

1 **WHEREAS**, the final adoption of the IS/MND and approval of the draft Zoning Code
2 Amendment shall be considered by the City Council as the final approval authority, after
3 evaluation of the environmental document; and

4 **WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

5 **NOW, THEREFORE**, the City Council of the City of Rialto, California, does hereby ordain
6 as follows:

7 **SECTION 1.** The City Council hereby specifically finds that facts set forth in the recitals
8 above of this Ordinance are true and correct and are incorporated herein.

9 **SECTION 2.** Pursuant to the California Environmental Quality Act (CEQA), an Initial
10 Study/Mitigated Negative Declaration (IS/MND) was prepared for the draft 2021-2029 Housing
11 Element Update in compliance with CEQA and the local environmental review guidelines;

12 **SECTION 3.** The Rialto Municipal Code shall be amended to revise the following code
13 section in the manner shown, with underlined text representing added language. All unmarked text
14 shall remain unmodified and in full force and effect. The Rialto Municipal code shall be amended to
15 read as follows:

16 “Chapter 18.116 ~~RESIDENTIAL OVERLAY~~ HOUSING OPPORTUNITY DISTRICT

17 18.116.010 Purpose.

18 ~~The intent of the residential overlay is to allow for attractive high density residential development~~
19 ~~in appropriate areas of the city while allowing existing development to remain and retain the~~
20 ~~development potential of the underlying zoning. All underlying uses, legally permitted, may~~
21 ~~remain and the underlying zoning shall remain intact. The residential overlay is an additional layer~~
22 ~~of permitted uses that can be utilized. Property owners will retain full discretion to use the~~
23 ~~residential overlay, if they choose, to pursue development of residential units. The residential~~
24 ~~overlay does not impose any obligation on property owners to convert or change the use of their~~
25 ~~commercial or other non-residential uses. There is no mechanism proposed by the rezone program~~
26 ~~to mandate or impose an obligation on existing property owners to redevelop their properties for~~
27 ~~residential uses.~~

25 The Housing Opportunity District (HOD) implements policies and programs addressed in the
26 City’s Housing Element. By facilitating the development of a HOD project of residential-only or
27 residential with commercial uses, on select parcels the HOD encourages:

- 1 A. The implementation of goals and policies of the general plan;
2 B. A diversity of single- and/or multifamily housing types in a residential-only or mixed-use
3 configuration to increase housing choice and affordability;
4 C. A compatible mix of uses with an emphasis on residential and supporting limited uses,
5 that include commercial uses and those uses supported by surrounding uses and
6 development patterns.

6 The purpose of the residential overlay is to accomplish the following objectives:

- 7 ~~A. To provide an overlay zone which will implement the goals and policies of the General~~
8 ~~Plan;~~
9 ~~B. To provide additional housing options for people, including but not limited to, students,~~
10 ~~young professionals and older people, who want to live near their workplace and/or near~~
11 ~~retail and other non-residential uses;~~
12 ~~C. To ensure compatibility of residential projects with surrounding uses and development~~
13 ~~patterns;~~
14 ~~D. To create additional opportunities, but not impose any obligation, for development~~
15 ~~beyond those uses allowed in the underlying zoning district; and~~
16 ~~E. To protect underlying land uses and the established character of existing neighborhoods.~~

15 18.116.020 Application Applicability.

16 The regulations in this chapter apply only to residential and/or mixed-use development
17 located within the HOD. All mixed-use development standards shall conform to the regulations of
18 the underlying zone, except as identified in this Chapter. The HOD applies in certain portions of
19 the city as shown in the maps provided herein.

20 18.116.040 Permitted uses.

21 Uses permitted in the Housing Opportunity District Residential Overlay are as follows:

- 22 ~~A. Multiple family dwellings, consisting of four or less units;~~
23 ~~B. Multiple family dwelling developments consisting of five or more units are permitted~~
24 ~~subject to the issuance of a conditional development permit by the City Planning~~
25 ~~Commission.~~
26 A. Development projects consisting of 100 percent residential within areas having an
27 underlying zone of commercial, mixed-use, or residential.
28

1 B. A mix of residential development and commercial development—no maximum
2 percentage of residential, a maximum of 50 percent commercial of the total floor
3 area—when the property is located in an area with an underlying zone of commercial or
4 mixed-use.

5 C. Development projects consisting of any number of units, in which twenty percent or more of
6 the residential units are affordable to lower-income households are permitted by-right and
7 subject to the provisions of Government Code Section 65583.2 subdivisions (h) and (i).

8 18.116.050 Regulations—Adoption by reference.

9 The regulations of the R-4 High Density Multiple Family Zone, outlined in Chapter 18.24 of this
10 title, apply to residential structures in the Housing Opportunity District Residential Overlay zone,
11 except as otherwise provided in this chapter.

12 18.116.060 Regulations—Exceptions.

13 The exceptions to the R-4 High Density Multiple Family Zone regulations, as set forth in this
14 section, are applicable to residential structures in the Residential Overlay Housing Opportunity
15 District.

16 A. ~~Maximum density.~~

17 1. ~~35 dwelling units per acre for properties identified in:~~

18 a. ~~18.116.020(A) located near Baseline Road and Riverside Avenue,~~

19 b. ~~18.116.020(B) located in the Foothill Boulevard Specific Plan area, and~~

20 c. ~~18.116.020(C) located in Gateway Specific Plan area.~~

21 2. ~~40 dwelling units per acre for properties identified in:~~

22 a. ~~18.116.020(D) located near North Riverside Avenue and Easton Street and~~

23 b. ~~18.116.020(E) located within the Central Area Specific Plan.~~

24 A. Minimum residential density of 20 du/ac shall apply to all sites identified on Table 1.

25 B. B. Maximum residential density is 35-40 du/ac in areas with an underlying residential
26 zone and 50 du/ac in areas with an underlying commercial zone, as identified on Table 1.

27 C. Maximum building coverage is ~~seventy~~ 70 percent of the lot area for all sites identified
28 on Table 1.

D. Building height limit, five stories or ~~sixty~~ 60 feet.”

TABLE 1: 6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
1 – Foothill Boulevard Specific Plan							
1	012758240	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
2	012836120	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
3	012836123	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
4	012806150	1281 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
5	012807129	913 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
6	024316104	1536 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
7	013006125	519 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
8	013006118	631 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
10	024316105	1568 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
11	013339107	850 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
12	013001336	523 W FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
13	013317125	644 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
14	012806143	1325 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
15	013317127	660 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
16	012808144	851 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
17	024316106	1590 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
18	013001346	661 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
19	013046101	805 E FOOTHILL	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
21	012857120	1280 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
22	012801145	1332 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
23	013006120	505 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
24	012806144	1321 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
25	013006123	571 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
26	012806129	1175 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
27	012801137	1410 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
28	012759139	250 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

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6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
29	013002136	425 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
30	013003115	227 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
31	012758239	410 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
32	012758229	426 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
33	012757237	578 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
34	012857119	1270 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
35	012760240	118 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
36	012757238	564 FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
37	012757239	552 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
38	012857123	1230 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
39	013046107	885 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
40	012801146	1304 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
41	012836116	746 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
42	013003102	285 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
43	013339108	780 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
44	012758220	350 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
45	012758231	456 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
46	012760241	110 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
47	012801142	1424 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
48	013041105	735 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
49	013046116	304 N PEPPER AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
50	013005128	333 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
51	013005151	467 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
52	013315504	312 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
53	013315505	306 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
54	012759123	104 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
55	012801144	1360 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
56	012758237	316 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

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6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
57	013315502	364 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
58	013006124	601 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
59	013315501	380 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
60	013316407	392 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
61	012758241	416 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
62	012836117	800 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
63	012801147	1318 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
64	012857121	1260 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
65	012857122	1220 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
66	013041106	745 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
67	013006121	503 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
68	012806146	1377 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
69	013005149	425 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
70	012806142	1361 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
71	013002120	445 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
72	012757228	630 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
73	012757229	630 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
74	012757231	620 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
75	012758230	444 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
76	013005148	409 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
77	013046208	918 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
78	013316405	402 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
79	013339119	702 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
80	013339118	750 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
81	012758221	364 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
82	012836115	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
83	012836118	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
84	012836119	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area

Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
85	012836121	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
86	012836122	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
87	012857125	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
88	013046207	918 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
89	013046102	825 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
91	013001313	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
92	013001312	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
93	013006105	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
94	024316113	1610 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
95	012806124	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
96	012808143	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
97	012808145	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
98	013001311	625 W FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
99	024316151	1630 W FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
100	013317109	520 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
101	013001302	345 CACTUS AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
102	013317131	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
103	012807130	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
104	024316110	1690 W FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
105	012801132	1364 FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
106	012801133	475 N LINDEN AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
107	013317108	534 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
108	013317107	565 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
111	012857126	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
400	013001316	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
401	013002145	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
2 – North Riverside Avenue							
112	012703201	N/A	Yes	No	20	40	100% Residential

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area

Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
113	012709101	1773 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
116	012705308	1876 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
117	012704102	1833 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
118	012704143	1817 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
402	026406250	N/A	Yes	No	20	40	100% Residential
403	026406251	N/A	Yes	No	20	40	100% Residential
404	026406253	N/A	Yes	No	20	40	100% Residential
405	026406254	N/A	Yes	No	20	40	100% Residential
406	026406255	N/A	Yes	No	20	40	100% Residential
407	012711387	1649 N WILLOW AVE RIALTO	No	No	20	40	100% Residential
408	026420124	1685 N EUCALYPTUS AVE RIALTO	No	No	20	40	100% Residential
3 – Gateway Specific Plan							
120	025404113	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
121	025404111	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
4 – Central Area Specific Plan							
124	013022226	N/A	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
125	013022216	260 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
126	013022219	280 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
128	013014116	106 N PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
129	013022227	N/A	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
130	013022223	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
131	013022220	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
132	013022207	224 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
133	013022206	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
134	013014110	236 W 1ST ST	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
136	013028148	135 W RIALTO AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
137	013028135	239 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
138	013027104	241 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area

Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
139	013027125	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
140	013027103	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
141	013027126	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
142	013027102	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
143	013027127	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
144	013027101	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
145	013028136	249 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
146	013027122	230 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
147	013027123	234 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
149	013027105	237 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
152	013027112	215 S PALM AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
153	013027120	220 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
154	013027106	231 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
155	013028104	225 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
157	013028139	233 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
158	013027118	214 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
159	013028103	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
160	013028102	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
161	013027124	238 S ORANGE AVE	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
162	013025101	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
163	013025102	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
164	013025103	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
165	013025104	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
166	013025105	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
167	013025106	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
168	013025135	RIVERSIDE REAR AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
169	013025136	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
170	013025142	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area

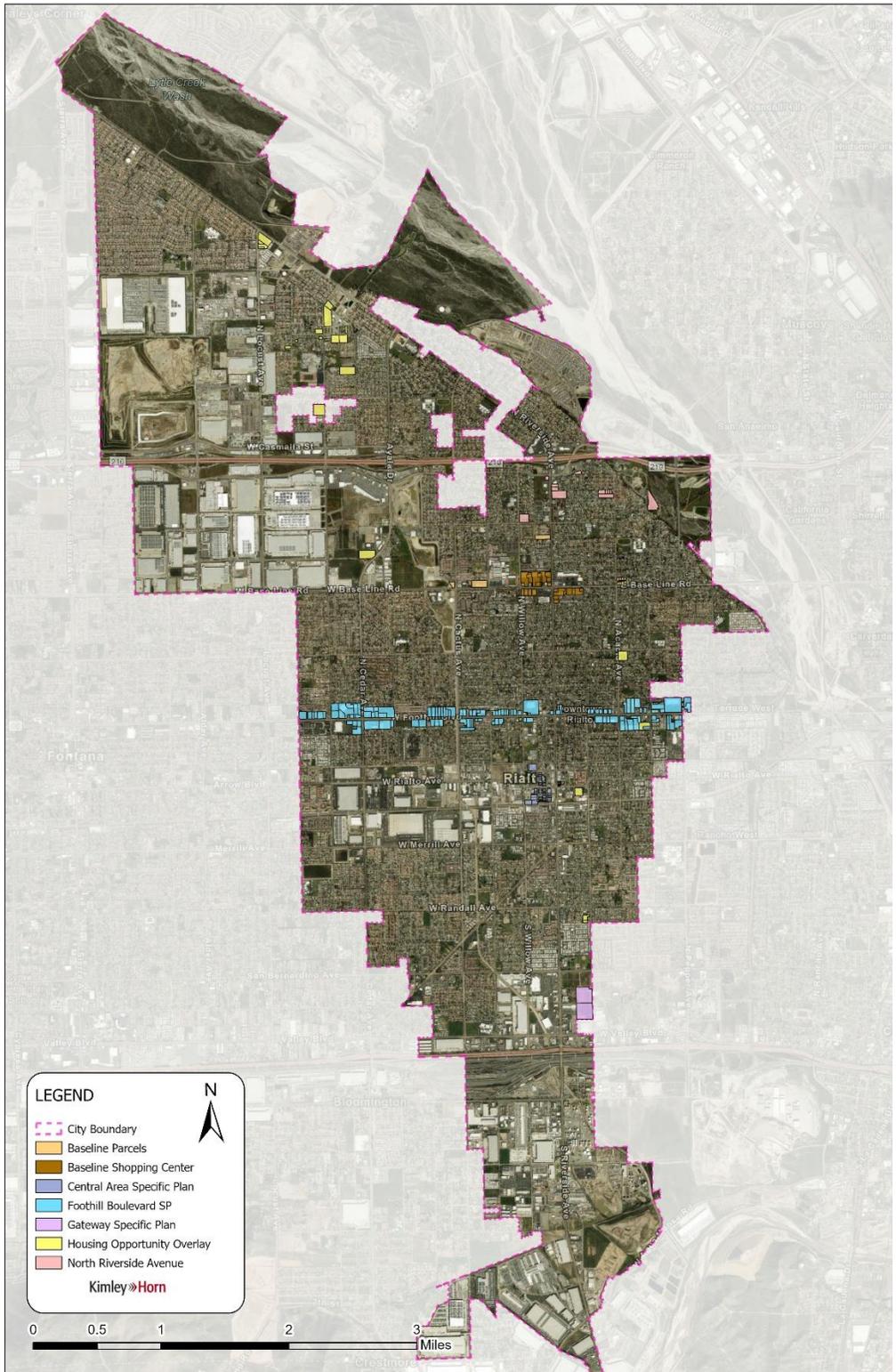
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
173	013023102	141 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
174	013023103	137 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
175	013023106	127 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
176	013023109	115 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
177	013023110	109 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
178	013023111	105 N PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
179	013023112	103 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
180	013023120	126 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
181	013023121	132 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
182	013023122	140 S ORANGE AVE	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
183	013023123	144 S ORANGE AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
184	013023124	146 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
185	013023125	123 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
186	013023126	PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
187	013023127	131 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
188	013027113	209 S PALM AVE	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
189	013027114	201 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
190	013027115	200 S ORANGE AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
191	013027116	206 S ORANGE AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
5 - Baseline Parcels							
192	012715113	RIVERSIDE AVE	Yes	No	20	35	100% Residential
193	013302329	E MARGARITA RD	Yes	No	20	35	100% Residential
194	013302330	E MARGARITA RD	Yes	No	20	35	100% Residential
195	013302331	E MARGARITA RD	Yes	No	20	35	100% Residential
196	013302328	E MARGARITA RD	Yes	No	20	35	100% Residential
197	013302327	E MARGARITA RD	Yes	No	20	35	100% Residential
198	013302326	E MARGARITA RD	Yes	No	20	35	100% Residential
199	013302325	E MARGARITA RD	Yes	No	20	35	100% Residential

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
200	012728106	1230 N LILAC AVE	No	No	20	35	100% Residential
300	026421351	E BASE LINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
6 – Baseline Shopping Center							
202	012732122	1169 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
203	012732140	115 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
204	012731124	271 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
206	012732146	173 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
207	012732147	201 E BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
208	012732105	291 E BASELINE ST	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
209	012731121	211 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
210	012726112	154 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
213	012732145	155 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
214	012726110	190 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
215	012732123	1149 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
216	012732104	241 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
217	012732103	241 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
218	012726116	120 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
219	012731125	241 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
220	012731123	291 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
230	012726115	1250 CONTRA AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
232	012726109	210 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
233	012726106	290 CONTRA RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
234	012726114	122 CONTRA RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
235	012726107	260 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
236	012726111	160 CONTRA RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
7 – Housing Opportunity Overlay							
409	023930128	5111 LOCUST AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
410	023930129	3686 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area

Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
411	023930146	5143 LOCUST AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
412	023930147	SEC W Locust Ave. and N Riverside Ave.	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
413	026401258	SE of N. Riverside Ave. and N. Linden Ave.	No	No	20	35	100% Residential
414	113332121	North of Banyon St. & west of Cedar Ave.	No	Yes	20	35	100% Residential
415	113321113	2314 N. Linden Ave.	No	No	20	35	100% Residential
416	026421212	Area across Jerry Eaves Park & Cedar Avenue/Ayala Drive	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
417	013320123	777 N. Acacia Ave.	Yes	No	20	35	100% Residential
418	013204168	249 E. Randall Ave.	Yes	Yes	20	35	100% Residential
419	013204169	249 E. Randall Ave.	Yes	No	20	35	100% Residential
420	026401248	N LINDEN AVE	Yes	No	20	35	100% Residential
421	023934113	2760 N LINDEN AVE	Yes	No	20	35	100% Residential
422	113328105	1475 W SUMMIT AVE	Yes	No	20	35	100% Residential
423	113328106	SUMMIT AVE	Yes	No	20	35	100% Residential
424	026401224	W SUMMIT	Yes	No	20	35	100% Residential
425	113309135	N Maple Ave	Yes	No	20	35	100% Residential
426	113310112	1678 W PERSIMMON ST	Yes	No	20	35	100% Residential
427	113328102	LINDEN AVE	Yes	No	20	35	100% Residential
428	113310130	N LINDEN AVE	Yes	No	20	35	100% Residential
429	013002321	354 N WILLOW AVE	No	No	20	35	100% Residential
430	013002341	305 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
431	013002339	303 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
432	013004317	217 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
433	013006128	EUCALYPTUS AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
434	013031203	205 S DATE ST	No	No	20	35	100% Residential

Map 1: Overview of all Housing Opportunity District Sites



Map 2: Baseline Road HOD Sites

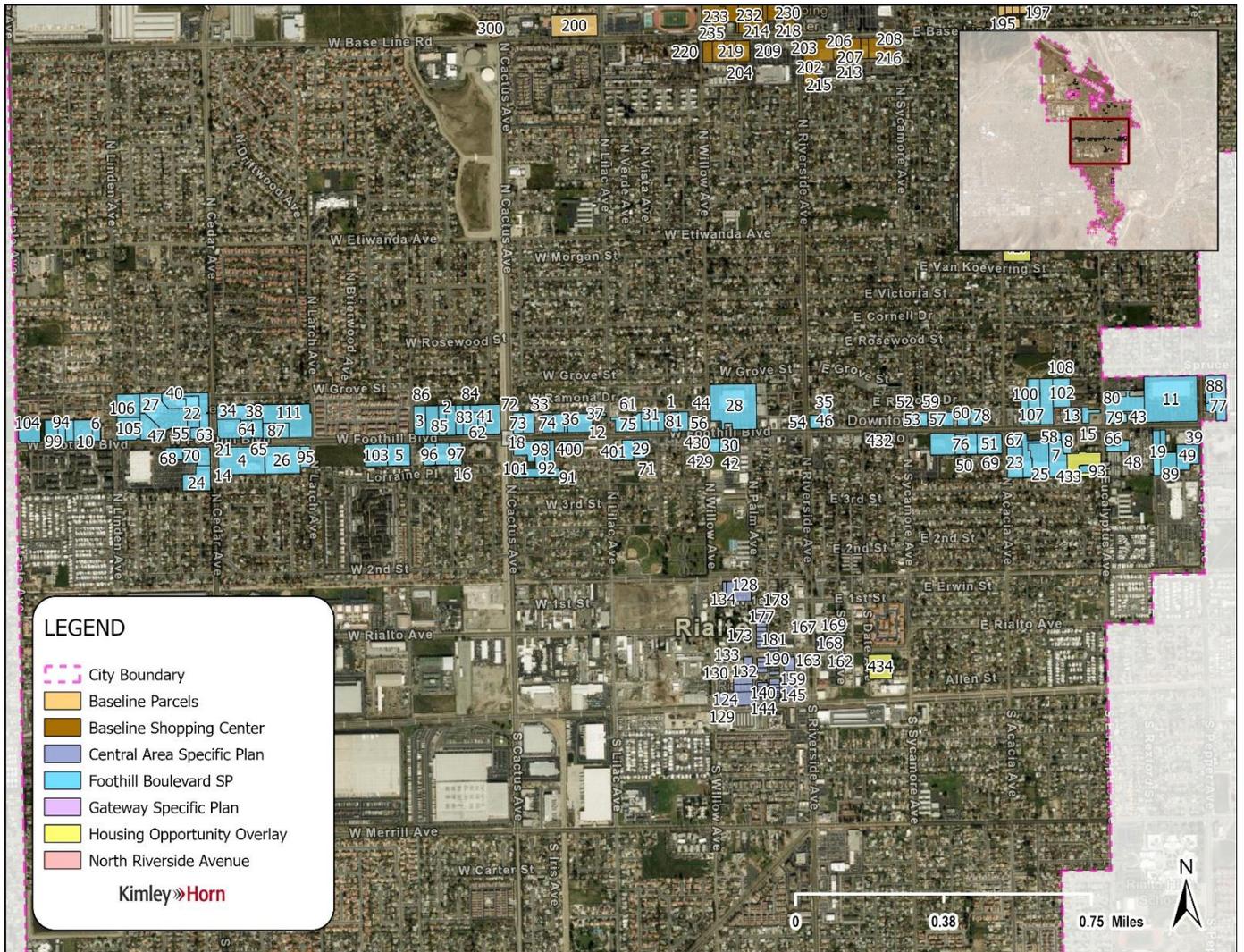


Map 3: Central Area HOD Sites

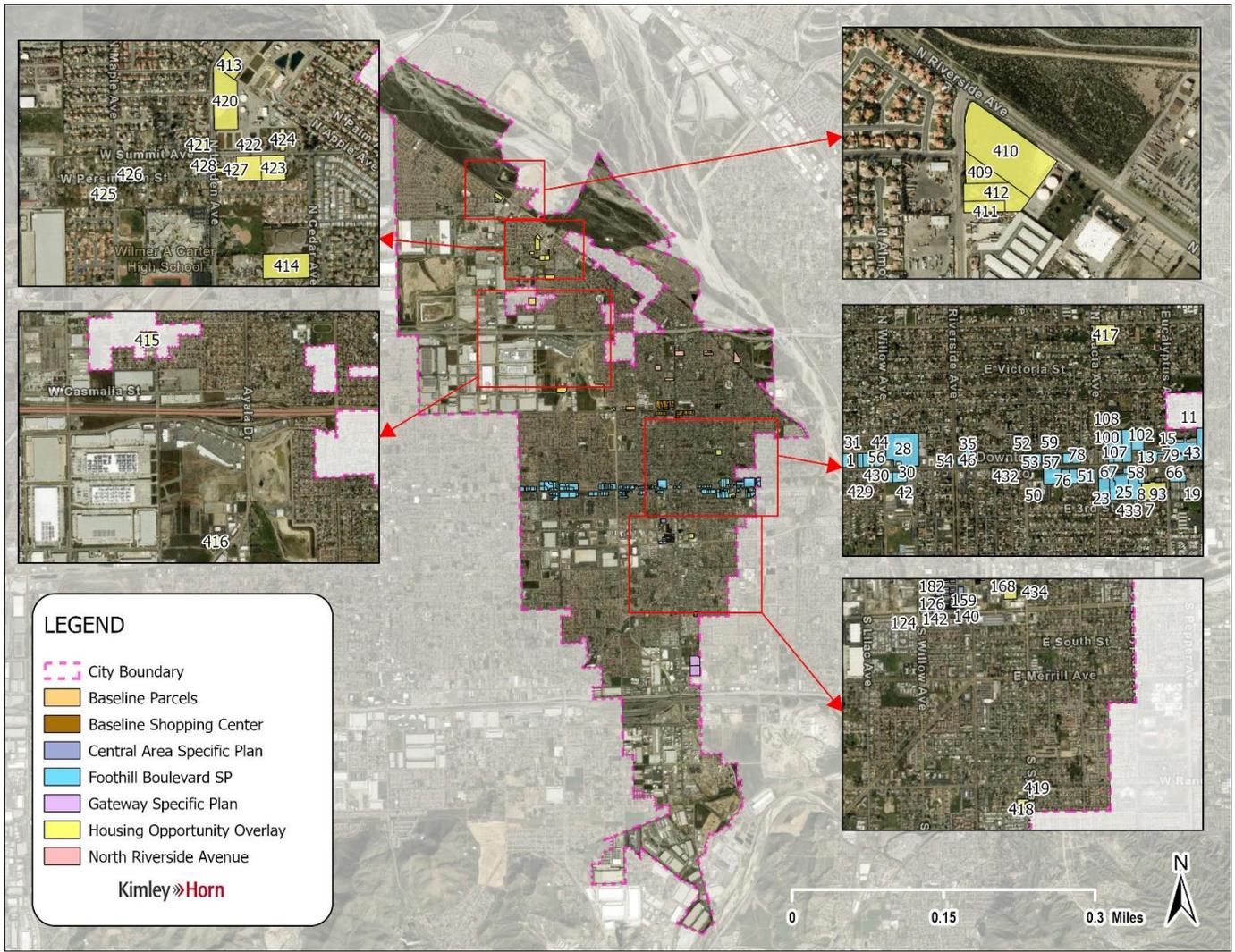


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Map 4: Foothill Boulevard HOD Sites



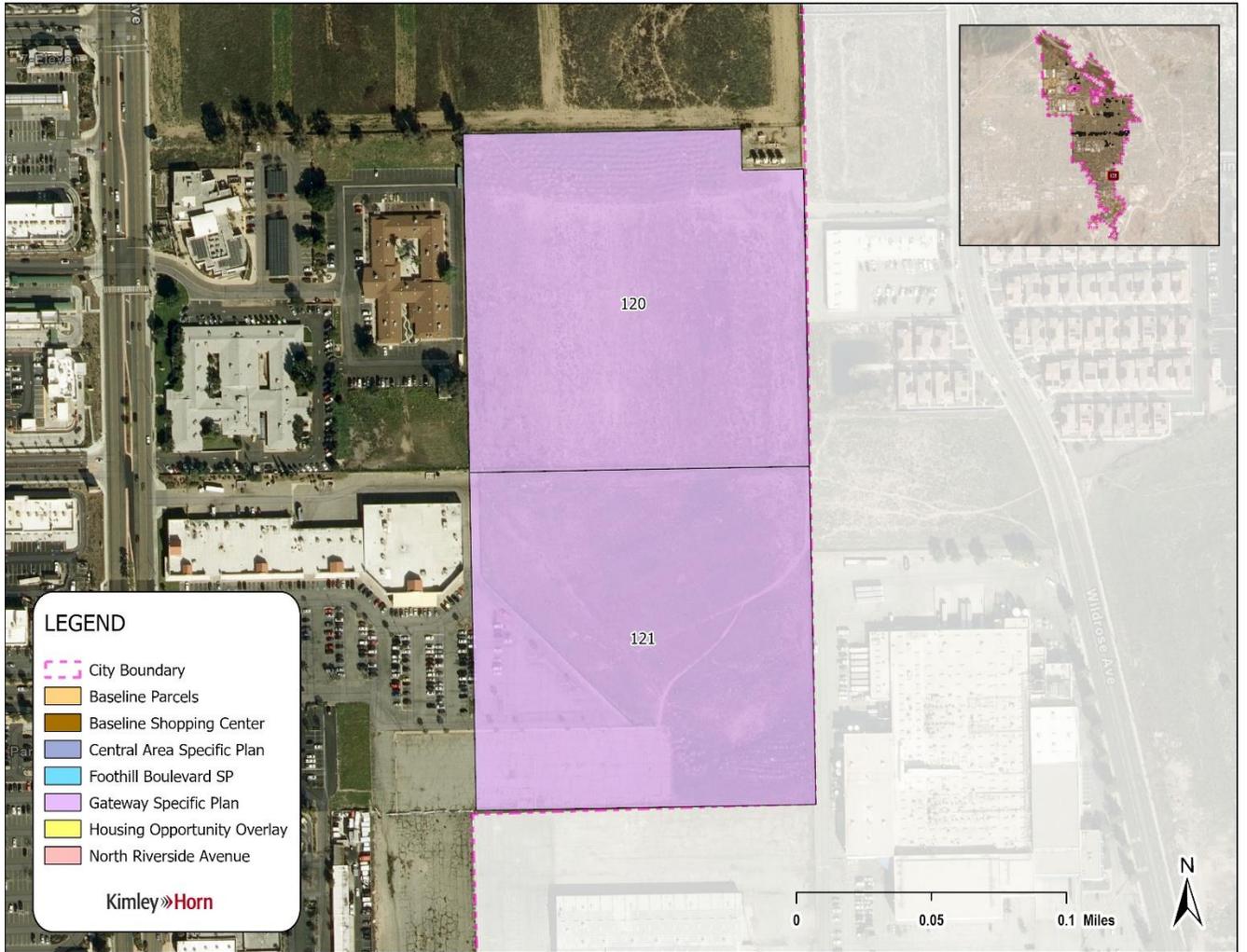
Map 5: Housing Opportunity Overlay HOD Sites



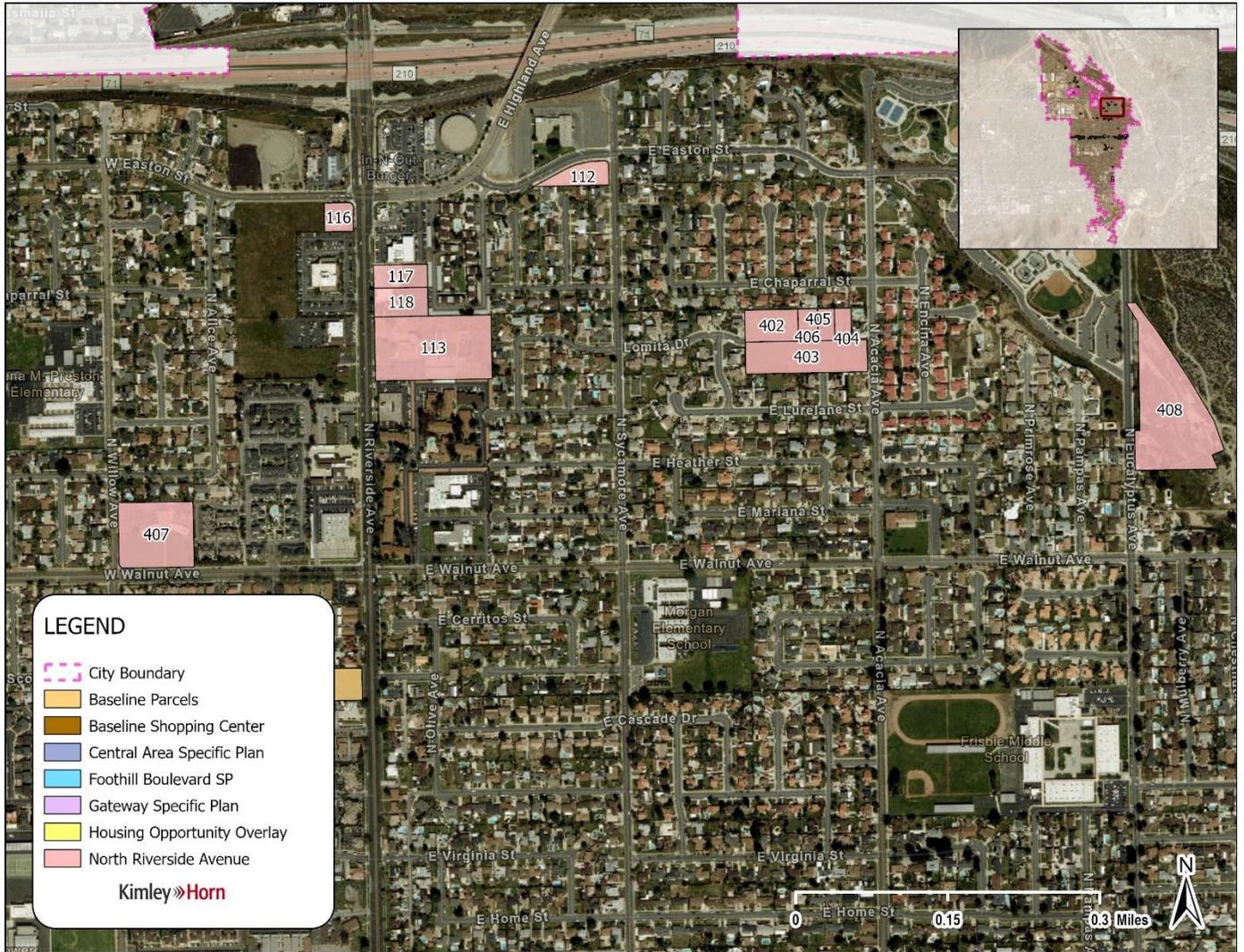
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Map 6: Gateway Specific Plan HOD Sites

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Map 7: North Riverside Avenue HOD Sites



1 **ATTEST:**

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5 BARBARA MCGEE, CITY CLERK

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7 **APPROVED AS TO FORM:**

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11 ERIC S. VAIL, CITY ATTORNEY

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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing
6 Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council
7 of the City of Rialto held on the ____ day of March, 2026.

8 Upon motion of Councilmember _____, seconded by Councilmember
9 _____, the foregoing Resolution No. _____ was duly passed and adopted.

10 Vote on the motion:
11 AYES:
12 NOES:
13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this _____ day of _____, 2026.

19 _____
20 BARBARA MCGEE, CITY CLERK