

**NOTICE OF PUBLIC HEARING
CITY OF COLTON
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Colton will hold a Public Hearing at the City Council Chambers, 650 N. La Cadena Drive, Colton, California, at 5:30 p.m. on **Tuesday, June 10, 2025**, for the following project

FILE INDEX NUMBER: DAP24-0038

PROJECT DESCRIPTION: Specific Plan & Municipal Code Amendments: A recommendation to the City Council concerning amendments to Chapter 18.46 of the Colton Municipal Code and amendments to the Colton Hub City Centre Specific Plan (CHCCSP) (Specific Plan Amendment No. 2) to comply with the 6th Cycle Housing Element Update (2021-2029) and the accompanying CEQA Addendum to the Environmental Impact Report for the Colton Hub City Centre Specific Plan Project (State Clearinghouse No. 2008041067). The amendments include:

A. A Specific Plan Zoning Text Amendments:

The Amendments include the following:

1. The revised project would result in the rezoning of 17 parcels totaling approximately 93.86 acres within Planning Areas (PAs) 7, 8, 9, 12, 14, 15, 16, and 19 of the CHCCSP.
2. The rezoning includes a projected 2,226 units as identified in the Housing Element (53% of the RHNA).
3. The sites identified would be rezoned to RES-MU (Residential Mixed-Use), which is a new zoning district.
4. The new RES-MU zone would allow a minimum density of 20 dwelling units per acre (du/ac) and a maximum density of 40 du/ac.
5. The zone would allow mixed-use projects as well as standalone residential and standalone commercial.
6. To comply with state law, for mixed-use projects that have a residential component, the zone would require at least 50% of the total floor area to be occupied by residential use.
7. The revisions to Chapter 4 of the CHCCSP introduce the new zone and set development standards including lot requirements, density standards, setbacks, lot coverage, height, parking, and ground floor transparency requirements.
8. The development standards allow flexibility for a variety of housing types and uses. Many of the uses in the existing zone would be retained and multifamily residential uses would be added.
9. The amendment to the CHCCSP includes Objective Design Standards (ODS) that apply to the new RES-MU zone. Senate Bill (SB) 35 and SB 330 require projects to be reviewed against objective standards for eligible multifamily projects.
10. The ODS in the CHCCSP provide standards that can be measured and verified to ensure the proposed project satisfies the design intent and vision set forth in the Specific Plan. The ODS provides standards that regulate the following: Building Orientation and Layout; Site Access and Parking; Utilities and Trash Enclosures; Building Form; Building Height, Massing, and Articulation; Open Space; Roof Forms, Entries, and Windows; and Garages.
11. Adding new Section 7.4.9 (Amortization of Nonconforming Uses) and renumbering certain sections.

B. Municipal Code Amendments. Adding sections to Chapter 18.46 (Nonconforming Structures and Uses) of the Colton Municipal Code related to procedures for the Amortization of Nonconforming Uses.

PROPERTY LOCATION: Citywide and 0254-061-30, 0254-071-62, 0254-071-63, 0254-071-64, 0254-071-65, 0254-071-61, 0254-051-14, 0254-071-58, 0254-051-69, 0254-071-49, 0254-071-47, 0254-071-27, 0254-071-50, 0254-071-43, 0254-071-44, 0254-071-25, and 0254-051-13.

The Maps below show the Existing Land Use Plan and Proposed Land Use Plan:

Existing Land Use Plan

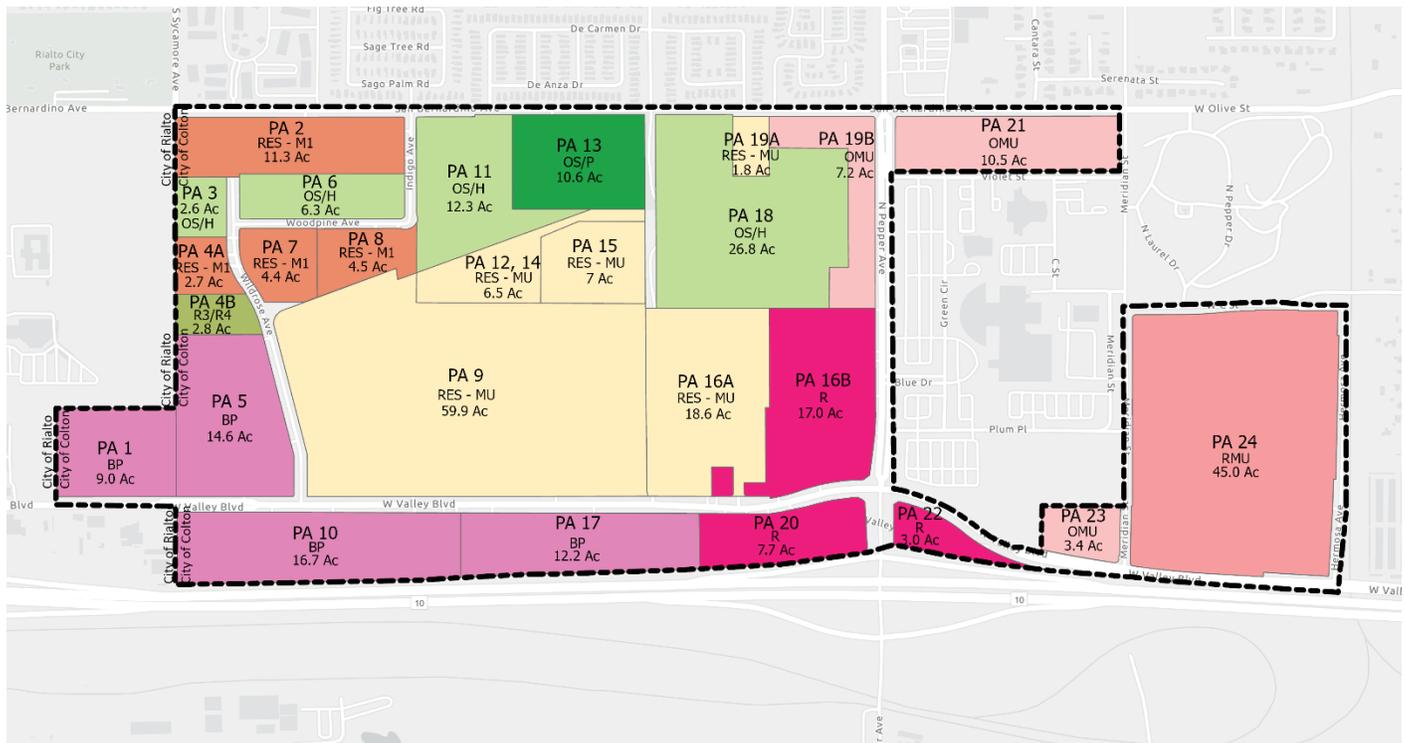


Legend

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



Proposed 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 |



Environmental Determination for DAP24-0038 determination of the accompanying CEQA Addendum to the Environmental Impact Report for the Colton Hub City Centre Specific Plan Project (State Clearinghouse No. 2008041067) **and** the proposed ordinances have been found that it can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse effect on the environment. Thus, the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

We ask that any person wishing to comment on the draft amended CHCCSP provide written comments by end of the public review period on **Tuesday, June 10, 2025 @ 4:00 p.m.** either by email to msuarez@ci.colton.ca.us or by delivery of mail to the following:

Mario Suarez, AICP, Planning Manager
City of Colton Development Services
659 North La Cadena Drive
Colton, CA 92324

Notice Date: May 17, 2025