

RESOLUTION NO. 2024-62

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN AMENDMENT NO. 2022-004 TO AMEND AND MERGE THE EXISTING CITY OF RIALTO FOOTHILL BOULEVARD SPECIFIC PLAN AND CENTRAL AREA SPECIFIC PLAN INTO “THE FOOTHILL CENTRAL SPECIFIC PLAN”.

WHEREAS, the City of Rialto (“applicant”) has initiated the Foothill Central Specific Plan Amendment (SPA) No. 2022-004 (Master Case No. 2022- 075) project to update and merge the existing City of Rialto Foothill Boulevard and Central Area Specific Plans into the Foothill Central Specific Plan (Proposed Project). The Proposed Project increases the allowable residential density within the Foothill Central Area and provides updates to the development guidelines for this area while preserving existing land uses located on the east side of Cactus Avenue approximately 360 feet south of Foothill Boulevard; and

WHEREAS, the The Foothill Central Specific Plan Area encompasses parcels adjacent to the north and south sides of Foothill Boulevard throughout the City of Rialto and is bounded by Maple Avenue to the west and Pepper Avenue to east. The project site also encompasses Merrill Avenue to the south, Foothill Boulevard to the north, Willow Avenue to the west, and Sycamore Avenue to the east.; and

WHEREAS, the primary objective of the Foothill Central Specific Plan is City of Rialto that offers new retail opportunities and creates a sense of place through the incorporation of specific features including pedestrian-oriented downtown and pedestrian connections; and

WHEREAS, pursuant to Section 18.78.060 of the Rialto Municipal Code, the Project requires the approval of an amendment to the Foothill Boulevard Specific Plan and Central Specific Plan with submittal of a Specific Plan Amendment (SPA); and

WHEREAS, pursuant to Section 18.78.010 of the Rialto Municipal Code, the City Council is authorized to adopt and implement specific plans with the City; and

1 WHEREAS, pursuant to Section 18.78.060E and Section 18.78.060F of the Rialto
2 Municipal Code, the Planning Commission shall hold a public hearing for a proposed amendment
3 to an adopted specific plan and forward a recommendation to the City Council for action; and

4 WHEREAS, on October 16, 2024, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, took testimony, at which time it
6 received input from staff, the city attorney, and the Applicant; heard public testimony; discussed
7 the proposed SPA; and closed the public hearing; and

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

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

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

13 SECTION 2. Based on substantial evidence presented to the Planning Commission during
14 the public hearing conducted with regard to the SPA, including written staff reports, verbal testimony,
15 project plans, other documents, and the conditions of approval stated herein, the Planning
16 Commission hereby determines that the SPA satisfies the requirements of Government Code Sections
17 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code pertaining to the findings
18 which must be made precedent to amending a Specific Plan. The findings are as follows:

- 19 1. That the proposed Specific Plan Amendment is consistent with the goals and policies
20 of the General Plan and its purposes, standards and land use guidelines; and

21 *This finding is supported by the following facts:*

22 The Site has a General Plan designation of Specific Plan and a land use designation of
23 Commercial – Mixed Use (C-MU) within the Foothill Boulevard Specific Plan. The Project
24 will not affect the General Plan land use designation for the SPA.

25 Additionally, the Project is consistent with Goal 2-19 and Goal 2-21 of the Land Use Element
26 of the General Plan, which encourages neighborhood preservation, stabilization, and property
27 maintenance and ensure high-quality planned developments in Rialto. The change in the
28 Specific Plan land use designation will facilitate a development of superior architectural
quality.

- 1 2. That the proposed Specific Plan Amendment will help achieve a balanced community
2 of all races, age groups, income levels and ways of life; and

3 *This finding is supported by the following facts:*

4 The Proposed Foothill Central Specific Plan Project will entail updating and
5 merging the existing City of Rialto Foothill Boulevard and Central Area Specific
6 Plans into the Foothill Central Specific Plan (Proposed Project). The Proposed
7 Project increases the allowable residential density within the Foothill Central Area
8 and provides updates to the development guidelines for this area while preserving
9 existing land uses. The amended specific plan will provide new housing
10 opportunities at varying sizes and price points available to all races, age groups, and
11 ways of life.

- 12 3. That the proposed Specific Plan Amendment results in development of desirable
13 character, which will be compatible with existing and proposed development in the
14 surrounding neighborhood; and

15 *This finding is supported by the following facts:*

16 The revisions will simplify existing zoning, combine planning areas and the
17 proposed zoning will allow for existing uses and additional appropriate land uses.
18 The Specific Plan will incorporate the 6th Cycle Housing Element residential
19 overlay to include all properties along Foothill Boulevard previously adopted by
20 the City Council.

- 21 4. That the proposed Specific Plan Amendment contributes to a balance of land uses that
22 will enable local residents to work and shop in the community in which they live; and

23 *This finding is supported by the following facts:*

24 The City has identified seven (7) opportunity sites to be rezoned with potential to
25 accommodate a total of 8,262 dwelling units. Two (2) of these opportunity areas
26 fall within the Plan Area. The specific plan will incorporate 108 parcels totaling
27 159 acres for rezone to a new zone which will accommodate an assumed density
28 of 35 dwelling units/acre. The Central Area (downtown) portion of the specific
29 plan will incorporate 60 parcels totaling 14 acres which will accommodate a
30 maximum density of 48 dwelling units/acre. This will incentivize new retailer
31 development and job opportunities for the area.

- 32 5. That the proposed Specific Plan Amendment respects the environmental and aesthetic
33 assets of the community consistent with economic realities; and

34 *This finding is supported by the following facts:*

1 The City reviewed the Initial Study – Mitigated Negative Declaration (Environmental
2 Assessment EAR No. 2024-02) prepared for specific plan amendment and determined that
3 the proposed Project would result in no significant impacts nor would the proposed Project
4 cause a substantial increase in the severity of any identified environmental impacts. The
5 potential impacts associated with proposed Project would be mitigated with measures
6 identified in the initial study and Mitigation Monitoring and Reporting Program (MMRP)
7 proposed for the Project.

8 Additionally, new and enhanced development standards, will exceed all aesthetic design
9 guidelines required by the current Foothill Boulevard and Central Area Specific Plan and
10 City’s Design.

- 11 6. That the proposed Specific Plan Amendment incorporates, where feasible, active and
12 passive energy conservation measures.

13 *This finding is supported by the following facts:*

14 All projects in the Foothill Central Specific Plan will be required to meet or exceed
15 California Building Code Title 24, Part 6 Energy Efficiency Standards. This will be
16 achieved through the implementation of features such as, but not limited to, energy efficient
17 windows, energy efficient heating and cooling systems, painting in light off-white colors
18 to reflect heat away, and installation of photovoltaic solar electric systems for future
19 projects in the specific plan.

20 SECTION 3. A Mitigated Negative Declaration (Environmental Assessment Review No.
21 2024-002) has been prepared for the Project in accordance with the California Environmental Quality
22 Act (CEQA), and it has been determined that the proposed Project would result in no new impacts
23 that could not be addressed with mitigations, nor would the proposed Project cause a substantial
24 increase in the severity of any previously identified environmental impacts, nor has any new
25 information regarding the potential for new or more severe significant environmental impacts been
26 identified. The Planning Commission hereby recommends that the City Council approve the
27 Mitigated Negative Declaration prepared for the Foothill Central Specific Plan area.

28 SECTION 4. The Planning Commission hereby recommends that the City Council approve
the SPA No. 2022-004 to and merging the existing City of Rialto Foothill Boulevard and Central
Area Specific Plans into the Foothill Central Specific Plan (Proposed Project). The Proposed
Project increases the allowable residential density within the Foothill Central Area and provides

1 updates to the development guidelines for this area while preserving existing land uses, subject to
2 the following conditions:

- 3
- 4 1. SPA No. 2022-004 for the Foothill Central Specific Plan Project will entail updating
5 and merging the existing City of Rialto Foothill Boulevard and Central Area Specific
6 Plans into the Foothill Central Specific Plan (Proposed Project). The Proposed Project
7 increases the allowable residential density within the Foothill Central Area and
8 provides updates to the development guidelines for this area while preserving existing
9 land uses. The Foothill Central Specific Plan Area encompasses parcels adjacent to the
10 north and south sides of Foothill Boulevard throughout the City of Rialto and is
11 bounded by Maple Avenue to the west and Pepper Avenue to east. The project site also
12 encompasses Merrill Avenue to the south, Foothill Boulevard to the north, Willow
13 Avenue to the west, and Sycamore Avenue to the east.
- 14 2. All mitigations measures identified with the Initial Study shall be complied with.

15 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
16 adoption of this resolution and thereupon the same shall take effect and be in force.

17 PASSED, APPROVED AND ADOPTED this 16th day of October, 2024.

18 
19 JERRY GUTIERREZ, CHAIR
20 CITY OF RIALTO PLANNING COMMISSION

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

5 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. **2024-62** was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 16th day of October 2024.

8 Upon motion of Chair Jerry Gutierrez, second by Commissioner Dale Estvander, foregoing
9 Resolution No. **2024-62** was duly passed and adopted.

10
11 Vote on the motion:

12 AYES: 3 (Gutierrez, Estvander, Peukert)

13 NOES: 1 (Gonzalez)

14 ABSTENTION: 0

15 ABSENT: 1 (Gilbert)

16
17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 16th day of October 2024.

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21 

22 _____
23 Kimberly Dame
24 Administrative Analyst
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