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RESOLUTION NO. R-81-12

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A RESOLUTION OF THE CITY OF COLTON CITY COUNCIL APPROVING A GENERAL PLAN AMENDMENT FOR CHANGES TO THE GENERAL PLAN LAND USE ELEMENT MAP TO RECLASSIFY TWO PROPERTIES LOCATED AT 501 NORTH 9TH STREET AND 552 NORTH LA CADENA DRIVE FROM "PF, PUBLIC FACILITIES" AND "GC, GENERAL COMMERCIAL" LAND USE DESIGNATION, RESPECTIVELY, TO "HDR, HIGH DENSITY RESIDENTIAL" LAND USE DESIGNATION; AND MODIFICATION TO THE CIRCULATION ELEMENT TO REMOVE A PORTION OF EAST E STREET BETWEEN NORTH LA CADENA DRIVE AND NORTH NINTH STREET AS A "COLLECTOR STREET" IDENTIFIED BY THE CIRCULATION PLAN (FILE INDEX NO: DAP-001-042A & B).

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WHEREAS, applications) were filed by Michael Ackerman, Transtech representing Eagle Colton 55, L.P. (hereinafter "Developer") representing Colton Housing Authority (hereinafter "Applicant" and "Owner") for a **General Plan Amendment** (hereinafter "Amendment") for changes to the Land Use Element General Plan Map to reclassify two properties located at 501 North 9th Street (also known as 510 North La Cadena Drive), Assessor's Parcel Number: 016205220; and 552 North La Cadena Drive, Assessor's Parcel Number: 016205206; zoned P-F, Public Facilities and C-2, General Commercial, respectively, from the "PF, Public Facilities" and "GC, General Commercial" land use designation, respectively, to "HDR, High Density Residential" land use designation (File Index No. DAP 001-042A); and to modify the Circulation Element to remove a portion of E Street between La Cadena Drive and Ninth Street (related to its closing to through traffic) as a "collector" street identified by the Circulation Plan (File Index No. DAP-001-042B); and

WHEREAS, the staff report accompanying this resolution is found to be true, adopted as findings and incorporated in this resolution; and

WHEREAS, on October 23, 2012, the Planning Commission of the City of Colton ("Planning Commission") held a duly noticed public hearing at which time all persons wishing to testify in connection with the applications were heard and the applications were fully examined and recommended approval of the application (Planning Commission Resolution Nos. R-23-12 and R-24-12); and

WHEREAS, on December 18, 2012, the City Council of the City of Colton ("City Council") held a duly noticed public hearing at which time all persons wishing to testify in connection with the applications were heard and were comprehensively reviewed; and

WHEREAS, pursuant to the Guidelines for the California Environmental Quality Act ("CEQA"), an Initial Study prepared to assess environmental impacts of the project has determined that the project would not create any significant adverse impacts on the environment if mitigation measures are implemented reducing potential impacts to levels less than significant and a Mitigated Negative Declaration ("MND") has been prepared.

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1 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE**
2 **CITY OF COLTON:**

3 **SECTION 1.** Based on the entire record before the City Council and all written and oral
4 evidence presented, including the staff report, the City Council makes the following findings:

5 1. The proposed reclassification of property is consistent with and promotes the overall
6 objectives of the Colton General Plan and leaves the General Plan a compatible,
7 integrated, and internally consistent statement of policies. More for the following
8 reasons:

9 A. The amendment is integrated and compatible with the Land Use Element in that
10 the establishment of the “High Density Residential” land use designation at this
11 particular location, along the commercial/institutional corridor along La Cadena Drive
12 which includes the Civic Center, a public park, and commercial uses including
13 residential structures that have been reused for office uses, is consistent with the
14 Principles for Residential Land Uses, which states: *“Principle 4. Medium- and high-*
15 *density residential developments next to large open spaces...major activities, such as*
16 *shopping and employment centers, is critical to an efficient neighborhood design and*
17 *long-term integrity of the residential environment.”*

18 B. The Amendment is integrated and compatible with the Circulation Element in that
19 the density and distribution of uses within the subject site will generate traffic which is
20 anticipated and provided for in the Circulation Element because the proposed intensity
21 of land uses are compatible to previous plans and uses for therein. The proposed
22 deletion of E Street between La Cadena Drive and Ninth Street as a “Collector Street”
23 on the Circulation Plan will not change traffic distribution on local streets in a manner
24 that will result in significant increases traffic congestion or travel times, nor will it
25 reduce traffic safety.

26 C. The Amendment is integrated and compatible with the Housing Element in that it
27 provides for development consistent with the existing and projected housing needs of
28 the community and region because it will replace 101 units of previous affordable
senior housing, and further the goals of the Housing Element to address the
community’s housing needs, including the needs of lower income citizens and seniors.

 D. The Amendment is integrated and compatible with all other Elements of the
General Plan, including the Noise, Open Space & Conservation, Safety, Air Quality,
and Cultural Resources Preservation Elements in that it will not conflict with, nor
affect the implementation of, existing policies and programs therein.

 2. The proposed Amendment is reasonably related to the public health, safety and welfare
because it facilitates development of affordable senior housing in the City, for which
there is an identified need. According to the City’s current Housing Element, there is
a demand for affordable senior housing in the City of Colton. In addition,
development of senior housing at this location promotes beautification of the
surrounding area by the addition of attractive buildings and landscaping to the
downtown area. The amenities of the downtown area, such as public transit,
walkability, park sites, and services (both public and private), will help to support a
senior population in this particular location.

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1 **SECTION 2.** The City Council of the City of Colton, in accordance with CEQA, finds,
2 based on an Initial Study (“IS”) prepared to assess the environmental impacts of the project, that
3 the project would not create any significant adverse impacts on the environment if mitigation
4 measures are implemented reducing potential impacts to levels less than significant, and that
5 therefore a MND may be prepared to meet CEQA requirements. The City Council further finds
6 that it has reviewed and considered the MND and IS, that the MND and IS reflect its independent
7 judgment, and that it has determined that the MND and IS comply with CEQA.

8 **SECTION 3.** Based upon the findings set forth herein, the City Council hereby approves
9 the **General Plan Amendment** for changes to the Land Use Element General Plan Map, as
10 depicted on Exhibit “A”, attached hereto, for (a) reclassification of a 2.3-acre property located at
11 501 North 9th Street (also known as 510 North La Cadena Drive and also bounded by E Street and
12 F Street) (Assessor’s Parcel Number: 016205220) from the “PF, Public Facilities” land use
13 designation to the “HDR, High Density Residential” land use designation; (b) reclassification of
14 a 0.17-acre property located at 552 North La Cadena Drive (Assessor’s Parcel Number:
15 016205206) from the “GC, General Commercial” land use designation to the “HDR, High
16 Density Residential” land use designation; and (c) modification to the Circulation Element to
17 remove a portion of East E Street between North La Cadena Drive and North Ninth Street as a
18 “collector” street identified by the Circulation Plan, as depicted on Exhibit “B” attached hereto.
19 The City Council also hereby adopts the MND and IS, and adopts as a condition of approval of
20 the project the Mitigation Monitoring & Reporting Program attached hereto as Exhibit “C” and
21 all of the mitigation measures contained therein.

22 **SECTION 4.** The City Clerk shall certify the adoption of this Resolution.

23 PASSED, APPROVED AND ADOPTED this 18th day of December, 2012.

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Mayor

ATTEST:



City Clerk

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CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.
CITY OF COLTON)

I hereby certify that the foregoing is a true copy of Resolution No. R-81-12 adopted by the City Council of the City of Colton at a meeting held on December 18, 2012, by the following vote of the City Council:

AYES: Mayor Zamora, MPT Toro, CM Gonzales, CM Navarro, CM Oliva, CM Bennett, CM Suchil.

NOES:

ABSENT:

ABSTAIN:

City Clerk
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