

Rialto Foothill Central Specific Plan Update

Master Case No. 2022-075

Specific Plan Amendment No. 2022-004

City Council

February 11, 2025



Foothill Central Specific Plan





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Specific Plan Update Overview



What is a specific plan?

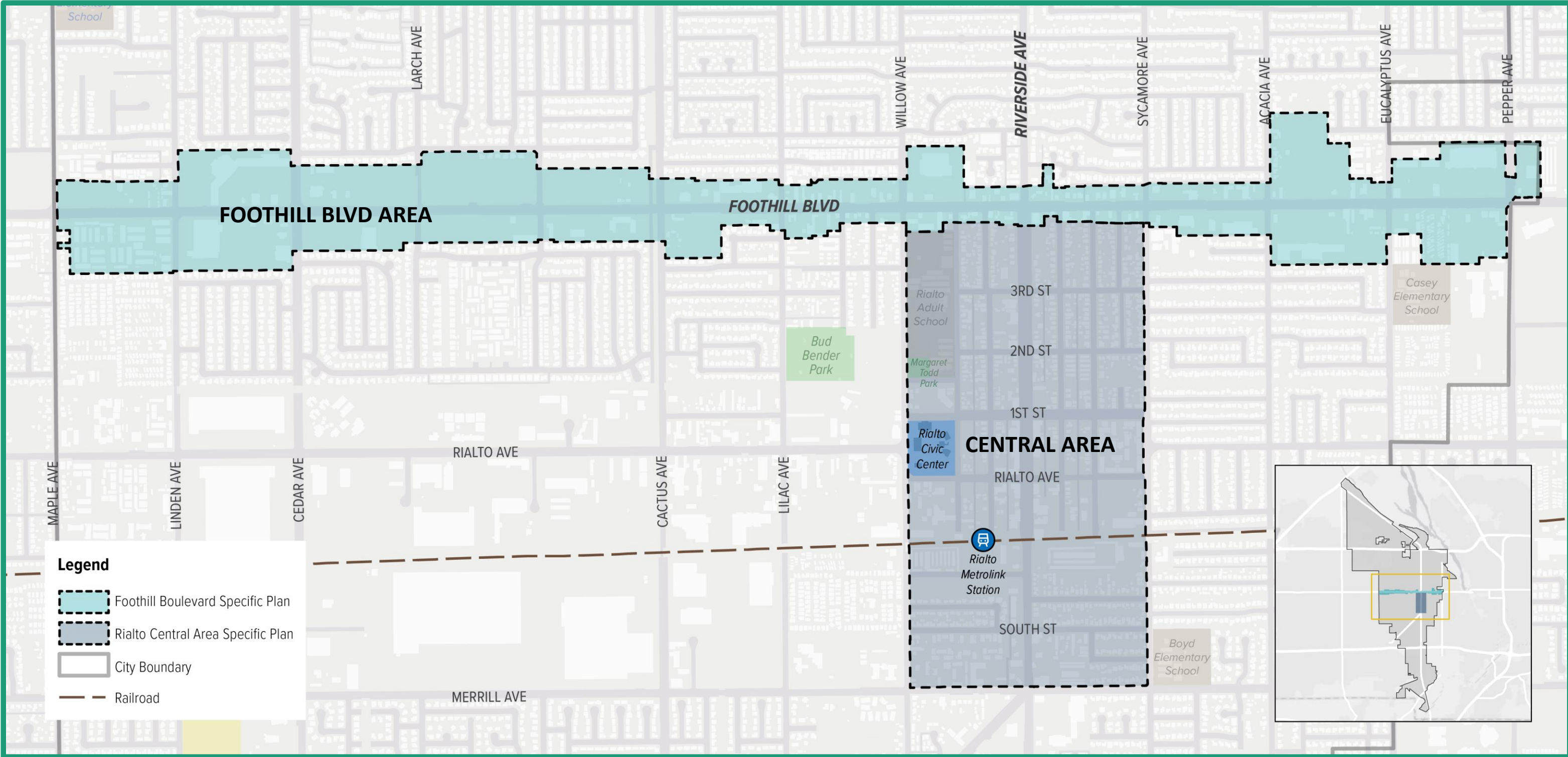
A Specific Plan is a comprehensive planning and zoning document for a defined geographic region of the City. It implements the General Plan by providing a special set of development standards applied to a particular geographic area.

Specific Plan Update Overview

- The City of Rialto is updating two important land use plans, the Central Area Specific Plan and Foothill Boulevard Specific Plan. Proposed to combine both plans.
- The Central Area Specific Plan was last updated in 1983
- The Foothill Boulevard Specific Plan was last updated in 2010.



Specific Plan Area Map: Foothill Boulevard and Central Areas



Vision Statement



For the next 30 years, Central Rialto will continue to be the heart of the City, defined by its hometown character and functioning as an important job center and transportation hub. The historic Route 66, Foothill Boulevard, will continue to serve as a gateway corridor through the City and to the downtown core. The Foothill Central Specific Plan area will continue to evolve as a lively mixed-use destination that integrates housing for all incomes and ages with shopping, restaurants, entertainment, and civic and arts uses and preserves existing landmarks.

The Specific Plan will be a tool to implement high-quality development standards along Foothill Boulevard and within Central Rialto that complement and enrich a public realm that is safe, green, and beautiful, incorporating landscaping, lighting, and public art. Streets and sidewalks will be designed for all ages, abilities, and modes including pedestrians, bicyclists, transit, and cars.

Specific Plan Update Overview



Public Engagement



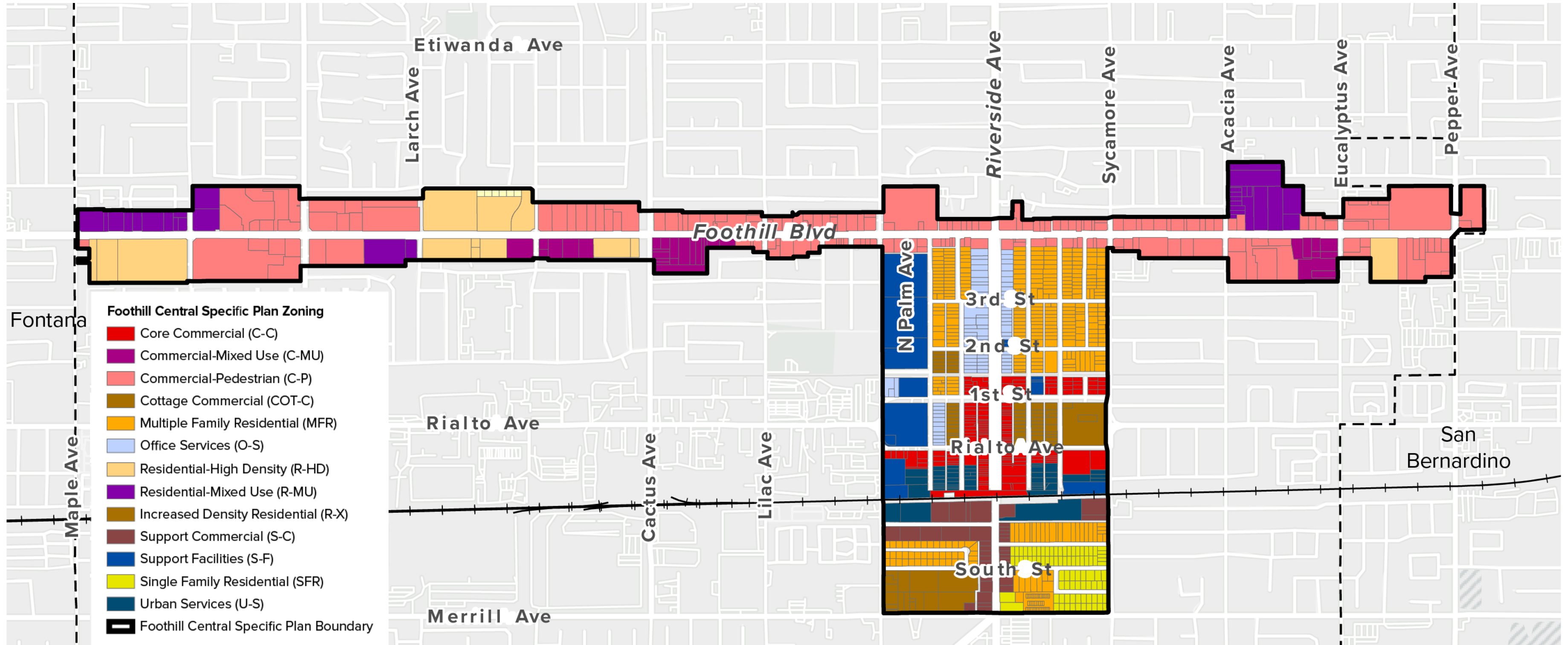
Specific Plan Highlights

Highlights from the Specific Plan include:

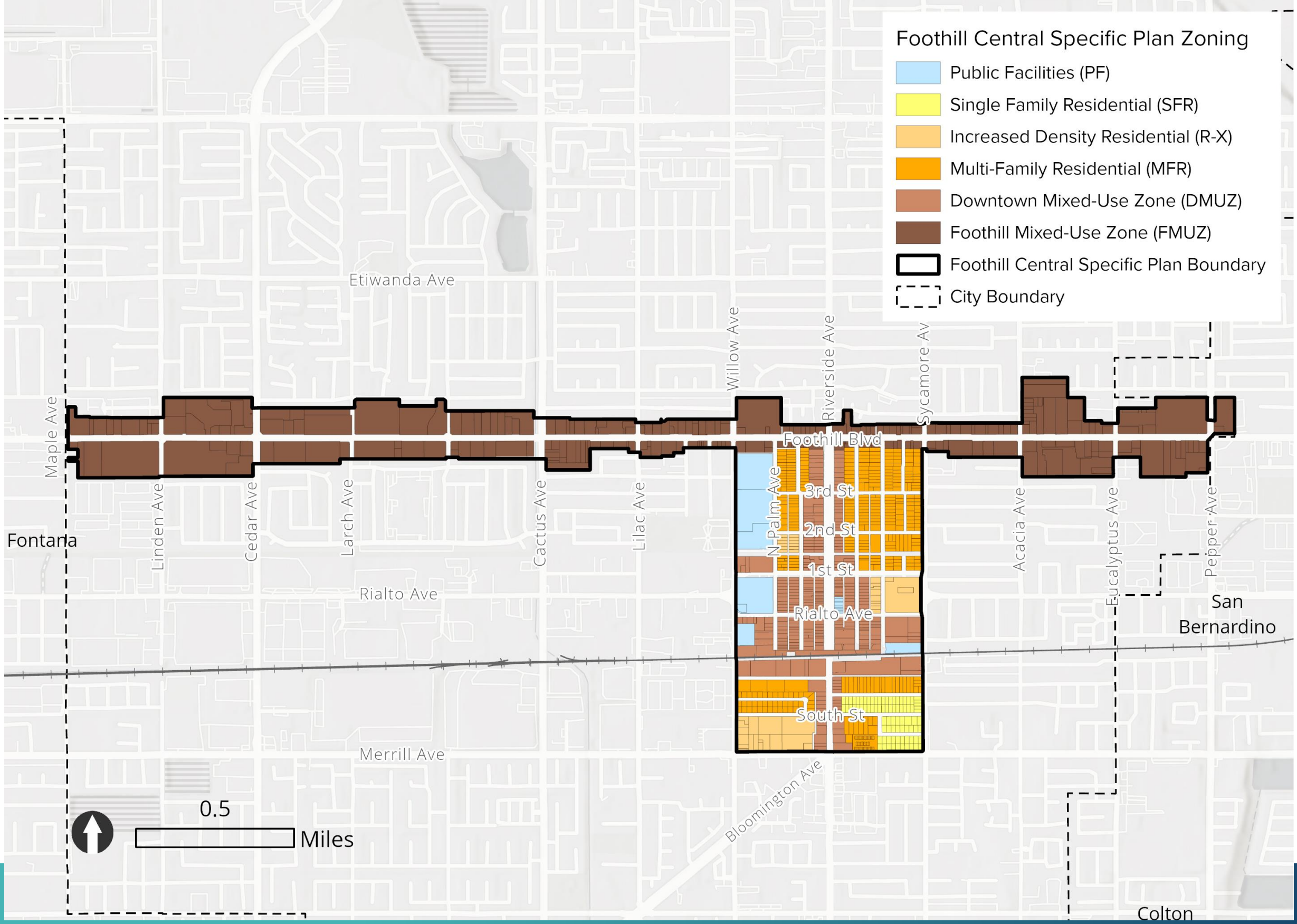
- **Preserving existing land uses while also providing additional uses.**
- Increased Opportunity for Residential and Commercial Development
- **Encouraging Higher Density Downtown**
- Simplified Zoning Designations and Associated Development Standards
- **Adding Route 66 Themes to Foothill Boulevard**
- Entry themes across Riverside Avenue into Downtown
- Consistent with Rialto's 6th Cycle Housing Element



Current Zoning



Proposed Zoning



Residential and Commercial Development Opportunities



~ 35 dwelling units per acre



~ 48 dwelling units per acre



Warmington
RESIDENTIAL

City of Rialto – NEC Foothill Blvd. & Spruce Ave. – 81 Two Story Condominium Units (4.993 Acres net)

Perspective Rendering



Streetscape Improvements



Gateway on Riverside Avenue at Foothill Boulevard



Special Wayfinding Signs



Foothill Boulevard median, shade structures and stamped crosswalks



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Questions?