



# CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING –TUESDAY, FEBRUARY 24, 2026 – 5:30 P.M.

**A. CALL TO ORDER 5:30 PM**

**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

**Commission Absent:**

None

**Staff Present:**

Heidi Duron, Development Services Director  
Carlos Campos, City Attorney from BB&K  
Mario Suarez, AICP, Planning Manager  
Steve Gonzales, Associate Planner

**C. PLEDGE OF ALLEGIENCE** Led by Gary Grossich

**D. APPROVAL OF MEETING MINUTES**

January 13, 2026, Draft Planning Commission Minutes

Motion and second by Commissioner McKillop / Commissioner Grossich as amended  
correcting public comments.

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

**E. PUBLIC COMMENTS - None**

**F. TRAINING SESSIONS:**

- 1. STATEMENT OF ECONOMIC INTEREST – FORM 700 – BY DEPUTY CITY CLERK TRAINING. – Continued to March 10, 2026**
- 2. THE PLANNING APPLICATION FOR ZONING ENTITLEMENTS – HOW TECHNICAL CAN YOU GET? TRAINING FROM PAM STEELE, PRINCIPLE WITH MIG AND DIRECTOR OF THE RIVERSIDE OFFICE**

Training completed by Pam Steele as Introduced by Director Duron.

## G. PUBLIC HEARING:

### 1. FILE INDEX NUMBER: DAP25-0047

### 2025 ADU Ordinance Amendment

**APPLICANT:** City-initiated

**PROPERTY LOCATION:** City-wide

**REQUEST:** **Zoning Text Amendment** to modify various provisions of Title 18, Section 18.48.150 of the Colton Municipal Code related to Accessory Dwelling Units (ADUs) and Junior ADUs.

**ENVIRONMENTAL DETERMINATION:** Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

Presented by: Steve Gonzales, Associate Planner

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution titled:

**RESOLUTION NO. R-03-26 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA (FILE INDEX NO. DAP25-0047)**

**PUBLIC COMMENTS:** None

Various Commission Member questions concerning deed restrictions, owner occupied requirement, and clarification of recent changes were answered to by the Planning Staff and City Attorney.

Motion and second by Commissioner McKillop/ Commissioner Grossich as amended by staff.

**Roll Call vote: Ayes: 5                      Noes: 0                      Abstained: 0                      Absent: 0**

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

- Happy New Year, welcome back!
- Upcoming City Council meetings
  - January 20, 2026 – Update to ADU Ordinance Urgency Ordinance
  - February 3, 2026 - IDI Agua Mansa Logistics actions including reapproval of project zoning entitlements.
  - February 17, 2026 – 2021-2029 Housing Element Rezonings, ADU Ordinance
- Thanked the Planning Commission for all the work on the Housing Element.
- March 3, 2026, City Council also include adopted local 2025 CEQA Guidelines
- March 17, 2026, the ADU Ordinance and Annual Housing Element Report are scheduled.
- Projects will continue to move forward.

## I. COMMISSION COMMENTS

### COMMISSIONER RICHARD PRIETO

- Thanked staff
- Supports contacting staff with questions.

### COMMISSIONER ADRIANNA ESCARCEGA

- Thanked Pam Steele for the presentation.
- Glad to be back and looking forward to the new year.

### COMMISSIONER LETITIA BADEN

- None

### COMMISSIONER BRUCE McKILLOP

- None

### COMMISSIONER GARY GROSSICH

- Thanked staff for bringing Pam Steele out for training.
- Noted it is okay to contact staff on questions about agenda items and encouraged as presented by Ms. Steele.
- Glad to be back and get back to it.
- Requested a presentation from Economic Development on future projects.
- Requested being considered as part of the budget to support staff in their efforts.
- Thanked staff and Happy New Year!

## J. ADJOURNMENT

Motion Vice Chair Grossich and second by Commission Member Baden

Meeting adjourned at 6:24 pm

**Next Scheduled Meeting: Tuesday, February 9, 2026**

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Planning Commission Secretary  
Heidi Duron, MPA  
Development Services Director

**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.*