



# 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

**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.*