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WHEREAS, California Government Code Section 65300 requires each city to adopt a General Plan, which includes seven mandatory elements, including a housing element, “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning”; and

WHEREAS, pursuant to Government Code Section 65588, as revised by SB 375, each city is required to review and revise its housing element every eight years and to submit its housing element update for approval to the California Department of Housing and Community Development (“HCD”); and

WHEREAS, SB 375 requires the City, along with other southern California cities, to update its Housing Element for the 2014-2021 year cycle; and

01180.0005/423366.1

1 WHEREAS, the City submitted its draft 2014-2021 Housing Element Update to HCD for
2 approval on July 18, 2017; and

3 WHEREAS, HCD further requires the City to formally adopt the 2014-2021 Housing
4 Element Update ("GPA No. 2017-0004") and submit a copy of the Ordinance or Resolution
5 approving the amendment once it is adopted; and

6 WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning
7 Commission shall hold a public hearing for a proposed amendment to the general plan and
8 forward a recommendation to the City Council for action; and

9 WHEREAS, on November 8, 2017 the Planning Commission of the City of Rialto
10 conducted a duly noticed public hearing, as required by law, on GPA No. 2017-0004, testimony,
11 at which time it received input from staff, the city attorney,; heard public testimony; discussed
12 GPA No. 2017-0004; and closed the public hearing; and

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

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

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

18 SECTION 2. Based on substantial evidence presented to the Planning Commission during
19 the public hearing conducted with regard to GPA No. 2017-0004, including written staff reports,
20 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the
21 Planning Commission hereby determines that GPA No. 2017-0004 satisfy the requirements of
22 Government Code Sections 65358 pertaining to the findings which must be made precedent to
23 amending a General Plan. The findings are as follows:

24
25 1. That the proposed General Plan Amendment is in the public interest.

26 *This finding is supported by the following facts:*
27
28

1 The 2014-2021 Housing Element Update institutes policies that will guide City decision
2 making, and establishes an implementation program to achieve housing goals through the
3 year 2021 and will serve the public convenience and necessity Citywide. Additionally, SB
4 375 requires the City to adopt the 2014-2021 Housing Element Update within the required
5 timeframe or risk revising its housing element every four years until adopting at least two
6 consecutive revisions by the due date.
7

8 SECTION 3. The 2014-2021 Housing Element Update is a policy document that
9 addresses conservation, improvement, affordability, constraints, opportunities, and objectives for
10 Housing in Rialto. The proposed programs do not require the City to implement any rezoning to
11 meet housing needs. The 2014-2021 Housing Element Update is consistent with the 2010
12 General Plan and conforms to the 2010 General Plan Master Environmental Impact Report.
13 Adoption of the 2014-2021 Housing Element Update is not a project and is exempt from further
14 review. A Notice of Exemption has been prepared for GPA No. 2017-0004 in accordance with the
15 California Environmental Quality Act (CEQA). The Planning Commission hereby recommends
16 that the City Council direct the Planning Division to file the necessary documentation with the Clerk
17 of the Board of Supervisors for San Bernardino County.
18

19 SECTION 4. The Planning Commission hereby recommends that the City Council
20 approve GPA No. 2017-0004 to adopt the 2014-2021 Housing Element Update.

21 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
22 adoption of this resolution and thereupon the same shall take effect and be in force.
23

24 PASSED, APPROVED, AND ADOPTED this 8th day of November 2017.
25
26

27 _____
28 JOHN PEUKEURT, CHAIR
CITY OF RIALTO PLANNING COMMISSION