



CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING – TUESDAY, JANUARY 13, 2026 – 5:30 P.M.

A. CALL TO ORDER 5:32 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
Jim Priest, City Attorney from BB&K
Mario Suarez, Planning Manager
Steve Gonzales, Associate Planner
Moises Peralta, Associate Engineer

C. PLEDGE OF ALLEGIANCE Led by Bruce McKillop

D. APPROVAL OF MEETING MINUTES FOR

December 9, 2025, Draft Planning Commission Minutes

Motion and second by Commissioner Grossich / Commissioner Baden

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

E. PUBLIC COMMENTS:

Jacqueline Garcia – Looking for Colton Farmers Market request/within the City other than ARMC.
Gene Valdez – Requests “O” Street properties be included in Rezoning to Mixed-Use Downtown as recommended by the South Colton Livable Corridor Plan.

F. PUBLIC HEARING

Vacqueline Garcia – Interested in Participating in a Colton Farmer’s Market. Provided samples of her vegan baked goods.

Eugene Valdez – Supports Changes in General Plan and Zoning to South Colton Properties as recommended by the South Colton Corridor Plan and informed the City in initiating “Builders Remedy” for future project in South Colton.

1. FILE INDEX NO.: DAP-001-744 Program 10 & 11 Housing Element

APPLICANT: Various- Citywide

PROPERTY OWNER: City of Colton – Development Services – Planning Division

PROPERTY LOCATION: 0163-211-02, 0163-211-05, 0163-211-25, 0163-074-31, 0163-081-06, 0163-081-07, 0163-081-08, 0163-081-09, 0164-182-38, 0164-182-41, 0164-182-43, 0164-182-46, 0164-182-47, 0164-182-48, 0164-182-51, 0164-182-53, 0164-182-55, 0164-182-57, 0164-182-58, 0164-281-01, 0164-281-02, 0164-281-09, 0164-281-11, 0164-181-08, 0164-181-12, 0276-144-30, 0276-144-31, 0163-172-46, 0163-172-47, 0163-172-49, 0163-172-50, 0163-272-01, 0164-182-52, 0164-182-54, one APN to be assigned also known as 910 S. Hert Street

REQUEST: A request for the Planning Commission to recommend to the City Council amendments to nine areas of the **General Plan Land Use Map and Zoning Map and Amendments to 2013 General Plan Land Use Element and amendments to Title 18 (Zoning Code)** pertaining to Section 18.06.060 (Uses Permitted in each Zone), Chapter 18.16 (R—3 And R-4 Multiple-Family Residential), Chapter 18.23 (Mixed Use – Downtown Zone), and Chapter 18.58 (Administration) of the Colton Municipal Code consistent with adopted 2021-2029 6th Cycle Housing Element Update and adopting **Environmental Findings** pursuant to the California Environmental Quality Act, **adopting a Statement of Overriding Considerations**, Certifying the Final Environmental Impact Report (Sch # 2025010520), and adopting a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL DETERMINATION: A Program Environmental Impact Report (Program EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Housing Element Update Programs 10 & 11 Rezone and General Plan Amendment (State Clearinghouse [SCH] No. 2025010520).

Presented by: Mario Suarez, Planning Manager

STAFF RECOMMENDATION: Staff Recommends that the Planning Commission:

- a. Receive staff presentation.
- b. Receive public comments.
- c. Commission comments and questions.
- d. Adopt resolution entitled:

STAFF RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of the proposed text amendment to the City Council through adoption of the attached Resolution titled:

RESOLUTION NO. R-02-26 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 DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA (FILE INDEX NO. DAP25-0047)

PUBLIC COMMENTS:

None

COMMISSION ACTION

Motion and second by Commissioner Baden / Commissioner Escarcega.

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

G. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

- Happy New Year, welcome back!
- Looks like a very busy year ahead.
- 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

H. COMMISSION COMMENTS

COMMISSIONER RICHARD PRIETO

- Happy New Year!
- Looks forward in working with the City and getting projects passed.
- Status of chain link fence and signs at the Southeast corner of “O” Street & S. La Cadena.

COMMISSIONER ADRIANNA ESCARCEGA

- Looking forward to the New Year
- Glad to hear staff is busy.

COMMISSIONER LETITIA BADEN

- Happy New Year to staff and Planning Commission Members.
- Good to be back!

COMMISSIONER BRUCE McKILLOP

- Happy New Year, educational year, appreciate all the due diligence & research from staff before it gets to the Commission.

COMMISSIONER GARY GROSSICH

- Status of project for property on corner of Riverside and Pellisier.
- Unhappy to see comments in media about city without checking with the City.
- Made efforts to contact the media with no returned calls.
- Happy New Year!

I. ADJOURNMENT

Motion Vice Chair Grossich and second by Commission Member McKillop

Meeting adjourned at 6:39 pm

Next Scheduled Meeting: Tuesday, January 27, 2026



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.*