



Q & A

Questions/Answers

HUB City Centre Specific Plan Amendments 2024/25

City of Colton Case Index Number DAP24-0038

1Q: Are the proposed amendments to the specific plan a result of the recently adopted 6th Cycle 2021-2029 Housing Element update?

1A: Yes, City Council approved Resolution No. R-04-22 to adopt the 6th Cycle 2021-2029 Housing Element Update on January 4, 2022. The element was revised in response to California Department of Housing and Community Development (HCD) letters. The final version was posted on September 20, 2023. HCD issued a letter on December 11, 2023, stating that the Housing Element will be in compliance once the rezones are completed.

2Q: What is the RHNA (Regional Housing Needs Assessment) share for the City of Colton set by SCAG (Southern California Association of Governments) on March 4, 2021?

2A: 5,434 housing units, including 1,318 units for very-low-income households 1,668 units for low-income households, 906 units for moderate-income households, and 2,542 units for above-moderate-income households.

3Q: How many housing units are proposed in the HUB City Centre Specific Plan to meet the Colton RHNA share?

3A: 2,226 Housing Units is the RHNA share in the HUB CCSP. A total of 2,469 housing units are planned with the 2024/25 Amendment to the HUB CCSP.

4Q: How many acres does the HUB City Centre Specific Plan cover?

4A: 373 Acres. The amendment covers 96.6 acres on 17 parcels.

5Q: How many housing units are planned with the proposed amendment to the HUB CCSP?

5A: The 96.6 acres in the amendment consists of a maximum capacity of 3,719 units, with an estimated realistic projection of 2,226 in the Housing Element.

6Q: If the HUB CCSP amendment is meeting the minimum 2,226 housing units of the 5,434 total housing units share set by SCAG, how is the difference being met?

6A: Many properties and projects are used to meet the RHNA. This includes properties with existing residential zoning, approved projects, and projected ADUs. There are two rezoning projects needed to meet the RHNA. One is the HUB CCSP amendment. The second is a separate citywide General Plan Amendment and Change of Zone project covering properties identified for rezoning that are not located in the HUB CCSP area. The other set of zoning amendment is being processed simultaneously to provide properties in meeting the difference of housing units not provided in the HUB CCSP or with existing zoning. The case number of this separate project is DAP-001-744. Scoping and timeline for public review & meetings may be tracked at the following link: <https://www.ci.colton.ca.us/785/Planning-Meetings>

7Q: What specific areas are proposed to be changed with the HUB CCSP Amendment (Case Number DAP24-0038)?

7A: The changes contained in the HUB CCSP amendment include the creation of a new zone (RES-MU) and associated objective design standards (ODS). The RES-MU zone standards are outlined in Section 4.2.6. The new zone allows for a variety of commercial and high-density residential uses. The ODS for the RES-MU zone are outlined in Section 6.8. The ODS provide measurable and

verifiable development standards, establish the design criteria for specific housing projects, and help streamline review for applicable affordable housing projects.

Further edits were made throughout the plan for consistency with the amendments, including:

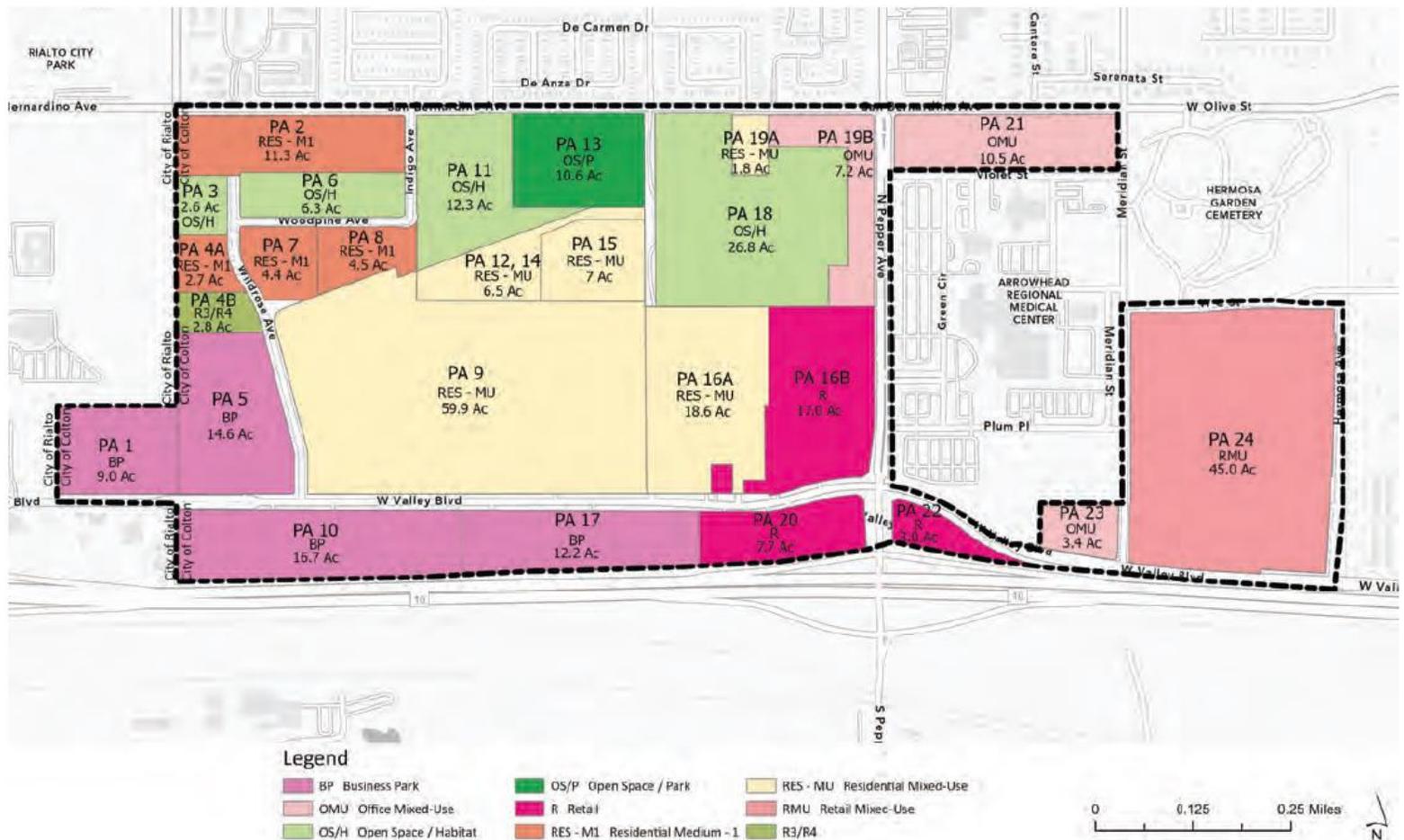
- The Table of Contents was updated to reflect overall changes and page number changes.
- Chapter 1 (Overview) was updated to describe the revisions.
- Figure 3-2 vision concept was replaced with Conceptual Master Plan Rendering.
- The following figures were updated by the City for consistency with the changes made to the Planning Areas:
 - 5-1 – Circulation Plan
 - 5-5 – Master Sewer Plan
 - 5-6 – Master Storm Drain Plan
 - 5-7 – Master Water Plan
 - 6-32 – Community Wall and Monument Master Plan
 - 6-40 - Open Space Plan

The following pages include the existing HUB CCSP Land Use Map and Proposed Amendment to HUB CCSP Land Use Map.

COMPARISON OF CHANGES TO CHCCSP



Existing Colton's Hub City Center Land Use Plan



Proposed Colton's Hub City Center Land Use Plan