



# City of Rialto

## Legislation Details (With Text)

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**File created:** 11/1/2017      **In control:** Planning Commission  
**On agenda:** 11/8/2017      **Final action:**  
**Title:** General Plan Amendment No. 2017-0004: A Resolution of the Planning Commission recommending that the City Council adopt the 2014-2021 Housing Element Update to the Rialto General Plan.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Exhibit A - PSA #16-035-Awarded Letters, 2. Exhibit B - Final Draft 2014-2021 Rialto Housing Element, 3. Exhibit C - HCD Approval letter, 4. Exhibit D - Rialto\_Housing\_Element\_Spanish\_flyer, 5. Exhibit E - Rialto\_Housing\_Element\_flyer, 6. Exhibit F - Rialto Housing Element PC Resolution.pdf

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of November 8, 2017

**TO:** Honorable Chairman and Planning Commissioners  
**APPROVAL:** Robb Steel, Assistant CA/Development Services Director  
**FROM:** Gina M. Gibson-Williams, Planning Manager

**General Plan Amendment No. 2017-0004:** A Resolution of the Planning Commission recommending that the City Council adopt the 2014-2021 Housing Element Update to the Rialto General Plan.

### **BACKGROUND:**

*Applicant*  
City of Rialto

*Location*  
Citywide

#### *Entitlement*

The Rialto 2014-2021 Housing Element Update requires a revision to the 2010 General Plan. If approved, the 2014-2021 Update will replace the 2010 Housing Element.

#### *Committee/Commission Action*

On October 13, 2015 (15-679) the City Council released a Request for Proposal to secure technical consultant services to update the Housing Element. On January 26, 2016 (16-037) the City Council

selected Kimley Horn to prepare the Housing Element (**Exhibit 'A'**).

### *California State Law*

All California cities are required to adopt and periodically update housing elements as part of their general plans, and submit draft and adopted elements to the Department of Housing and Community Development (HCD) for review. HCD is required to review housing elements and report its written findings within 60 days for a draft-housing element.

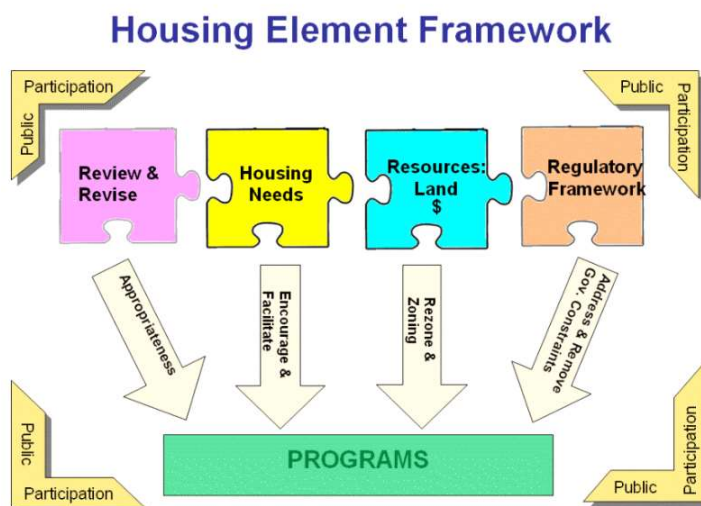
## **ANALYSIS/DISCUSSION:**

### *Required Element in the General Plan*

The housing element is one of the seven mandated elements of the Rialto General Plan. Housing element law (1969) requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community. SB 375 (2008) updated the Housing Element law and requires cities to update their housing elements every eight years. A city that fails to adopt an updated housing element within the required timeframe must revise its housing element every four years until adopting at least two consecutive revisions by the due date.

### *2014-2021 Housing Element Update*

The City of Rialto adopted its current Housing Element in December 2010, but pursuant to state law, the City must update its Housing Element for the 2014-2021 cycle. An infographic that summarizes the housing element process is shown below:



Preparation of the 2014-2021 Housing Element was based on: 1) data gathering, 2) public outreach, 3) policy recommendations. On July 18, 2017 the State Department of Housing and Community Development approved the 2014-2021 Housing Element (Exhibits 'B' and 'C'). HCD requires cities to formally adopt the Housing Element and submit a copy of the Ordinance approving the amendment once adopted.

The 2014-2021 Housing Element requires the City to implement Development Code Amendments specified in the 2010 Housing Element but not implemented. The 2014-2021 Housing Element requires the City to specify where Emergency Shelters, Transitional and Supportive Housing can be

reasonably accommodated, and to formally adopt a Density Bonus procedure rather than relying on the State's Density Bonus law. These additions will bring the Zoning Code into conformance with State law and meet the Regional Housing Needs Assessment allocation of providing the means to develop 2,715 units in the City of Rialto. It should be noted that, Rialto already adopted zoning laws to address room and board facilities, accessory dwelling units, Transit Oriented housing (TOD) and high-density housing.

### *Community Outreach*

On November 17, 2016, the City held a community workshop. Comments from participants were included in the plan. A summary of the meeting notes are included as an appendix in the plan. Information about the Housing Element was also included in the City Administrator Newsletter in October 2016 and December 2016.

### **GENERAL PLAN CONSISTENCY:**

Approval of this action complies with the City of Rialto General Plan Goals and Policies:

1. Essential community services and amenities must meet the needs and desires of our families;
2. Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business;
3. Implementation Measure 8.1: Annual Review of General Plan, Land Use Policy Map, and Environmental Indicators;
4. Implementation Measure 8.2: Zoning Code Revisions to Create New Districts Update the Zoning Ordinance upon adoption of the General Plan;
5. Implementation Measure 8.3: Zone Changes to Correct Inconsistencies;
6. Goal 6-2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.

### **ENVIRONMENTAL IMPACT:**

The Housing Element is a policy document that addresses conservation, improvement, affordability, constraints, opportunities and objectives for Housing in Rialto. The proposed programs do not require the City to implement any rezoning to meet housing needs. The Housing Element is consistent with the General Plan and conforms to the 2010 General Plan Master Environmental Impact Report. Adoption of the 2014-2021. Housing Element is not a project and is exempt from further review. A Notice of Exemption has been prepared.

### **RECOMMENDATION:**

Staff recommends that the Planning Commission adopt a resolution entitled: "A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT THE 2014-

2021 HOUSING ELEMENT”.