

Residential Overlay Program

2021-2029 (Sixth Cycle) Housing Element

City Council

July 25, 2023

Environmental Assessment Review No. 2022-0083
Zoning Code Amendment No. 2022-0004
Specific Plan Amendment No. 2022-0006
Specific Plan Amendment No. 2022-0007
Specific Plan Amendment No. 2022-0008

- Sites were included in the adopted 2021-2029 Housing Element Update
- Based on access to resources, proximity to residential development, transportation and major streetway access, opportunity indicators, likelihood of redevelopment and HCD requirements:
 - Size, density, capacity, and viability



Zoning Classification

- Neighborhood Commercial (C-1)
- Community Shopping Center (C-1A)
- Single Family Residential (R-1A)
- Multi-Family Residential (R-3)
- Proposed Overlay

Land Use Designation

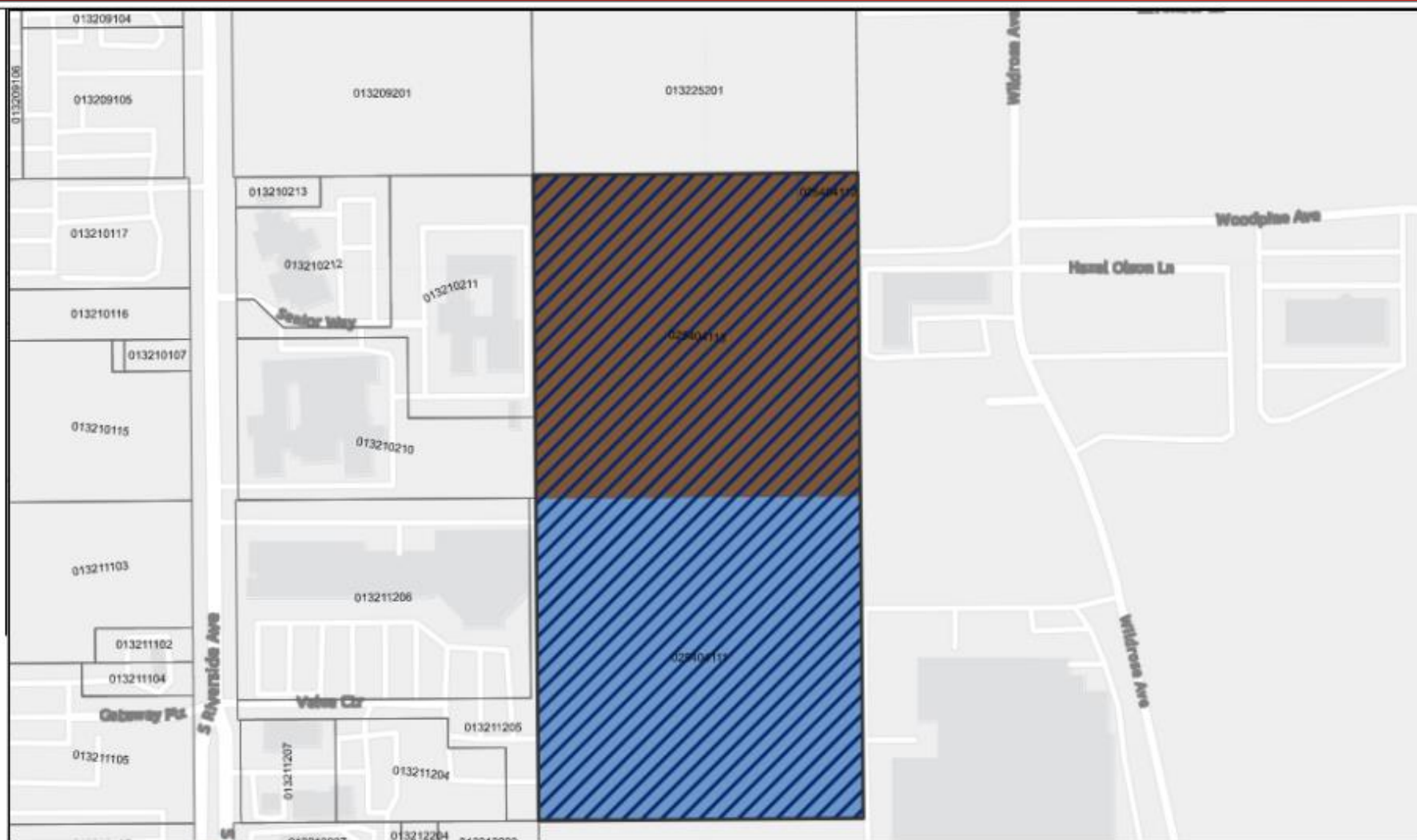
- Rialto Airport Specific Plan R-CL Single Family (7-12 DUs/Ac)

City of Rialto Parcels

50 dwelling units per acre

**Exhibit 2c: Baseline Road and Riverside Avenue Vicinity:
Current Zoning**





Land Use Designation

-  Gateway Specific Plan Industrial Park (I-P)
-  Gateway Specific Plan Retail Commercial (R-C)

-  Proposed Overlay
-  City of Rialto Parcels

50 dwelling units per acre

**Exhibit 3c: Gateway Specific Plan:
Proposed Overlay**



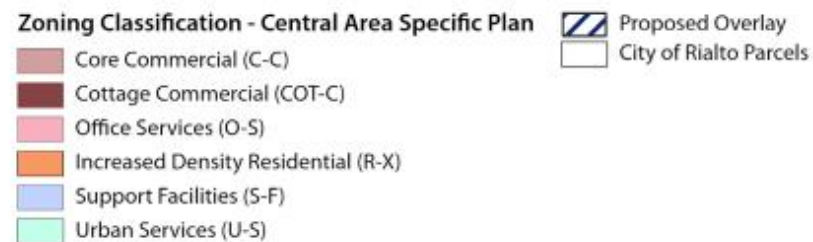


Exhibit 4c: Central Area Specific Plan:
Proposed Overlay







50 dwelling units per acre

**Exhibit 1c: North Riverside Avenue Near Easton Street:
Proposed Overlay**





 Proposed Overlay
 City of Rialto Parcels

Zoning Classification -
 Foothill Boulevard Specific
 Plan

 C-P  R-HD
 C-MU  R-MU

35 dwelling units per acre

**Exhibit 6c: Foothill Boulevard Parcels:
 Proposed Overlay**

- Additional Changes to Zoning Code:
 - Allow multiple family dwellings in which twenty (20) percent or more of the units are affordable to be constructed by-right
 - Increase density for developments to thirty (30) dwelling units per acre when the following criteria are met:
 - Located on non-vacant lot
 - Lot identified in a prior housing element
 - Development with at least twenty (20) percent affordable units to lower income households

- An Addendum to the previously adopted Mitigated Negative Declaration for the 2021-2029 (Sixth Cycle) General Plan Housing Element was prepared
- The project will not result in any new significant impacts that were not previously analyzed

Recommended Action 1

- Adopt a Resolution approving an **Addendum to the previously adopted Mitigated Negative Declaration** for the 2021-2029 (6th Cycle) General Plan Housing Element Update (Environmental Assessment Review No. 2022-0083) for the proposed project.

Recommended Action 2

- Introduce for the First Reading, an Ordinance that would approve Zoning Code Amendment No. 2022-0004 to amend the Rialto Municipal Code by adding Chapter 18.116 (Residential Overlay), modifying Section 18.22.020 permitted uses, and adding Section 18.56.090 (Affordable Housing Projects).
 - **Baseline Area Parcels**
 - **Gateway Specific Plan Parcels**
 - **Central Area Specific Plan Parcels**

Recommended Action 3

- Adopt a Resolution approving Specific Plan Amendment No. 2022-0007 to establish a residential overlay in the **Central Area Specific Plan** and adopt a Resolution approving Specific Plan Amendment No. 2022-0008 to establish a residential overlay in the **Gateway Specific Plan**.

Recommended Action 4

- Introduce for the First Reading, an **Ordinance (Exhibit G)** that would approve Zoning Code Amendment No. 2022-0004 to amend Section 18.116.020 (Application) of Title 18 (Zoning) of the Rialto Municipal Code to add a zoning map for Area D (Properties Located Near **North Riverside Avenue and Easton Street**)

Recommended Action 5

- Introduce for the First Reading, an Ordinance (**Exhibit H**) that would approve Zoning Code Amendment No. 2022-0004 to amend Section 18.116.020 (Application) of Title 18 (Zoning) of the Rialto Municipal Code to add a zoning map for Area E (Properties Located in the Foothill Boulevard Specific Plan) and adopt a Resolution (**Exhibit I**) approving Specific Plan Amendment No. 2022-0006 to establish a residential overlay in the **Foothill Boulevard Specific Plan**.