

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT NO. 25-0002 TO ESTABLISH A HOUSING OPPORTUNITY DISTRICT IN THE GATEWAY SPECIFIC PLAN TO ACCOMMODATE HOUSING IN ACCORDANCE WITH THE HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT.

WHEREAS, there is a shortage of affordable housing in the City of Rialto (“City”) as documented in the 2021-2029 (6th Cycle) General Plan Housing Element; and

WHEREAS, the 2021-2029 (6th Cycle) General Plan Housing Element is a mandatory element of the City's General Plan and the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels based on the City's assigned Regional Housing Needs Allocation (RHNA); and

WHEREAS, California Government Code Section 65580(d) states that all cities have a responsibility to use the powers vested in them to facilitate the improvement and development of housing and to make adequate provisions for the housing needs of all economic segments of the community; and

WHEREAS, the Housing Element includes a Sites Inventory, which identifies suitable sites throughout the City that can adequately accommodate the required capacity set forth by the City's RHNA which for the 2021-2029 (6th Cycle) planning period is 8,272 housing units; and

WHEREAS, consistent with State Law, Housing Goal 2 is to “Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region”; and

1 WHEREAS, in order to implement Housing Element Goal 2, Housing Program 2B,
2 referred to as the Rezone Program, calls for the City to rezone to provide adequate sites to
3 accommodate RHNA; and

4 WHEREAS, the City's Rezone Program includes a Housing Opportunity District overlay
5 in the Gateway Specific Plan affecting approximately 2 parcels totaling approximately 20 acres;
6 and

7 WHEREAS, the City's Rezone Program includes a provision to permit at least twenty units
8 per acre on sites identified in the housing element; and

9 WHEREAS, 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 Update in compliance with CEQA and the local environmental review guidelines;

12 WHEREAS, on January 21, 2026, the Planning Commission of the City of Rialto
13 conducted a duly noticed public hearing, as required by law, on Specific Plan Amendment (SPA)
14 No. 25-0002; heard public testimony; discussed SPA No. 25-0002; and closed the public hearing;
15 and

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

17 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto
18 as follows:

19 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth
20 in the recitals above of this Resolution are true and correct and incorporated herein.

21 SECTION 2. The City of Rialto is the Lead Agency for SPA No. 25-0002, as determined
22 by CEQA. Based on the Initial Study/Mitigated Negative Declaration for the 2021-2029 (6th
23 Cycle) General Plan Housing Element (Environmental Assessment Review No. 25-0020), it has
24 been determined that SPA No. 25-0002 will not have significant adverse impact on the
25 environment with mitigation incorporated. SPA No. 25-0002 is within the scope of the IS/MND

1 and no subsequent environmental review is required per CEQA Guidelines Sections 15162–15164
2 as provided by Resolution No. _____ which incorporated herein by reference.

3 **SECTION 3.** The Planning Commission hereby recommends that the City Council adopt the
4 enclosed ordinance (Exhibit “A”) entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE
5 CITY OF RIALTO, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 25-0002
6 TO ESTABLISH A HOUSING OPPORTUNITY DISTRICT OVERLAY IN THE GATEWAY
7 SPECIFIC PLAN TO ACCOMMODATE HOUSING IN ACCORDANCE WITH THE HOUSING
8 ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT.

9 **SECTION 4.** When adopted, the contents of Exhibit A will supersede the prior zoning
10 overlay.

11 **SECTION 5.** The Chairman of the Planning Commission shall sign the passage and adoption
12 of this resolution and thereupon the same shall take effect and be in force.
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14 PASSED, APPROVED AND ADOPTED this 21st day of January, 2026.

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18 MICHAEL STORY, CHAIR
CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. 26- was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 21st day of January, 2026.

8 Upon motion of Planning Commissioner _____, seconded by Planning Commissioner
9 _____, the foregoing Resolution No. 26- was duly passed and adopted.

10
11 Vote on the motion:

12 AYES:

13 NOES:

14 ABSENT:

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

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HEIDY GONZALES, ADMINISTRATIVE ASSISTANT
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Exhibit “A”

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
RIALTO, CALIFORNIA, APPROVING SPECIFIC PLAN
AMENDMENT NO. 25-0002 TO ESTABLISH A HOUSING
OPPORTUNITY DISTRICT OVERLAY IN THE GATEWAY
SPECIFIC PLAN TO ACCOMMODATE HOUSING IN
ACCORDANCE WITH THE HOUSING ELEMENT REZONE
PROGRAM IMPLEMENTATION PROJECT.

WHEREAS, there is a shortage of affordable housing in the City of Rialto (“City”) as documented in the 2021-2029 (6th Cycle) General Plan Housing Element; and

WHEREAS, the 2021-2029 (6th Cycle) General Plan Housing Element is a mandatory element of the City's General Plan and the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels based on the City's assigned Regional Housing Needs Allocation (RHNA); and

WHEREAS, California Government Code Section 65580(d) states that all cities have a responsibility to use the powers vested in them to facilitate the improvement and development of housing and to make adequate provisions for the housing needs of all economic segments of the community; and

WHEREAS, the Housing Element includes a Sites Inventory, which identifies suitable sites throughout the City that can adequately accommodate the required capacity set forth by the City's RHNA which for the 2021-2029 (6th Cycle) planning period is 8,272 housing units; and

WHEREAS, consistent with State Law, Housing Goal 2 is to “Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region”; and

WHEREAS, in order to implement Housing Element Goal 2, Housing Program 2B, referred to as the Rezone Program, calls for the City to rezone to provide adequate sites to accommodate RHNA; and

WHEREAS, the City's Rezone Program includes a Housing Opportunity District residential overlay affecting a total 315 parcels totaling approximately 323 acres city-wide; and

WHEREAS, the City's Rezone Program includes a Housing Opportunity District overlay in the Gateway Specific Plan affecting approximately 2 parcels totaling approximately 20 acres; and

WHEREAS, the City's Rezone Program includes a provision to permit at least 20 units per acre on sites identified in the housing element; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this Project in compliance with CEQA and the local environmental review guidelines; and

WHEREAS, pursuant to Government Code Sections 65450-65457, on January 21, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on Specific Plan Amendment (SPA) No. 25-0002; heard public testimony; discussed SPA No. 25-0002; and closed the public hearing and forwarded a recommendation to the City Council for action; and

WHEREAS, the final adoption of the IS/MND and approval of the draft Specific Plan Amendment shall be considered by the City Council as the final approval authority, after evaluation of the environmental document; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

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

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

5 **SECTION 2.** Pursuant to the California Environmental Quality Act (CEQA), an Initial
6 Study/Mitigated Negative Declaration (IS/MND) was prepared for the draft 2021-2029 Housing
7 Element Update in compliance with CEQA and the local environmental review guidelines. SPA No.
8 25-0002 is within the scope of the IS/MND, which is incorporated herein by this reference, and no
9 subsequent environmental review is required per CEQA Guidelines Sections 15162–15164. The City
10 Council hereby adopts the IS/MND and finds that, based upon the IS/MND, there is no substantial
11 evidence of environmental impacts.

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

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17 “4.3 Land Use Plan

18 **Housing Opportunity District:** Parcels within the Gateway Specific Plan designated for residential
19 opportunity in the City’s 2021–2029 Housing Element shall be subject to the Housing Opportunity
20 District regulations contained in Chapter 18.116 of the Rialto Municipal Code. Where conflicts occur
21 between this Specific Plan and Chapter 18.116, the provisions of Chapter 18.116 shall govern.”

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23 “Table 4.1 – Land Use Plan

24 Notes:

1 Within parcels identified as part of the Housing Opportunity District (HOD), residential uses
2 permitted under Rialto Municipal Code Chapter 18.116 are allowable. Where conflicts occur between
3 Chapter 18.116 and the Gateway Specific Plan, the provisions of Chapter 18.116 shall govern.”

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5 **SECTION 4.** The City Council hereby directs staff to prepare, execute, and file with the San
6 Bernardino County Clerk of the Board of Supervisors a Notice of Determination within five (5)
7 working days of the adoption of the Ordinance.

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9 **SECTION 5.** If any provision of this Ordinance is held invalid, such invalidity shall not
10 affect the remaining provisions of this Ordinance, which shall remain in effect absent the provision
held to be invalid and, to this end, the provisions of this Ordinance are declared to be severable.

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12 **SECTION 6.** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the
13 adoption of this Ordinance and shall cause a copy thereof to be published within fifteen (15) days of
14 the adoption and shall post a certified copy of this Ordinance, including the vote for and against the
same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

15 **PASSED, APPROVED AND ADOPTED** this _____ day of February, 2026.

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JOE BACA, MAYOR
OF RIALTO CITY COUNCIL

19 **ATTEST:**

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BARBARA MCGEE, CITY CLERK

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25 **APPROVED AS TO FORM:**

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3 ERIC S. VAIL, CITY ATTORNEY
4 STATE OF CALIFORNIA)
5 COUNTY OF SAN BERNARDINO) ss
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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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 February, 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.

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20 BARBARA MCGEE, CITY CLERK
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