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RESOLUTION NO. R-69-13

A RESOLUTION OF THE CITY OF COLTON CITY COUNCIL PROVIDING FOLLOW-UP DIRECTION TO STAFF REGARDING IMPLEMENTATION OF GENERAL PLAN AMENDMENTS FOR THE LAND USE ELEMENT, HOUSING ELEMENT AND CIRCULATION (“MOBILITY”) ELEMENT OF THE GENERAL PLAN. (FILE INDEX NO: DAP-001-101).

WHEREAS, local governments are authorized by Government Code section 65350 *et seq.* to prepare, adopt and amend general plans, and by Government Code section 65800 *et seq.* to prepare, adopt and amend zoning ordinance which is consistent with the general plan; and

WHEREAS, comprehensive updates to the Land Use Element, Housing Element and Circulation (“Mobility”) Element of the City of Colton General Plan (hereinafter “**General Plan Update**”) were initiated and prepared by the City of Colton; and

WHEREAS, on July 16, August 6, August 13 and August 20, 2013, the City Council of the City of Colton held a public hearing and concurrent workshops to discuss the Planning Commission’s recommendations and to consider the project, and at such hearing the City Council heard all persons interested in or opposed to the EIR and/or the project; and

WHEREAS, the City Council has determined that it is in the City’s interest to provide specific direction to staff pertaining to future actions to implement the General Plan Update, future General Plan amendments (Land Use Element, Land Use Plan) for identified locations, initiation of comprehensive planning projects, and related zoning ordinance amendments and

WHEREAS, such direction for future amendments provide property owners with information upon which to determine future development plans for their properties.

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

SECTION 1. Staff is hereby directed to study the land use mix and proposed residential density of the Colton Hub City Centre Specific Plan (“West Valley Specific Plan”) and initiate a subsequent amendment to the adopted Housing Element amendment for the 2014-2021 planning period for future consideration by the City Council, that implements the City Council’s vision for the West Valley Specific Plan area and includes accommodation of any remaining 2008-2014 Regional Housing Needs Allocation units within alternative locations in the City of Colton and compliance with the California Environmental Quality Act (CEQA).

SECTION 2. Staff is hereby directed to develop a work program for consideration by the City Council for a new Specific Plan (or other planning instrument) to facilitate and guide development and revitalization of downtown Colton.

SECTION 3. Staff is further hereby directed to study and initiate amendments for future consideration by the City Council to the adopted Land Use Element (Land Use Plan) and zoning ordinance, as appropriate, to implement the following directives:

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- Land currently designated “Low Density Residential” and zoned “Residential Estates” within the Pellissier Ranch area (identified as APN Nos. 1167-01-101, 0277-01-107, 0163-35-125, 0163-34-104, 0163-35-125 and 0163-35-128) shall be studied and designated as “Open Space” or appropriate development are developed that take into account the geology, slope and terrain of the area to ensure that any future residential development will:
 - Protect ridgelines and steep slopes;
 - Require clustering development on flat or gently sloping land; and
 - Limit grading to ensure that contours of existing hillsides are preserved.
 - The General Plan Land Use designation of land bounded by O Street to the north , a BNSF Railroad right-of-way spur to the west, , and Open Space-Recreation, Low Density Residential and Open Space-Resource land uses to the east and south, respectively (identified as APN Nos. 0163-22-139 and 0163-39-111) shall be re-designated from “Light Industrial” to an appropriate residential land use designation with corresponding zoning adopted thereon.

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The General Plan Land Use designation of land bounded by La Cadena Drive to the west, Congress Street to the north, BNSF Railroad right-of-way to the east, and Fogg Street to the south (identified as APN No. 0163-27-307) shall be re-designated from “Light Industrial” to a commercial designation appropriate for the site, with corresponding zoning adopted thereon.

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- The General Plan Land Use designation of land currently designated “Industrial Park” and bounded by the Santa Ana River to the north, La Cadena Drive to the east, “Very Low Density Residential” land use designations to the south (Loma Verde Road tract), and “Public/Institution” land use designation to the west (Colton Landfill) (identified as APN No. 027-19-206), shall be studied and an appropriate land use designation and zoning district shall be recommended to the Planning Commission and City Council.

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Staff is hereby directed to assure that the adopted General Plan remains internally consistent and that all amendments proposed are in compliance with CEQA.

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SECTION 4. The City Council finds that approval of this Resolution (providing follow-up direction to staff with regard to the preparation of an additional amendment proposal regarding the General Plan) is not a “project” as defined by the California Environmental Quality Act (“CEQA”), and therefore is not subject to the requirements of CEQA. Specifically, and without limitation, this finding is based on the facts that the Resolution does not commit the City to a definite course of action in terms of approving any further amendments to the General Plan, as that decision would be considered at a later time; that any further General Plan amendment proposals are, currently, sufficiently conceptual and abstract such as to prevent meaningful environmental review at the present time; that CEQA review will be conducted in conjunction with the Planning Commission and City Council consideration of whatever General Plan amendment proposal is created by City staff in response to this Resolution; and that it can be seen with certainty that the approval of the Resolution will not have an effect on the physical environment.

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SECTION 5. The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 20th day of August, 2013.


SARAH S. ZAMORA, Mayor

ATTEST:


EILEEN C. GOMEZ, CMC
City Clerk