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ORDINANCE NO. O-10-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLTON TO AMEND VARIOUS PROVISIONS OF TITLE 18 OF THE COLTON MUNICIPAL CODE RELATING TO SPECIFIC PLANS (FILE INDEX NO.: DAP-001-178)

WHEREAS, on September 9, 2014, the Planning Commission of the City of Colton (“Planning Commission”) conducted a duly noticed public hearing and recommended the City Council of the City of Colton (“City Council”) approve an amendment to the West Valley Specific Plan and to rename it to “Colton’s Hub City Centre Specific Plan,” by amending provisions of Title 18 of the Colton Municipal Code (“Municipal Code”) pertaining to Specific Plans (“Amendment”); and

WHEREAS, the Planning Commission adopted a Resolution recommending approval of the Amendment to the City Council; and

WHEREAS, the City Council has determined that the Amendment is consistent with the City of Colton General Plan (“General Plan”) as indicated below; and

WHEREAS, the City Council has determined that the proposed Amendment is in the best interests of the City, and that it would be in the public interest to approve the Amendment; and

WHEREAS, a Program Environmental Impact Report has been prepared pursuant to the Environmental Quality Act (“CEQA”) as more fully described below; and

WHEREAS, on October 7, 2014, the City Council held a duly noticed public hearing at which persons wishing to testify in connection with the Amendment were heard and the Amendment was comprehensively reviewed.

WHEREAS, all other legal prerequisites to the adoption of this Amendment have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLTON DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby adopts the recitals and findings set forth above and in the agenda report prepared in connection with this Amendment.

SECTION 2. General Plan Consistency. Based on the entire record before the City Council and all written and oral evidence presented, including the staff report and the findings made in this Ordinance, the City Council hereby finds and determines that the proposed Amendment is consistent with the goals and policies of the City of Colton General Plan and is reasonably related to the public welfare of the citizens of the City and surrounding regions.

1 Specifically, the provisions of this Amendment are consistent with the following goals and
2 policies as set forth in the City of Colton General Plan:

3 ***Land Use Element:*** Colton’s Hub City Centre Specific Plan will implement Goals and
4 Policies of Land Use Element, specifically:

- 5 ○ **Goal LU-20:** Establish a mixed-use village via the West Valley Specific Plan that
6 provides a complementary mix of commercial, residential, and office uses.
- 7 ○ **Policy LU-20.1:** Ensure developments possess a distinct quality and character that
8 differentiates the West Valley Specific Plan area from other newly built commercial
9 activity centers in the region.
- 10 ○ **Policy LU-20.2:** Balance residential, commercial, and office land uses to establish a
11 sustainable economic foundation.
- 12 ○ **Policy LU-20.3:** Establish land uses compatible with and complementary to the
13 Arrowhead Regional Medical Center, such as office developments, commercial
14 laboratories, medical equipment sales and services, and hospitality and dining
15 establishments that cater to hospital visitors and employees.
- 16 ○ **Policy LU-20.4:** Attract commercial anchors and dining and entertainment
17 establishments with a regional appeal that are lacking in neighborhood communities
18 and along the I-10 freeway corridor.
- 19 ○ **Policy LU-20.5:** Emphasize commercial and revenue-generating uses that
20 complement and balance the land uses encouraged in other activities in the City,
21 particularly Cooley Ranch.
- 22 ○ **Policy LU-20.6:** Include a diverse housing mix, emphasizing a variety of attractively
23 designed higher-density homes with common open space and added amenities.
- 24 ○ **Policy LU-20.7:** Locate higher-density residential uses and commercial centers
25 around the area’s major access points to facilitate access by residents and freeway
26 drivers.
- 27 ○ **Policy LU-20.8:** Locate higher-intensity uses closer to Valley Boulevard, and
28 provide buffers or design transitions to minimize noise and traffic impacts to the
residential neighborhoods located north of the West Valley Boulevard area.
- **Policy LU-20.9:** Create connections between neighboring land uses that make
alternatives to the automobile safe and attractive. Provide pedestrian linkage to
surrounding neighborhoods, and require that development plans and designs facilitate
both pedestrian and bicycle use.
- **Policy LU-20.10:** Provide parks, public spaces, plazas, and open space that are
consistent with adopted design themes and that all residents can enjoy.
- **Policy LU-20.11:** Require that roadway systems are adequate to accommodate new
volumes, existing demands, and emergency response needs.
- **Policy LU-20.12:** Avoid piecemeal development of the West Valley Specific Plan
area by requiring development to occur within the context of a master plan.

- 1 ○ **Policy LU-20.13:** Use gateway monuments or distinguishing gateway features at key
2 points of arrival into the City, and at major developments, to convey civic pride and
3 identity.

3 ***Housing Element:*** Colton’s Hub City Centre Specific Plan will implement Goals,
4 Programs and Policies of Housing Element, specifically:

- 5 ○ **Goal H-1:** Provide opportunities for the development of quality housing for
6 households at and above the median income – housing that does not currently exist in
7 the City in sufficient quantities.
8 ○ **Policy H-1.1:** Through appropriate zoning and development standards, facilitate
9 moderate- and above-moderate-income housing in the Hub City Centre Specific Plan
10 area.
11 ○ **Policy H-4.2:** Encourage development of residential uses in strategic proximity to
12 employment, recreational facilities, schools, neighborhood commercial areas, and
13 transportation routes.

11 ***Mobility Element:*** Colton’s Hub City Centre Specific Plan will implement Goals and
12 Policies of Mobility Element, specifically:

- 13 ○ **Goal M-1:** Provide an integrated and balanced multi-modal transportation network of
14 Complete Streets to meet the needs of all users and transportation modes.
15 ○ **Policy M-1.4:** Plan for multi-use recreation trails and paths to allow for physical
16 activities, including running, walking, and bicycling.
17 ○ **Policy M-1.5:** Minimize vehicle emissions by encouraging land use patterns and
18 multi-modal transportation improvements that reduce the need for automobile trips by
19 making biking, walking, and the use of public transportation more convenient and
20 available.
21 ○ **Policy M-3.12:** Provide themed signage and related aesthetic enhancements at City
22 gateways, as identified in Figure LU-6 (Land Use Plan) in the Land Use Element.

20 Finally, the City of Colton finds that the proposed Amendment is reasonably related to the public
21 welfare of the citizens of the City and surrounding region; more specifically, Section 18.34.010 in
22 the Colton Municipal Code states that, “The SP Specific Plan Overlay Zone is intended to
23 facilitate development within the City by permitting greater flexibility and encouraging more
24 creative designs for major development projects subject to large scale community planning; and
25 to promote a more economical and efficient use of the land while providing a harmonious variety
26 of housing choices and commercial and industrial activities, and preservation of natural and
27 scenic qualities of open space.”

25 **SECTION 3.** Section 18.34.40 of Title 18 of the Colton Municipal Code, is hereby
26 amended as follows:

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2 **“18.34.040 Colton’s Hub City Centre specific plan.**

3 **The Development standards for Colton’s Hub City Centre specific plan are included in the**
4 **specific plan with a map showing land Uses within the specific plan area. The plan is**
5 **included as an addendum to this title. The total area for the portion of the specific plan**
6 **within the City boundaries is three-hundred seventy-three and two tenths acres, with the**
7 **majority Designated for commercial/business Uses.”**

8 **SECTION 4.** Section 18.34.50 of Title 18 of the Colton Municipal Code, is hereby
9 amended as follows:

10 **“18.34.050 - Reserved.”**

11 **SECTION 5.** The City Council of the City of Colton hereby adopts the Colton Hub City
12 Centre Specific Plan, including, but not limited to its policies, land use designations, development
13 standards and implementation measures. The City Council hereby determines that any violations
14 of the Hub City Center Specific Plan shall be enforced in the same manner as violations of Title
15 18 are enforced.

16 **SECTION 6.** If any sentence, clause or phrase of this Ordinance is for any reason held to
17 be unconstitutional or otherwise invalid, such decisions shall not affect the validity of the
18 remaining provisions of this Ordinance.

19 **SECTION 7.** The City Council of the City of Colton, in accordance with the California
20 Environmental Quality Act (CEQA), has found, on the basis of a Program Environmental Impact
21 Report (EIR) prepared to assess environmental impacts of the project, that project would create
22 unavoidable significant adverse impacts on the environment (i.e., air quality and public services
23 (parks). A Statement of Overriding Considerations has been prepared.

24 **SECTION 8.** This Ordinance shall become effective thirty (30) days after its adoption in
25 accordance with the provisions of California law.

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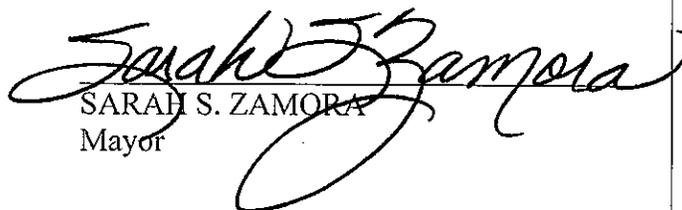
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SECTION 9. Certification/Publication. The City Clerk shall certify to the passage of the Ordinance and cause the same or a summary thereof to be published within fifteen (15) days after adoption in a newspaper of general circulation published and circulated in the City of Colton.

PASSED, APPROVED AND ADOPTED on this 21st day of October, 2014.


SARAH S. ZAMORA
Mayor

ATTEST:

CAROLINA R. PADILLA
City Clerk

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF COLTON)

4 CERTIFICATION

5 I, **CAROLINA R. PADILLA**, City Clerk of the City of Colton, California, do hereby
6 certify under penalty of perjury that the foregoing is a full, true and correct copy of
7 **ORDINANCE NO. O-10-14**, and was duly passed, approved, and adopted by the City
8 Council of the City of Colton at its Regular Meeting held on the **21st day of October,**
9 **2014**, by the following vote to wit:

10
11 AYES: COUNCILMEMBER Toro, Gonzales, Navarro, Oliva,
12 Bennett, Suchil and Mayor Zamora
13 NOES: COUNCILMEMBER None
14 ABSTAIN: COUNCILMEMBER None
15 ABSENT: COUNCILMEMBER None
16

17 **IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official
18 seal of the City of Colton, California, this ____ day of _____, _____.

19
20
21 _____
22 CAROLINA R. PADILLA
23 City Clerk
24 City of Colton, California

25 (SEAL)
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27
28