

CITY OF COLTON
 CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE
 CITY OF COLTON/COLTON UTILITY AUTHORITY/
 COLTON PUBLIC FINANCING AUTHORITY AND
 COLTON HOUSING AUTHORITY
 REGULAR MEETING MINUTES

February 21, 2012

Closed Session meeting was held on the above-given date at 5:03 p.m. in the City Manager's Conference Room in City Hall, with Mayor Sarah S. Zamora presiding.

CITY COUNCIL ROLL CALL

Council Members Present

Sarah S. Zamora, Mayor
 David J. Toro
 Frank A. Gonzales, Mayor Pro Tem
 Vincent Yzaguirre
 Susan M. Oliva
 Alex G. Perez

Staff Present

Rod Foster, City Manager
 Dean Derleth, City Attorney
 Eileen C. Gomez, City Clerk

Council Members/Staff Absent

Deirdre H. Bennett
 Aurelio De La Torre, City Treasurer

City Attorney Derleth announced that the City Council would meet in Closed Session to discuss Item A. No reportable action is anticipated.

CLOSED SESSION

- A. CONFERENCE WITH LABOR NEGOTIATORS
 Pursuant to Government Code Section 54957.6
 Agency Designated Representative: Rod Foster, City Manager
 Employee Organizations: Executive Group

PUBLIC COMMENT ON CLOSED SESSION

None.

Mayor Zamora adjourned the meeting to Closed Session at 5:05 p.m. and at 6:11 p.m., the meeting reconvened. Roll Call was announced by City Clerk Gomez with all members present as heretofore.

City Attorney Dean Derleth reported that they did meet and discussed Item A with no reportable action.

- A. CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code Section 54957.6
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CITY OF COLTON/COLTON UTILITY AUTHORITY/
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COLTON HOUSING AUTHORITY
REGULAR MEETING

February 21, 2012

Regular Meeting was held on the above-given date at 6:11 p.m., in the Council Chambers of City Hall, with Mayor Sarah S. Zamora presiding.

INVOCATION

Sarah S. Zamora, Mayor

FLAG SALUTE

David Gasca, American Legion Post 155

CITY COUNCIL ROLL CALL

Council Members Present

Sarah S. Zamora, Mayor
David J. Toro
Frank A. Gonzales, Mayor Pro Tem
Vincent Yzaguirre
Susan M. Oliva
Deirdre H. Bennett
Alex G. Perez

Staff Present

Rod Foster, City Manager
Dean Derleth, City Attorney
Eileen C. Gomez, City Clerk

Council Members/Staff Absent

None.

City Clerk Gomez announced Roll Call for the record. Mayor Zamora asked department heads to sit in the front row by the request of MPT Gonzales. Mayor Zamora asked for roundtable introductions which included the following department heads: Amer Jakher, Public Works Director; David Kolk, Utilities Director; Tim McHargue, Acting Fire Chief; Mark Tomich, Development Services Director; Bonnie Johnson, Management Services Director; Bill Smith, Community Services Director; and Steve Ward, Police Chief.

CEREMONIAL MATTERS *Presentations, Awards, Proclamations*

- Proclamation - Honoring Colton Resident Ethel Meares for her 100th birthday

MPT Gonzales read the Proclamation into the record honoring Ethel Meares in celebration of her 100th birthday.

Council Member Bennett arrived at the Council meeting in open session at 6:18 p.m.

MAYOR AND COUNCIL ITEMS

POSSIBLE CONFLICT OF INTEREST DISCLOSURES FOR THE COUNCIL MEETING OF FEBRUARY 21, 2012.

Mayor Sarah S. Zamora asked the members present if there were any agenda items that were a conflict of interest pursuant to CMC Section 2.04.030. None.

AB 1234 ORAL REPORTS

None.

APPOINTMENTS

None.

PUBLIC COMMENT

The following community members addressed the Council:

Stephen Wall, Nicole Smith, Steve Cade, Donna Johnson, Linda Tripp, Ron Lawrence, Jose Olivar, Gary Grossich, John Anaya and Gary Mitchell.

MAYOR AND COUNCIL ORAL REPORTS AND COMMENTS

Council Members made comments on various issues and activities throughout the community.

CITY TREASURER'S REPORTS

- Receive and File City Treasurer's Report for December 2011

City Treasurer De La Torre presented his report at the podium by navigating through the City's website. The report was recorded as a Receive and File.

CONSENT CALENDAR

City Manager Foster presented Consent Calendar Item Nos. 1 through 6 for action by Council.

The following action was taken on the Consent Calendar:

Motion and second by CM Yzaguirre/MPT Gonzales, to approve Consent Calendar Item Nos. 1 through 6, with the revisions to the October 29, 2011 minutes by Mayor Zamora, as stated by City Clerk Gomez. Motion carried with the abstention of CM Bennett from the approval of the February 7, 2012 minutes, as she was not present at this meeting.

- (1) Minutes – Approved Minutes for the City Council Special Meeting Held October 29, 2011; Minutes for the City Council Regular Meeting Held February 7, 2012, on File in the Office of the City Clerk.
- (2) Warrants – Approved Payable Warrants #126786 to #126960, Dated 1/26/12, Totaling \$966,857.51 and Payroll Disbursement Listing for 1/21/12 to 2/3/12, Totaling \$569,969.77, on File in the Finance Department.
- (3) Second Reading of O-02-12 - Waived Full Reading and Pass Second Reading of Ordinance No. O-02-12, an Ordinance of the City Council Adding Chapter 9.15 to the Colton Municipal Code to Prohibit the Hosting of Gatherings at which Alcoholic Beverages and/or other Harmful Substances are Consumed by Minors, **ORDINANCE NO. O-02-12.**
- (4) Transfer of Ontario International (ONT) Airport to Local Control - Approved and Adopted a Resolution in Support of the Transfer of Ontario International Airport (ONT) from Los Angeles World Airports to the City of Ontario, **RESOLUTION NO R-05-12.**
- (5) RDA Successor Agency - Recognized Obligation Payment Schedule (ROPS) – Approved and adopted a Resolution of the City Council of the City of Colton, California, Serving as the Successor Agency to the Dissolved Redevelopment Agency for the City of Colton, Approved and Adopted an Initial Draft of the Recognized Obligation Payment Schedule Pursuant to Health and Safety Code Section 34177(1), **RESOLUTION NO. SAR-02-12.**
- (6) CDBG Public Hearing for March 6, 2012 - Set a Public Hearing Date for March 6, 2012 for Fiscal Year 2012-2013 Community Development Block Grant Funds.

BUSINESS ITEMS

- (7) Repeal Ordinance regarding Alternative Voluntary Redevelopment Program – Approved that the City Council Waive Full Reading and Introduce by Title only Ordinance No. O-03-12, an Ordinance of the City Council of the City of Colton Repealing Ordinance No. O-03-11 Electing to Participate in the Alternative Voluntary Redevelopment Program Pursuant to Health and Safety Code Section 34192 et seq, **ORDINANCE NO. O-03-12.**

City Manager Foster presented and provided information on this item. MPT Gonzales read the ordinance title into the record on behalf of the City Attorney.

Motion and second by CM Bennett/MPT Gonzales. Unanimous vote.

- (8) Staffing for Adequate and Emergency Response (SAFER) Grant – Approved and Adopted a Resolution Approving the Submission of the Application for the Two Year Staffing for Adequate Fire and Emergency Response (SAFER) Grant to Fill Nine Firefighter Positions, **RESOLUTION NO. R-07-12.**

Acting Fire Chief Tim McHargue presented this item and provided background information on the process.

Motion and second by MPT Gonzales/CM Oliva. Unanimous vote.

Mayor Zamora opened Public Comment on Item No. 3 with the following community members addressing the Council:

Jose Olivar

City Attorney Derleth asked for Mayor Zamora to reaffirm the motion on Item No. 3.

- (9) Mid-Year Budget Review and Related ICRMA/Insurance and Human Resources Actions Approved and Adopted a Resolution to Amend the Fiscal Year 2011-12 Budget to Include Certain Necessary Adjustments as detailed in this Report, Declaring Intent Regarding 2012-13 Insurance Providers and Approving the Job Description for Human Resources Specialist; the Colton Utility Authority (CUA) Adopted a Resolution to Amend the Fiscal Year 2011-12 Budget, **RESOLUTION NO. R-06-12; RESOLUTION NO. CUA-2012-01.**

Management Services Director Bonnie Johnson gave a PowerPoint presentation on this item and answered questions by Council Members.

Mayor Zamora opened Public Comment on Item No. 9 with the following community members addressing the Council:

Jose Olivar and Gary Grossich.

Motion and second by MPT Gonzales/CM Yzaguirre, to adopt Resolution Nos. R-06-12 and CUA-2012-01. Unanimous vote.

CITY COUNCIL DISCUSSION ITEMS

None.

CITY MANAGER'S REPORTS

None.

ADJOURNMENT

At 10:10 p.m., Mayor Sarah Zamora adjourned the Regular Meeting in memory of Helen Martinez, Mary Corbin and Pastor William Jake Colburn.

Eileen C. Gomez, CMC
City Clerk

CITY OF COLTON
CITY COUNCIL/REDEVELOPMENT AGENCY/COLTON UTILITY
AUTHORITY/COLTON PUBLIC FINANCING AUTHORITY/
COLTON HOUSING AUTHORITY AND THE PLANNING COMMISSION
SPECIAL JOINT MEETING
MINUTES

November 30, 2011

A Special Joint Meeting of the City Council/Redevelopment Agency/Colton Utility Authority/Colton Public Financing Authority/Colton Housing Authority and Planning Commission of the City of Colton was held at 5:30 p.m., on Wednesday, November 30, 2011, at the Frank A. Gonzales Center Gymnasium - Room #2, located at 670 Colton Avenue, Colton, CA 92324, with Council Member Frank A. Gonzales presiding. Notice of a Special Joint Meeting was given on November 28, 2011, in compliance with Government Code Section 54956. The purpose of this joint meeting was to discuss land use changes to the Draft General Plan Land Use Map and to discuss key components of the Circulation and Housing Elements.

Council Member Frank A. Gonzales called the meeting to order at 5:40 p.m. and asked for a roundtable self-introduction. The following members were present and absent:

CITY COUNCIL ROLL CALL

Council Members Present

David J. Toro
Frank A. Gonzales
Susan Oliva
Alex G. Perez

Council Members/Staff Absent

Sarah S. Zamora, Mayor
Vincent Yzaguirre
Deirdre H. Bennett, Mayor Pro Tem
Aurelio De La Torre, City Treasurer

Mayor Sarah Zamora arrived at 6:52 p.m.

Council Member Yzaguirre arrived at 7:02 p.m.

Staff Present:

Rod Foster, City Manager
Eileen C. Gomez, City Clerk
Rahsaan J. Tilford, City Attorney
Steve Ward, Police Chief
Tom Hendrix, Fire Chief
Bill Smith, Community Services Director
Amer Jakher, Public Works/Utility Services Director
Mark Tomich, Development Services Director
Jay Jarrin, Senior Planner
Art Morgan, Redevelopment Manager
Christy Elshof, Project Manager II

Planning Commissioners Present

Gary Mitchell
Frank Navarro
Cynthia Ramirez
Angel Delgado
Thomas Archuleta

Planning Commissioners Absent

Joe Perez III
Richard Prieto

Also in attendance were the following representatives from Hogle-Ireland, Inc.: Laura R. Stetson, AICP, Vice President and Jose M. Rodriguez, Consultant.

Council Member Gonzales continued to open the joint meeting and asked that Planning Commissioner/Chairman Gary Mitchell open the Planning Commission portion of the meeting. Commissioner Mitchell gave a brief background on the General Plan timeline and stated that they have been coordinating with Development Services and are anticipating a completed General Plan to submit to Council by July 2012.

Development Services Director Tomich then continued to provide a brief background on the workshop objective which was to receive input from the City Council and Planning Commission on the Preliminary Draft Land Use Plan, Circulation Concepts, and Housing Sites. Mr. Tomich and Jay Jarrin presented a PowerPoint on the background of the General Plan, stating that they would like feedback from Council on recommendations and findings, and for direction to prepare the final document needed to move the project forward. Mr. Tomich stated that hearings are planned for May or June of next year and the City Council is targeted for July. Staff encouraged each member to comment on individual slides as they navigated through the PowerPoint presentation.

Mr. Tomich reported that workshops were conducted in South Colton and this is the fifth joint meeting of this nature. He stated that the public has always been invited to speak at these meetings and the dialogue has been reflected well into the land use policies. There have also been meetings of the GPAT (General Plan Amendment Team), consisting of all City department heads, to provide internal input and to make sure the plan is as technically sharp as possible. These workshops have also assisted staff in developing the vision and objectives of the General Plan.

At this point in the meeting, Mr. Tomich introduced Laura Stetson, Vice President for Hogle-Ireland, Inc. and Jose M. Rodriguez, Consultant. The Hogle-Ireland, Inc. representatives, Development Services Director Tomich, and Senior Planner Jarrin continued with the PowerPoint presentation.

The following information includes notes from staff regarding the PowerPoint discussed at this meeting. This PowerPoint presentation will be available on the City's website:

Colton General Plan Update: Land Use, Circulation, and Housing Elements

- What is a General Plan?
- Activities and Progress to Date
- Draft Land Use Map: Areas of Change
- Circulation System: Proposed Long-term Enhancements
- Housing Element: Meeting Community Needs
- Public Comments
- Next Steps

What Is a General Plan?

- Blueprint or constitution for long-range development and enhancement of the City
- Articulates the City's objectives and expectations regarding land use, circulation, housing, public safety, and open space resources
- Updated periodically to address emerging issues and new legislation

Activities to Date

- Unity Day Festival booth (2006)
- Bus tour of exemplary residential projects (2007)
- Land Use working paper

Activities to Date

- Four Joint City Council/Planning Commission Workshops (2006, 2008, and 2009)
- Several Department Management meetings
- Traffic analysis report: existing conditions
- South Colton workshop and roundtable
- City tour with State HCD staff
- GPAT meetings
- Recent Planning Commission Workshops on Draft Land Use Plan

Land Use Element

- Vision
- Land use designations
- Density: What does it look like?
- Land Use Policy Map: areas of proposed change

A Vision for Colton that:

- Respects our heritage and historic resources
- Protects our traditional suburban development pattern and residential neighborhoods while accommodating new, more urban approaches to development
- Provides opportunities for diverse businesses
- Promotes high-quality design for all development projects

The following slides consist of maps, so the following descriptions are based upon notes from staff to explain each:

Draft Land Use Plan

The Land Use Plan illustrates how and where different types of land use will be allowed in Colton. For the most part, the Plan continues the development patterns that have been long established. Staff continued with a review of the types and intensities of land uses envisioned, and in particular, to understand what various residential densities might look like.

Residential Land Use Designations

These are not zoning districts, although the zoning districts are required by law to relate to the land use designations. The land use categories establish generally the types and intensities of use, which may be implemented by one or more zoning districts. Interestingly, today the zoning districts do not match precisely the current General Plan land use designations (e.g. R3, which implements HDR, only allows up to 15 du/ac, whereas the HDR designation can allow up to 22 du/ac). This update reflects an effort to achieve a closer correlation as required by State law, and to allow greater densities in Downtown Colton where infrastructure can support it. These higher densities – HDR and the Residential Overlay – are proposed to meet State housing (“RNHA”) requirements that a city provide appropriate densities to accommodate households in all income categories (very low income to above moderate income).

Illustrating Residential Densities

Point of reference - traditional subdivisions have a density of 2 to 6 units per acre (with a 7,200 SF lot yielding around 6 du/ac gross). With slightly smaller lots, the density may be increased up to 12 units per acre.

Illustrating Residential Densities

Density ranges in this illustration are above 12 units per acre, up to the 22 units/acre proposed in the highest density category for Colton. At these densities, very small lot detached homes to attached townhouses can be accommodated.

Illustrating Residential Densities

These photos show a small-lot development in Sacramento with common drive areas built at 21 units per acre.

Illustrating Residential Densities

These are four-plex apartment buildings (at 20 du/ac) designed to look like traditional single-family homes. Parking is provided at the rear.

Illustrating Residential Densities

These are attached townhouse – or row house – homes in Brea at a slightly higher density: 24 units per acre. Parking is provided in garages, with common guest parking. These units are comfortably large inside, but do not have yards, just patios, as well as common open space areas. These examples illustrate that quality housing can be provided in the 20-24 units per acre range and at a relatively modest scale.

Commercial and Mixed Use Land Use Designations

The General Plan provides various levels of commercial development, as well as Mixed Use categories, which envision complementary commercial and residential land uses as part of a unified development or mixed within a district, such as in and around City Hall in the Downtown area. The MU Neighborhood simply reflects the development pattern that exists today along La Cadena, where office uses occupy single-family homes, many of which are 80 years old or older and have historic character. The MU Downtown represents a new land use designation and is intended to create the framework to help Downtown Colton become a more vibrant place, with low-intensity office and commercial uses, public spaces, and varied housing types. The City has already initiated a State grant application to fund preparation of a Specific Plan to establish the zoning-type regulations that will implement this vision.

Industrial Land Use Designations

With regard to the Industrial land use categories, the General Plan recognizes the importance of industry in the City and continues to provide for three levels of industrial activity: 1) Industrial Park, which accommodates office uses and assembly activities that occur wholly indoors and have limited trucking activity; 2) Light Industrial for manufacturing and assembly activity, primarily indoors; and 3) Heavy Industrial, which provides places for more intense industrial businesses which largely should be separated from residential neighborhoods.

Open Space, Public Facilities, and Specific Plan Land Use Designations

Lastly, the Land Use Plan designates areas for various types of open space, either for recreation or resource protection (such as sensitive habitat or the Santa Ana River), or public facilities and utility corridors. Two areas will continue to be planned via existing Specific Plans: West Valley (West Subarea) and Reche Canyon. However, staff proposes to eliminate three Specific Pplans/Planned Communities: Agua Mansa, Cooley Ranch (Planned Community) and Santa Ana River), due to the land use decisions for these areas being better regulated by standard land use designations and zoning.

The following slides address proposed land use changes within specific geographic subareas of Colton:

Area 1 – West Colton

1A: Jehue Middle School - School fields changed from Commercial to Public Facility.

1B: Reflect surrounding SFR neighborhoods and allow for similar development pattern if properties ever redeveloped - Originally, Residential Estates was removed, but has now been re-introduced as Low Density Residential (LDR). May consider changing it to VLDR.

1C: Arrowhead MC, Cemetery, sand fly habitat - Hospital and Cemetery have been changed from West Valley Specific Plan to Public Facility and Open Space – Reserve.

Area 2 – Downtown Colton

Downtown Colton - Downtown MU and Neighborhood MU. Also residential density at MDR to reflect existing densities and types of housing (some SFR, some SFR with granny flats or apartments to the rear, some apartments).

- 2A: Downtown Colton was changed from General Commercial to Mixed Use - Downtown to allow a combination of residential, commercial, civic, and office uses within a urban downtown setting. General Commercial remains along Valley Blvd./I-10 Freeway. Mixed Use also expanded into existing industrial uses along 10th Street.
- 2B: La Cadena, from C Street to Bordwell Avenue, as changed from High Density Residential to Mixed Use – Neighborhood. This designation allows for some residential and office uses, while keeping the low-scale residential appearance along the street front. Allowing existing housing to change to low-scale office uses would be allowed. May consider increasing the density to 16 du/ac, closer to the Medium Residential Density range. Some apartment buildings already exist along this stretch of La Cadena.

Within both Areas 2A and 2B, the High Density Residential areas were lowered to Medium Density Residential. This was done to limit large high density residential projects and to preserve some single-family homes, but still allow for some density increases, including second units, duplexes, triplexes, and townhouses.

Area 3 – Northeast Colton

Prior designation of Mt. Vernon Avenue for MU did not help transform this corridor, now constrained by small, shallow lots. A better approach is to designate Neighborhood Commercial to serve surrounding neighborhoods, change zoning regulations to focus on less-intense commercial uses, and step up code enforcement activities. Also proposed is to designate commercial centers on Citrus Avenue for commercial, with residential overlay which would allow stand-alone or integrated MU development.

- 3A and 3B: This area removed the existing Multi-Use Designation, particularly along Mt. Vernon Avenue, and applied the Neighborhood Commercial designation. This was aimed to protect existing single-family homes abutting commercial uses. Single-Family designation was also applied to some of the streets, again to protect from commercial intrusion into stable residential neighborhoods. Along Citrus Avenue and Mt. Vernon Ave, General Commercial Designation is proposed to be applied to large lots that could support larger shopping centers and retail centers. The Neighborhood Commercial designation was applied to smaller, shallow lots. Within 3A, Residential Overlay was applied to give the property owners the option to go to higher density residential projects or commercial projects, providing flexibility on larger lots or where lots can be consolidated, within very focused areas.
- 3C: Mixed Use Neighborhood was applied to the south side of Colton Avenue, to allow some flexibility with both commercial and residential land uses, but only along Colton Avenue frontage, while protecting residential uses on abutting streets.
- 3D: Area to remain Light Industrial and Industrial Park due to the location of earthquake safety zone in this area.

Area 4 – Fairway Drive

- 4A: Residential Subdivision changed from High Density Residential to Low Density Residential to reflect existing development. Open Space changed to Industrial Park to allow for potential development opportunity in areas now better protected from flood hazards.
- 4B: All of Cooley Ranch changed from Planned Community to corresponding designations - Light Industrial in this subarea. Planned Community regulations are proposed to be rescinded.

Area 5 – Cooley Ranch and South Colton

- 5A: Heavy Industrial to Light Industrial to protect residential neighborhoods from industrial impacts and to provide a buffer. City Police storage yard changed to Public Facility.
- 5B: Low Density Residential to Open Space to reflect property ownership (conservancy) and planned long-term use of property.
- 5C: (Entire Cooley Ranch Planned Community changed to standard Land Use designations; Planned Community Regulations proposed to be rescinded). Existing and potential commercial properties were changed from Industrial to Commercial to reflect existing development (Ashley Furniture Store), and to take advantage of freeway visibility.
- 5D: Residential Overlay added to vacant commercial lots to provide flexibility and better related to follow existing residential uses on adjoining properties.
- 5E: The Residential Overlay applied to existing commercial property to provide greater flexibility when property is ready to be developed/redeveloped. May be potential to provide commercial along the frontage and residential along the rear, and connect to property in the Sphere of Influence.
- 5F: Church property changed from Low Density Residential to Commercial. Although church may continue, it is logical to change to General Commercial, due to freeway proximity, noise and visibility. Power lines through property also create development constraints, but may be suitable for parking lot(s) for a commercial/retail use.

Area 6 – La Loma Hills Area

- 6A: Property privately owned, thus cannot have a “Public” designation. Due to the steep terrain and landform, the Very Low Density Residential appears to be appropriate. Industrial Park is another land use option that could be considered.
- 6B: Changed from Residential Estates to Very Low Density Residential. Due to terrain and hills, clustering development may be appropriate to avoid extensive grading of the hillside.
- 6C: Low Density Residential designation changed to Medium Density Residential, in order to provide the flat portion of this area some flexibility in providing either detached or attached residential products. The Cadena Creek Mobile Home Park changed from High Density Residential to Medium Density Residential to reflect existing densities.
- 6D: The area was changed from Low Density Residential and Industrial Park to High Density Residential and Commercial uses to take advantage of some vacant and underutilized land, reflect existing high density residential within this area, and take advantage of proximity to I-215 Freeway (visibility), particularly for commercial designations. Commercial designations can be a part of a southern gateway into the City.

Area 7 – Agua Mansa Area

- 7A: The existing Specific Plan may be rescinded, and the new land uses reflect the City's desire to promote the area for heavy industrial uses. The Public Facilities designations reflect the existing City and County public infrastructure facilities located along Agua Mansa Road. Some former agricultural properties are proposed to be re-designated to Heavy Industry.

Area 8 – South Colton

- 8A: Medium Density Residential changed to Low Density Residential which more closely corresponds with the existing single-family development in this area. A General Plan policy was recommended to address nonconforming homes on undersized lots, thereby providing rebuild flexibility. 8B: School site changed to Public Facilities to reflect existing use. Some Industrial Park was changed to Light Industrial for consistent pattern and to reflect existing uses. Also recommend changing existing Low Density Residential to Medium Density Residential south of Agua Mansa Road to create a consistent residential pattern. It is important for buffers to be implemented through zoning regulations here and where other Ind/Res interface occurs (through Sensitive Development Area Zoning Overlay)
- 8C: All Light Industrial (removal of Heavy Industrial designation).

Circulation Element

Objectives:

- Coordinate cross-town connections for cars, pedestrians, cyclists, and transit
- Minimize the impact of trains
- Encourage freeway interchange improvements that benefit Colton
- Draw people into Downtown

Existing Circulation Plan Overview

Proposed Circulation Plan Changes

Proposed Bike Plan

Housing Element

Objectives:

- Improve the condition of the existing housing stock
- Provide housing opportunities for residents of all income ranges
- Put density only where it makes sense

Housing Element RHNA

Housing Opportunity Sites

Next Steps

Draft Land Use Element, Circulation, and Housing Elements – February 2012

Draft Environmental Impact Report – Targeted for March 2012

Public Hearings – Targeted for June/July 2012

- Planning Commission
- City Council

Land Use Element

Land Use Map

- Northwest corner of Mount Vernon Avenue/Colton Avenue: Change to General Commercial with Residential Overlay: Keep existing senior housing as Residential
- Harbor Drive cul-de-sac: Consider redesignating Industrial designation along the fault zone to Residential.
- Police impound yard: Designate Light Industrial
- At La Cadena Drive, between La Loma Street and Maryknoll Drive; change proposed land use from General Commercial to Neighborhood Commercial
- In Pellissier Ranch area, look at putting High Density Residential closer to City of Riverside and Medium Density Residential adjacent to Low Density Residential (Consider changing land uses to create transitional effect: higher density residential land uses to lower density residential land uses)
- Northeast Quad (east of Mt. Vernon): Consider changing Medium Density Residential to Low Density Residential
- Sperry/Fairway areas: Take a closer look at residential designations in this area to best reflect established patterns
- City Staff should discuss land use changes around Fairway Drive and drainage basins with the San Bernardino County Flood Control District
- La Loma Hills/Pellissier Ranch properties: Include performance guidelines to protect ridgelines. Allow clustering and/or density transfer. Include policies that would preserve open space, add trail connections, and open space linkages.

Circulation Element

- Address Colton Avenue: High Traffic Speeds
- Ensure connections/access citywide to West Valley area, including possible trolley
- Make sure Circulation Element addresses a logical Metrolink station, possibly in Downtown to maximize economic development potential
- Connect missing links, including those across Pellissier Ranch
- Open La Cadena Avenue to Tropica Rancho Road
- Accommodate pedestrians
- Link Tropica Rancho Road to Pepper Avenue
- Provide for additional access in/out of Reche Canyon to Barton Road and Loma Linda
- Understand road improvement costs. Make development pay its way.
- Vision: Clearly state where Colton wants to be
- What traffic Level of Service (LOS) will the General Plan Circulation Element recommend? Possibly implement LOS C as the LOS standard.

Housing Element

- Establish high level of design standards for multi-family residential uses
- Zoning Ordinance needs to be updated and include a higher level of design standards for residential and commercial uses
- Development process needs to be updated and streamlined. Develop stronger standards for new development

PUBLIC COMMENT:

The following community members addressed the Council:

Selah Haggag, owner of Valero Gas (s/e corner of Valley/Pepper), questioned whether his property is located within the boundaries of the proposed West Valley Habitat Conservation Plan.

Public Comment was closed until the end of the PowerPoint presentation.

Jay Jarrin continued with the PowerPoint presentation, with input from Mark Tomich and Hogle-Ireland representatives.

Council Member Gonzales reopened Public Comment.

Kizmet Evans, Chief Executive Officer - Inland Empire Veterans Stand Down presented Certificate of Special Recognition to Council Member Susan Oliva for her participation in community programs.

ADJOURNMENT

At 8:23 p.m., Mayor Sarah S. Zamora declared the Special Joint Meeting adjourned.

Eileen C. Gomez, CMC
City Clerk