



CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –NOVEMBER 11, 2025 – 5:30 P.M.

A. CALL TO ORDER 5:30 P.M.

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
William “Jim” Priest, Assistant City Attorney
Mario Suarez, AICP, Planning Manager
David Alvarez, Senior Planner

Consultants from Fehr and Peers
Jolene Hayes
Andre Pham

C. PLEDGE OF ALLEGIANCE Led by Vice Chair Grossich

D. APPROVAL OF MEETING MINUTES FOR

October 28, 2025, Draft Planning Commission Minutes

Motion and second by Commissioner McKillop / Commissioner Grossich

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

E. PUBLIC COMMENTS:

None

PUBLIC COMMENTS:

Shera Martinez, Roquet Ranch Estates

COMMISSION ACTION

Motion and second by Commissioner _____ / Commissioner _____

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

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.

Presented by: Mario Suarez, Planning Manager

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 extensio

PUBLIC COMMENTS:

Jonathon Tanios, Owner Representative

COMMISSION ACTION

Motion and second by Commissioner McKillop / Commissioner Baden.

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

Chair Prieto suggest further bringing the Cooley Drive “Local Truck Route” designation to Hunts Lane. His reasoning related to larger streets having block walls and compared it to other part of the City as a similar situation. Further discussion ensued by the Commission and Staff about this idea, but a consensus to further extend the Cooley Drive Local Truck Route to Hunts Lane was not arrived by the Commission.

Chair Prieto supported the idea of adding Congress and Fogg Street as a “Local Truck Route” as also supported by Fehr and Peers that would direct trucks to local access and guide them to a less impactful route. Other Commission Members concurred as related to adding Congress, Fogg and Cooley Drive (near end of channel under 215 Freeway) as “Local Truck Routes.” Further discussion ensued about possible other truck routes and timing to consider in the future for South Colton, Slover/Pepper and Laurel Street areas.

Chair Prieto also suggested the addition of East Laurel Street, North La Cadena Drive to North Mount Vernon Avenue. Chair also suggested looking at Laurel to 7th Street for future truck route connection in the future.

Vice Chair Grossich asked a clarifying question about including the additional streets changes mentioned as related to East Cooley Drive, Fogg Street, Congress, and Laurel St. Vice Chair thought the enforcement area would be improved in making these changes. Staff responded in the affirmative if that was the Commission’s direction.

Public Comments

Veronica Gonzales, supported changes and discussions. Also noted concern about truck idling in South Colton neighborhoods.

Gem Montes, complimented the Commission on holding meetings on AB 98. Supports the removal of East Washington Street. Noted issues trucks backing up along Cooley Drive and how this issue would be managed.

Remote Participation

Eve Brackmann, Attorney representing Crown Enterprise, noted that because West Valley Boulevard Truck designation allowed access to the I-10 Freeway. Complimented staff on holding the meetings and was grateful to see that the amortization ordinance was not part of the process.

Chair closed public hearing.

Vice Chair Grossich asked clarifying question concerning railroad having to follow truck routes. Staff confirmed that the railroad also need to comply with truck routes pathways.

Commission Member Baden noted concerns of north bound truck traffic on South La Cadena Drive to the west bound I-10 Freeway entrance. She asked if Public Works had any improvements to this freeway entrance. In addition, Commissioner noted increased day/night traffic and traffic signal timing along South La Cadena Drive by Wilson Elementary School (location where new bike lane striping was completed). Public Works staff noted the concerns and will be looking into both areas noted by Commission Member Baden.

Commission Member Baden asked on the status on funding for future bridge work specifically at Barton and S. La Cadena Drive. Public Works staff noted the concern and will also be looking at

current progress on finding additional funding for construction of the Baron Bridge. Vice Chair Grossich concurred in seeing additional traffic backing up on South La Cadena Drive.

Vice Chair Grossich asked if Public Works can provide a presentation on latest street/bridge projects currently in process by the Public Works Department. He is aware there are many projects going on. Public Works staff member Peralta noted and would be happy to organize a presentation for the Commission.

COMMISSION ACTION

Motion and second by Commissioner Grossich / Commissioner Escarcega as modified to include existing four streets to new 2025 Truck Routes Plan “local truck routes” for portion of Laurel Street, Fogg Street, Congress Street, and along East Cooley Drive.

Roll Call vote: Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

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

- Director thanked Fehr and Peers and her staff for getting the AB 98 their job in moving this project forward.
- Noted Veterans Parade event along North La Cadena Drive as a successful celebration.

J. COMMISSION COMMENTS

COMMISSIONER RICHARD PRIETO

- Thanked staff for their work and recommendations.
- Colton High School football team made league, won Friday game against one of the toughest team in the league. It was an amazing game as Colton won by 20 points. Go to the next game and support the local high school football team.

COMMISSIONER ADRIANNA ESCARCEGA

- None

COMMISSIONER LETITIA BADEN

- Apoloized for missing last two Commission meetings due to personal emergencies that were not in her control. Loves serving on the Planning Commission and looks forward to future meetings.

COMMISSIONER BRUCE McKILLOP

- None

COMMISSIONER GARY GROSSICH

- Thank staff and Fehr and Peers for their efforts related to AB 98.
- Liked the process and public input process on the AB 98 project.
- A portion of Pinneacle Peaks has been torn down and asked if there is a project in the future.

K. ADJOURNMENT

Motion to adjourn by Commissioner Escarcega, seconded by Commission Member Baden.
Meeting adjourned at 7:08 pm

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.*