



# City of Rialto

## Legislation Text

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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.

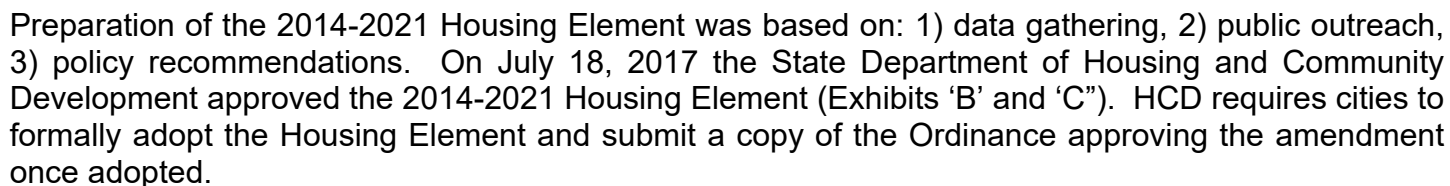
*Committee/Commission Action*  
On October 13, 2015 (15-679) the City Council released a Request for Proposal to secure technical consultant services to update the Housing Element. On January 26, 2016 (16-037) the City Council selected Kimley Horn to prepare the Housing Element (**Exhibit 'A'**).

*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

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:



## 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".