

SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF COLTON
JOINED WITH THE CITY COUNCIL/REDEVELOPMENT AGENCY/COLTON UTILITY
AUTHORITY OF THE CITY OF COLTON

June 23, 2009

A Special Meeting of the Planning Commission joined with the City Council/Redevelopment Agency/Colton Utility Authority of the City of Colton was held at 6:30 p.m., on the above-given date in the Council Chambers, 650 N. La Cadena Drive, Colton, CA 92324 with Mayor Chastain presiding. Notice of Special Meeting was given on June 22, 2009, in compliance with Government Code Section 54956.

ROLL CALL PLANNING COMMISSION:

Commissioners present were Perez, Navarro, Prieto, Martinez, Mitchell and Chairperson Ramirez.

Absent: Vice Chair Commissioner Archuleta

ROLL CALL CITY COUNCIL

Councilmembers present were, Perez, Yzaguirre, Mayor Pro Tempore Oliva and Mayor Chastain. Also present were Interim City Manager Miller and City Clerk Gomez.

Absent: CM Toro/De La Rosa/Bennett.

Said Special Meeting shall be for the purpose of studying and or taking action on the following matters:

City Council / Planning Commission Joint Meeting - Study Session on the General Plan Update.

Assistant City Manager Nuaimi provided a PowerPoint presentation on the General Plan update as follows:

Housing Element Update:

- Colton General Plan Activity Update
- State RHNA Mandate
- Housing Law and Residential Densities
- Strategies for Conformity
- Potential Risks

7 State Required General Plan Elements

- Housing
- Land Use
- Circulation
- Open-Space
- Safety
- Conservation
- Noise

Colton is updating 3 Elements

- Circulation
- Housing
- Land Use
- -Space (09/10)
- Conservation (09/10)

Colton General Plan Activity Update

HOUSING ELEMENT OBJECTIVES

1. Meet the housing needs of existing and future Residents
2. Analyze demographics, housing characteristics and trends
3. Market Governmental 3. Review constraints: Market, Governmental, Environmental
4. Evaluate resources: Land, Administrative, Financial
5. Review past accomplishments
6. Provide a plan to meet the future need

State RHNA Mandate

Define the RHNA Process

What is Colton's RHNA Allocation?

Where did this number come from?

Why we disagree with the State

- ❖ RHNA = Regional Housing Needs Allocation
 - SCAG defines Colton's "Fair Share" of the regional housing need
 - Housing needs are defined by household income categories
 - Nothing actually has to be built
 - The goal: Facilitate housing construction by zoning land at appropriate densities and eliminating impediments
 - The Housing Element covers July 1, 2008 to June 30, 2014
- ❖ Colton's RHNA is 3,705 new units
- ❖ Where did 3,705 come from?
 - The State tells SCAG how many units are needed
 - SCAG tells the Cities how many units are needed
 - The allocation was set in 2005 and 2006
- ❖ Colton has been doing its Fair Share

What the State didn't take into account

- ❖ Delhi Sands flower-loving fly
- ❖ Inadequate Infrastructure

Housing Law and Residential Densities

What is the State looking for?

- ❖ Minimum residential densities of 30+ units wherever possible
- ❖ 854 Very Low income units
- ❖ 595 Low income units
- ❖ 693 Moderate units

What is right for Colton?

- ❖ Demonstrate to the State that Lower Density
- ❖ Development Can Accommodate Affordable
- ❖ Housing Creation
- ❖ 22 DU / Acre vs. 30 DU / Acre

Strategies for Conformity

Quality Housing at the Right Densities

- Fairway Drive Apartment Building
- 37 units at 19.37 units per acre
- Senior housing on Mt. Vernon

Housing Law and Residential Densities

What is Right for Colton!

- Improve the existing housing stock
- Focus development in the Specific Plan areas
- Improve and enhance land uses along Mt. Vernon
- Modify the land use map to reflect current densities for South Colton and Downtown
- Create “Move-Up” housing for current residents

Strategies for Conformity

- Target Growth to the right areas
- Accommodate up to 4,112 new housing units
- Provide quality higher density housing

Colton’s Needs: A Sustainable Community!

1. Provide decent housing for all incomes and stages of life
2. Equal access to local jobs
3. Quality education, community services, parks, libraries
4. A transportation system that works
5. Safe neighborhoods

Housing Plan

1. Provide “Move Up” Housing Opportunities
2. Improve and Maintain the Existing Housing Stock
3. Create Opportunities for the Development of Higher-

Density Housing

4. Provide Adequate Housing Sites
5. Remove Governmental Constraints
6. Provide Equal Housing Opportunities

Potential Risks

1. Affordable Income Housing standard
 - 22 DU vs. 30 DU standard
2. HCD / State Requirements
3. Housing Element Not Approved
 - Litigation against the general plan
 - Potential loss of state / federal grants

Next Steps

- HCD Tour of Colton (done)
- Submit Draft Housing Element to HCD for review / approval
- Conduct Public Hearings once HCD approves Housing Element to adopt as part of the General Plan

Assistant City Manager Nuaimi explained that the city had missed deadline for having housing element approved, scheduled to be presented in March, however it has been rewritten.

Mayor Chastain explained that this was presented for study and review and it could be forwarded by the Council to HCD as it needs to be expedited.

Planning Commission concurred that they felt they didn't have an opportunity to review the report thoroughly, couldn't make recommendations and would like to return in 30 days to allow review and meet and provide comments, recommendations, and or approval of what is being presented.

Mayor Chastain moved that strategies go forward of the 22 vs. 30, also where we are going with the strategies on specific plan and the density, reviewed by Planning Commission, if major changes comes back to council for re-visitation and vote, if no major changes then submitted to HCD, to be placed on Planning Commission meeting of July 14th.

Motion/second by Mayor Chastain/Mayor Pro Tem Oliva. No objection to the motion.

Update on Colton Iron and Metal. (Verbal Report)

CM Oliva asked that this item be agendaized to the next regular meeting, along with staff report.

Assistant City Manager Nuaimi provided a brief update on the Colton Iron and Metal to both Council and Planning Commission.

Concurrence by members present to return this item to a regular council meeting along with a staff report.

ADJOURNMENT

At 6:50 p.m., with consensus of Council, Mayor Chastain declared the Special Meeting adjourned.