is to allow the truck to travel through from its desistination (City cannot regulate this level), and third level is telling trucks where they cannot travel or no readon to be there, but that also comes with enforcement. There is a suite of tools that can be completed and right now the City is trying to collect input to meet AB 98 legislation requirements so the AG's office does not fine the City and create a good plan for the City in moving forward and identifying resources to improving Colton's situation as you move forward.

Chair Prieto noted that the City should look at the City of Chino in their efforts to divert truck traffic away from traveling through a City as they may have some suggestions to help the City of Colton. The consultant team explained that regional traffic counts are being reviewed and areas where truck traffic is traveling through the neighborhood in making suggestions to improve such situations.

Director Duron noted members of the public wanting to speak on this item.

Richard Mandel spoke on process and thanked staff and the Commission for allowing public comments and not just seeing proposal with the removal of truck routes. Great to hear that truck routes are going to be studied. There are some nice goals, but some may be unrealistic in not allowing residential near railroads and other heavier uses. Noted that the goals of separating truck routes from sensitive receptors is good; however, one must also not want to paralyze the City for commerce to circulate and business to flourish. The changes really needs to be good for everyone.

Reed Shankwiler, Attorney representing 2245 W. Valley Boulevard, and with Eve Brackmann who spoke earlier on the remote line. A concern they have is on page 54 within the staff report or appendix H of the online materials, Policy LU-9.5 establishing amortization zoning code requirements for nonconforming uses in commercial areas. If this proposal is to only to address truck routes, Crown Trucking is it's business model and more than willing to help.

Gem Montes concerned with Reche Canyon corridor is a "mess." Getting emergency services through is an issue. Maybe installing traffic calming measures is a solution. Enforcement appears to be key in this process and key in other communities. Hunts Lane should not be a truck route. If the park sports complex is being planned, be aware of increase traffic through this area.

Chair Prieto asked for a meeting with the Reche Canyon Traffic Ad Hoc Committee Meeting to discuss the AB 98 project. Further noted if truck routes cannot be removed, such as with S. La Cadena Drive, it may be better to re-route them and look at some intersections to lesson trucks traveling through residential neighborhoods. Some changes should be considered.

Staff asked if there were any further comments from the online remote attendance? No further comments requested from remote attendance.

Chair asked about the Laurel underpass route. Is it too late to create a road for trucks to swing up north along the backside of the area?

No further questions consultant Fatemeh Ranaiefar, reminded everyone of the November 3, 2025, Community Meeting and provide additional tools for the public to interact to receive further comments on the City's Truck Routes. Look at more locations and places the consultant team could look into in more depth and how residents are impacted.

Vice Chair Grossich noted industrial "craze" seems to be moving on and that the City has made changes towards addressing the size of warehouses more restrictive than the state. There are unintended consequences such as trucks parking on streets if they are not addressed within a site or contained within a property as they create truck traffic and do not contribute to the City other than increased truck traffic. Thanked consultants for the "kudos" giving to the City and staff for their work on warehouses and truck routes.

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

- Noted she will be on vacation on November 3, 2025 and her Planning Manager will be in attendance to oversee the meeting.

- Reminder Citywide Rezoning EIR out for public review/comment with the plans to bring the rezoning to the Planning Commission on January 13, 2026.

## I. COMMISSION COMMENTS

### COMMISSIONER RICHARD PRIETO

- Concerned with unpermitted use at end of Jefferson and Lincoln.
- Thanked staff and everyone for their attendance.
- Spoke about safety concerns with fallen police officer in San Bernardino and his sentiments to make sure each officer get home to their family by end of the day.

### COMMISSIONER ADRIANNA ESCARCEGA

- Verify meeting on November 11<sup>th</sup> (Holiday)
- Thank everyone for the meeting and great to see the community speak and speak from the virtual alternative available for this meeting.

### COMMISSIONER BRUCE McKILLOP

- None

### COMMISSIONER GARY GROSSICH

- Acknowledges Council Member Echeverria and Josh Candelana, UP Railroad representative, for their attendance.
- County AB 98 held their meetings and was able to testify at that meeting.
- Great to see that Colton is ahead of the situation and not having to deal with it after.
- Does the City have a designated Code Compliance officer?
- Concerned with three businesses coming to the City – 1. At Intersection at Jefferson and Lincoln in South Colton, 2. Art Tompson's old property, and another next to the old Angelica's Business in South Colton.
- Thanked staff for presentation and good work.

## J. ADJOURNMENT

Chair requested a moment of Silence for recent fallen officer in San Bernardino,

Motion to adjourn by Commissioner

Meeting adjourned at 7:20 pm

Next Scheduled Meeting: Tuesday, November 11, 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.*