

“A-2” (CHCCSP Amendments) and

Exhibit – “A-2”

Exhibit-A-2

ORDINANCE NO. O-XX-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLTON, CALIFORNIA AMENDING TITLE 18, SECTION 18.34.040 (COLTON'S HUB CITY CENTRE SPECIFIC PLAN – AMENDMENT NO. 2) AMENDING TABLE OF CONTENTS AND VARIOUS PROVISIONS OF SECTIONS 3, 4, 6, AND 7 PERTAINING TO LAND USE, DEVELOPMENT STANDARDS & ADMINISTRATION OF TITLE 18 OF THE COLTON MUNICIPAL CODE TO COMPLY WITH THE 6TH CYCLE HOUSING ELEMENT UPDATE (2021-2029) AND ACCOMPANYING ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE COLTON HUB CITY CENTRE SPECIFIC PLAN PROJECT (STATE CLEARINGHOUSE NO. 2008041067) (FILE INDEX NO. DAP24-0038)

WHEREAS, the City Council of the City of Colton desires to amend certain provisions of the Colton HUB City Centre Specific Plan (CHCCSP) and Zoning Code to ensure consistency with state law; and

WHEREAS, on November 21, 2014, the City Council of the City of Colton (“City Council”) adopted the Colton’s HUB City Centre Specific Plan (An Amendment of the West Valley Specific Plan); and

WHEREAS, the CHCCSP includes Community Planning & Design Goals, Land Use Plan & Components, Development Regulations, Community Design Guidelines & Objective Design Standards, Administration of the Specific Plan for the orderly development of the CHCCSP project area with a mix of land uses; and

1 changes would result from the revised project modifications nor have the existing conditions in
2 the project vicinity substantially changed such that major revisions to the 2014 EIR would be
3 required. The project would not result in a new significant environmental effect or a substantial
4 increase in the severity of previously identified significant effects. Specifically, the proposed
5 development, as compared to the 2014 EIR, do not result in new or substantially greater
6 significant impacts because the scale and nature of the proposed development is sufficiently
7 similar to that analyzed in the 2014 EIR such that the impacts of the proposed development are
8 within the levels and types of environmental impacts disclosed in the 2014 EIR; and, as related
9 to the proposed addition of the amortization procedure, pursuant to CEQA Guidelines Section
10 15061(b)(3) since the project establishes procedural requirements for the establishment of
11 amortization periods and does not result in changes to the environment.

12 **SECTION 3. General Plan.** The City Council hereby finds that the adoption of the
13 Ordinance is consistent with the General Plan Land Use Policy LU-1.1, LU-1.2 and LU-1.8
14 Housing Element Program 10 (Mixed-Use Development), and 11 (Rezoning Sites) as a matter
15 of law under Government Code section 66314(c) as further defined below:

16 **Policy LU-1.1: Ensure that all new development conforms to all applicable**
17 **provisions of the General Plan and Zoning Code;** in that, the proposed
18 changes are consistent with adopted 2021-2029 6th Cycle Housing
19 Element Programs and as recommended for changes within Programs 10
20 (Update Zoning Standards) and 11 (Rezoning Sites).

21 **Policy LU-1.2: Evaluate existing Specific Plans to ensure continued appropriateness**
22 **in relation to the goals and policies of the General Plan and the City's**
23 **long-term vision, and to reflect planned land use. After evaluation,**
24 **maintain, amend, or repeal Specific Plans, as appropriate;** in that, the
25 proposed CHCCSP Map and Text Amendments are consistent with
26 Policies within the City's 2013 adopted Land Use Element and 2021-

2029 6th Cycle Housing Element as noted within this resolution.

Policy LU-1.8 Interpret the Land Use Plan in a manner that provides for compatibility between adjacent land uses, and that allows the City to achieve land use, design, and economic development objectives; in that, the proposed amendments to the Administrative Section of the CHCCSP address approval process that requires project compliance with Objective Design Standards (ODS) for projects reviewed ministerially and land use compliance with ODS and compatibility findings for projects requiring review by the Planning Commission.

Program 10. Update Zoning Standards; in that, the proposed amendment to the Colton HUB City Centre Specific Plan (CHCCSP) includes updating development standards, adding Objective Design Standards, and increasing allowable residential densities consistent with the City’s 2021-2029 6th Cycle Housing Element.

Program 11. Rezoning Sites; in that, overall, the revised CHCCSP project, the changes pertaining to the 6th Cycle Housing Element “Programing,” 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. The rezoning includes a projected 2,226 units as identified in the Housing Element (53% of the RHNA).

SECTION 4. Specific Plan Code and Map Amendment. Title 18, Section 18.34.040 (Colton’s HUB City Centre Specific Plan – Amendment No. 2) amending table of contents and various provisions of sections 3, 4, 6, and 7 pertaining to land use, development standards & administration of Title 18 of the Colton Municipal Code is hereby amended to read as provided in Exhibit “A-2,” attached hereto and incorporated herein by reference.

SECTION 5. Effective Date. This Ordinance takes effect 30 days after its adoption.

1 environmental effect or a substantial increase in the severity of previously identified significant
2 effects. Specifically, the proposed development, as compared to the 2014 EIR, do not result in
3 new or substantially greater significant impacts because the scale and nature of the proposed
4 development is sufficiently similar to that analyzed in the 2014 EIR such that the impacts of the
5 proposed development are within the levels and types of environmental impacts disclosed in the
6 2014 EIR.

7 **SECTION 11. EFFECTIVE DATE.** This ordinance shall go into effect and be
8 in full force and operation from and after thirty (30) days after its final passage and
9 adoption.

10 **SECTION 12. PUBLICATION.** The City Clerk shall certify to the adoption of
11 this ordinance. Not later than fifteen (15) days following the passage of this ordinance,
12 the ordinance, or a summary thereof, along with the names of the City Council members
13 voting for and against the ordinance, shall be published in a newspaper of general
14 circulation in the City of Colton.

15 **SECTION 13. FILING.** The City Clerk shall submit a copy of this ordinance
16 to the Department of Housing and Community Development within 60 days after
17 adoption. The City Clerk shall also submit a Notice of Exemption within three days
18 after adoption.

19 **PASSED, APPROVED AND ADOPTED** by the City Council of the City of
20 Colton, California, at a regular meeting of the City Council held on the ___ day of
21 _____, 2025 by the following vote:

22 **AYES:**
23 **NOES:**
24 **ABSENT:**
25 **ABSTAIN:**

26 _____
27 FRANK J. NAVARRO, Mayor

28 **ATTEST:**

ISAAC T. SUCHIL, City Clerk