



ITEM NO. 1

## STAFF REPORT

DATE: JANUARY 22, 2013  
TO: HONORABLE MAYOR AND CITY COUNCIL  
PLANNING COMMISSION  
FROM: ROD FOSTER, CITY MANAGER  
PREPARED BY: MARK TOMICH, AICP, DEVELOPMENT SERVICES DIRECTOR *MT*  
SUBJECT: COLTON'S HUB CITY CENTRE SPECIFIC PLAN (AKA "WEST VALLEY SPECIFIC PLAN AMENDMENT") – DRAFT LAND USE PLAN AND STATISTICAL SUMMARY

### RECOMMENDED ACTION

It is recommended that the City Council and Planning Commission provide input and direction regarding Colton's Hub City Centre Specific Plan land use plan.

### GOAL STATEMENT

The proposed action will support the City's goal to complete the Specific Plan and related Habitat Conservation Plan for the West Valley area.

### BACKGROUND

Initiated by the City in 2007, the Specific Plan will update a portion of the existing West Valley Specific Plan (WVSP), originally adopted in 1996. As such, approximately 373 acres of the WVSP West Subarea are affected by this amendment. Over 60 percent of this area is vacant land, including open space associated with the Colton Golf Course. The primary vision for the project that evolved during public workshops in 2007 and early 2008 with members of the community, City Council, Planning Commission and staff is *"to create a distinctive and prosperous community with a diversity of uses that is walkable and pedestrian-oriented, with a unique sense of place where people can live, work, shop and play."* In order to implement this vision, the Specific Plan proposes to introduce residential uses into an area that is currently zoned exclusively for Regional Retail, Business/Industrial Park, Hospitality Retail/Medical Support and Open Space uses. These residential uses are also included in the City's draft Housing Element.

A Draft Specific Plan was completed in July 2008, and a Draft EIR was circulated for public/agency comment in October-December 2009. Due to unresolved Habitat Conservation

Plan (HCP) issues between the City and the U.S. Fish & Wildlife Service (FWS), the project was essentially "dormant" from January 2010 to June 2010. The City and FWS staff re-initiated negotiations in July 2010 and, after a series of meetings, reached agreement on the (onsite) conservation strategy for the Delhi Sands Flower-loving Fly (DSF) habitat. The City Council confirmed the revised conservation strategy on February 7, 2012 and directed staff to proceed with the remaining steps for adoption of the HCP. The HCP has completed two cycles of review with FWS, starting in April 2012, and is now in its third and final cycle of review. This has allowed the land use planning process for the Specific Plan Amendment to move forward.

## **ISSUES/ANALYSIS**

The draft HCP will conserve 55.5 acres of high quality DSF habitat, including 5.8 acres south of Interstate 10 (Slover Avenue). The location of some the proposed DSF conservation areas have been moved from east of Meridian Avenue to areas abutting San Bernardino Avenue, between Wildrose and Pepper Avenues. This has allowed for re-planning of the City-owned property east of Meridian Avenue. Revisions to the land use plan have also taken into consideration the following:

- Input from a Planning Commission workshop on the Specific Plan, held on July 12, 2011;
- Input from a property owners workshop held on August 22, 2011;
- Input from Council Members at a District 1 Committee meeting held on January 7, 2013;
- Input from the Rialto Unified School District to address K-8 school needs onsite (the previous proposed land use plan had split a school site between two cities – Rialto and Colton);
- Input solicited from two major developers as a means to test real estate market factors;
- Consideration of current and anticipated retail, office and housing market demand for this region;
- Coordination with expansion plans for the Arrowhead Medical Center, including accommodation of related medical and health-related uses near the Medical Center; and
- Consideration of a variety of housing needs, including demand from increased staffing levels at the Medical Center, our senior population, and middle-income families.
- Consideration of the need for flexibility in the Specific Plan land use regulations to address the dynamics of market industries (e.g. retail, hospitality, restaurants, healthcare, etc.).

At the workshop, staff will be presenting land use alternatives that will allow the Specific Plan to move forward, while being sensitive to market conditions, and implementing the overall project vision to create a walkable, mixed-use community.

Following this workshop, the projected next steps in the planning process are anticipated to include:

1. Refinement of land uses, densities and infrastructure in Draft Specific Plan in response to comments and direction received at the workshop.
2. Revise and re-circulate the Draft EIR.
3. Planning Commission and City Council hearings/adoption.

**FISCAL IMPACTS**

The Development Services Department FY 2012-13 budget includes \$75,000 for revisions to the draft Specific Plan and \$115,140 for revisions to and recirculation of the Draft EIR (Account No. 100-6300-6301-2350). Additional costs will depend on the nature and extent of revisions to the draft Specific Plan, if any.

**ATTACHMENTS**

None