

Table 3.1 — Land Use Summary				
Description	Land Use Designation	Acres	Target Dwelling Units*	Target Density*
Residential				
Res Mixed Use	RES-MU	93.8	2,176	20-40 DU/AC
Res Medium-1	RES-M1	22.9	243	5.1-14 DU/AC
R3/R4	R3/R4	2.8	50	20-30 DU/AC
Residential Subtotal		119.5	2,469	
Commercial/Business				
Retail	R	27.6		
Retail Mixed Use	RMU	45.0		
Office Mixed Use	OMU	21.1		
Business Park	BP	52.4		
Commercial Subtotal		146.1		
Open Space				
Open Space / Park	OS/P	10.6		
Open Space / Habitat	OS/H	48.1		
Open Space Subtotal		58.7		
Other Public Uses				
Major Street Rights-of-		48.8		
Other Uses Subtotal		48.8		
Project Total		373.2	2,469***	
* Refer to Section 7.3.5 for definition of Target Dwelling Units and Target Density.				

Table 3.2 — Planning Area Summary

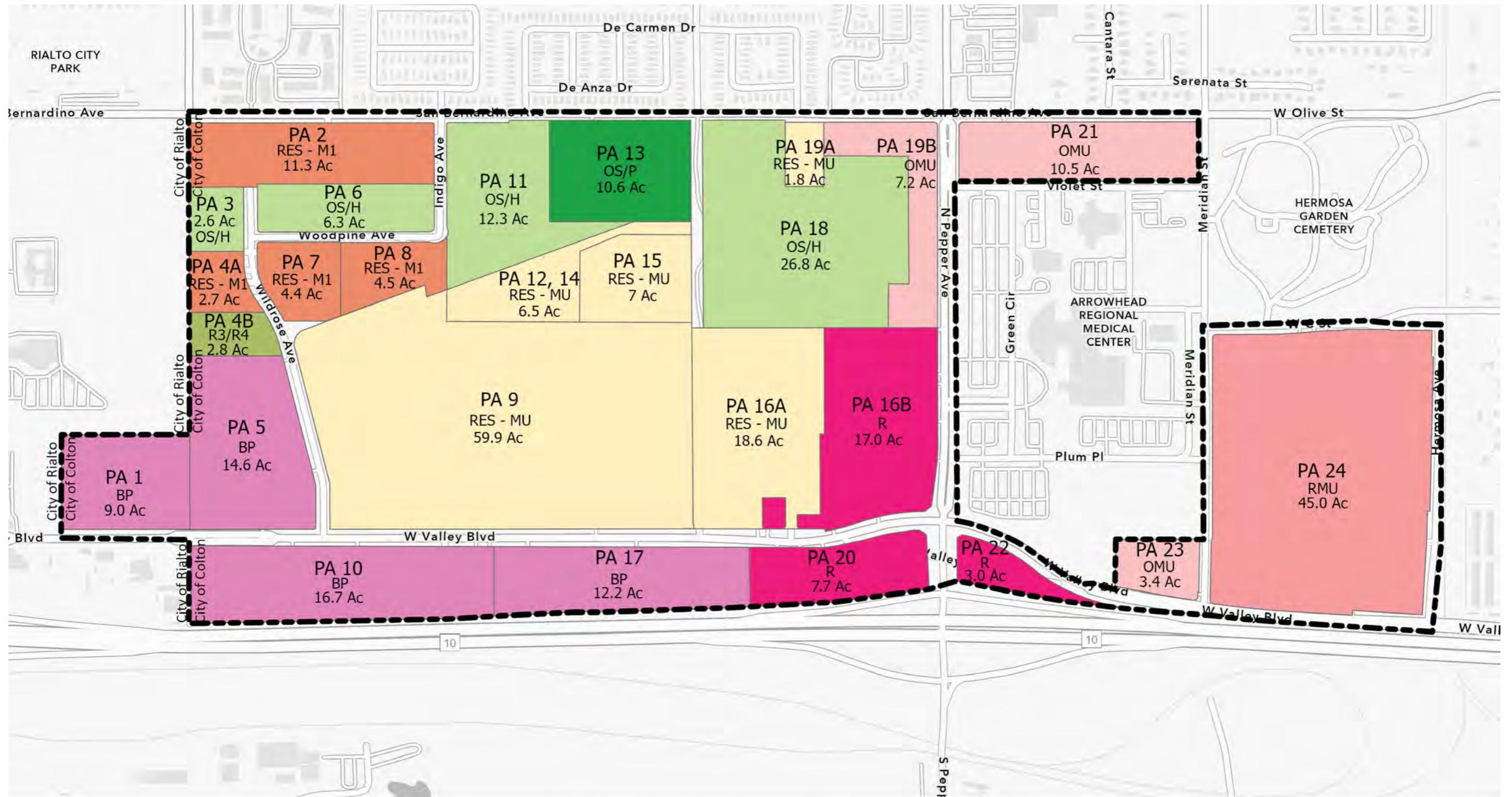
PA#	Land Use	Designation	Acres *	Target density**	Target Dwelling Units**	Density Range (DU/AC)***
1	Business Park	BP	9.0			
2	Res-Medium 1	RES-M1	11.3	11 DU/AC	118	5.1-14 DU/AC
3	Open Space/Habitat	OS/H	2.6			
4A	Res-Medium 1	RES-M1	2.7	11 DU/AC	30	5.1-14 DU/AC
4B	R3/R4	R3/R4	2.8	20 DU/AC	50	20-30 DU/AC
5	Business Park	BP	14.6			
6	Open Space/Habitat	OS/H	6.3			
7	Res-Medium 1	RES-M1	4.4	11 DU/AC	46	5.1-14 DU/AC
8	Res-Medium 1	RES-M1	4.5	11 DU/AC	49	5.1-14 DU/AC
9	Res-Mixed Use	RES-MU	59.9	24 DU/AC	1,425	20-40 DU/AC
10	Business Park	BP	16.7			
11	Open Space/Habitat	OS/H	12.3			
12	Res-Mixed Use	RES-MU	5.9	24 DU/AC	140	20-40 DU/AC
13	Open Space/Park	OS/P	10.6			
14	Res-Mixed Use	RES-MU	0.6	24 DU/AC	15	20-40 DU/AC
15	Res-Mixed Use	RES-MU	7.0	24 DU/AC	166	20-40 DU/AC
16A	Res-Mixed Use	RES-MU	18.6	24 DU/AC	387	20-40 DU/AC
16B	Retail	R	17.0			
17	Business Park	BP	12.2			
18	Open Space/Habitat	OS/H	26.8			
19A	Res-Mixed Use	RES-MU	1.8	24 DU/AC	43	20-40 DU/AC
19B	Office Mixed-Use	OMU	7.2			
20	Retail	R	7.7			
21	Office Mixed-Use	OMU	10.5			
22	Retail	R	3.0			
23	Office Mixed-Use	OMU	3.4			
24	Retail Mixed-Use	RMU	45.0			
	Major Street R.O.W's	N/A	48.8			
Totals			373.2		2,469****	

*The acres of the individual planning areas are approximate. Precise boundaries and acreage will be established in conjunction with the tentative tract maps, parcel maps or other instruments with each development application. Minor boundary and acreage variations shall be permitted, subject to Section 7.3.9, Minor Modifications, without an amendment to the CHCCSP.

**Refer to Section 7.3 and 7.3.6 for definitions of Target Density and Target Dwelling Units.

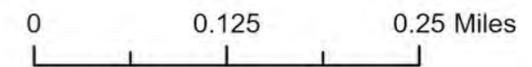
***DU/AC - Dwelling units per acre

****This total does not include live work dwelling units permitted in R and RMU land uses.

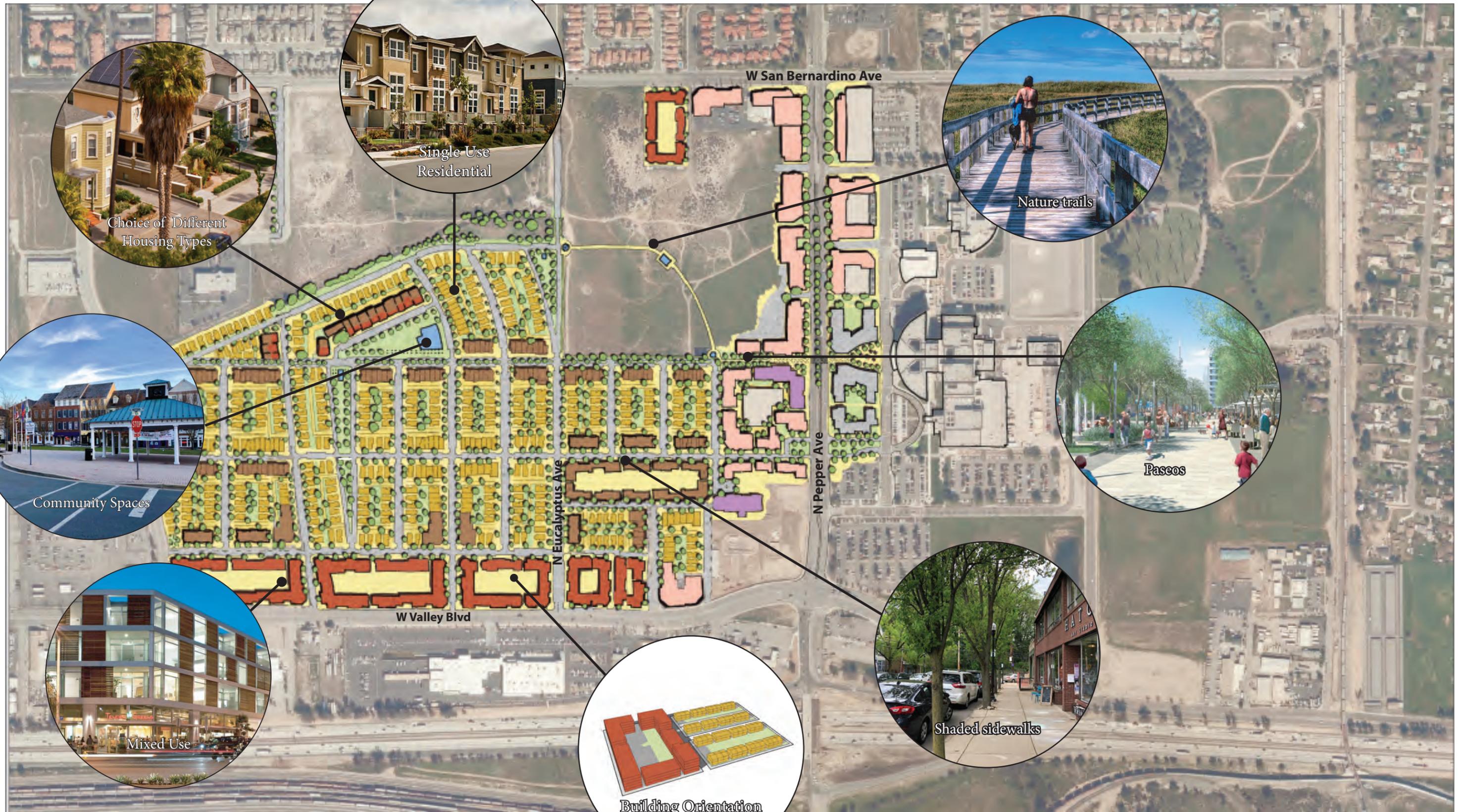


Legend

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| BP Business Park | OS/P Open Space / Park | RES - MU Residential Mixed-Use |
| OMU Office Mixed-Use | R Retail | RMU Retail Mixed-Use |
| OS/H Open Space / Habitat | RES - M1 Residential Medium - 1 | R3/R4 |



**FIGURE 3-1
LAND USE PLAN**



Hub City Centre
CONCEPTUAL DESIGN

- Mixed Use ■
- Retail ■
- Residential ■
- Live Work ■
- Civic Use ■
- Hospital ■
- Potential Hotel ■

Residential Mixed-Use (RES-MU)

Residential Mixed-Use (RES-MU) uses total 93.8 acres and provides for housing, commercial, and office uses. The zone allows high density housing at 20 – 40 dwelling units per acre (du/ac). Stand-alone residential uses are allowed. Commercial, retail, and office uses are intended to encourage a mix of uses to serve the needs of local residents, employees, and visitors. Projects are encouraged to provide a mix of pedestrian-oriented housing and commercial uses. For mixed-use projects with residential uses, at least fifty percent (50%) of the floor area must be residential uses. The land use is located in portions of Planning Areas 9, 12, 14, 15, 16a, and 19a. Res-MU areas total 93.8 acres with a target density of 24 dwelling units per acre with a target of 2,176 dwelling units.



Multiple Family Residential (R-3/R-4)

The R-3 and R-4 Multiple-Family Zone with 2.8 acres is intended to accommodate multi-family housing and specifically housing development of a more intensive form, including condominiums, apartments, stacked flats, and senior housing. Higher densities are intended for specialized housing, such as senior housing at locations where adequate support infrastructure exists. This zone occupies the planning area 4b and has a target density of 20-30 DU/AC, resulting in a target of 50 units.



4.2.6 Residential Mixed Use (Res-MU)

The Res-MU zone is intended to allow a mix of housing with commercial and office uses. The zone allows high density housing at 20 – 40 dwelling units per acre (du/ac). Stand-alone residential uses are allowed. Commercial, retail, and office uses are intended to encourage a mix of uses to serve the needs of local residents, employees, and visitors. Projects are encouraged to provide a mix of pedestrian-oriented housing and commercial uses. For mixed-use projects with residential uses, at least fifty percent (50%) of the floor area must be residential uses. The land use is located in portions of Planning Areas 9, 12, 14, 15, 16a, and 19a. Res-MU areas total 94 acres with a target density of 24 dwelling units per acre with a target of 2,176 dwelling units.

Permitted Uses

Residential

1. Multiple-family dwellings, including Senior Housing
2. Live/Work Units
3. Residential Care Facilities (both small and large)
4. Assisted Living Facilities (both small and large)
5. Dwelling Unit, Second (ADUs)
6. Transitional and Supportive Housing
7. Single Room Occupancy Uses

Hospitality

1. Hotel, Motel
2. Bed and Breakfast

Cultural and Religious

1. Religious Institution
2. Museum or Public Library

Eating/Drinking

1. Restaurants, cafes, coffee shops, and other specialized food and beverage service establishments

Governmental/Educational

1. School – Private Day Care
2. Day Care
3. Municipal Uses including Fire or Police stations
4. Senior Center

Entertainment

1. Arcade, Game
2. Theaters, including Movie Theater

3. Park, public / private
4. Recreational Facility / Health Club

General Commercial

1. Art Galleries
2. Book Stores
3. Convenience Store
4. General and Specialized Retail
5. Grocery Store
6. Newsstands

Service Commercial

1. Banks and Savings and Loan Institutions
2. Financial, Brokerage Offices, Credit Union, Loan Agencies
3. General: Computer repair, Locksmith Shop, Plumbing Shops
4. Mail, Shipping, Packaging Services
5. Medical Offices and Retail including medical, optical, dental, prescription pharmacies, and mental health services
6. Offices, Administrative, Business, Medical and Professional Offices
7. Personal Services: Dry Cleaning, Laundry, Hair / Nail Salon, Day Spa, Tailor Shops
8. Pet Care (Small Animals): Boarding, Grooming, Veterinary Services

Other

Any other general or specialized residential or retail or other use not specifically identified as a conditionally permitted use, deemed compatible with other permitted uses by the Development Services Director or his / her designee.

Accessory and Temporary Permitted Uses

1. Automatic Teller Machines (ATMs)
2. Christmas Tree, Pumpkin Sales / Similar Seasonal Sales / Outdoor Events*
3. Construction Trailers and Containers (Temporary)
4. Home occupations in accordance with City of Colton development code
5. Monument signage and walls consistent with the Specific Plan design guidelines herein
6. Outdoor dining in rights of way directly adjacent and accessory to an approved restaurant use.
7. Outdoor Events, in accordance with City of Colton Special Events Permit requirements
8. Parking Lots
9. Patios and patio covers
10. Private park and recreation facilities, community center buildings
11. Private parks and clubhouse buildings

12. Satellite dishes and / or antennas shall be permitted pursuant to the City of Colton development code.
13. Swimming pools, spas, sports courts, and other similar outdoor recreational facilities
14. Temporary uses such as model homes, sales offices, and subdivision sales trailers, temporary construction offices and facilities, and real estate signs.
15. Utility buildings, structures, and facilities related to the provision of public services such as electricity, sewer, water, and telephone. Cell towers are subject to approval from the City of Colton Planning Commission
16. Utility Facilities
17. Wireless Telecommunication Facilities that are camouflaged or fully integrated into the architecture of structures
18. Other accessory uses as determined by the Planning Commission to be substantially compatible with principal permitted uses

Conditionally Permitted Uses

1. Amphitheater
2. Car Wash
3. Conference Center
4. Drinking Establishments that serve alcoholic beverages
5. Educational Institution
6. Equipment Rental (Indoor Only)
7. Liquor Stores or Grocery Stores that sell alcohol
8. Lodge or Private Club
9. New or Used Automobile Sales, Leasing and Rental (Indoor Only)
10. Night Clubs (Alcoholic beverages allowed)
11. Parking Structures
12. Performing Arts Center
13. Restaurants and Cafes with Entertainment and / or Dancing (Alcoholic beverages allowed)
14. Vehicle Repair (Indoor Only)
15. Other conditionally permitted uses as determined by the Planning Commission to be substantially compatible with principal permitted uses

* Refer to Colton Municipal Code for additional standards.

Development Regulations

Refer also to Table 4-D for development regulations and standards. Objective design standards are provided in Chapter 6.

Lot Requirements*

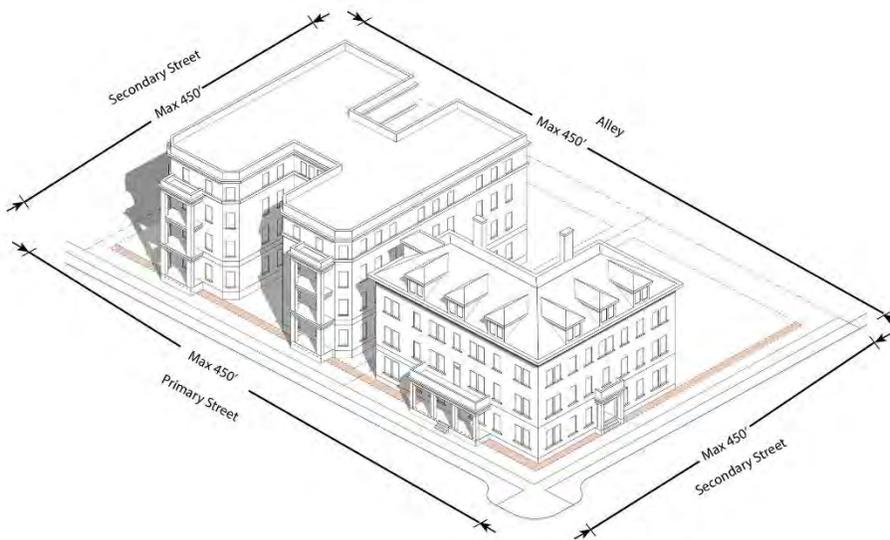
1. Minimum Lot Size: Two thousand square feet (2,000')
2. Minimum Lot Width: Twenty-five feet (25')
3. Minimum Lot Depth: Fifty feet (50')
4. Maximum Lot Coverage: 80%

FAR and Density Standards

1. Floor Area Ratio (FAR) Up to 2.0 FAR maximum (all uses)
2. Allowed Residential Density 20 – 40 dwelling units per acre

Maximum Block Size

Large sites greater than five (5) acres shall be subdivided to create blocks. Block perimeters shall have a maximum of fourteen hundred feet (1,400'), as measured around the combination of each block face along the primary or secondary street alley. The maximum dimension of each block face shall be no more than four hundred fifty feet (450').

**Maximum Building Height**

Buildings and other structures shall not exceed sixty feet (60') in height. Buildings exceeding that height are subject to a major variance.

Special architectural features such as towers, cupolas, chimneys, and other architectural projections may exceed the maximum building height by ten feet (10'). Taller features are permitted for prominent architectural features subject to the approval by the City of Colton's Development Services Director.

Minimum Open Space and Landscape

All Res-MU residential developments shall provide private open space and common open space as follows.



1. **Private Open Space.** Private open space shall be provided for each unit as follows. Private open space may be provided in the form of patios, porches, balconies, or recessed areas open on at least one side.
 - a. A minimum of one hundred (100) square feet of private open space per unit, with a minimum dimension of ten feet (10') on the ground floor.
 - b. A minimum of fifty (50) square feet of private open space shall be provided for every four (4) units on any floors above the ground floor.
 - c. For SROs, Senior Housing, Residential Care Facilities, and Transitional and Support Housing uses, up to fifty percent (50%) of the required private open space can be provided through as common residential open space.
 - d. Subject to approval by the Development Services Director, common open space may be substituted for private open space at a ratio of 1.5:1.
 - i. For example, one hundred fifty (150) square feet of improved common open space per unit may be substituted for the one hundred (100) square feet of required provided open space. For example, seventy five (75) square feet of common open space per unit can be substituted for fifty (50) square feet of private open space.
2. **Common Open Space.** Common residential open space shall be provided at a minimum of twenty-five (25) square feet per unit. Common residential open space areas shall have a minimum dimension of ten feet (10'). Common areas on building rooftops that are furnished with recreational amenities, landscaping, and shade structures can satisfy up to fifty percent (50%) of the common residential open space requirement.
 - a. **Shared Common Open Space.** When common open space is designed for shared public / private use, the minimum requirement for common residential open space shall be reduced to twenty (20) square feet per unit. These common residential open space areas may be provided in the form of pools, playgrounds, recreation fields, or recreation buildings, but no less than fifty percent (50%) of the common residential open space area shall be outdoor, landscaped common residential open space.
3. Sidewalk connections shall be provided from homes to public sidewalks, and between homes and residential open space.
4. All landscape areas shall conform to the Community Design Guidelines and Plant Palette that are located in Section 6.0 of this document.

Parking and Circulation

1. Except as specified in these development regulations, parking in the CHCCSP project area shall be pursuant to the City of Colton Zoning Ordinance, Title 18 of the Municipal Code.

The following parking shall be provided for residential uses:

- One (1) space for studio or 1-bedroom units.
- One and a half (1.5) spaces for 2+ bedroom units.
- Guest parking at a rate of one (1) space for each six (6) units. Public or private on-street parking may be counted toward guest requirements.

The following parking shall be provided for commercial uses:

1. One (1) space per 500 square feet of commercial space.
2. Parking requirements may be met on local interior streets. Parallel parking stall dimensions shall be a minimum eight feet (8') by twenty-two feet (22'). The first stall measured from a curb return shall be no less than seven feet (7') from the tangent (beginning point of curb radius).
3. A parking demand study prepared by a traffic engineer shall be provided to support any change in the parking requirements above and shall require approval by the Planning Commission.
4. The Development Services Director or his / her designee shall have the authority to grant the joint use of parking facilities for two or more uses without the need for a variance. Joint or reciprocal use of parking facilities may only occur when the uses / parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces is sufficient to meet the peak parking demand of any combination of simultaneous uses.
5. A reduction in the required number of parking spaces may be permitted upon site approval by the Planning Commission without the need for a variance whenever, in the opinion of the Planning Commission, a retail use is designed to encourage and facilitate the internal circulation of public transit vehicles and the on-site, convenient, and safe loading and unloading of passengers.
 - a. Examples include but are not limited to: Omnitrans or other public transit with bus stops adjacent to or on-site; community tram / transit system; park and ride facilities; or facilities with disincentives to individual vehicle use; facilities with incentives encouraging other modes of transportation.
6. Driveway aisle widths shall be in conformance with the City of Colton Zoning Ordinance, Title 18 of the Municipal Code.
7. Vehicular access from the retail site in Planning Area 16 to N. Eucalyptus Avenue shall be provided. Access may be through private streets or aisles. Assurances satisfactory to the City Engineer from the applicant will be required to ensure such access remains permanent.
8. Parking Stalls: Whenever the computation of the number of off-street parking spaces required by this section results in a fractional parking space, one (1) additional space shall be required for one-half (0.5) or more fractional parking space and any fractional space less than one-half (0.5) of a parking space shall not be counted.

9. Parking stalls perpendicular to the curb shall be 9 feet (9') by 19 feet (19') except for handicap (accessible) spaces which shall meet ADA and City requirements.

Walls and Fences

1. All walls and fences shall be designed to be consistent with the CHCCSP Community Design Guidelines set forth in Section 6.0. No wood fences are permitted within the CHCCSP project area, except for use as access gates in residential areas.
2. Walls and fences constructed on interior lot lines or at the rear of the required landscape setback areas shall not exceed six feet (6') in height unless required by an acoustical study. Walls and fences constructed on perimeter lot lines shall not exceed six feet (6') in height.
3. All privacy walls greater than three feet (3') in height between two buildings facing a street shall be located behind the front of the structure by a minimum of four feet (4').
4. All service, refuse, and storage areas shall be screened with a decorative block wall in conformance with the Community Design Guidelines.
5. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes. A time limit for temporary use shall be determined by the Development Services Director or his / her designee.

Lighting

1. Exterior lighting layout plans for parking and other site areas are required at the Site Plan Review stage that identifies the preliminary layout and type of fixture and pole. If deemed appropriate, a plan that identifies the lighting foot-candles for any given area may be requested by the Development Services Director or his / her designee. Refer to Section 6.0, Community Design Guidelines, for additional lighting standards.
2. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and / or upward, but not outward from the project area. Refer also to the Community Design Guidelines.

Mechanical Equipment

All mechanical / electrical equipment such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust, and aboveground electrical equipment shall be screened. Screening shall be provided as an integral aspect of the building design. Screening shall be provided with landscape and / or decorative walls.

Landscape

1. All areas of the site not occupied by buildings, parking, service and storage areas, or otherwise utilized shall be fully landscaped in conformance with the Community Design Guidelines, Section 6.0, and as described below.
2. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches (6") higher than the adjacent vehicular area.

3. All service, refuse, and storage area walls visible to the public shall be screened with plant materials. Vines shall also be required and shall not exceed seven feet (7') on center spacing along required screen walls, minimum five (5) gallon size within minimum eighteen inch (18") wide planting areas.
4. Parking area landscape requirements as follows. The intent of providing landscaping in parking areas is to offer relief to the monotony of rows of parked cars and to create an attractive overhead shade canopy. Parking lot trees are required to be located a maximum of every four (4) stalls on average (approximately every thirty-six feet [36']) in cases where face-to-face parking stalls occur. Planting "pockets" within the parking lots shall be a minimum four feet (4') by four feet (4') clear and may be oriented on a diagonal. At ends of parking rows, landscaped "islands" a minimum of six feet (6') wide are required for the length of the parking stalls.
5. Along the perimeter of the site within building and parking setback areas, a minimum of one (1) tree per twenty five (25) linear feet of planting area is required. Trees may be grouped or spaced evenly.
6. All trees shall be fifteen (15) gallon minimum size. A minimum of twenty percent (20%) of all trees shall be twenty-four inch (24") box size and a minimum of five percent (5%) of all trees shall be thirty-six inch (36") box size. These shall be in addition to those trees planted within the parking lot "islands" and planting "pockets," which shall be a minimum twenty-four inch (24") box size. Selected trees in parking lots shall be ones that at maturity form a shade canopy. If palm trees are provided in parking lots, they shall be feather and not fan palms, which provide a greater shade canopy.
7. Screening of parking lots adjacent to street rights-of-ways is required. Along the perimeter of all parking lots facing a public street or open space, the intent is to provide screening for the first three feet (3') above the highest point that exists on either the street right-of-way or parking lot. A hedge, berm, decorative masonry wall, or combination of any two may be provided. If a hedge is provided, it shall be a continuous row of plants, five (5) gallon minimum size, equally spaced not to exceed three and one-half feet (3.5') on center. Hedges should be set back from curbs to allow overhangs of parked cars. If a berm is provided, it shall not exceed a maximum of 3:1 grade on either side of the berm.

**TABLE 4-D DEVELOPMENT REGULATIONS AND STANDARDS
RES-MU**

Lot Requirements:	
• Minimum Parcel Size	2,000 s.f.
• Minimum Parcel Width	25'
• Minimum Parcel Depth	50'
FAR/Density Standards	
• Floor Area Ratio (FAR)	Up to 2.0 maximum
• Minimum Residential Density	20 du/acre
• Maximum Residential Density	40 du/acre
• Minimum Residential Floor Area	50% in Mixed Use Projects
Minimum Setbacks (From ultimate R.O.W. or PL)	
Front Building Setbacks:	
• From Valley Blvd. and San Bernardino Ave.	15'
• From Local Roads (Wildrose Ave, Street A, N. Eucalyptus Ave.)	4'
Side Building Setbacks	
• From Valley Blvd. and San Bernardino Ave.	15'
• From Local Roads (Wildrose Ave, Street A, N. Eucalyptus Ave.)	4'
• Interior Lots	0'
Maximum Front or Street Side Setback (From ultimate R.O.W. or PL)	Minimum setback + 15', except that up to 40% of the lot frontage beyond the minimum setback shall be occupied by usable open space
Rear Building Setbacks	
• Interior Property Line or Alley	10'
Minimum Sidewalk Width	
10' from the back of the landscaped parkway or 17' from the back of the curb, whichever is greater	
Good Neighbor Minimum Setbacks	
• Where the side of a lot abuts the R1, R2, or Res-M1 zone	10'
• Where the rear of a lot abuts the R1, R2, or Res-M zone	15'
• Portions of any building over 35' that abut the R1, R2, or Res-M zone	20'
Ground Floor Transparency	
• For ground floor uses that are non-residential	65%
• For ground floor uses that are residential	40%
Lot Coverage:	
• Maximum Coverage	80%
Maximum Building Height:	
• Primary Structures	60'
• Accessory Structures	10' below building height of primary structure but not less than 15'
Maximum Block Perimeter	
1,400 feet	
Walls and Fences:	
• Maximum height in building setback area	3'
• Maximum height other locations	6'
Parking:	
• Minimum Resident Parking	1 space for studio and 1-bedroom units; 1.5 spaces for 2+ bedroom units
• Minimum Guest Parking	1 space for each 6 units. Public or private on-street parking may be counted toward guest requirements.
• Minimum Commercial Parking	1 space per 500 square feet

Notes to Tables 4-D:

1. All building setbacks are measured from the street rights-of-way shown in street sections or from the ultimate property line.
2. Setbacks along private streets shall be measured from back of sidewalk. If no sidewalk, then from face of curb.
3. Minimum parcel widths shall be measured at the front setback line.
4. Architectural projections may project a maximum of three feet (3') into required front, rear, or side setback areas; however, in all cases, there shall be a minimum clearance of four feet (4') to an opposing projection, including a building, wall, or fence. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, and other similar elements.
5. Balconies, open covered porches, patio walls, and gates are permitted to project into the setbacks as indicated in the development regulations or as otherwise specified in this document.
6. The minimum depth of an open covered porch shall be five feet (5'). Clearance between opposing porches or balconies shall be fifteen feet (15') in front-to-front building orientations, and ten feet (10') in other conditions.
7. Side yard slopes of 2:1 or greater shall not encroach more than fifty percent (50%) into yard setback areas.
8. Shared use easements are permitted.
9. Recreational vehicle (RV) parking is prohibited for more than seventy-two (72) hours on residential streets.
10. Buildings three (3) stories or greater shall be subject to City of Colton Fire Department approval.
11. Building articulation is required on rear building elevations along alleyways.
12. Along a side yard adjacent to an alley, there shall be a minimum of two feet (2') of planting area where a wall or fence is adjacent to an alley curb or sidewalk, whichever is closer to the wall or fence.
13. Wall and Fence measurements: The height of a wall or fence shall be measured from the highest ground level on either side of the wall or fence. In order to allow for variation in topography, the height of a wall or fence may vary in an amount not to exceed eight inches (8") provided that in no event shall the average height of the wall or fence exceed the maximum height permitted.

SECTION 6

COMMUNITY DESIGN GUIDELINES

6.0 Community Design Guidelines and Objective Design Standards

6.1 Purpose and Intent

The Colton's Hub City Centre Specific Plan Amendment (CHCCSP) Community Design Guidelines provides standards and guidelines for all major community design elements: site planning, architecture, monumentation, landscape, signage, lighting and other improvements in order to implement the "Vision" and "Principles" identified in Section 2.0, Community Planning and Design Principles. Additionally, the objective design standards set forth in Section 6.8 also provide standards including: site planning and building design to implement the "Vision" and "Principles" for residential mixed use development projects.

Sketches, exhibits and representative project photographs are intended as visual aids in conveying basic design intent. They are provided as a "palette" of design elements to guide the design of the various sites but are not to depict any actual lot or building design. Architects, engineers, landscape architects, developers, builders and others involved with project design of each individual parcel are encouraged to use creativity and imagination in developing their precise design proposals and to build upon these guidelines. Refer also to Section 4, Development Regulations, for each of the respective land use types.

All project applications shall be in substantial conformance with these guidelines. As used in this section, "shall" indicates a requirement and "should" indicates a guideline that is strongly recommended and is subject to discretion by the Development Services Director or his / her designee and / or Planning Commission during the development application review process. The renderings and sketches that follow include the Specific Plan project name "Colton's Hub City Centre". The City Council has sole discretion to revise the project name at a future date.

Objective Design Standards set forth in Section 6.8 apply to new Res-MU development proposals within the boundary of the Specific Plan. For further discussion of applicability of the objective design standards see Section 7.3.3.

6.2 Design Guideline Objectives and Objective Standards

The primary objectives of these Guidelines are to:

1. Provide guidance and criteria to City staff, the Planning Commission and City Council in the review of future development applications.
2. Implement the Vision and Principles identified in Section 2.0, Community Planning and Design Principles, including the following:
 - ✧ Establish design elements that create a village environment.
 - ✧ Establish and encourage pedestrian connectivity among various land uses.
 - ✧ Provide emphasis on the pedestrian and pedestrian scaled design elements.
 - ✧ Create a community design that will add value for property owners, future residents, businesses, and the City as a whole.
 - ✧ Implement the Housing Element programs and comply with state housing laws.

6.3 Community Identity / Village Environment

Most memorable communities with a village type environment share certain common characteristics. They are walkable, include quaint parks and beautiful tree shaded streetscapes with rich landscaping in residential and commercial / business areas. They have a distinct identity that comes through due to a combination of quality architectural and landscape design elements, including enhanced entry monumentation, street furnishings and signage. They are also pedestrian scaled: interior streets are primarily two lanes, architectural elements visible from the public domain are more highly detailed with special attention to building forms, roof lines, and entries, windows, and other elements that enrich the community. There is also a timeless quality, one that improves in character and charm over time. These types of village settings are frequently referred to as “Early California” vernacular. Examples of these settings can be found in many older communities such as Pasadena, Claremont, and Riverside.

This Early California vernacular has been selected as the guiding design influence for the CHCCSP. For residential areas, it opens the door to a wide diversity of architectural influences such as Monterey, Spanish Eclectic, Craftsman and Cottage styles, among others. Within the retail areas and particularly the Main Street elements, Early California influences provides a wide range of architectural elements, with pedestrian scaled store fronts that incorporate a rich variety of materials such as stone and brick. For the office and business parks, the village character can be achieved by providing a campus like setting, with tree shaded parkways in public streets and well landscaped project areas.

The guidelines in this Section identify the quality and character envisioned for the CHCCSP to implement this Early California vernacular. All development proposals for the CHCCSP shall meet or exceed the quality shown.

The guidelines are organized into the following sections:

- RETAIL
- OFFICE
- BUSINESS PARK
- RESIDENTIAL
- RESIDENTIAL MIXED USE
- RESIDENTIAL SITE LANDSCAPE, WALLS, AND FENCES
- COMMUNITY STREETSCAPE MASTER PLAN
- COMMUNITY ENTRY MONUMENTS , WALLS AND FENCES
- COMMUNITY LANDSCAPE GUIDELINES
- OUTDOOR LIGHTING

6.4 Retail Guidelines

Objectives

The objective for Retail areas is to promote development of a vibrant walkable Village Center Hub that includes a “Main Street”, entertainment and hospitality components combined with large format department stores, large format national retail stores and other support uses. The many existing and planned uses near the Center will add to its vitality.

With the planned nearby office, Business Park and residential uses, there is likely to be a substantial number of people that will walk to the Retail areas. This is in addition to the potential use by many of those who are employed by or visit the ARMC. Therefore, during all phases of planning and development, a strong emphasis should be placed on creating pedestrian connectivity to the adjacent and nearby uses.

The Retail Guidelines are divided into several categories as follows:

- Main Street
- Northwest Corner of Pepper Avenue and Valley Boulevard
- Large Format Buildings
- Hotel and Motels
- Service Stations and Car Washes
- Drive-through Businesses

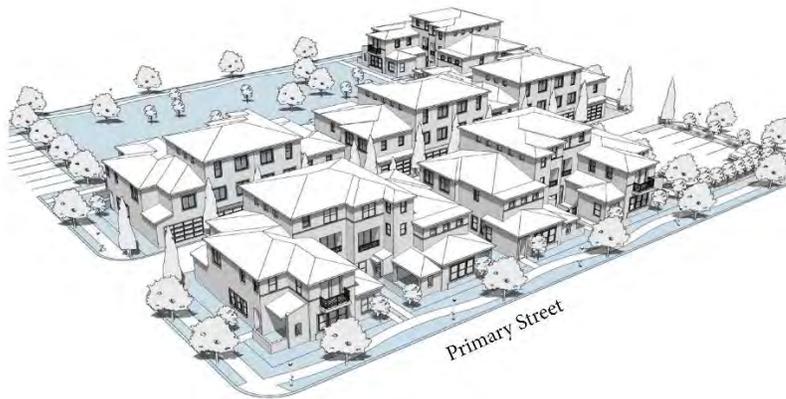
Each of the above categories is subdivided into Site Planning / Landscape Guidelines and Architectural Guidelines below. Refer in particular to Section 4.0 Development Regulations, and to Section 7.3.4, for Master Planning requirements for all Retail (R) planning areas.

6.8 Residential Mixed Use Objective Design Standards – Site Planning

As described in the Community Vision in Section 1.5, the objectives for the residential mixed use neighborhoods are to create an attractive, pedestrian-friendly, mixed use environment with the charm and character of many older California communities detailed in Section 6.3. The standards and exhibits below provide the methods to accomplish these objectives.

Residential Mixed Use – Building Orientation and Layout

1. Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. An exception, in the case of larger sites with multiple buildings, building entries may also be oriented to face internal common open spaces, paseos, and recreational amenities.



1. Building entry orientation

2. A minimum of 60% of the street frontage shall be devoted to buildings located between the minimum and maximum front setback lines. The remaining 40% may be devoted to public courtyards, plazas, recessed entries, and driveways.
3. For buildings located across the street from single family residential and Res-M1 zoned lots, parking lot areas shall not be located along the single-family neighborhood street frontages.
4. If adjacent to single family residential or Res-M1 zoned lots, windows, balconies, or similar openings shall be oriented so as not to have a direct line of sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through the following: step backs of upper stories; window placement; use of clerestory windows, glass block, or opaque glass; or mature landscaping within the rear or side setback areas or other techniques.
5. Ground-floor residential fronting or siding onto major and secondary arterial roadways (i.e. Valley Boulevard and San Bernardino Avenue)

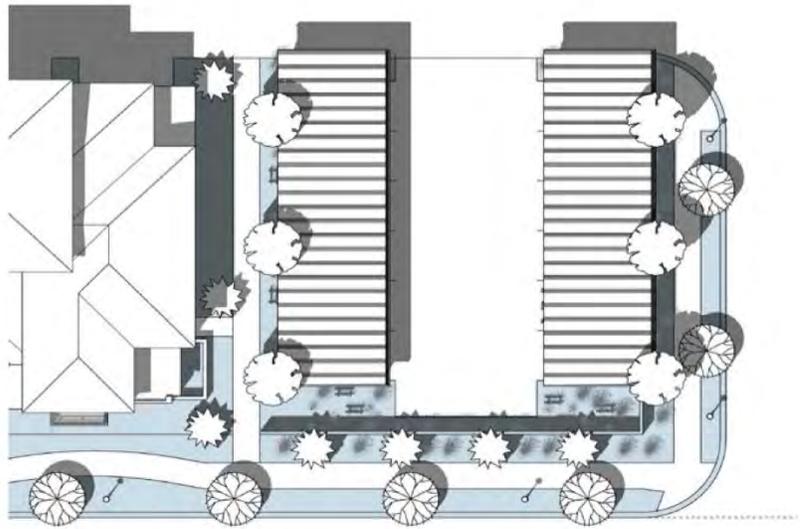
shall be elevated at least 24 inches (24") above the finished grade of the sidewalk.

6. Buildings shall be arranged so that they provide common open spaces as required in Chapter 4.0.



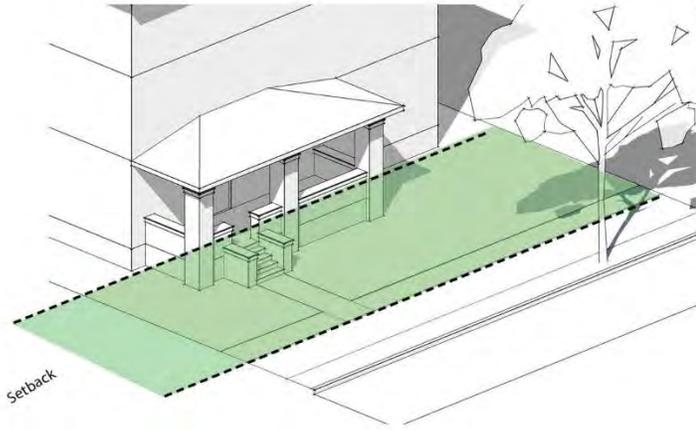
6. Common open space

7. Surface parking shall be located to the sides and rear of the lot with building massing oriented to the street, to the greatest extent possible.



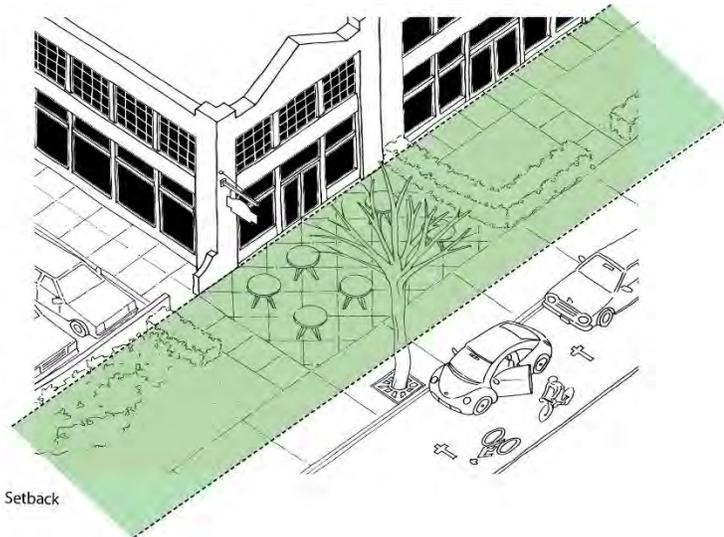
7. Parking location

8. Setbacks
 - a. Buildings with ground floor residential are permitted landscaping and protrusions including stairs, a porch, a stoop, a patio, a terrace, a forecourt, a courtyard and/or low wall located between the minimum and maximum front setback lines to provide a transition space.



8.a. Ground-floor residential setback

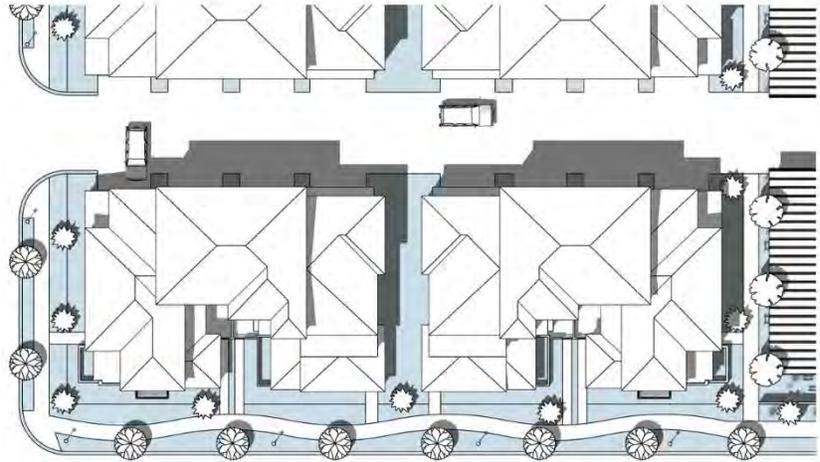
- b. Buildings with non-residential ground floor uses shall have usable and accessible open space between the minimum and maximum front setback lines that accounts for forty percent (40%) of the setback and may include paved pedestrian spaces for patios and outdoor seating or usable lawn space. Landscaping or a low wall may be permitted within the forty percent (40%) of the setback but may not occupy the entire setback.



8.b. Ground-floor non-residential setback

Residential Mixed Use – Site Access and Parking

1. Main entries and lobbies shall be oriented toward and visible from the primary street frontages or open space areas that connect directly to the primary street.



Primary Street

1. Main entry orientation and visibility

- a. Where there are multiple buildings in a project or if the building is not located adjacent to a primary street, entries may also be oriented to internal circulation streets, parking areas, internal pedestrian walkways, or common open spaces that connect directly to a street.



1.a. Alternative building entry orientation

2. Connections shall be provided between new projects and adjacent neighborhood streets and pedestrian and bicycle paths. Connecting streets shall be designed to discourage overloading traffic on existing streets.

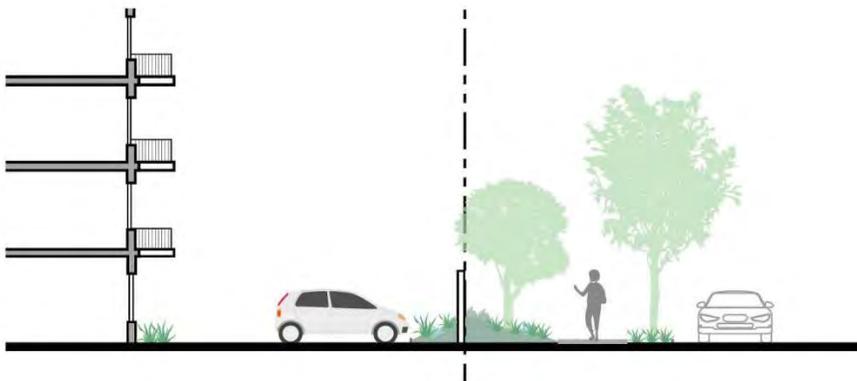
3. Building and Unit Entrances.

- a. Ground-floor unit entrances shall be accessed via an internal corridor, porch, stoop, patio, terrace, forecourt, and courtyard served by a sidewalk or other designated walkway.



3.a. Ground-floor entrances

- b. Upper-floor unit entrances shall be accessed via an internal corridor to avoid long, monotonous balconies and corridors.
4. Pedestrian access shall be provided from the sidewalk at the street frontage to building entries and parking areas.
 5. Pedestrian connections shall be provided to adjacent amenities, paths or trails, and/or other connections to adjacent properties.
 6. All end parking stalls shall be adjacent to landscape planters as set forth in Chapter 4.0.
 7. Parking shall be screened from the street by landscaping, berms, low walls or fences, buildings or a combination of any two (2) as set forth in Section 6.10.



7. Parking screening

8. No more than forty percent (40%) of the public right-of-way frontage shall be used for parking access or driveways.

9. Parking structures above ground shall be designed to meet the following standards:

- a. Be lined or wrapped with residential or commercial uses with a minimum depth of twenty feet (20') or the required active frontage depth for that location; or



9.a. Parking wrapped with residential

- b. Be designed and treated with the same level of architectural detail, material quality, and facade articulation as other facade areas and/or screened with landscape screening (e.g., shrubs, trees, landscaped trellises) and/or ornamental screens.



9.b. Screened parking structure

- c. Be below ground-floor residential or commercial units, garage walls shall not extend above finished grade. No portion of the parking structure shall be visible from a primary street.

10. Parking structures located on Valley Boulevard are limited to one (1) access point per 300 linear feet off Valley Boulevard, all other entries shall be limited to side or rear streets.

Residential Mixed Use – Utilities and Trash Enclosures

- 1. All utility equipment shall be located out of the pedestrian path of travel and purposefully and aesthetically placed adjacent to alleyways, within parking areas, rear or side yards, or within building “notch outs” and screened from public view.

2. All electrical utility equipment, electrical meters, and junction boxes shall be placed within a utility room. If a utility room is not feasible, then all utility equipment shall be purposefully designed as an integral part of the building development, placed adjacent to alleyways, within parking areas, or within rear or side yards, and screened from public view.
3. Mechanical equipment shall be placed in the back of the unit and not visible from public view or screened with landscaping or placed on the roof and screened with architectural materials such as roof or parapet consistent with the overall architectural style.



3. Screened parking structure

4. Trash containers shall be stored within designated storage areas and located away from building fronts and major entries, and/or screened from view in fixed enclosures and comply with the City Zoning Ordinance Chapter 18.23.1.090.



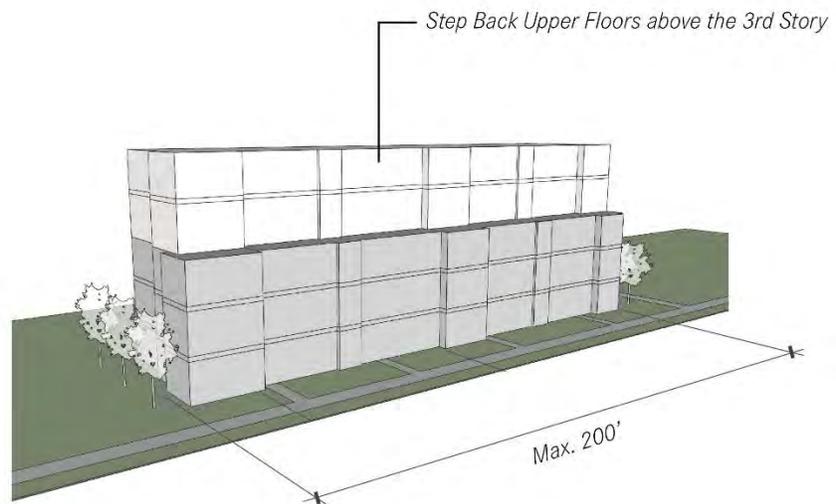
4. Trash enclosure screening

5. Enclosures shall be separated from adjacent parking stalls with a minimum four foot (4') wide planter area.

6.9 Residential Mixed Use – Building Design

Residential Mixed Use – Building Form

1. The maximum length of any individual building shall be two hundred (200') linear feet, regardless of the number of units.
2. At least two different architectural styles, as defined in Chapter 6.7, shall be included in projects with more than ten (10) buildings.
3. For residential projects three stories or taller, the development shall use one or more of the following strategies:
 - a. Utilize roof forms and low pitches between 2:12 and 4:12 as detailed in Chapter 6.7;
 - b. Integrate the upper floor units into the roof form;
 - c. Step back upper floors above the third story; or
 - d. Use a different material on the top floor walls to visually make the building seem lower.



1. & 3.c. Maximum building length & Step back

4. Buildings located at street corners shall include at least two of the following corner treatments:
 - a. **Change in Fenestration Pattern.** One (1) fenestration pattern (size, shape, and/or orientation or windows and doors) different from the rest of the façade.
 - b. **Change in material.** At minimum fifty percent (50%) of the corner area uses a different material than the rest of the building/façade.
 - c. **Change in Height.** A change in total height of at least four feet greater or less than the height of the abutting primary façade.

- d. **Roof Line Variation.** A different roof line than the rest of the façade.
- e. **Special Architectural Feature.** A special architectural feature such as a tower or cupola.



4.a.b.c.



4.d.e

Residential Mixed Use – Height, Massing, and Articulation

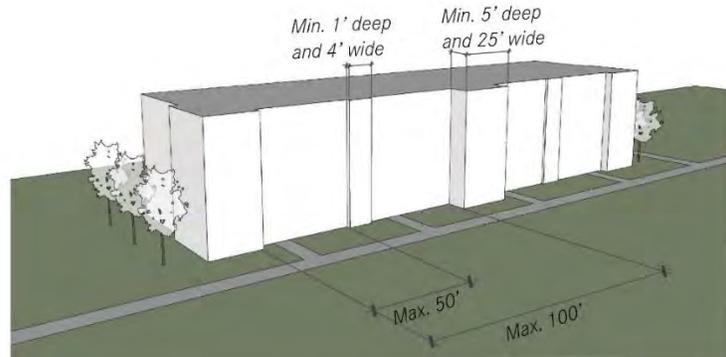
1. Where a residential development is three stories or less, the vertical massing of buildings shall be articulated to express each individual unit.
2. Structures three stories or more should emphasize horizontal planes through the use of trim, awnings, eaves, other ornamentation, or a combination of complementary colors.



2. Horizontal planes

3. The upper story of buildings over two stories shall be stepped back at least four feet to reduce the scale of façades facing streets, courtyards, or open space areas.
4. Buildings over three stories shall have major massing breaks at least every one hundred feet (100') along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of five feet (5') deep and twenty-five feet (25') wide and extend the full height of the building.

5. Buildings shall have a minor massing breaks at least every fifty feet (50') feet along the street frontage through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot (1') deep and four feet (4') wide and extend the full height of the building.



4. & 5. Major and minor massing breaks

6. The street-facing front façades of buildings shall provide at least three of the following articulation elements that are at least twelve inches (12'') deep and spaced no more than thirty feet (30') apart:
- A covered porch;
 - A balcony;
 - A recessed entrance;
 - One or more dormer windows;
 - Columns, pillars, or posts;
 - Eaves projecting at least twelve inches (12'') from the façade plane;
 - Awnings or canopies;
 - Multiple windows with a trim at least four inches (4'') wide; or
 - Integral planters that incorporate landscaped areas or places for sitting.



6. Building articulation

7. A clear separation between the ground floor and floors above shall be provided, which may consist of any of the following:
 - a. A line of awnings or canopies over ground-floor storefronts or windows;
 - b. A change in material;
 - c. A change in the scale of openings; and/or
 - d. A change in building plane, with the middle of the building either recessed from or projecting over the ground floor.

**7.b.c.****7.c.d.**

8. Ground floor walls along sidewalks or publicly accessible outdoor space areas, that are blank (facades without doors, windows, landscaping treatments, or public art) shall span no more than thirty feet (30') feet in length.

Residential Mixed Use – Open Space

1. Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development so as to ensure these open space areas are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum ten foot (10') wide landscaping planter or hedge shall be provided as screening between the open space area and arterial street, service area, or commercial development.
2. Open space surfaces shall include a combination of lawn, garden, pavers, wood planking, concrete, or other serviceable surfacing. The slope shall not exceed ten percent (10%).

Residential Mixed Use – Roof Forms, Entries, and Windows

1. Rooflines shall be broken at intervals no greater than fifty feet (50') in length without at least of the following:
 - Provide variation in roof forms including gabled, hipped, or flat with a parapet wall.
 - Provide variation in architectural elements, such as parapets, cornices, and chimneys.
 - Provide variation of roof height of at least 18 inches (18").

2. When nonresidential and residential uses are located in a vertical mixed use structure, separate pedestrian entrances shall be provided for each use.
3. Long, monotonous balconies and corridors that provide access to multiple units shall be avoided. Instead, access points shall be clustered.
4. Main building entries shall be defined by the use of architecturally compatible elements detailed and set forth in Section 6.7 including but not limited to one or more of the following: canopies, arches, arcades, columns, awnings, decorative lights, small entry plazas, and vertical massing.
5. Building walls along all street frontages shall have windows at all floors above ground level.
6. Windows shall be articulated with sills, trim, shutters, or awnings authentic to the architectural style of the building as set forth in Section 6.7.
7. Glass shall be clear with a minimum of eighty-eight percent (88%) light transmission. Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited. To add privacy, reduce glare, and provide aesthetic variety to glass, fritted glass, spandrel glass, electrochromic glass, solar control glass, and anti-reflecting glass are appropriate.

Residential Mixed Use – Garages

1. Garages shall not be located adjacent to the primary street unless there is no other driveway access available onsite for residential parking. Where visible by the public or by other residents, garage doors shall be recessed a minimum of four inches (4”) and/or accompanied by projecting elements like porches, bay windows, trellises, architectural ornament, and/or landscaping.
2. Garage doors shall be designed consistent with the overall style of the building. Material, pattern, and color shall be coordinated with the architectural style as set forth in Section 6.7.
3. Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar inactive elements shall occupy no more than twenty percent (20%) of the width of a public street-facing building façade.

6.10 Residential - Site Landscape, Wall and Fence Guidelines

Each residential site shall be required to adhere to the minimum following guidelines and standards in addition to those listed in Section 4.0, Development Regulations, and other Sections of the CHCCSP.

Multifamily and Residential Mixed Use development with public and common area landscaping:

1. Provide landscaping in all public and private common areas within the project site or as otherwise required by the Development Services

Director. For private use areas enclosed by four feet (4') to six feet (6') high privacy walls or fences, separated by other similar architectural elements, no landscaping is necessary to be provided by the builder or developer.

2. Select plant materials for common areas from the Landscape Palette located in the Community Design Guidelines. Additional plant material may be selected if approved by the Development Services Director or his/her designee.
3. Provide a minimum of fifteen percent (15%) of the total site for common area landscaping. The fifteen percent (15%) is in addition to the landscape area within parkways between sidewalks and streets and any private yard areas enclosed by a wall exceeding a height of four feet (4').
4. Select street trees for public rights-of-ways that are consistent with the landscape sections and Community Design Guidelines provided herein. Provide 33% of total boxes at a minimum twenty-four inch (24") box size and 67% of total boxes at 15 gallon size for street trees in parkways between a sidewalk and curb shall. Street trees are not intended to be included to satisfy the minimum twenty percent (20%) for the common areas.
5. In common areas, provide the following minimums: fifteen (15) gallon minimum tree sizes, with twenty percent (20%) of all trees a minimum of twenty-four inch (24") box size and five percent (5%) of all trees a minimum of (36") box size.
6. All areas used for private patios may be screened with a four feet (4') to six feet (6') high masonry wall or vinyl fence material pursuant the Community Design Guidelines. However, if less than eight feet (8') occurs from a sidewalk to a wall where there are fronts or sides of homes adjacent to a public or private street, then the maximum wall height shall be three feet (3'). There shall be no less than two feet (2') of planting area depth from the face of any wall of any height to a sidewalk or other paved surface, in order to allow for plant materials such as vines and hedges to be planted.
7. No wood fences are permitted within the CHCCSP project area, except for use as access gates in residential areas. Other walls or fences, such as those manufactured with composite materials shall be subject to approval by the Development Services Director or his / her designee. Refer also to Section 4.0, Development Regulations, for additional wall and fence requirements within each land use category.

Residential Privacy Walls and Fences

Where walls or fences occur for privacy between homes, along alleys adjacent to the open space areas, or on corner lots, provide a masonry or vinyl material that complements the building architecture. This includes slumpstone, split face block, stucco finished masonry walls, and vinyl fences. On masonry walls, provide a minimum three inch (3") high masonry caps. Refer also to Section 4.0, Development Regulations, for additional wall and fence requirements within each land use category.

It is incumbent upon the applicant to supply the necessary materials, text and graphics to allow the City to make the required findings. The City may establish specifications for these submission requirements that augment standard City submittal requirements.

FINDINGS

1. The project complies with all provisions of the Colton's Hub City Centre Specific Plan.
2. Areas intended for public use, such as public parks, recreational facilities and open space, are coordinated among neighborhoods and that the streetscape, landscape, hardscape and public amenities are mutually compatible.
3. The development proposal complies with the applicable community design guidelines of the CHCCSP, any applicable subsequent design guidelines and is compatible with surrounding areas, including, but not limited to building design and placement, colors, materials, height, and massing.
4. Consideration and application of public safety and security are incorporated into the project design.
5. Sustainability and conservation of resources are adequately addressed.

7.3.3 OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL MIXED USE PROJECTS

SENATE BILL 35 (SB 25)

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects through a ministerial process, exempting such projects from environmental review under the California Environmental Quality Act ("CEQA"). This process does not allow public hearings to consider the merits of the project; rather only design review or public oversight of the development is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project (Section 65913.4(c)(1)).

SB 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA) goal for construction of above-moderate income housing and/or housing for units below 80% area median income (AMI).

As a part of this streamlining process, cities are required to establish objective design standards for multifamily residential development. Projects eligible for SB 35 streamlining include multifamily infill developments with a portion of affordable units. They must be consistent with underlying zoning and be evidenced to have no human health impacts or impacts to natural or historical resources.

Objective design standards for projects in the Res-MU zone are located in Chapter 6.0 of this document.

SENATE BILL 330 (SB 330)

Senate Bill 330 Housing Accountability Crisis Act of 2019 provides for a faster housing project review process. It states that all local governments must provide a preliminary application for housing development projects seeking vesting rights. The application allows applicants to provide a limited subset of information on the proposed project. After submitting the preliminary application to the local agency, applicants have 180 days to submit a full application or the preliminary application will expire.

SB 330 also established time limits for final application review. The law states that “Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete.” SB 330 provides for an applicant appeal process, and limits review of the appeal by the jurisdiction to 60 days.

APPLICABILITY

Objective Design Standards set forth in Section 6.8 apply to new Res-MU development proposals within the boundary of the Specific Plan. According to the parameters set forth by Senate Bill 35, the Streamlined Ministerial Process shall be available to proposed projects having at least 10% of units priced to be affordable to households making at or below 80% of the Area Median Income level (AMI), prior to calculating any density bonus.

The project site must meet the “infill” requirements set forth in the California Government Code Section 65913.4 and be zoned for residential or mixed-use development. The applicant must also demonstrate that the site is not within Prime Farmland, or farmland within statewide importance, wetlands, a very high fire hazard severity zone, an earthquake fault zone, special flood hazard area, protected habitat area, or a conservation easement.

7.3.4 PLAN CONSISTENCY:

Following approval of a site plan, tract map or other application for development, (collectively referred to as the Plan) if any changes are proposed regarding the location or alteration of any use, boundary, structures or other substantive change shown on an approved Plan, a revised Plan shall be submitted to the Development Services Director or his/her designee, for approval. If the Development Services Director or his/her designee determines that the proposed revision is in substantial conformance and complies with the provisions of the CHCCSP document and the general intent of the approved Plan, the revised Plan may be approved without resubmittal to the approval process described in the above Section. Such decision shall be posted on the City bulletin board and be final unless appealed to the City Council within ten (10) days from the date of such posting.

7.3.5 MASTER PLAN REQUIRED FOR RETAIL (R), RETAIL MIXED USE (RMU), OR OFFICE MIXED USE (OMU):

Any application for R uses in Planning Areas 16, 20 or 22, RMU uses in Planning Areas 9 and 24, and Office Mixed Use (OMU) in Planning Areas 19, 21 and 23, shall include a Master Plan for the entire respective planning area. The Master Plan shall be provided prior to building design reviews by the City. The objective of this