



# City of Rialto

## Legislation Text

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For the City Council Meeting [December 12, 2017]

TO: Honorable Mayor and City Council

APPROVAL: Michael E. Story, City Administrator

FROM: Robb Steel, Assistant CA/Development Services Director

Request City Council to Conduct a Public Hearing to Adopt **Resolution No. 7260** Approving General Plan Amendment No. 2017-0004 entitled "A Resolution of The City Council Adopting the 2014-2021 Housing Element of the Rialto General Plan".

**(ACTION) (POWERPOINT)**

### **BACKGROUND:**

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.

The Rialto 2014-2021 Housing Element Update revises the 2010 General Plan. If approved, the 2014-2021 Update will replace the 2010 Housing Element within the General Plan.

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

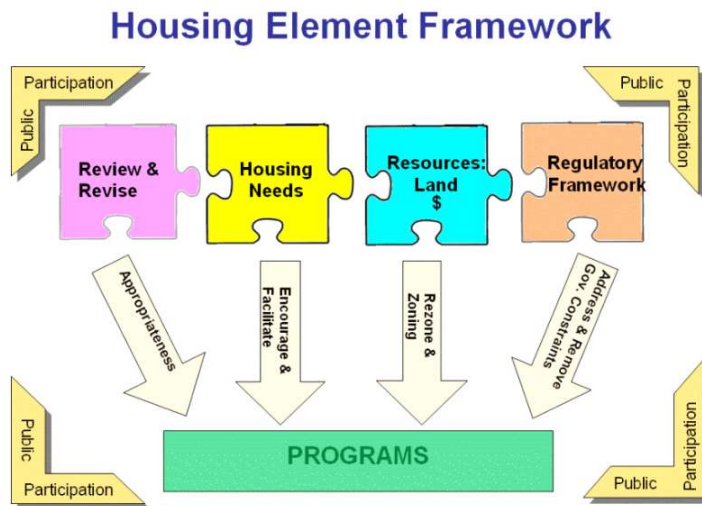
### **ANALYSIS/DISCUSSION:**

#### *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 plan for the existing and projected housing needs of all economic segments of the community. SB 375 (2008) updated the Housing Element law and required 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. The info graphic below summarizes the housing element process:



Kimley Horn prepared the 2014-2021 Housing Element (**Exhibit A**) by applying a process of 1) data collection, 2) public outreach, and 3) development of policy recommendations. On July 18, 2017, the State Department of Housing and Community Development approved the 2014-2021 Housing Element (**Exhibit B**). 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 conform the Zoning Code to State law and satisfy the Regional Housing Needs Assessment allocation by providing the opportunity to develop 2,715 units in the City of Rialto. 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. The outreach materials are attached hereto as **Exhibit C** and **Exhibit D**.

On November 8, 2017, the Planning Commission adopted Resolution No. 17-48 and 17-50 recommending approval of the Housing Element to the City Council (**Exhibit E**).

#### **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; and
6. Goal 6-2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.

#### **LEGAL REVIEW:**

The City Attorney reviewed and approved the staff report and Housing Element.

#### **FINANCIAL IMPACT:**

Adopting the Housing Element does not have a direct impact on the City's General Fund, because there are no mandates to re-zone areas for residential development nor to construct housing. The existing zoning designations shall create the opportunity to satisfy the City's Regional Housing Needs Allocation.

#### **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 City Council adopt Resolution No. 7260 entitled: "A Resolution of the City Council to Adopt the 2014-2021 Housing Element" (**Exhibit F**).