



City of Rialto

Legislation Text

File #: PC-22-844, **Version:** 1

For the Planning Commission Meeting of September 14, 2022

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Paul Gonzales, Community Development Manager
FROM: Siri Champion, Senior Planner

Request that the Planning Commission receive a presentation in regard to the Foothill Central Specific Plan and provide comments.

BACKGROUND:

In November of 1983, the Central Area Specific Plan was adopted by the City Council and in August of 2010, the Foothill Boulevard Specific Plan was also adopted by the City Council. There have been no prominent updates to either specific plan since each plan was originally adopted. Recognizing the need for an update, on January 26, 2021, City Council authorized submittal of an application to the Southern California Association of Governments to update the Central Area Specific Plan and the Foothill Boulevard Specific Plan.

On April 27, 2022, the Planning Division made a presentation to the City of Rialto Economic Development Committee (EDC). At the meeting, the EDC requested additional information and directed staff to return to the EDC to receive guidance and input on the vision for the new Specific Plan. On June 29, 2022, the EDC provided comments and directed staff to develop a vision for EDC's review and approval.

The vision for the Foothill Central Specific Plan is as follows:

"For the next 30 years, Downtown Rialto will continue to be the heart of the City, defined by its hometown character and functioning as an important job center and transportation hub. The historic Route 66, Foothill Boulevard, will continue to serve as a gateway corridor through the City and to the downtown core. The Foothill Central Specific Plan area will continue to evolve as a lively mixed-use destination that integrates housing for all income levels and ages with shopping, restaurants, entertainment, and civic and arts uses while preserving existing landmarks.

The Specific Plan will be a tool to implement high-quality development standards along Foothill Boulevard and within Downtown Rialto that complement and enrich a public realm that is safe, green, and beautiful, incorporating landscaping, lighting and public art. Streets and sidewalks will be designed for all ages, abilities and modes including pedestrians, bicyclists, transit, and cars."

ANALYSIS/DISCUSSION:

The intent of the Foothill Central Specific Plan is to build on the vision, goals, and objectives

established in the existing plans and to update them based on input from the City Council, Planning Commission, property owners, business owners, community members, and other stakeholders.

Through this effort the City seeks to update:

- Land use districts, permitted uses, and associated development standards,
- Strategies and supportive policies for new residential development,
- Plans for a multi-modal mobility network and streetscape,
- Plans for infrastructure improvements, and
- An implementation strategy.

The purpose of the agenda item is to introduce the project, share background information about the project area, and gather input from the Planning Commission regarding the following key questions:

- What changes do you envision for the project area?
- What types of businesses would you like to see?
- What landmarks or similar features would you like to preserve?
- What do you perceive are challenges and opportunities?

GENERAL PLAN CONSISTENCY:

The General Plan establishes four opportunity areas including Downtown Rialto and Foothill Boulevard. Updates to the Central Area Specific Plan and Foothill Boulevard Specific Plan implement the General Plan. Furthermore, an update to the specific plans is consistent with the following goals of the Land Use Element:

Goal 2-1: Revitalize and enhance the Foothill Boulevard Corridor into a place that supports economic development and creates a sense of place and identity through the use of appropriate streetscape design inspired by the Rialto Bridge.

Goal 2-2: Develop the Riverside Avenue Corridor to become an economically viable local service area.

Goal 2-5: Develop Downtown Rialto as a lively, pedestrian-friendly district typical of a small-town downtown, with a vibrant mix of residential, commercial, civic uses, and transit-oriented development.

ENVIRONMENTAL IMPACT:

An Initial Study/Mitigated Negative Declaration will be prepared for the project pursuant to the California Environmental Quality Act.

LEGAL REVIEW

The City Attorney has reviewed and supports this staff report.

FINANCIAL IMPACT

Staff time for the Senior Planner to manage the project is budgeted and available in General Fund Account No. 010-500-4260-1001. The consultant, WSP, is funded by SCAG's Sustainable

Communities Program.

RECOMMENDATION:

Staff recommends that the Planning Commission receive a presentation for the Foothill Central Specific Plan and provide comments.