

Colton Housing Element Implementation:

Colton Hub City Centre Specific Plan Rezoning

Planning Commission Study Session

April 22, 2025





Agenda

- Purpose, Goals, and Background
- Overview of Plan Changes
- RES-MU Contents
- Objective Design Standards Requirements
- Objective Design Standards Contents
- Community Outreach Summary
- Next Steps



Project Purpose and Goals

Implement 6th Cycle
Housing Element
Update Programs
10 and 11

Create standards
consistent with the
vision for the
HCCSP

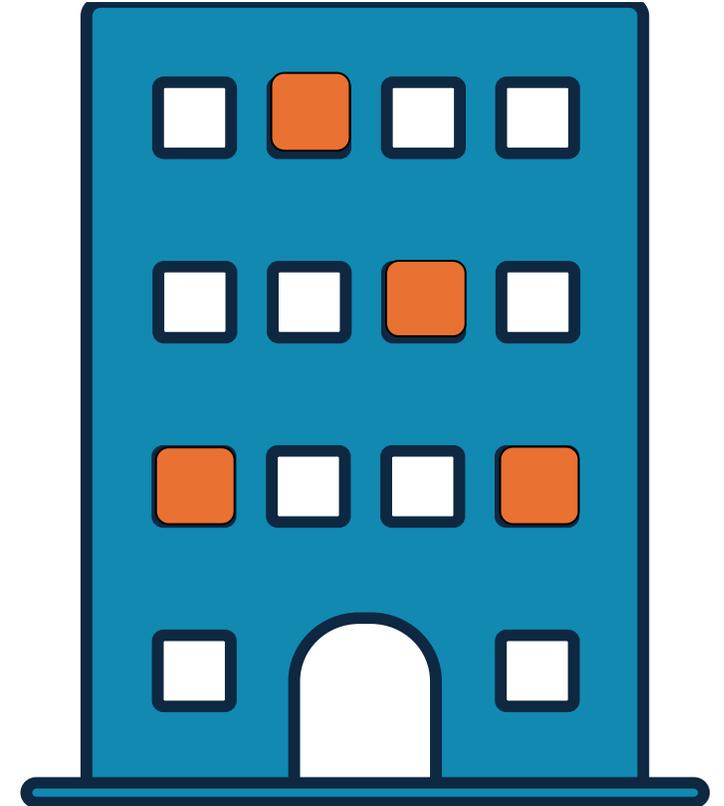
Achieve a
compliant Housing
Element

Comply with State
laws



Project Background: Housing Element

- City of Colton 6th Cycle Housing Element Adopted January 4, 2022
- HCD letter of conditional compliance issued December 11, 2023
- For full compliance, the City needs to complete the rezones in Programs 10 and 11
 - HUB CCSP is first of two sets of rezones





Project Background: Housing Element

Program 10: Update Zoning Standards

- Outlines the rezoning plan to meet the RHNA
- Includes 17 parcels (96.6 acres) in the HUB CCSP
- Density range of 20 – 40 du/acre
- Mixed-Use zones shall allow 100% residential use and require at least 50% of the total floor area to be occupied by residential uses

Program 11: Rezoning Sites

- Rezoning will comply with state law
- A minimum density of 20 du/acre
- By-right approval of projects that have 20% of units for lower-income housing on sites designated to meet the lower-income RHNA (12 of the 17 parcels)



Project Background: Housing Element

2021-2029 RHNA Allocation

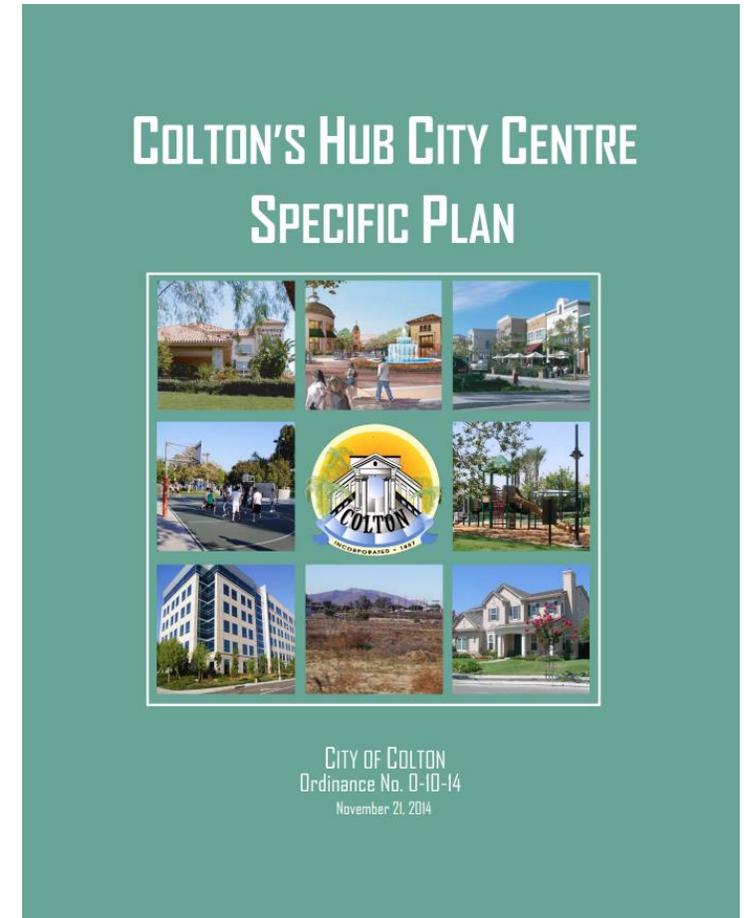
	Very-Low Income	Low Income	Moderate Income	Above-Mod Income	Total RHNA
6th Cycle RHNA with 20% buffer (2021-2029)	1,582	802	1,087	3,050	6,521
HUB CCSP	388	191	413	1,234	2,226
Other Sites	1,198	650	896	1,955	4,708
Total Identified RHNA Site Capacity	1,586	841	1,309	3,198	6,934



Project Background: HCCSP

Hub City Centre Specific Plan Background:

- Replaced the West Valley Specific Plan adopted in June, 1996
- Adopted November 21, 2014
- Amended in November 2016

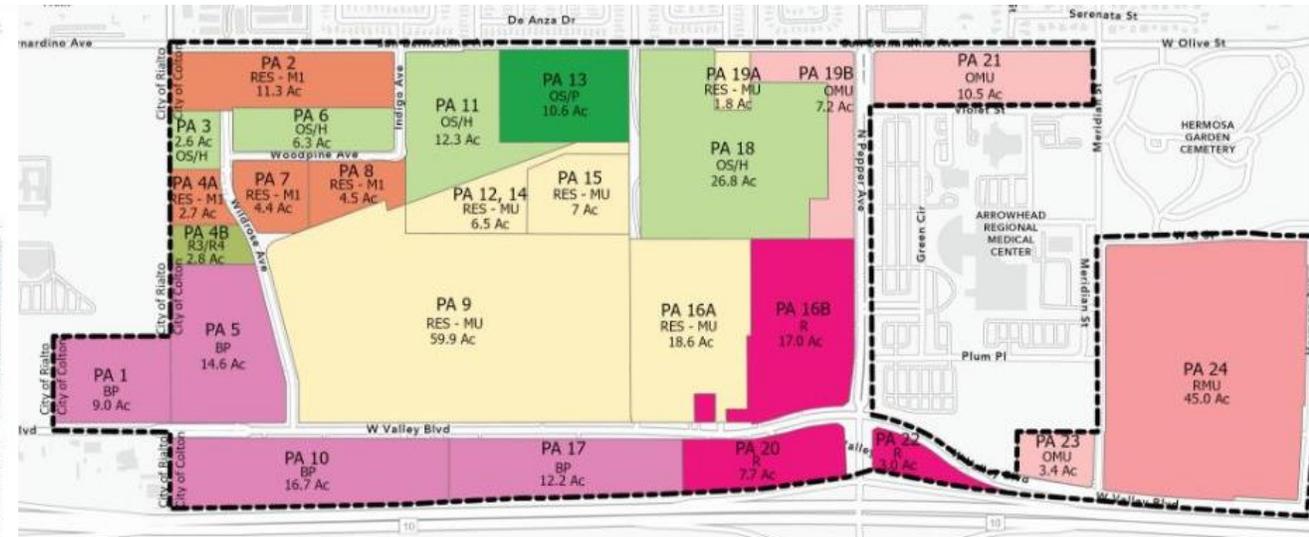




Purpose & Need: HCCSP Background

Existing Hub City Center Land Use Plan

Proposed Hub City Center Land Use Plan



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 |



Purpose & Need: HCCSP Vision





Overview of Changes

- New RES-MU zone
- Objective Design Standards accompanying the new zone
- Housing permitted at 20 – 40 du/acre
- Covers 96.6 acres
- Allows horizontal and vertical mixed-use, stand alone residential, and stand alone commercial
- Retains many allowable uses from the current zoning





Proposed New Zone: RES-MU

Allowed Residential Uses:

- Multifamily housing
- Senior housing
- Live/Work Units
- Residential Care Facilities
- Assisted Living Facilities
- Single room occupancy units
- Transitional and supportive housing





Proposed New Zone: RES-MU

Allowed Non-Residential Uses:

- Hospitality
- Cultural and Religious
- Eating/Drinking Establishments
- Governmental/Education
- General and Service Commercial
- Entertainment

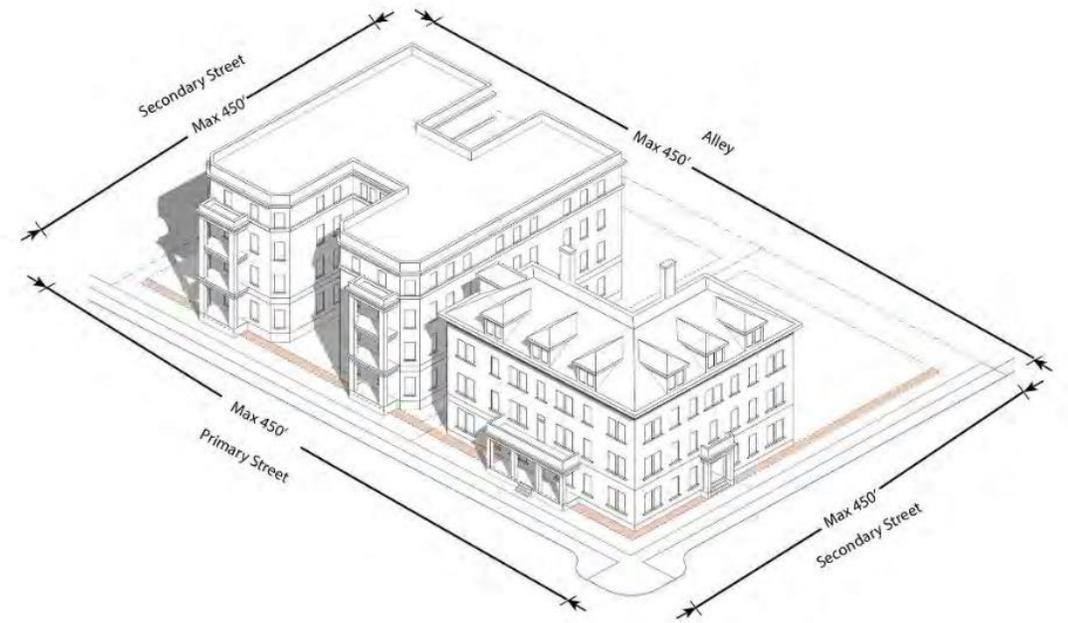




Proposed New Zone: RES-MU

Development Standards Include:

- Density: 20 – 40 du/ac
- Height: 60 feet
- Parking per unit (studios, 1 bedroom): 1 space
- Parking per unit (2+ bedrooms): 1.5 spaces
- Commercial Parking: 1 space per 500 square feet
- Lot Coverage: 80% maximum
- Block Perimeter: 1,400 feet
- Front and Side Setbacks: 4' from local roads



Proposed block face standards



Objective Design Standards Requirements

DEFINITION

*“Standards that involve **no personal or subjective judgement** by a public official and are **uniformly verifiable** by reference to an external and uniform benchmark or criterion available and **knowable by both the development applicant or proponent and the public official** prior to submittal.”*

(California Government Code, Section 65913.4)

- Comply with State housing law (SB 167, SB 35, SB 330)
- Streamlined review
- Provide certainty to:
 - Residents
 - Developers
 - Staff
 - Planning Commission
 - City Council
- Foundation of ministerial approval process for qualified projects (min. 20% units for lower income households)



Design Guidelines vs. Design Standards

DESIGN GUIDELINES <i>Subjective</i>	DESIGN STANDARDS <i>Objective</i>
Recommendations may not be enforceable, and do not have the “teeth” of regulations.	Requirements, enforceable as regulations.
Open to interpretation, may be difficult to measure or verify.	Measurable, and verifiable
Uses words such as “should” or “may”.	Uses language such as “shall”, “must” or “required to”.
Rooftop mechanical equipment <i>should be</i> screened from public view by a parapet wall, decorative equipment screen, or other architectural treatment.	Rooftop mechanical equipment <i>shall be</i> screened from public view by a parapet wall, decorative equipment screen, or other architectural treatment.



Organization & Content of HCCSP ODS



6.8 Site Planning

- Building Orientation and Layout
- Site Access and Parking
- Utilities and Trash Enclosures



6.9 Building Design

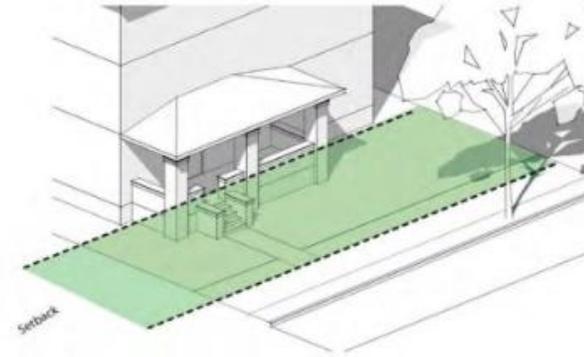
- Building Form
- Height, Massing, and Articulation
- Open Space
- Roof Forms, Entries, and Windows
- Garages



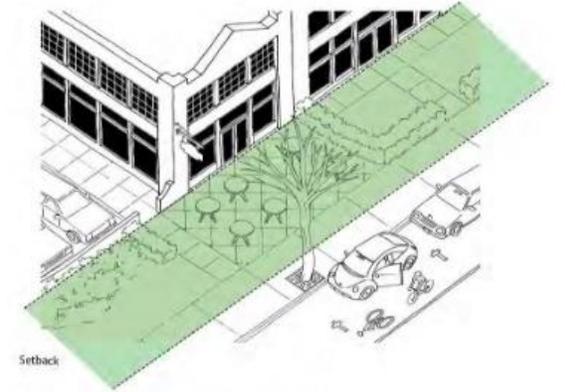
RES-MU Objective Design Standards

Standards Regulating Building Orientation and Layout

- Building entry orientation
- Parking location
- Setbacks



Ground-floor residential setback



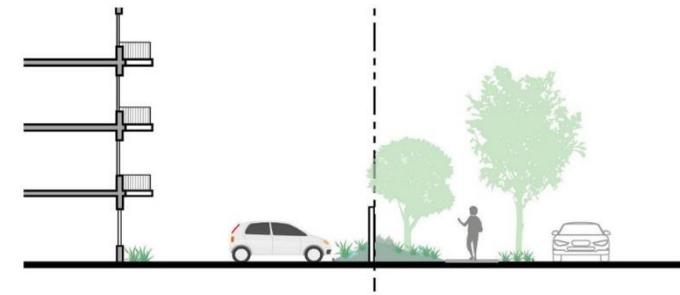
Ground-floor non-residential setback

Standards Regulating Site Access and Parking

- Building and unit entrances
- Pedestrian access
- Parking screening
- Types of parking structures



Ground-floor unit entrances



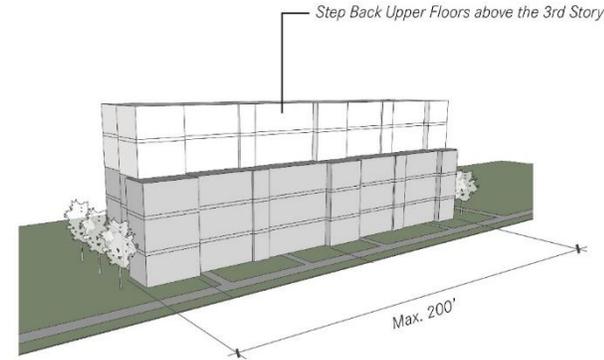
Parking screening



RES-MU Objective Design Standards

Standards Regulating Building Form

- Building length
- Upper story design features
- Corner building treatments



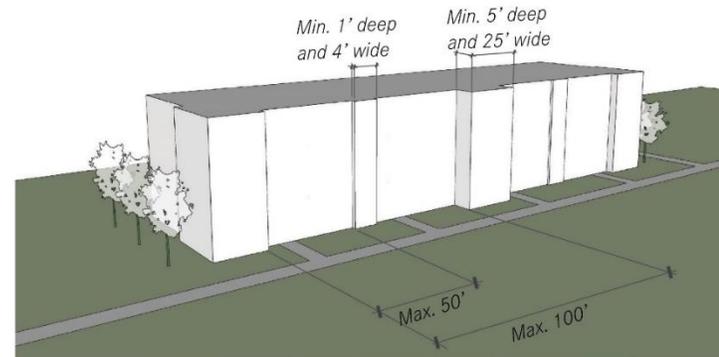
Max Building Length & Step back



Corner building treatments

Standards Regulating Height, Massing, and Articulation

- Massing breaks
- Building articulation
- Separation between ground floor and floors above



Major and Minor Massing breaks



Ground floor separation



Community Outreach – April 9, 2026

- Held at CUSM – 1501 Violet
- 7 members from the public attended
- Nine Major Comments were heard:
 - ✓ Habitat Conservation Questions
 - ✓ Curb Appeal of Habitat Lands
 - ✓ Comments about mosquitoes from habita conservation area
 - ✓ Comment about cross traffic - Wildrose Avenue
 - ✓ Question about section 8 housing
 - ✓ Question about maximum building height and general development standards
 - ✓ Comments – City generally going in the right direction



Next Steps

1. CEQA documentation and compliance (concurrent)
2. Rezoning Project #2 (concurrent)
3. Planning Commission Hearing -
4. City Council Hearing
5. HCD issues final letter of compliance



Thank You!

Questions? Contact:

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