



- 1           ○ **Industrial Principle 1: “Industrial uses need to be located in areas compatible**  
2           **with surrounding uses such as adjacent to railroads and freeways.”** M-2 zoned  
3           land within the City of Colton is, with minor exceptions, buffered from sensitive land  
4           uses, such as residential. The proposed Zone Text Amendment will permit  
5           automobile-related uses only within enclosed buildings without a conditional use  
6           permit.  
7           ○ **Industrial Standard 2: “Specific zoning standards for Light and Heavy Industrial**  
8           **activities shall be dictated by the City’s M-1 and M-2 zones, respectively.”** The  
9           proposed Zone Text Amendment will limit automobile-related uses to enclosed  
10          buildings without a conditional use permit in the M-2 Heavy Industrial zone. This  
11          specific zoning standard will ensure land use compatibility with more sensitive land  
12          uses.

9           **Noise Element:** Not requiring a conditional use permit for automobile parking, repair,  
10          servicing, sales and rentals, and storage within the M-2 Heavy Industrial zone is consistent with  
11          the Principles and Standards of the City of Colton Noise Element, specifically:

- 12          ○ **Principle 2: “Control noise exposure from future noise generators so the ambient**  
13          **environment will be kept within acceptable limits.”** The proposed exemption from  
14          a conditional use permit requirement is limited to automobile-related uses conducted  
15          entirely within enclosed buildings in the M-2 Heavy Industrial zone. Therefore, any  
16          potential noise impact on sensitive land uses will be kept within acceptable limits.

16          Finally, the City of Colton finds that the proposed Zone Text Amendment removing the  
17          conditional use permit requirement for automobile-related uses within the M-2 Heavy Industrial  
18          zone is reasonably related to the public welfare of the citizens of the City and surrounding region;  
19          more specifically, Section 18.58.060(A) in the Colton Municipal Code states that, “The purpose  
20          of a conditional use permit is to allow certain uses that contribute to the orderly growth and  
21          development of the city to be properly integrated into the overall community pattern and zone  
22          where located.” The provisions of this Ordinance make clear the zone in which automobile-  
23          related uses are permitted, with appropriate restrictions to ensure that the permitted uses are  
24          integrated into the overall community pattern and zone in which the uses are located.

21          **SECTION 3.** Section 18.28.030 of Chapter 18.28 of Title 18 of the Colton Municipal  
22          Code, pertaining to the M-2 Heavy Industrial zone, is hereby amended to read as follows:

22               **“18.28.030 Permitted uses.**

- 23           A. All uses permitted by right in the light industrial (M-1) zone.
- 24           B. Administrative and professional and business support services.
- 25           C. Animal grooming, boarding and health care.
- 26           D. Large discount retail stores.
- 27           E. Automobile parking and storage.
- 28           F. Automobile repair and servicing.
- G. Automobile sales and rentals.
- H. Construction sales and services.
- I. Convenience sales and services.
- J. Eating and drinking establishments and food and beverage sales.

- 1 K. Instructional, library and research services.
- 2 L. Heavy and light laundry services.
- 3 M. Custom, heavy and light manufacturing.
- 4 N. Dental, optical and general medical offices.
- 5 O. Repair services.
- 6 P. Retail sales, indoors and outdoors.
- 7 Q. Utility distribution and operations facilities.
- 8 R. Warehousing and wholesaling.
- 9 S. Cemeteries.
- 10 T. Communication services.
- 11 U. Postal services.
- 12 V. Public maintenance services.
- 13 W. Public transportation facilities.”

9 **SECTION 4.** Section 18.28.040 of Chapter 18.04 of Title 18 of the Colton Municipal  
10 Code, pertaining to the M-2 Heavy Industrial zone, is hereby amended to read as follows:

11 **“18.28.040 Conditional uses.**

- 12 A. Assembly use.
- 13 B. Alcoholic beverage sales.
- 14 C. Caretaker dwellings.
- 15 D. Heavy and light processing and large collection recycling facilities.
- 16 E. Private transportation facilities.
- 17 F. Resale/secondhand stores.
- 18 G. Salvage operations.
- 19 H. Swap meets (indoor & outdoor).
- 20 I. 24-hour retail or restaurant operations.
- 21 ~~J. Automobile parking.~~
- 22 ~~K. Automobile repair.~~
- 23 ~~L. Automobile sales and rentals.~~
- 24 ~~M. Automobile servicing.~~
- 25 ~~N. Automobile storage.~~
- 26 O. Uses compatible with other uses permitted in the zone but not specifically mentioned  
27 or easily identified as belonging to a use type.”

21 **SECTION 24.** If any sentence, clause or phrase of this Ordinance is for any reason held  
22 to be unconstitutional or otherwise invalid, such decisions shall not affect the validity of the  
23 remaining provisions of this Ordinance.

23 **SECTION 25.** The City Council hereby finds and determines that it can be seen with  
24 certainty that there is no possibility that this Ordinance may have a significant adverse effect on  
25 the environment. Thus, the adoption of this Ordinance is exempt from the requirements of the  
26 California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA  
27 Guidelines. Staff is directed to file a Notice of Exemption with the San Bernardino County  
28 Clerk's Office within five (5) working days of project approval.

27 **SECTION 26.** This Ordinance shall become effective thirty (30) days after its adoption  
28 in accordance with the provisions of California law.

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**SECTION 27. Certification/Publication.** The City Clerk shall certify to the passage of the Ordinance and cause the same or a summary thereof to be published within fifteen (15) days after adoption in a newspaper of general circulation published and circulated in the City of Colton.

**PASSED, APPROVED AND ADOPTED** on this 18<sup>th</sup> day of June, 2013.

  
SARAH S. ZAMORA  
Mayor

ATTEST:

  
EILEEN C. GOMEZ, CMC  
City Clerk

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

**CERTIFICATION**

**I, EILEEN C. GOMEZ, City Clerk of the City of Colton, California,** do hereby certify under penalty of perjury that the foregoing is a full, true and correct copy of **ORDINANCE NO. O-02-13,** and was duly passed, approved, and adopted by the City Council of the City of Colton at its Regular Meeting held on the **18<sup>th</sup> day of June, 2013,** by the following vote to wit:

<b>AYES:</b>	COUNCILMEMBER	Toro, Gonzales, Navarro, Oliva, Navarro, Bennett and Mayor Zamora
<b>NOES:</b>	COUNCILMEMBER	None
<b>ABSTAIN:</b>	COUNCILMEMBER	None
<b>ABSENT:</b>	COUNCILMEMBER	None

**IN WITNESS WHEREOF,** I have hereunto set my hand and affixed the official seal of the City of Colton, California, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
EILEEN C. GOMEZ  
City Clerk  
City of Colton, California

(SEAL)