

# CITY OF COLTON

## HISTORIC PRESERVATION COMMISSION AGENDA

COUNCIL CHAMBERS, 650 N. LA CADENA DR., COLTON, CA 92324

REGULAR MEETING – Wednesday March 09, 2016 – 5:30 P.M.

1. Agenda

Documents: [3-09-2016\\_HPC AGENDA.PDF](#)

2. A. CALL TO ORDER

3. B. ROLL CALL

4. C. PLEDGE OF ALLEGIANCE

5. D. ELECTION OF OFFICERS

6. E. APPROVE OF MEETING MINUTES

6.I. E.-1 December 9, 2015 Commission Meeting Minutes

Documents: [HPC AGENDA - DECEMBER 9,2015 \\_ MINUTES\\_.PDF](#)

7. F. PUBLIC COMMENTS

8. G. REPORTS AND INFORMATION

8.I. Item G\_Downtown Development Code And Design Manual

Documents: [ITEM G\\_DOWNTOWN PROJECT\\_STAFF MEMO WITH ATTACHMENTS\\_03-09-16.PDF](#)

9. H. COMMISSION COMMENTS

10. I. ADJOURNMENT

**Next scheduled meeting: Wednesday, April 13, 2016**

***Documents Related to Open Session Agendas (SB 343).*** Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 8:00 am to 4:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324.

***Appeal of Historic Preservation Commission Action.*** If you challenge in court any action of the Historic Preservation Commission related to a public hearing item, you may be limited to raising only those issues you

*or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Historic Preservation Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant's receipt of notice of the action.*

**ADA Compliance.** *In compliance with the American with Disabilities Act, if you need special assistance to participate in a Historic Preservation Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*



# CITY OF COLTON HISTORIC PRESERVATION COMMISSION AGENDA

COUNCIL CHAMBERS, 650 N. LA CADENA DR., COLTON, CA 92324  
REGULAR MEETING – Wednesday March 09, 2016 – 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. ELECTION OF OFFICERS

E. APPROVAL OF MEETING MINUTES

1. December 09, 2015 Commission Meeting Minutes

F. PUBLIC COMMENTS

G. REPORTS AND INFORMATION

**Downtown Development Code and Design Manual**

**STAFF RECOMMENDATION:** Commission comments and questions.

H. COMMISSION COMMENTS

I. ADJOURNMENT

**Next scheduled meeting: Wednesday, April 13, 2016**

*Documents Related to Open Session Agendas (SB 343).* Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 8:00 am to 4:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324.

*Appeal of Historic Preservation Commission Action.* If you challenge in court any action of the Historic Preservation Commission related to a public hearing item, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Historic Preservation Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant's receipt of notice of the action.

*ADA Compliance.* In compliance with the American with Disabilities Act, if you need special assistance to participate in a Historic Preservation Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



# CITY OF COLTON HISTORIC PRESERVATION COMMISSION AGENDA MINUTES

**COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – Wednesday, December 09, 2015– 5:30 P.M.**

**A. CALL TO ORDER**

Call to order at: 5:30 p.m.

**B. ROLL CALL**

<b>PRESENT</b>	
<b>Commissioners</b>	
Chairperson W. Don Earp- excused absence	
Vice-Chairperson Linda Tripp-excused absence	
Jess-Derrick Vasquez	
Maria Serrano	
Larry Sheffield	
Rosemary Speer	
Henry J Vasquez	
<b>City Staff</b>	
Mark Tomich, AICP, Director	
Mario Suarez, AICP, Senior Planner	
Jay Jarrin, AICP, Senior Planner	

**C. PLEDGE OF ALLEGIANCE**

Led by: Commissioner Larry Sheffield.

**D. APPROVAL OF MEETING MINUTES**

1. September 09, 2015 Historic Preservation Meeting Minutes.

Motion and second by Commissioner J. D Vasquez/Commissioner J. D. Vasquez 5 to 0 to approve. Roll call vote as follows: Ayes- Commissioner H. Vasquez, Commissioner Speer, Commissioner Serrano, Commissioner Sheffield, and Commissioner J.D. Vasquez. Commissioner Earp and Commissioner Tripp absent from vote.

**E. PUBLIC COMMENTS**

None.

**F. COMMISSION CONSIDERATION**

**1. FILE INDEX NUMBER: HP0-000-055 GONZALEZ HOME**

(Continued from November 12, 2015)

**PROPERTY OWNER: Denise A. Gonzalez**

**APPLICANT:** Denise A. Gonzalez

**PROPERTY LOCATION:** 733 Herberts Lane  
ASSESORS PARCEL NUMBER 0160-213-230000

**REQUEST: Major Certificate of Appropriateness** for conversion of existing 324 square foot garage into a bedroom and new construction of a 400 square foot carport located at the front of the lot on a non-designated historic resource property with a single-family residential structure constructed in 1954, zoned R-1, Single-Family Residential and within the Terrace Historic District.

**PRESENTED BY:** Mario Suarez, Senior Planner

**PUBLIC COMMENT**

None.

**PROPOSED ENVIRONMENTAL DETERMINATION: Categorical Exemption, Class 03** - Pursuant to the California Environmental Quality Act (CEQA) Guidelines: Exempt under Article 19, Section 15303 (New Construction or Conversion of Small Structures).

**STAFF RECOMMENDATION:** Approve, subject to conditions of approval.

Motion and second by Commissioner J. D. Vasquez/Commissioner Speer 5 to 0 to approve with conditions. Roll call vote as follows: Ayes- Commissioner H. J. Vasquez, Commissioner Speer, Commissioner Serrano, Commissioner Sheffield, Commissioner J.D. Vasquez. Commissioner Earp and Commisisoner Tripp absent from vote.

2. **FILE INDEX NUMBER:** **HP0-000-053** **SAURABH PATEL (NEW HOUSE)**

**PROPERTY OWNER:** PATEL, SAURABH

**APPLICANT:** Rob Patel, SP Drafting

**PROPERTY LOCATION:** 428 West E Street  
ASSESSOR PARCEL NUMBER: 0162-032-07

**REQUEST: Major (Historic) Certificate of Appropriateness** for a proposed new 2-story single-family residence with an attached garage on a vacant unimproved non-conforming lot at 428 West E Street, with less than the currently required lot width (25 feet) and lot area (3750 sf) within the R-1 zone, Low Density Residential, and within the Terrace Historic District.

**PRESENTED BY:** Jay Jarrin, Senior Planner

**PUBLIC COMMENT**

None.

**PROPOSED ENVIRONMENTAL DETERMINATION: Categorical Exemption, Class 03** - Pursuant to the California Environmental Quality Act (CEQA) Guidelines: Exempt under Article 19, Section 15303 (New Construction or Conversion of Small Structures).

**STAFF RECOMMENDATION:** Approval, subject to conditions.

Motion and second by Commissioner H. J. Vasquez/Commissioner Speer 4 to 1. Roll call vote as follows: ayes- Commissioner H. J. Vasquez, Commissioner Speer, Commissioner Serrano, and Commissioner Sheffield. Noes- Commissioner J.D. Vasquez. Commissioner Earp and Commissioner Tripp absent from vote.

3. **FILE INDEX NUMBER: HP0-000-054 GITA PATEL (NEW HOUSE)**

**PROPERTY OWNER:** GSK PATEL FAMILY TR 4-27-05  
Gita Patel

**APPLICANT:** Rob Patel, SP Drafting

**PROPERTY LOCATION:** 442 West E Street  
ASSESSOR PARCEL NUMBER: 0162-032-05

**REQUEST: Major (Historic) Certificate of Appropriateness** for a proposed new 2-story single-family residence with an attached garage on a vacant unimproved nonconforming lot at 442 West E Street, with less than the currently required lot width (25 feet) and lot area (3750 sf) within the R-1 zone, Low Density Residential, and within the Terrace Historic District.

**PRESENTED BY:** Jay Jarrin, Senior Planner

**PUBLIC COMMENT**

None.

**PROPOSED ENVIRONMENTAL DETERMINATION: Categorical Exemption, Class 03** - Pursuant to the California Environmental Quality Act (CEQA) Guidelines: Exempt under Article 19, Section 15303 (New Construction or Conversion of Small Structures).

**STAFF RECOMMENDATION:** Approval, subject to conditions.

Motion and second by Commissioner H J. Vasquez/Commissioner Speer 4 to 1 to approve . Roll call vote as follows: Ayes- Commissioner H. J. Vasquez, Commissioner Speer, Commissioner Serrano, and Commissioner Sheffield. Noes- Commissioner J.D. Vasquez. Commissioner Earp and Commissioner Tripp absent from vote.

**G. REPORTS AND INFORMATION**

None.

**H. COMMISSION COMMENTS**

**I. ADJOURNMENT**

**Meeting was adjourned at 6:03 p.m.**

DRAFT



# Memorandum

**CITY OF COLTON**  
**Development Services Department**

**DATE:** March 8, 2016

**TO:** HONORABLE CHAIR AND HISTORIC PRESERVATION COMMISSION MEMBERS

**FROM:** MARK TOMICH, AICP, DEVELOPMENT SERVICES DIRECTOR

**PREPARED BY:** MARIO SUAREZ, AICP, SENIOR PLANNER

**SUBJECT:** DOWNTOWN DEVELOPMENT STANDARDS AND DESIGN MANUAL

## **RECOMMENDATION:**

Staff recommends that the Historic Preservation Commission:

- Receive Staff Presentation;
- Historic Preservation Commission Comments;

## **BACKGROUND:**

On August 19, 2014, the City Council accepted the Sustainable Communities Planning Grant for preparation of a Downtown Development Code and Design Manual. A Request for proposal went out to 12 experienced planning and design consulting firms to prepare a downtown development code and design manual. After conducting an in-house three person peer review / interviews with several consultants, the City selected the RRM Design Group to prepare the Code and Manual. On December 2, 2014, the City Council approved a professional services agreement with RRM Design Group to prepare a downtown development code and design manual.

The project kick-off meetings took place in January 2015. Following stakeholder interviews, public workshops and joint City Council and Planning Commission meetings were held. Summary notes of the meetings are provided in the attachments.

The Downtown Development Code and Design Manual is now ready for the final draft review by this Commission.

Staff will be presenting a brief presentation of the main components of the project prior to bringing the final draft project to the Planning Commission for review and recommendation to the City Council.

## **ATTACHMENTS:**

1. Summary of February 26, 2015 Stakeholders Meeting
2. Summary of March 19, 2015, Public Workshop Meeting
3. Summary of April 23, 2015, Joint Planning Commission / City Council Meeting
4. Summary of September 24, 2015 Public Workshop Meeting
5. September 24, 2015 PowerPoint Presentation
6. Draft Vision Poster

# **ATTACHMENT 1**

Summary Notes of  
Stakeholders Meeting  
on 2/26/15



## COLTON DOWNTOWN DEVELOPMENT CODE AND DESIGN MANUAL – STAKEHOLDER MEETINGS #1

On February 26, 2015, a series of half-hour meetings were held by RRM Design Group with various stakeholders including downtown businesses, residents, decision-makers, commissioners, affected agencies, investors, and interest groups. The purpose of the meetings was to introduce the project and provide an informal opportunity early in the planning process to hear preliminary issues and ideas to inform the contract design consultant and staff in the preparation of the Colton Downtown Development Code and Design Manual.

Sixteen stakeholders were interviewed over the course of the day at City Hall offices. The interviews were quite informative, laying a foundation of background information and identifying many issues as well as visions for development of the Downtown Development Code and Design Manual. As part of the meetings, an overview of the project process and schedule was furnished to stakeholders that identified additional opportunities to help shape the plan vision and content over the coming months.

## COLTON KEY STAKEHOLDER COMMENTS

### Essence of Colton

- Colton is like a little village – everyone knows everyone and in many cases are related
- Colton has been a crossroads for freeways, railroads, cultures – meeting place of different people – consider theme
- Colton is full of young families
- Colton has a small town feel and is family oriented
- Colton is a commuter town
- Downtown should be called the HubCity, and the west end should get a different trendy name
- This study of Downtown Colton should be expanded to include the commercial area along La Cadena Drive south of the freeway

### Architecture

- New compact lot standards are good
- Ask the community if they want a historic architectural character or something like the Villas
- Bring back architectural quality, history and scale to buildings
- Provide color standards – no purple buildings
- Character of buildings should reflect history
- Encourage solar panels in projects
- The small lot cottage housing project is not Colton – no place to play or yard

**Land Use**

- Good downtowns have a vibrant mix of diversity of uses – shops, restaurants, cafes, saloons, coffee shops, pool halls, movie theater; going downtown is an exciting adventure
- Fast casual restaurants would work here
- Not every project should be required to be mixed-use in Downtown
- Banks bring people Downtown
- Many seniors babysit and need places to go – playground, ice cream shop, places to eat
- Additional senior housing is needed
- Encourage more mixed-use and senior housing
- Provide shop local options – benefit the people who live here
- Downtown needs more events and reasons to come Downtown
- Bring farmers market Downtown
- Need restaurants on La Cadena
- Downtown used to have more entertainment – movie theaters, bowling alley
- Consider police vehicle storage and substation at underpass under freeway (former rail right of way)
- Residents do not like the lumberyard in Downtown – dislike the look
- More local jobs and industry are needed

**Mobility**

- Bus schedule has converted to mobile device application
- Route 1 bus route is the most used in the region
- Omnitrans is okay with developer or City bus shelters, but installers must maintain
- Access Paratransit provides ADA service
- Improve walkability
- Improve and maintain roadways
- Need improved transit for seniors
- Bus stops need improving
- Wide sidewalks to accommodate strollers and wheelchairs

**Beautification and Public Spaces**

- Provide public art Downtown
  - Consider a program to improve existing housing stock – painting, fences, maintenance, address vacancy
- Little Colton could be improved as a linear park
- Need pedestrian-oriented lighting
- The area needs beautifying – looks rundown and not a good feeling
- Need small pocket parks
- Downtown needs more inviting streetscapes and inviting intersections
- Underpasses need beautification

- Transients are the biggest Downtown issue – increase police patrol
- Relaxing gathering spaces are needed Downtown; Fleming Park is the “living room” only used for company
- Need a face to the freeway, visual attraction, show that there is a reason to get off the freeway, gateway sign
- Vacancies and vandalism are big issues
- Vacancies are vandalized, board up, and reduce visual impact

**Economics/Incentives**

- Donation programs for beautification
- Consider 1% tax rebate incentive – see Hesperia
- Look for ways to avoid a prevailing wage trigger for on- and off-site improvements – see Coalinga
- Theater needs a 10 mile trade area so may not be viable
- Perception that impact fees are high compared to surrounding communities
- Processing, business license, etc. take a long time
- Look for ADA grants
- State recycled water criteria is limiting the redevelopment – cost prohibitive
- Vertical mixed-use may not be marketable in Colton
- Need a small business champion at City Hall

**Other**

- Water quality and electrical services (transformers) are issues
- Electronic reader board freeway signage is desirable for commercial tenants
- Freeway signage is needed – perceived that current regulations cater to corporations
- Need exceptions for sign ordinance for special event and sales

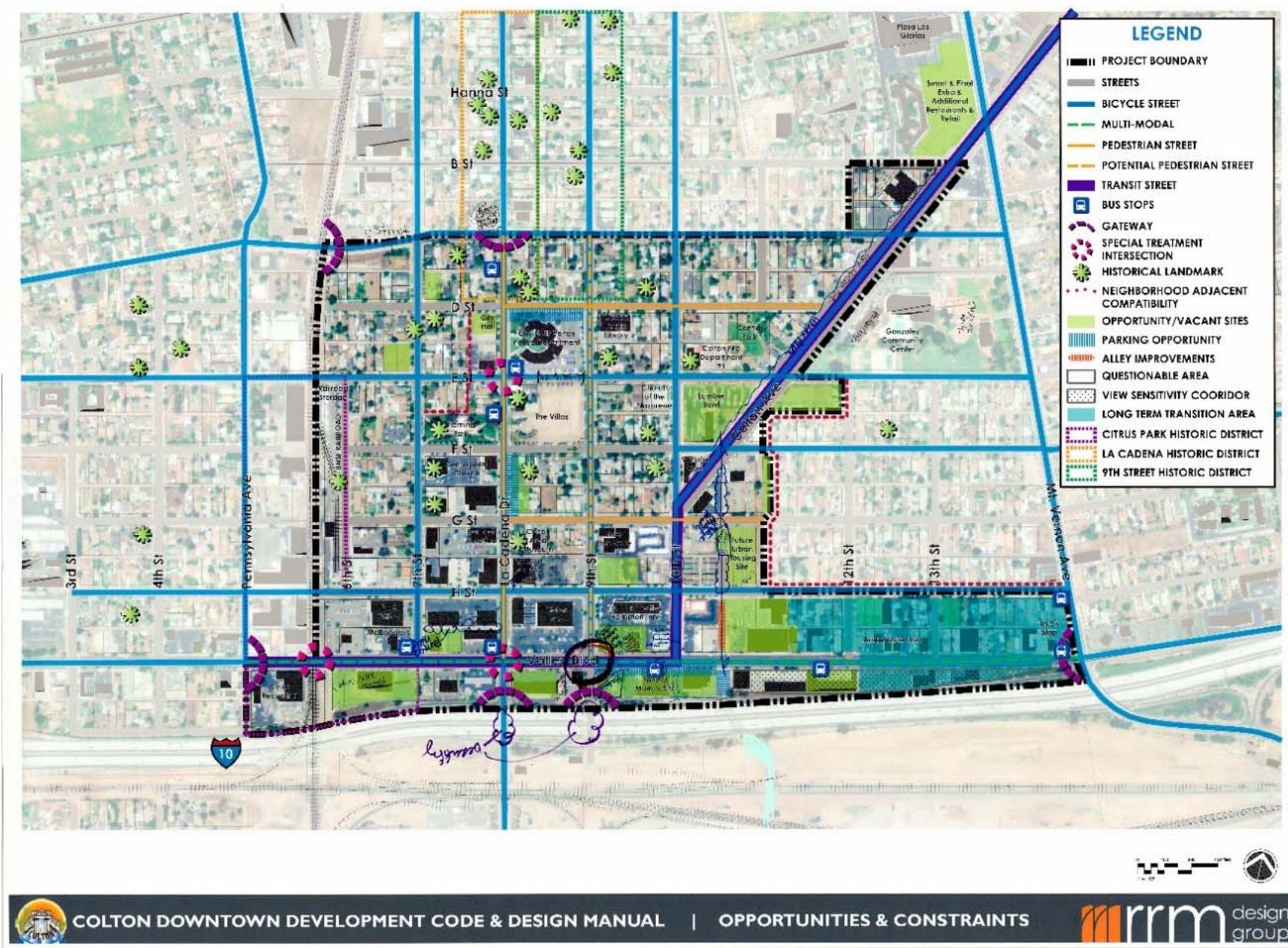
**Interviewers, notes and draft constraints map by:**

Diane Bathgate and Jami Williams

RRM Design Group: 32332 Camino Capistrano, Ste. 205 • San Juan Capistrano, CA 92675

p: (949) 361-7950 • f: (949) 361-7955

www.rrmdesign.com



## Preliminary Opportunities and Constraints Map from the Stakeholder Meetings.

Development Services Department | 659 N. La Cadena Dr. | Colton | Ca. | 92324 | 909-370-5079 | www.ci.colton.ca.us

# **ATTACHMENT 2**

Summary Notes of  
Workshop Meeting on  
03/19/15

# Workshop Summary

## March 19, 2015

The community was invited to an evening workshop to receive an introduction to the Colton Downtown Development Code and Design Manual project and to comment on several topics concerning the downtown study area. The workshop was held at the Colton Hutton Center at 660 Colton Avenue, Colton. Approximately 25 individuals attended the workshop. The workshop was videotaped by City staff to share the workshop experience with the entire community. City staff encouraged the community to participate by distributing notices throughout the City and posting on the City's website.

Handouts available at the sign-in table included a project summary, with a map of the study area, and comment forms that could be taken for additional comments and mailed back to the City. Exhibits on display included a base aerial map, an existing conditions map, and an opportunities and constraints map. The opportunity to sign-up also was provided for future project notices.

To facilitate workshop presentations and activities, staff from RRM Design Group and the City of Colton were in attendance:

### RRM Design Group

Diane Bathgate  
Brian Hannegan  
Ashley Hefner

### City Staff

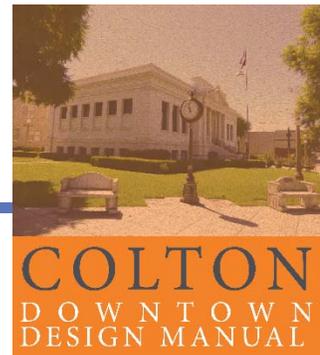
Mark Tomich  
Mario Suarez

In addition, Council Member Dr. Luis Gonzalez attended.

## Project Introduction

Diane Bathgate, Project Manager with RRM Design Group welcomed everyone and gave a PowerPoint presentation introducing the project and study area, identifying the goals of the Sustainable Communities Planning Grant received for the project, reviewing the project process, describing what the end products will be, and summarizing what the team had already heard from stakeholders, City decision makers, City staff, and others (click here to view presentation).

The Development Code and Design Manual will be processed in four phases over the course of 11 months, and the next step will be identifying what the vision of the products will be.



## Issue Identification Exercise

The interactive portion of the workshop then began and was an opportunity for individual comments to be documented. Five stations were set up with exhibits and banners to solicit comments regarding the below topics:

- 1 – Essence/Identity of Colton
- 2 – Why do you spend time in Downtown? What Works?
- 3 – What keeps you from spending time in Downtown? What is needed?
- 4 – Beautification/Public Spaces
- 5 – Mobility

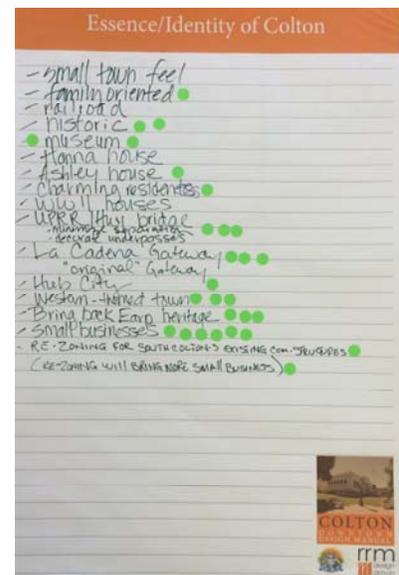
A summary of the results from each station is provided below. The comments noted reflect individual contributions to brainstorm issues related to each topic. It is intended that comments will contribute to further analysis and discussion that will take place prior to formal recommendations.

### 1 – Essence/Identity of Colton

Comments that received the most support are:

- Small businesses
- La Cadena highway/railroad gateway
- Western-themed town
- Earp family heritage
- Historic nature of the community, including the museum and charming residences such as the Hanna and Ashley houses
- Hub city

Several other comments were noted including: small town feel, family oriented, railroad, World War II houses, and re-zoning for south Colton's existing commercial structures to bring more small businesses.

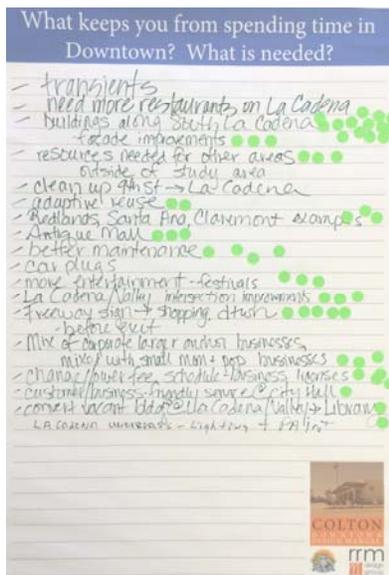


### 2 – Why do you spend time in Downtown? What Works?

Comments that received the most support are:

- Add parks at La Cadena near the Fire Department

Several other comments were noted including: Fleming Park, community events, the parade, and to copy Hawaii's Ziggy's Hamburger, someplace that is open 24/7.



### 3 – What keeps you from spending time in Downtown? What is needed?

Comments that received the most support are:

- Buildings along south La Cadena need façade improvements
- A freeway sign is needed directing people to downtown and businesses
- Better maintenance in general, but especially at the gateways into town
- The fees for permitting need to be lowered to encourage new businesses
- The La Cadena underpasses and La Cadena’s intersections with Valley Road and 9th Street need to be improved, lighting and paint noted
- Needs a mix of larger corporate anchor business mixed with small mom and pop businesses

Several other comments were noted including: transients, needs more restaurants on La Cadena, cleanup of 9<sup>th</sup> Street and La Cadena, car plugs (for electric cars), need customer service and business-friendly services at City Hall.

### 4 – Beautification/Public Spaces

Comments that received the most support are:

- La Cadena and other downtown streets need more trees
- The La Cadena underpass needs to be improved, possibly with lighting, artwork such as murals, with a preference for local artists
- Landscaping, especially drought-resistant low maintenance
- A maintenance program was again a popular topic, especially a crew to clean up overflowing trash cans around downtown
- Façade improvements, especially on the south side of the study area, was again an important subject

Several other comments were noted including: more and improved pedestrian lighting, more places to sit, cleanup of parkway plantings, artificial grass saves water, lighting for the underpass, Caltrans right-of-way maintenance along Mt. Vernon, and use of status and other sculptural art.

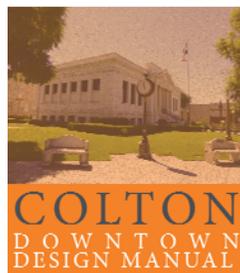
### 5 – Mobility

Comments that received the most support are:

- A main freeway sign needs to be prior to the exits
- Provide a regional bus to the border
- Provide better transit for seniors

Several other comments were noted including: make more walkable areas, more parking on lower La Cadena north of Valley Road, bring back street cars, wayfinding, better circulation and traffic flow, find ways to deal with traffic along Valley Road, freeway access and visibility, redesign and modernize, deter transients, provide a bus to the casino, install signals with pedestrian protections at major intersections, remove bricks in crosswalks for wheelchairs, implement energy efficient night lighting on bike path, implement more ADA features on walkways, have UPRR/Santa Fe donate an old locomotive as a feature somewhere, electric car recharge stops, clean up on/off ramps, paint railroad trestles, and provide east/west bikeway (like Rancho Cucamonga).

Project next steps include a Colton City Council/Planning Commission Joint Study Session to be held on Thursday, April 23, 2015 in the Colton Council Chambers.



# **ATTACHMENT 3**

Summary Notes of Joint  
CC/PC Meeting on  
04/23/15

# City Council/Planning Commission Joint Study Session Summary

## April 23, 2015

The City Council and Planning Commission were invited to an evening study session to receive an introduction to the Colton Downtown Development Code and Design Manual project and to comment on several topics concerning the downtown study area. The community was also invited to attend. The study session was held at the City Council Chambers at 650 North La Cadena Drive, Colton.

Mayor Delarosa; Councilmembers Zamora Jorin, Navarro, Gonzalez, Bennett; and Planning Commissioners Archuleta, Delgado, Granado-Dominguez, Grossich, Prieto, and Woods were all present. Council members Toro and Suchil were absent. Approximately ten community members attended the session. The session was videotaped to share the session with the community. In addition to regular noticing and posting of the agenda, notices and flyers were distributed throughout the City and posted on the City's website to advertise the meeting.

Handouts available included a project summary, with a map of the study area, and comment forms that could be taken for additional comments and mailed back to the City. Exhibits on display included a base aerial map, an existing conditions map, and an opportunities and constraints map. The opportunity to sign-up for future project notices was also provided.

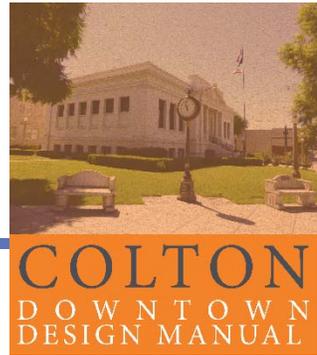
To facilitate session presentations and activities, staff from RRM Design Group, The Natelson Dale Group, and the City of Colton were in attendance:

<u>RRM Design Group</u>	<u>The Natelson Dale Group</u>	<u>City Staff</u>
Diane Bathgate	Roger Dale	Mark Tomich
Ashley Hefner		Mario Suarez

### Project Introduction

Diane Bathgate, Project Manager with RRM Design Group welcomed everyone and gave a PowerPoint presentation introducing the project and study area, identifying the goals of the Sustainable Communities Planning Grant received for the project, reviewing the project process, describing what the end products will be, and summarizing what the team had already heard from stakeholders, City decision makers, City staff, community members, and others.

[Colton Downtown Development Code & Design Manual](#)  
[City Council/Planning Commission Joint Study Session Summary](#)



April 23, 2015

**Why Market Study is Important to Process**

- Provide realistic basis for land use policies
- Inputs to environmental analysis
- Marketing information for developers

April 23, 2015





**Next Steps – Implementation Strategy**

- Focus on specific “opportunity sites”
- Marketing approach
- Incentives for developers / tenants
- Funding/financing of public improvements
- Linkages to other development areas in Colton

April 23, 2015






Roger Dale with The Natelson Dale Group presented an overview of the market study prepared for the project, explaining the purpose of the study, why the study is important to the process, the approach to the analysis, key strengths/opportunities, a summary of development opportunities with a 20-year forecast, key challenges, and next steps. The Development Code and Design Manual will be processed in four phases over the course of 11 months, and the next step will be identifying what the vision of the products will be.

## Issue Identification Exercise

The interactive portion of the session then began and was an opportunity for individual comments to be documented. The Councilmembers, Commissioners, and community members added to, and refined, comments on issues identified to date. A summary of the comments from each issue is provided below. The comments noted reflect individual contributions related to each topic.

### 1 – Essence/Identity of Colton

- Hub of the Inland Empire
- Earp family heritage
- Santa Ana River, Slover Mountain, and hills
- San Bernardino Valley College and the new California University of Science and Medicine (Cal Med) medical school
- Utilize historic resources to bring visitors
- Portland Cement Company
- Municipal plunge
- Native American heritage
- Let’s not forget South Colton

### 2 – Why do you spend time in Downtown? What Works?

- No additional comments

### 3 – What keeps you from spending time in Downtown? What is needed?

- More small businesses
- Identify Colton as Railroad City USA/Train Town USA, and open a rail museum
- Start a historic pride program, such as a ‘historic house of the month’
- Add events to the Summer Concert Series, such as a farmers market and car cruise
- Business incentives
- Policy to tie South Colton to the study area and to set the stage for Phase II, a South Colton development code and design manual

#### 4 – Beautification/Public Spaces

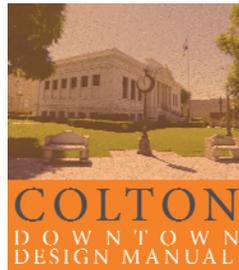
- La Cadena is a main entry to Colton, it should be beautified
- Beautify the railroad and highway entrances to draw people into town
- Uniform signage program throughout the City, possibly including ‘hub city emblem’

#### 5 – Mobility

- Gateway sign on Highway and La Cadena within the study area is needed, possibly partner with San Bernardino County for funding and construction

Additional comments included the recommendation to provide measurable goals where practical and that the Union Pacific Railroad will be placing a mural portraying the history of the local railroad along a right-of-way wall in the study area.

Many participants stressed the importance of following through with a “Phase II”, which would include a planning effort to address South Colton. This would also include City staff seeking grant funding to support the effort, as is the case for the Downtown project.



# **ATTACHMENT 4**

Summary Notes of  
Workshop Meeting on  
9/24/15

# Workshop Summary

## September 24, 2015

The community was invited to an evening workshop to receive an update on the Colton Downtown Development Code and Design Manual project and to comment on the identified vision and planning principles that will guide the preparation of the documents. The workshop was held at the Rendez-Vous Café, 201 E. Valley Boulevard, Colton. Approximately 15 individuals attended the workshop. City staff encouraged the community to participate by distributing notices throughout the City, Channel 3 Public Access/Government Channel, Chamber of Commerce E-Mail Blast and posting on the City's website. Representatives from City Council, Planning Commission, and Historic Preservation groups were also in attendance.

Handouts available at the sign-in table included the draft vision poster (with descriptions of features on the back), the draft planning principles, and comment forms that could be taken for additional comments and mailed back to the City. Exhibits on display included the vision poster, streetscape perspectives, planning principles, and the mobility poster. The opportunity to sign-up for future project notices also was provided.

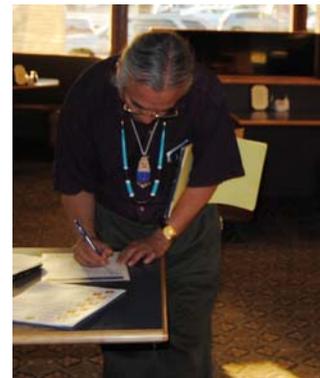
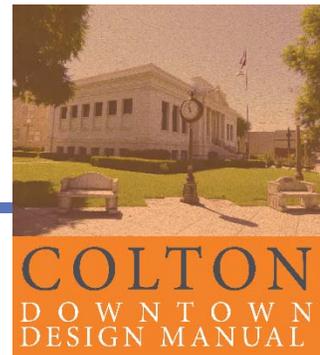
To facilitate workshop presentations and activities, staff from RRM Design Group and the City of Colton were in attendance:

### RRM Design Group

Diane Bathgate  
Jami Williams  
Ashley Hefner

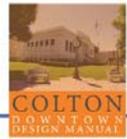
### City Staff

Mark Tomich  
Mario Suarez  
Reggie Torres  
Jessica Sutorus





# Planning Principles

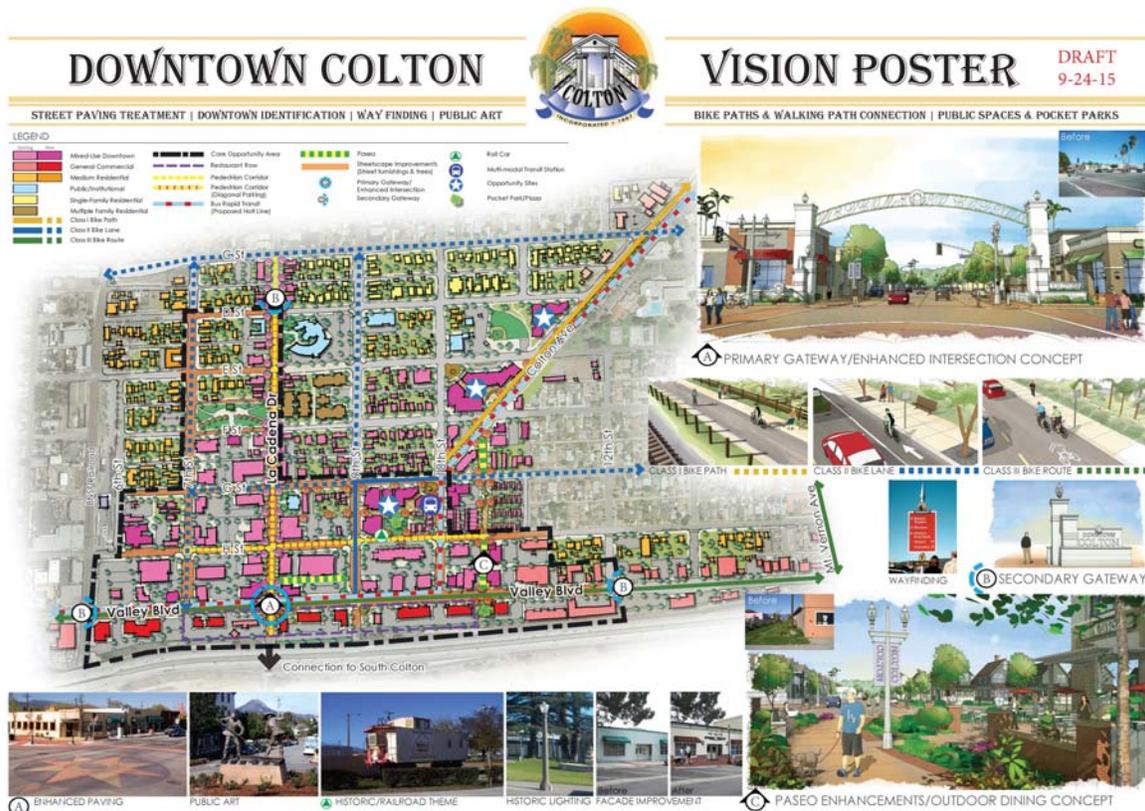


1. Historic Heritage
2. Downtown Identity
3. Link South Colton
4. Sustainability and Healthy Living
5. Expanded Mobility
6. Mix of Commercial Uses
7. Small Businesses
8. Streetscape Beautification
9. Gathering Spaces
10. Revitalize and Maintain



## Presentation

Mark Tomich, Development Services Director with the City of Colton welcomed everyone and introduced RRM Design Group. Diane Bathgate, Project Manager, and Jami Williams, Principal-In-Charge, gave a PowerPoint presentation recapping the project and discussing what the end products will be, the schedule, what was heard so far from the community and decision-makers, and the market study. The body of the presentation focused on draft planning principles, vision poster, streetscape improvements, and preliminary concepts for Downtown Colton. After each presentation segment, comments were solicited.



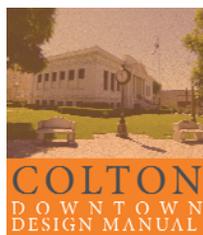
## Comments

Attendees were asked what else they would like to see considered for the project, and the following comments were received:

- Extend the H Street pedestrian corridor improvements about 600 feet to the east.
- Design La Cadena Drive to slow vehicles down and create a pleasant pedestrian experience. This should be done by narrowing streets, widening sidewalks, and creating spaces for both active and passive recreation, for people and pets to gather, relax and play, possibly with shade and water play features.
- Consider design features that attract people to walk or visit the downtown.
- Convert the abandoned Union Pacific railroad right-of-way in South Colton, which is an eye sore, into a bike path making a connection with South Colton neighborhoods.
- Bicycle access to the Santa Ana River trail should continue to be pursued, thereby creating more connectivity to the downtown.
- The Omnitrans bus stops need to be upgraded.
- Offer incentives for façade improvements such as utility rebates (since utilities are City-owned).
- Freeway visibility is important and needs to be improved.
- Businesses downtown should focus on entertainment uses. Once there is increased foot traffic, retail can be more easily established.
- Businesses should be family-oriented so that vagrants are not attracted.
- A small boutique theater would be a good anchor to draw people downtown.
- The mix of uses such as in Redlands and Riverside could inspire those in downtown.
- Existing historic Victorian houses are being underutilized and provide opportunities for promotion.
- Small shops and businesses may not need a lot of parking.
- Consider Safe Routes to School opportunities and grants.

## Next Steps

Project next steps include preparation of the draft code and manual as well as an initial study, projected for public review around November 2015 and City Council adoption around December 2015-January 2016.



# **ATTACHMENT 5**

9/24/15 PowerPoint  
Presentation



**COLTON**  
D O W N T O W N  
DESIGN MANUAL

# COMMUNITY WORKSHOP



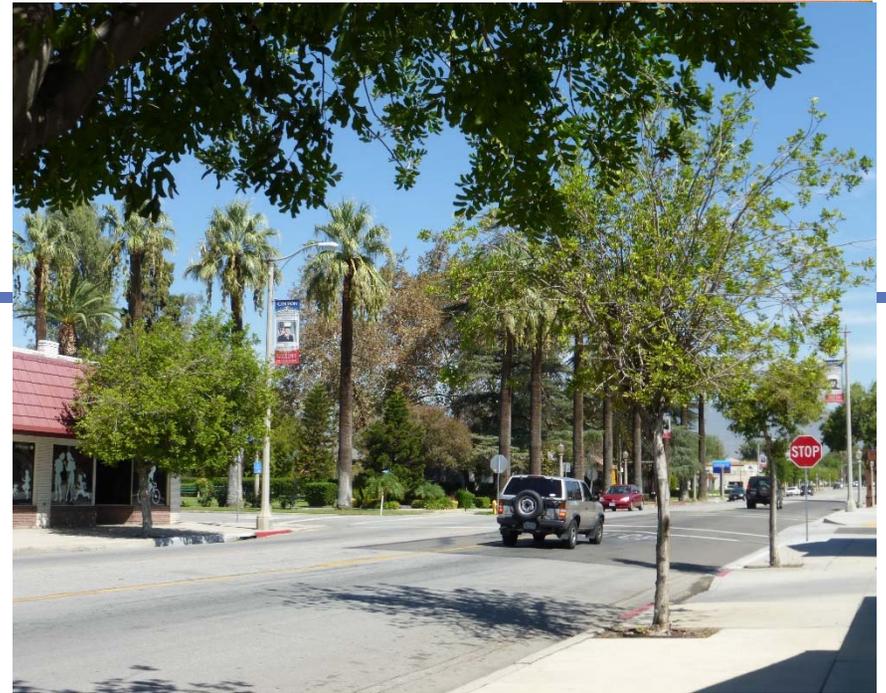
MARCH 19, 2015



# Tonight we will...

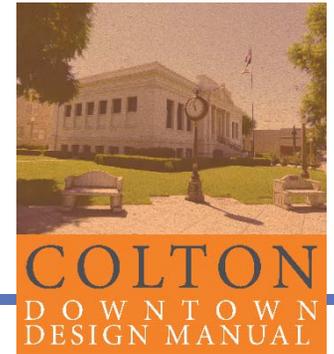
---

- Provide a Project Overview
- Hear from you!
  - Identify Issues and Ideas
  - Prioritize
- Review Next Steps



MARCH 19, 2015

# What is the project?



- Downtown Development Code and Design Manual
- Covers 258 acres of Downtown Colton
- Funded by a California Sustainable Communities Planning Grant
- Project Team
  - City of Colton
  - RRM Design Group - Planning/Urban Design
  - The Natelson Dale Group - Economics
  - Morse Planning – CEQA/Environmental

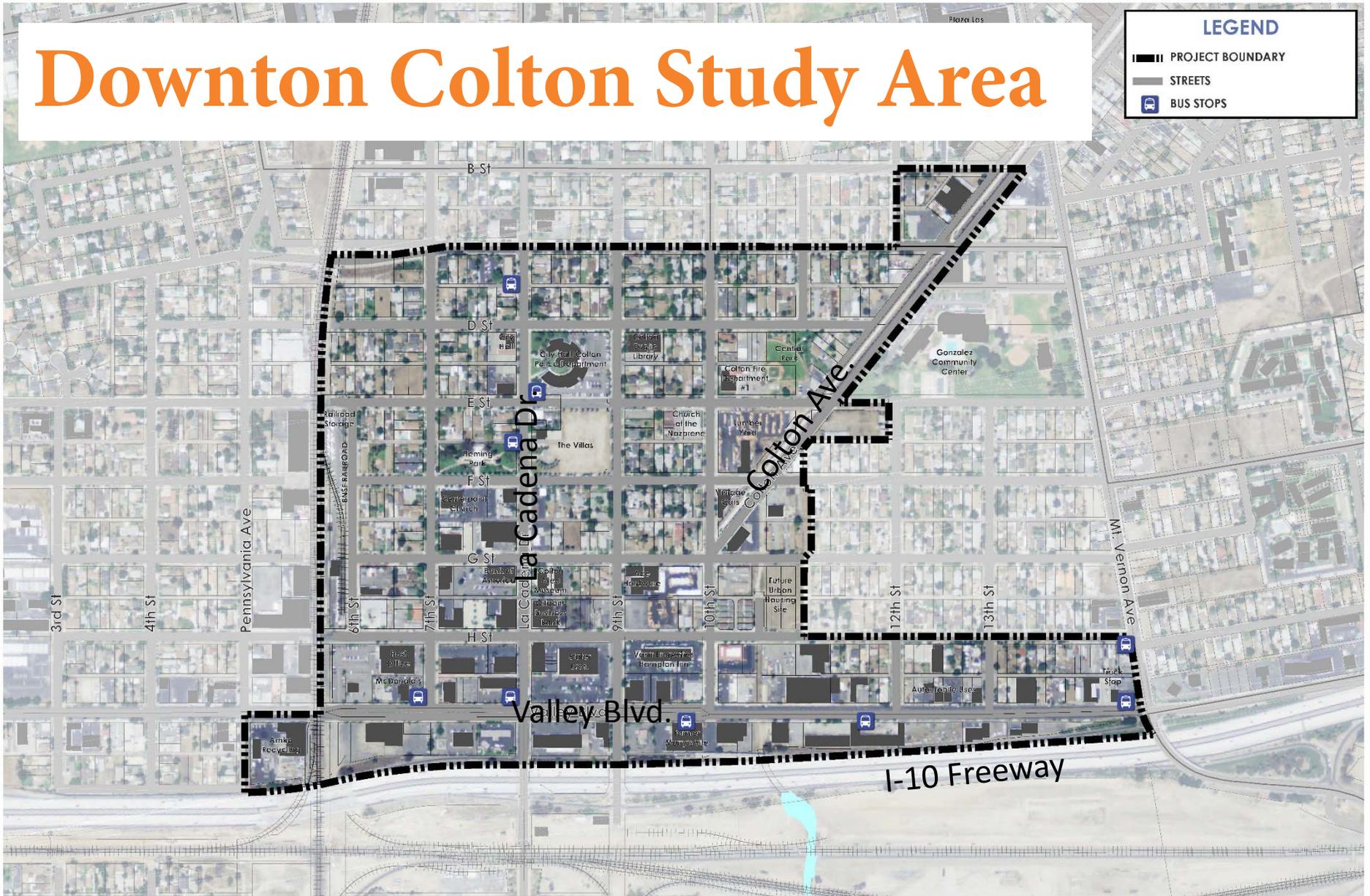


MARCH 19, 2015

# Downtown Colton Study Area

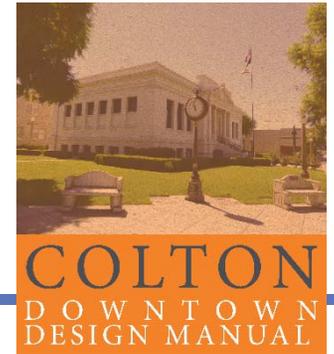
**LEGEND**

- PROJECT BOUNDARY
- STREETS
- BUS STOPS



# Grant Goals...

---

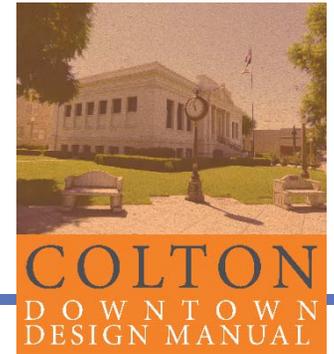


- Encourage a mix of uses, pedestrian linkages and public facilities that encourage walking, bicycle mobility, and use of transit
- Establish design criteria that will guide development and redevelop to facilitate a unique and attractive downtown identity that respects Colton's historic heritage
- Create innovative incentives for economic revitalization and sustainable development
- Increase infill and compact development
- Provide incentives for affordable housing



MARCH 19, 2015

# Planning Process...

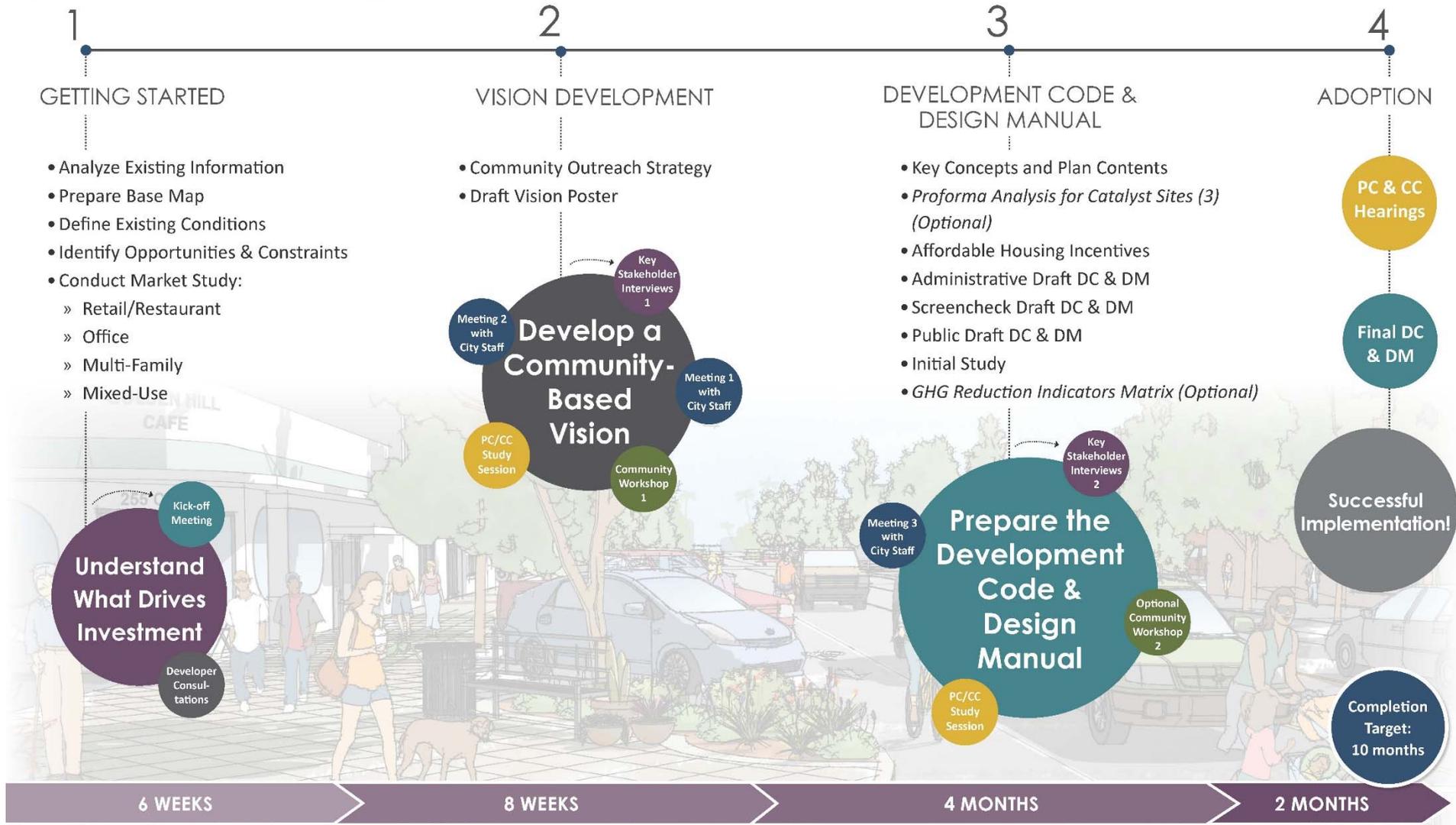


- Four Phases...
  - Phase 1 – Understanding Downtown Colton
  - Phase 2 – Vision
  - Phase 3 – Development Code & Design Manual
  - Phase 4 – Public Review & Adoption
- Timeline
  - January – November 2015



MARCH 19, 2015

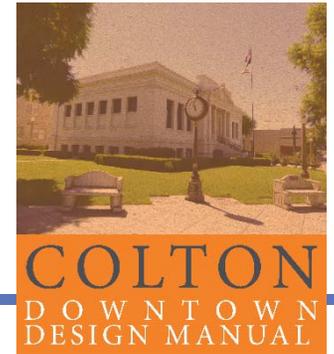
# HOW WE'LL GET YOU THERE...



MARCH 19, 2015



# End Products...



- **Development Code**

- Building setbacks
- Building height limits
- Building form, massing, articulation
- Building density – FAR/DU/AC
- Parking
- Supplemental sign standards
- Incentives

- **Design Manual**

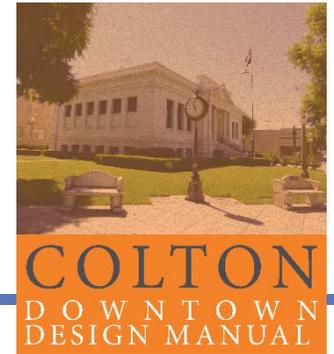
- Describe desired character/vision
- Design principles and guidelines for buildings and public spaces
- Circulation/linkages
- Streetscape Recommendations
- Implementation strategies/tools



MARCH 19, 2015

# What We've Heard So Far...

---



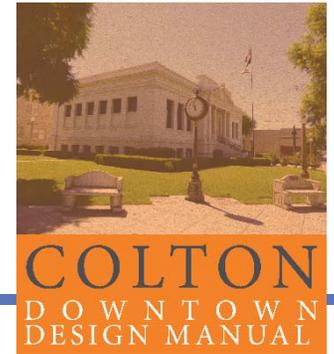
- **Essence of Colton**

- Colton is like a little village – everyone knows everyone and in many cases are related
- Colton has been a crossroads for freeways, railroads, cultures – meeting place of different people – consider theme
- Colton has a small-town feel and is family oriented, many young families
- Colton is a commuter town
- Consider expanding study area south of freeway along La Cadena Drive



MARCH 19, 2015

# What We've Heard So Far...

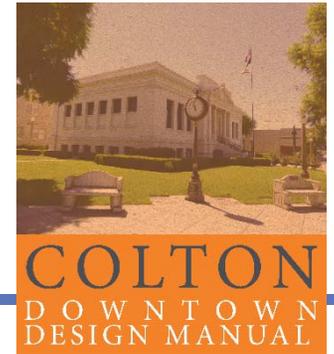


## • Architecture

- Ask the community if they want a historic architectural character or something like the Villas
- Bring back architectural quality, history and scale to buildings
- Provide color standards – no purple buildings
- Character of buildings should reflect history



# What We've Heard So Far...



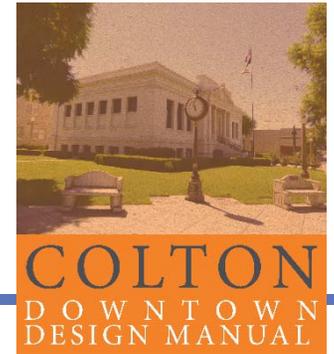
- **Land Use**

- Good downtowns have a vibrant mix of diversity of uses – shops, restaurants, cafes, saloons, coffee shops, pool halls, movie theater; going downtown should be an exciting adventure
- Banks bring people Downtown
- Encourage more mixed-use and senior housing
- Provide shop local options for residents
- Needs more events and reasons to come Downtown
- Bring farmers market Downtown
- Need restaurants on La Cadena
- Downtown used to have more entertainment – movie theaters, bowling alley
- Residents do not like the lumberyard in Downtown – dislike the look
- More local jobs and industry are needed



MARCH 19, 2015

# What We've Heard So Far...

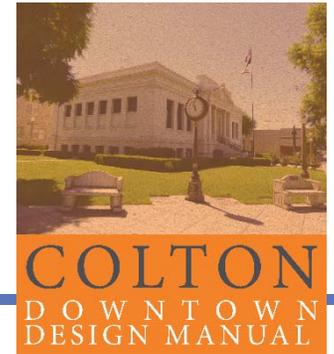


## • Mobility

- Bus schedule has converted to mobile device application
- Improve and maintain roadways
- Route 1 bus route is the most used in the region
- Omnitrans is okay with developer or City bus shelters, but installers must maintain
- Improve walkability
- Need improved transit for seniors
- Bus stops need improving
- Widen sidewalks to accommodate strollers and wheelchairs



# What We've Heard So Far...



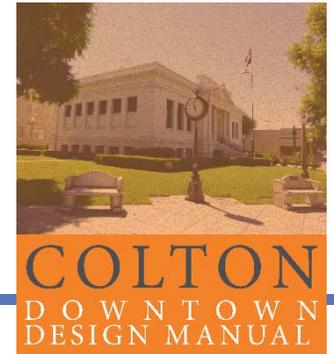
- **Beautification and Public Spaces**

- Provide public art Downtown
- Consider a program to improve existing housing stock – painting, fences, maintenance, address vacancy
- Little Colton could be improved as a linear park
- Need pedestrian-oriented lighting
- The area needs beautifying – looks rundown and not a good feeling
- Downtown needs more inviting streetscapes and inviting intersections
- Underpasses need beautification
- Transients are the biggest Downtown issue
- Need relaxing gathering spaces - Fleming Park is the “living room” only used for company, need small pocket parks
- Need more freeway visibility
- Vacancies and vandalism are big issues



MARCH 19, 2015

# What We've Heard So Far...



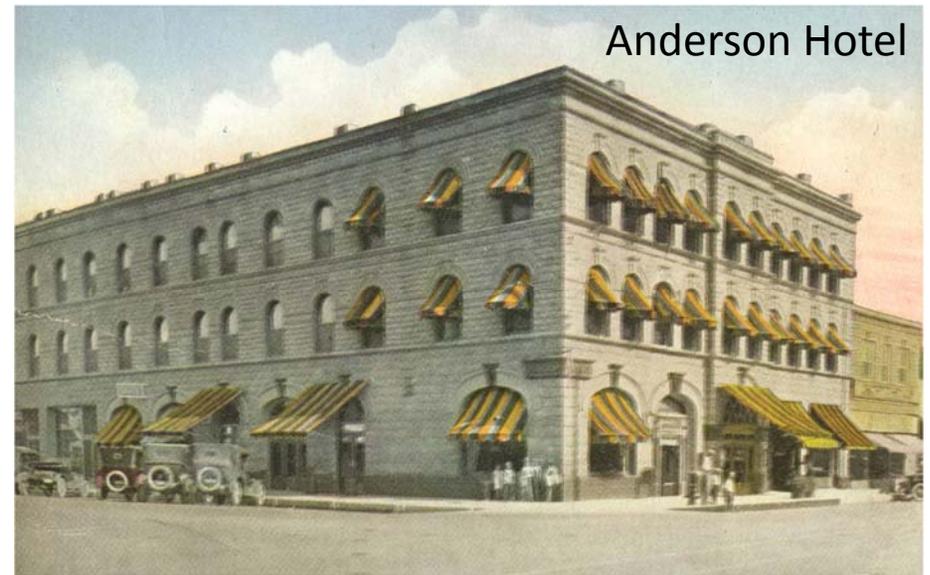
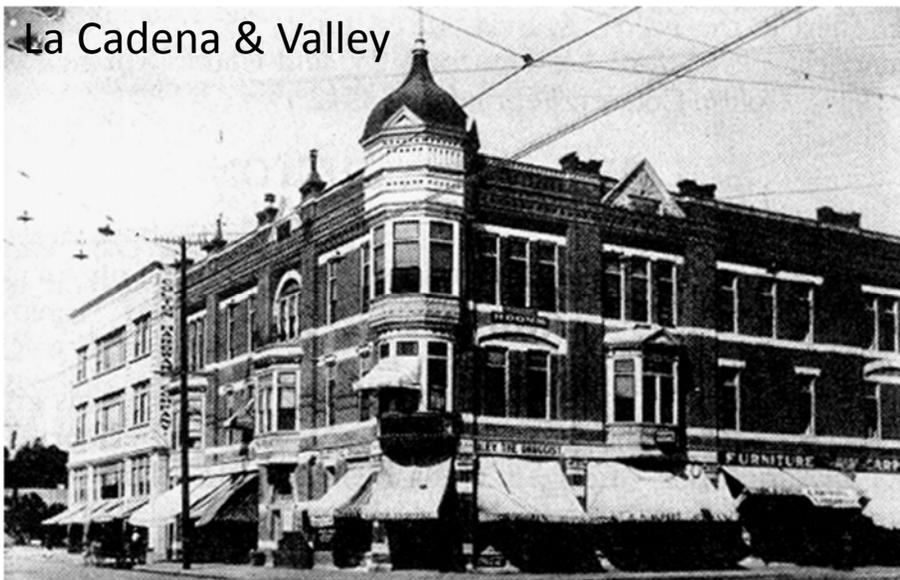
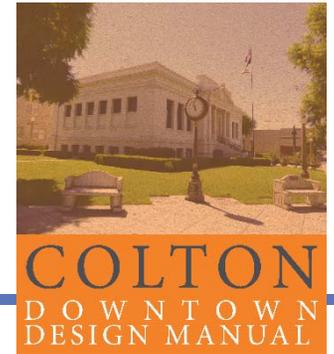
- **Economics/Incentives**

- Donation programs for beautification
- Perception that impact fees are high compared to surrounding communities
- Reduce time for processing, business license, etc.
- Look for ADA grants
- Need a small business champion at City Hall



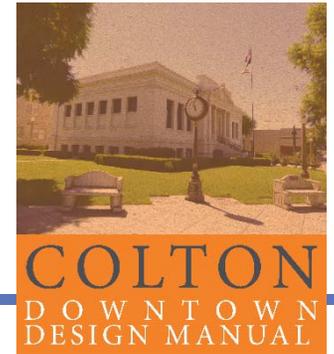
MARCH 19, 2015

# A Rich, Historic Past...



# We Want to Hear from YOU!

---



## Issue Identification and Goal Setting Exercise

- Essence/Identity of Colton
- Why do you spend time in Downtown? What works?
- What keeps you from spending time in Downtown? What is needed?
- Beautification/Public Spaces
- Mobility
- Other



MARCH 19, 2015

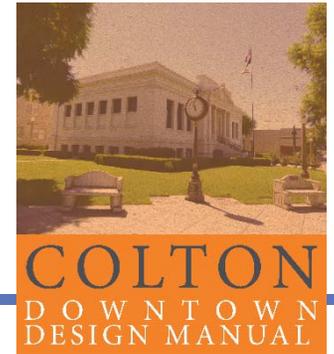
# Next Steps...

- Complete Market Study – end of March
- Planning Commission/City Council Study Session – April/May
- Draft Vision Poster – April/May
- Initiate Draft Development Code and Design Manual – May/June
- Future Study Sessions and Project Review – late Summer/Fall



MARCH 19, 2015

# For more information...



City of Colton

[www.ci.colton.ca.us](http://www.ci.colton.ca.us)

Mario Suarez, AICP

[msuarez@ci.colton.ca.us](mailto:msuarez@ci.colton.ca.us)

(909) 370-5523



MARCH 19, 2015

 rrm design group

# **ATTACHMENT 6**

Draft Vision Poster

## 2.5 VISION

A wide range of comments were documented and integrated into the comprehensive vision for the Design Manual from all of the community outreach efforts, to fulfill the vision as defined by the citizens and stakeholders. The vision poster resulting from this effort is reflected following in **Figure 2.2 – Vision Poster**, key features of which are listed on the back of this figure:

### LEGEND

Existing	New	
		MIXED-USE DOWNTOWN
		GENERAL COMMERCIAL
		MEDIUM RESIDENTIAL
		PUBLIC/INSTITUTIONAL
		SINGLE-FAMILY RESIDENTIAL
		MULTIPLE FAMILY RESIDENTIAL
		CLASS I BIKE PATH
		CLASS II BIKE LANE
		CLASS III BIKE ROUTE
		CORE OPPORTUNITY AREA
		RESTAURANT ROW
		PEDESTRIAN CORRIDOR
		PEDESTRIAN CORRIDOR (DIAGONAL PARKING)
		BUS RAPID TRANSIT (PROPOSED HOLT LINE)
		PASEO
		STREETSCAPE IMPROVEMENTS (STREET FURNISHINGS & TREES)
		PRIMARY GATEWAY/ ENHANCED INTERSECTION
		SECONDARY GATEWAY
		RAIL CAR
		MULTI-MODAL TRANSIT STATION
		OPPORTUNITY SITES
		POCKET PARK/PLAZA
		PASEO CONCEPT SKETCH



FIGURE 2.2 - VISION POSTER

■ ■ ■ ■ ■ A “Core Opportunity Area” is called out, which is referred to herein as the “**Downtown Core,**” and is focused on the key commercial and mixed use areas along and abutting La Cadena Drive and Valley Boulevard. Infill development opportunities are identified, categorized by land use, e.g., Mixed-Use Downtown areas with existing buildings colored light pink and opportunity sites shown in dark pink. Potential infill development opportunity building sites are identified for Mixed-Use Downtown, General Commercial, and Medium-Density Residential uses.

■ ■ ■ ■ ■ **Mixed-Use Downtown** development is reflected in light and dark pink, light for existing development and dark for opportunity sites. Existing and proposed development is located mainly within the Downtown Core, but also extend east of the Core towards and along Colton Avenue, including the three mixed-use opportunity sites mentioned above.

■ ■ ■ ■ ■ **General Commercial** development is reflected in light and dark red, light for existing development and dark for opportunity sites. Existing development is mainly located on either side of Valley Boulevard east of 10th Street, with a few spots south of Valley to the west. Several opportunity sites are proposed south of Valley that are mostly associated with the proposed “Restaurant Row,” explained further to the right.

■ ■ ■ ■ ■ **Medium Residential** development is reflected in light and dark orange, light for existing development and dark for opportunity sites. Existing development is sprinkled in different areas of Downtown, including northwest of the Downtown Core, on the same block as the Public Library and Fire Department, and north of the commercial buildings on Valley Boulevard east of the Downtown Core. The only opportunity site proposed is a currently vacant lot northwest of the E and 7th Street intersection.

■ ■ ■ ■ ■ **Public/Institutional** development is reflected in light blue, reflecting existing development only, as there are no proposed opportunity sites recommended. Existing development includes the Chamber of Commerce, Civic Center, Public Library, Fire Department, and Colton Area Museum.

■ ■ ■ ■ ■ **Single-Family Residential** development is reflected in light yellow, reflecting existing development only, as

there are no proposed opportunity sites recommended. Existing development is located on four blocks between C and D Streets, La Cadena Drive and Colton Avenue at the northern end of Downtown.

■ ■ ■ ■ ■ **Multiple Family Residential** development is reflected in light brown, reflecting existing development only, as there are no proposed opportunity sites recommended. The only existing development is The Villas, a 120-unit affordable senior housing complex located between E Street, F Street, La Cadena Avenue, and 9th Street adjacent to the Civic Center.

■ ■ ■ ■ ■ Existing and proposed **Class I, II, and III bike facilities** are identified. The Downtown area already has an established bicycle network, and the proposed facilities would further improve connectivity, especially linking residential to commercial areas so that employees can commute to and from work via bicycle. Additional details are provided in Chapter 4.

■ ■ ■ ■ ■ Valley Boulevard was identified as an opportunity area for expanded commercial development, and specifically for restaurant use south of Valley Boulevard, between 7th and 10th Streets. This area is identified as “**Restaurant Row.**” The row is visible from State Route 10, making it a prime location to capture local and regional commuter and visitor traffic.

■ ■ ■ ■ ■ **Pedestrian corridors** are associated with improved walkability through enhancements such as site furnishings, widened sidewalks, and crosswalks. Pedestrian corridors are proposed along H Street between 7th Street and the proposed “Cottage Lane Paseo” and along La Cadena Drive between D Street and Restaurant Row, extending to the southern edge of the Design Manual area, linking to south Colton.

■ ■ ■ ■ ■ **Diagonal parking** allows for more parking spaces in front of key commercial frontages, where the right-of-way width allows. Diagonal parking is proposed along La Cadena Drive from F to H Street and along H Street from La Cadena Drive to 9th Street.

■ ■ ■ ■ ■ The proposed **Omnitrans Bus Rapid Transit (BRT) Holt Line** runs along the extent of Colton Avenue within the Downtown area, turns south along 10th Street, then turns west along Valley Boulevard extending west of the

Design Manual area. The proposed Holt Line is identified in the Mobility Element, as well as in Omnitrans’s transportation planning documents. Chapter 4 provides further details.

■ ■ ■ ■ ■ **Paseos** are proposed with enhancements and an outdoor dining concept, providing landscaped and well lit areas that are intended for pedestrians only, connecting people to places in a relaxed and pleasant atmosphere. One paseo location would extend Cottage Lane south to Valley Boulevard and north to Colton Avenue. Improvements to an existing paseo are also identified, which is located in the middle of the block bound by La Cadena Drive, H Street, 7th Street, and Valley Boulevard. Additional details are provided in Chapter 5.

■ ■ ■ ■ ■ **Streetscape improvements** are identified for all streets within the Downtown Core. Streetscape sections reflecting existing and proposed conditions are provided in Chapter 5 of the Design Manual and show how improvements can create a beautified, walkable, and inviting atmosphere in the Downtown.

■ ■ ■ ■ ■ A **primary gateway** is proposed to be located at the Valley Blvd/La Cadena Drive intersection. The gateway is intended to stand out from other secondary gateway areas, and does so by proposing enhanced paving, public art, historic lighting, facade improvements, crosswalks and a decorative metal overhead gateway crossing La Cadena Drive on the north side of the intersection, welcoming residents, workers, and visitors to the Downtown Core. The placement of this primary gateway is also intended to connect Downtown to south Colton, and to encourage visitors to visit south Colton businesses. Additional details are provided in Chapter 5.

■ ■ ■ ■ ■ Three **secondary gateways** are proposed at locations where it is also important to welcome residents, workers, and visitors to the Downtown Core. These locations are at the intersections of Valley Blvd/12th Street, Valley Blvd/BNSF Railroad, and La Cadena Drive/D Street. These gateways include monument signage, consistent with the primary gateway design. Additional details are provided in Chapter 5.

■ ■ ■ ■ ■ At the proposed pocket park located at the block where Colton Avenue terminates to the south, the design theme is intended to honor **Colton’s railroad heritage.** This

could consist of placing a historic rail car, installing public art celebrating Colton Crossings and the “Hub City” moniker that Colton is known for. It is an opportunity to celebrate Colton’s unique past as a western frontier town.



A **multi-modal transit station** is proposed to be located on the west side of 10th Street between G and H Streets. The proposed placement of the station is intended to be centrally-located, and easily accessible by pedestrians, bicyclists, motorists, and transit users. The new station is identified in the Mobility Element, as well as in Omnitrans’s transportation planning documents. See Chapter 4 for details.



Three **mixed-use commercial opportunity sites** are identified. These are sites that are currently developed with more intensive industrial-natured uses that are not draws for residents and visitors to come into the Downtown area. These sites are the lumber yard bound by E, 10th, and F Streets and Colton Avenue; the Squires Ace Hardware and lumber yard located at 370 N 9th Street; and land east of Central Park on the block bound by E, 10th, and E Streets and Colton Avenue.



Community **gathering places** are proposed for residents to enjoy together in a relaxing environment. Such a gathering place is proposed at southeast corner of the Valley Blvd/9th Street intersection.



Two **pocket parks/plazas** are proposed, one located on the block bound by G, 10th, H, and 9th Streets and the second located across Valley Boulevard from the southern terminus of the proposed Cottage Lane Paseo. In developed areas, pocket parks can provide a link to the larger recreation system where larger parks are not feasible to implement.



**Wayfinding** signs are proposed to be located at key areas throughout the Downtown and will present a unified and user-friendly guide to move around the Downtown. Additional details are provided in Chapter 5.



**Facade improvements** mostly along Valley Boulevard, but also La Cadena Drive, are identified to beautify the two main commercial areas to create an inviting environment to draw in visitors and residents to Downtown businesses.