

**NOTICE OF PUBLIC HEARING  
CITY OF COLTON  
CITY COUNCIL MEETING**

**NOTICE IS HEREBY GIVEN** NOTICE IS HEREBY GIVEN that the City Council of the City of Colton will hold a Public Hearing at the City Hall -Council Chambers, 650 N. La Cadena Drive, Colton, California, 92324, at 6:00 p.m. on Tuesday, July 15, 2025. All comments will become part of the hearing record and will be accessible through the City Clerk's office. The City Council meeting may be viewed live at the City's website at <https://colton.12milesout.com/#page=1> or Colton Community Cable (Channel 3) for the following project:

**CASE NUMBER:** DAP24-0038 **Specific Plan Amendment**

**APPLICANT:** City of Colton Initiated

**PROPERTY OWNER:** Colton HUB City Center Specific Plan and Various Owners

**REQUEST: 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:

**Specific Plan Zoning Text Aments 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.

**PROPERTY LOCATION:** Colton HUB City Center Specific Plan and following County Assessor Parcel Numbers: 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.

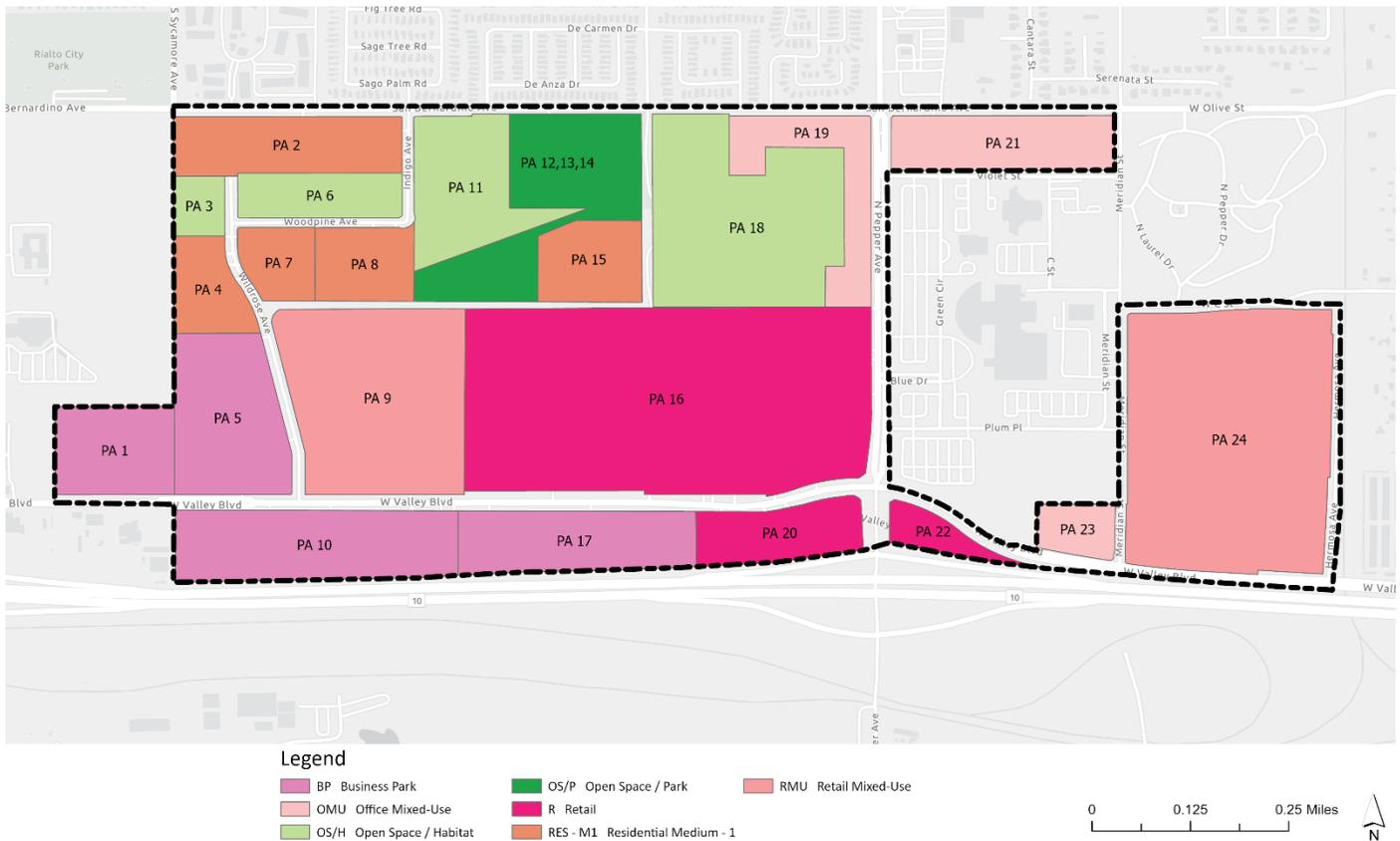
**PLANNING COMMISSION ACTION:** At a public hearing held on June 10, 2025, the Planning Commission of the City of Colton, by a 4-0 vote, voted to recommend City Council approval of Colton HUB City Centre Specific Plan Amendments (CHCCSP) (Map and Text) to various provisions within the CHCCSP by adopting Resolution R-12-25.

**CITY COUNCIL HEARING:** 6:00 PM, Tuesday, July 15, 2025

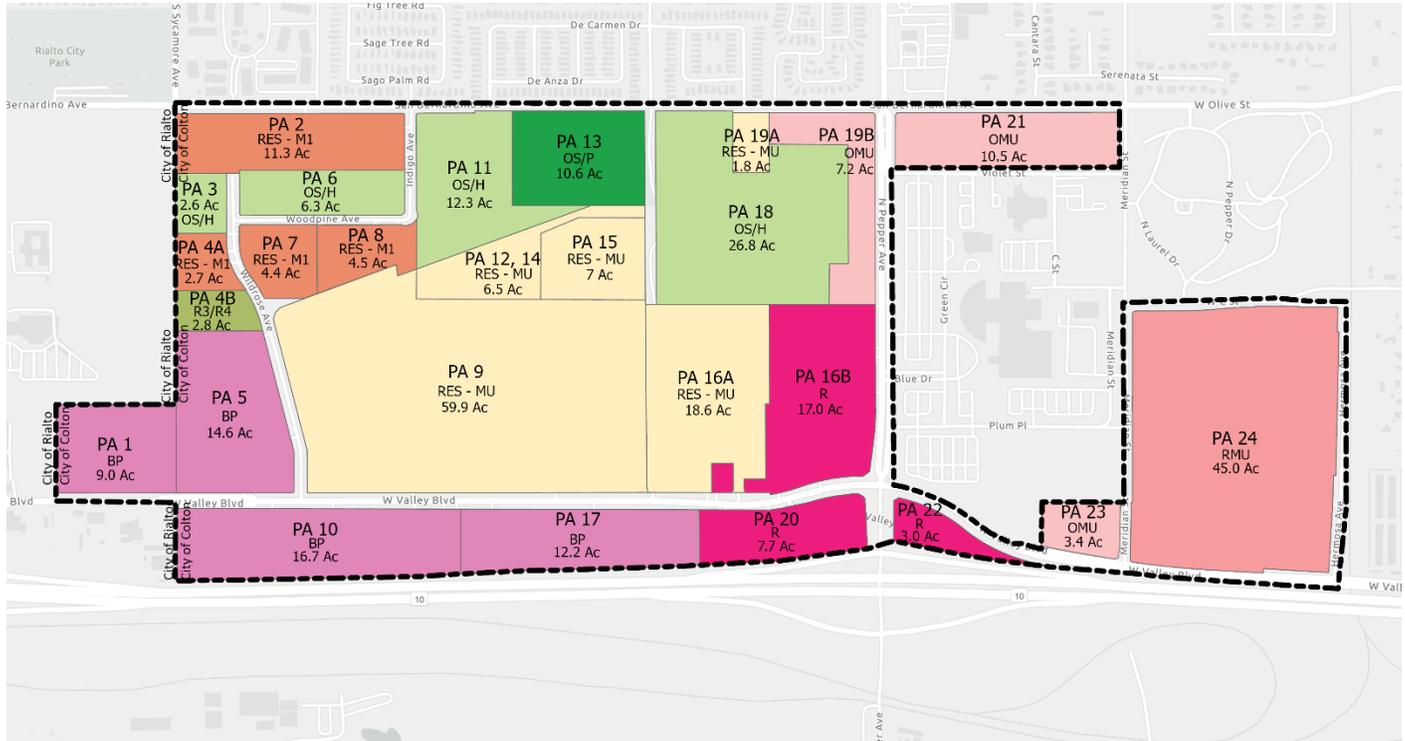
**Environmental Determination for DAP24-0038** determination of the accompanying CEQA Addendum to the Environmental Impact Report for the Colton Hub City Centre Specific Plan Project (State Clearinghouse No. 2008041067) **and** the proposed ordinances have been found that it can be seen with certainty 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.

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

**Existing Land Use Plan**

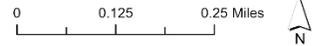


# Proposed Land Use Plan:



## Legend

<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border:1px solid black;"></span> BP Business Park	<span style="display:inline-block; width:15px; height:15px; background-color: #90ee90; border:1px solid black;"></span> OS/P Open Space / Park	<span style="display:inline-block; width:15px; height:15px; background-color: #fff2cc; border:1px solid black;"></span> RES - MU Residential Mixed-Use
<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border:1px solid black;"></span> OMU Office Mixed-Use	<span style="display:inline-block; width:15px; height:15px; background-color: #ff00ff; border:1px solid black;"></span> R Retail	<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border:1px solid black;"></span> RMU Retail Mixed-Use
<span style="display:inline-block; width:15px; height:15px; background-color: #90ee90; border:1px solid black;"></span> OS/H Open Space / Habitat	<span style="display:inline-block; width:15px; height:15px; background-color: #ff4500; border:1px solid black;"></span> RES - M1 Residential Medium - 1	<span style="display:inline-block; width:15px; height:15px; background-color: #90ee90; border:1px solid black;"></span> R3/R4



The above referenced project file is available for review at the City of Colton Development Services Department located at the Civic Center Annex at 659 N. La Cadena Drive (across the street from City Hall) between the hours of 7:30 a.m. and 5:00 p.m., Monday through Thursday. Phone: (909) 370-5079.

Any person or group wishing to comment on this application comment may submit written comments by 3:00 PM, July 15, 2025, either by email to [Cityclerkoffice@coltonca.gov](mailto:Cityclerkoffice@coltonca.gov) or by delivery of mail to the following:

City Clerk's Office  
 650 North La Cadena Drive  
 Colton, CA 92324

Notice Date: Tuesday, June 17, 2025