



CITY OF GRAND TERRACE
CITY COUNCIL/PLANNING COMMISSION
AGENDA • January 27, 2026

Council Chambers

Special Meeting Workshop

4:00 PM

Grand Terrace Civic Center • 22795 Barton Road

COMMENTS FROM THE PUBLIC

The public is encouraged to address the City Council/Planning Commission on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council/Planning Commission, please complete a Request to Speak card located at the front entrance and provide it to the City Clerk. Speakers will be called upon by the Mayor at the appropriate time and each person is allowed three (3) minutes speaking time.

The City wants you to know that you can also submit your comments by email to ccpubliccomment@grandterrace-ca.gov. To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 5:00 p.m.; or if you are unable to email, please call the City Clerk's Office at (909) 954-5207 by 5:00 p.m.

If you wish to have your comments read to the City Council during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read to the City Council will be subject to the three (3) minute time limitation (approximately 350 words).

Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 1st Floor Lobby Area and 2nd Floor Reception Area during regular business hours and on the City's website www.grandterrace-ca.gov. For further information regarding agenda items, please contact the office of the City Clerk at (909) 954-5207, or via e-mail at dalcocer@grandterrace-ca.gov.

Any documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office at City Hall located at 22795 Barton Road during normal business hours. In addition, such documents will be posted on the City's website at www.grandterrace-ca.gov.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (909) 954-5207 at least 48 hours prior to the advertised starting time of the meeting. This will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible [28 CFR 34.102.104 ADA Title II].

CALL TO ORDER

Convene City Council and Planning Commission

PLEDGE OF ALLEGIANCE

ROLL CALL

A. PUBLIC COMMENT

This is the opportunity for members of the public to comment on any items on the agenda only. At a special meeting workshop of the City Council/Planning Commission, pursuant to California law, the City Council/Planning Commission will be taking public comment on items listed on the agenda.

B. NEW BUSINESS

- 1) Joint City Council and Planning Commission/Site and Architectural Review Board Workshop for Housing Element Rezoning

RECOMMENDATION: THAT THE CITY COUNCIL/PLANNING COMMISSION RECEIVE AND FILE THIS REPORT WITH NO ACTION TO BE TAKEN AT THIS TIME. THIS STUDY SESSION IS INTENDED TO SATISFY SCAG GRANT FINANCING REQUIREMENTS AND TO PROMOTE AWARENESS AND ENCOURAGE LOCAL SUPPORT. A SECOND STUDY SESSION FOR THE COMMUNITY AND PROPERTY OWNERS INTERESTED IN THE MATTER IS TO BE BROUGHT BACK AT A FUTURE MEETING

DEPARTMENT: Planning & Development Services

C. ADJOURN

The next Regular City Council Meeting will be held on February 10, 2026, at 6:00 PM. Any request to have an item placed on a future agenda must be made in writing and submitted to the City Clerk's office.



AGENDA REPORT

MEETING DATE: January 27, 2026

TITLE: Joint City Council and Planning Commission/Site and Architectural Review Board Workshop for Housing Element Rezoning

PRESENTED BY: Michael Baker International

RECOMMENDATION: **THAT THE CITY COUNCIL/PLANNING COMMISSION RECEIVE AND FILE THIS REPORT WITH NO ACTION TO BE TAKEN AT THIS TIME. THIS STUDY SESSION IS INTENDED TO SATISFY SCAG GRANT FINANCING REQUIREMENTS AND TO PROMOTE AWARENESS AND ENCOURAGE LOCAL SUPPORT. A SECOND STUDY SESSION FOR THE COMMUNITY AND PROPERTY OWNERS INTERESTED IN THE MATTER IS TO BE BROUGHT BACK AT A FUTURE MEETING**

2030 VISION STATEMENT:

Our mission is to preserve and protect our community and its exceptional quality of life through thoughtful planning, within the constraints of fiscally responsible government. Goal 5 of the 2030 Vision states that the City should engage in proactive communication utilizing technology/web-based tools to disseminate information to engage the Community.

BACKGROUND:

The State of California's 6th Cycle Housing Element is for the time period of 2021 through 2029. The Housing Element is a state-mandated planning document requiring California cities and counties to update their general plans for each housing cycle to accommodate significant increases in housing production. A focus on the housing cycle is accommodating housing products for lower-income households and to increase housing supply to combat the state's housing shortage. The housing cycle includes a Regional Housing Needs Assessment (RHNA) which assigns a number of housing units that cities or counties must plan for. The City's 6th Cycle Housing Element was adopted by City Council on March 25, 2025, and a letter of conditional compliance issued by the State on May 22, 2025. The State has been coordinating implementation with the City and held a Compliance and Enforcement Meeting on December 17, 2025. For full compliance, the City needs to complete the rezoning outlined in Housing Element Program Number 1. A copy of the City's Housing Element Program Number 1 is provided as Attachment 1 to this agenda staff report. The City's complete 6th Cycle Housing Element can be found online here:

https://www.grandterrace-ca.gov/departments/planning_development_services/planning

DISCUSSION:

The City's obligation is to provide sufficient land, zoned appropriately, to accommodate the RHNA. The City is not obligated to construct housing. The City must demonstrate the likelihood of housing construction over the 8-year period that defines the 6th Cycle Housing Element. The City must always maintain enough sites to meet the RHNA during the 8-year planning period for the 6th Cycle Housing Element. Any site developed at a lower density or a different income than was projected must be

replaced by the City (rezone) to make up the lost capacity within 6 months. A RHNA designation does not change owner development rights or obligations.

6th Cycle Housing Element RHNA numbers for the City are as follows:

Very-Low Income - 189 units
Low Income - 92 units
Moderate Income - 106 units
Above-Moderate Income — 243 units
Total RHNA Units - 630

The new multifamily zone up for discussion is tentatively called the "R3-40 High Density Multiple Family Residential District (aka R3-40 zone)" and has a density of 40 dwelling units per acre. This new R3-40 Zone would be applied to at minimum the 97 acres the City is obligated to rezone under its 6th Cycle Housing Element. The properties that make up the 97 acres are depicted in the aerial image provided as Attachment 2 to this agenda staff report, with the complete list of properties provided as Attachment 3 to this agenda staff report.

The City of Grand Terrace is committed to rezoning a total of 97 acres. The rezoning to allow high density residential development at 40 du/ac in neighborhoods throughout the City will create more opportunities for housing development, especially more affordable housing development, as well as create opportunities for a variety of housing types. The rezoning will also implement all required standards and densities to demonstrate capacity to meet the RHNA.

Property owners have no obligation to develop their rezoned properties. Future development is subject to the standards of the new zone. Rezoning will increase the development potential of the included properties. State Housing Law stipulates that 20% of affordable projects on rezoned sites are eligible for streamlined/by-right approval. Property owners will be receiving a direct mailer in advance of the second study session for the community and property owners to be held on February 5, 2026.

Noncompliance by the City with its Housing Element Programs will incur enforcement actions by the State, which will include disqualification from State Funding, carryover/combined RHNA from 6th to 7th Cycle (GC 65584.09), substantial monetary fines, penalties, litigation, Court receivership/ total loss of zoning permitting authority, and the inability to deny new residential development projects that are inconsistent with City's General Plan or zoning ("Builder's Remedy").

ENVIRONMENTAL IMPACT:

This joint study session is informational only and no determinations or actions will be made. After this study session, a draft zone will be prepared and presented for discussion at the Planning Commission and City Council public hearings for adoption that will include CEQA determination. The final draft zone is anticipated to be completed by the end of April 2026.

In July 2025, the State adopted Senate Bill 131 exempting this rezoning exercise from CEQA. That act relieves the City from having to bear the burden and costs associated with doing CEQA review that would typically entail doing an Environmental Impact Report which would likely have totaled several hundred thousands of dollars.

FISCAL IMPACT:

The rezoning effort is funded by the Southern California Association of Governments (SCAG) Subregional Partnership Program (SRP) 2.0. The SRP 2.0 program focuses on implementing Housing Elements as a means for investing in early actions to accelerate infill development,

facilitating housing supply, choice, and affordability; affirmatively furthering fair housing; and reducing vehicle miles traveled across the region.

Michael Baker will develop and implement a high density rezone for 97 acres within the City of Grand Terrace. This will include an amendment to the land use element, zoning code, and zoning and land use maps to incorporate and implement standards for an R4 zone at 40 du/ac. Implementation of this rezone is required before HCD can certify the Grand Terrace 2021-2029 Housing Element. The additional acreage is intended to promote opportunities beyond state law for affordable housing development and a variety of housing types within areas meeting the REAP 2.0 definition for infill.

The REAP 2.0 Subregional Partnership Program funded by SCAG is the funding source for this exercise and that covers the costs of Michael Baker International's work on the rezones, which carry a total cost of approximately \$154,080.00 in estimated project fees.

Housing Programs

This section describes the City’s housing programs for the 2021-2029 planning period, including the responsible agency, timeframe, funding source and objectives. It should be noted that where funding sources list “General Fund”, these may consist of in-kind staff services, expedited permit processing, and/or reduced permitting fees.

Programs to Provide Adequate Sites for Housing

Program 1 Adequate Sites to Accommodate Regional Housing Needs

To accommodate for a shortfall of sites and provide for adequate sites, the City is rezoning 97.3 total acres to allow for housing at a density of 20 – 40 du/acre. By upzoning for considerable capacity beyond the RHNA, the City is encouraging housing mobility, creating housing opportunity, and ensuring there is adequate capacity to meet the RHNA.

The City has identified 20 parcels (24.2 acres) from this rezone to meet the RHNA. Rezoned sites will comply with the requirements of Government Code Sec. 65583.2(h) which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. Rezoned sites needed to meet the RHNA shall comply with the following:

- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Accommodate a minimum of 16 units per site;
- Require a minimum density of 20 units per acre;
- Or, at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.

Additionally, the six RHNA sites with existing, single-family residential uses will be subject to a replacement housing policy. The replacement housing policy will comply with all provisions of Government Code section 65915, subdivision (c) (3).

Pursuant to the statutory requirements of Government Code Sections 65583.2(c), amend the Zoning Ordinance to require by-right approval of any “reuse” 4th and 5th Cycle sites being used to meet the 6th Cycle RHNA, if 20 percent of the units in the development are affordable to lower-income households. There are four sites in the housing element that are subject to this provision, APNs 116720103, 027521109, 027641102, and 027641127.

Responsible Agency: Community Development
 Objective: Rezone the identified 20 parcels (24.2 acres) with sufficient area and development standards to accommodate the City’s RHNA allocation

throughout the planning period. Update Zoning and Land Use maps accordingly. Monitor progress through Annual Progress Reports.

Timing: Amendments by October 2024; Ongoing implementation through the planning period. Rezones as soon as possible following adoption.

Funding sources: General Fund, Filing fees

AFFH Themes: New Opportunities in High Resource Areas, Housing Mobility

Program 2 No Net Loss and Adequate Sites Reporting

Pursuant to Senate Bill (SB) 166 (No Net Loss), the City must always maintain adequate sites to accommodate the remaining RHNA requirement. The City will monitor the entitlement and production of housing sites to ensure the remaining unmet RHNA by each income category is maintained at all times. Findings have to be made to reduce density/downzone a potential housing site to show that there are still adequate sites available to meet RHNA in a specific income category or a rezone has to occur within 180 days to accommodate the net loss of RHNA in said income category.

The City will develop a procedure by October 2024, to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

The City will conduct a mid-cycle review of units built and capacity to meet the RHNA in 2026. If the entitled projects are not anticipated to be completed during the 6th Cycle at this time, the City will identify additional sites from the larger rezone efforts described above in Program 1 Programs to Provide Adequate Sites for Housing and/or programs to adequately meet the RHNA.

Responsible Agency: Community Development

Objective: Ensure compliance with SB 166

Timing: Procedures developed by October 2024; Ongoing implementation through planning period

Funding sources: Filing fees, General Fund

Programs to Assist the Development and/or Availability of Affordable Housing

Program 3 Facilitate Development of Affordable and Special Needs Housing

The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. Special needs households covers all types of special needs households including persons with disabilities, persons experiencing

homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed.

Specifically, the City will:

- Allow and assist developers in using Planned Residential Development standards, which allows for density bonuses when energy efficient construction is incorporated into projects.
- Provide density bonus and other incentives consistent with state law
- Provide expedited processing for projects that provide housing for lower-income and/or special needs households, including senior, extremely-low income households, housing for those with disabilities, or any other identified special needs household
- Assistance in preparing applications for lower-income households and households with special needs, including seniors, those with disabilities, or any other identified special needs household
- As funding allows, reduce development fees for extremely-low income housing projects. Seek funding sources to assist with extremely-low income housing development.
- Seek funding to support the health and quality of the mobile homes in the northwestern area of the City through funding opportunities including but not limited to the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP) and Manufactured Housing Opportunity and Revitalization Program (MORE).

Additionally, the City will annually contact developers of all special needs and lower income housing to assist in development where feasible by:

- Assisting and supporting new applications.
- Providing priority processing,
- Evaluate fee deferrals or subsidies and design modifications.
- Facilitating site acquisition.
- Hosting an annual workshop, or comparable outreach, to developers to provide information on the City’s regulations regarding housing development, opportunities and sites available for development, and the City’s development incentives.

Responsible Agency: Community Development
 Objective: Support affordable and special needs housing production
 Timing: Ongoing through planning period; annual outreach event for developers, seek funding opportunities annually with at least one mobile home funding application by Q3 2026, establish internal expedited permit process by Q1 2026.
 Funding sources: Filing fees, General Fund
 AFFH Themes: New Opportunities in High Resource Areas, Housing Mobility

Program 4 Density Bonus Consistent with State Law

Consistent with state law, the City must offer density bonus incentives for senior housing projects and projects that reserve a portion of the units as housing affordable to very low-, low-, and moderate-income households. In conjunction with the density bonus, the City must also offer incentives or regulatory concessions to facilitate affordable housing development. Incentives and concessions considered by the City include planned development standards and assistance with infrastructure requirements, such as water or sewer extensions when energy efficient construction is incorporated into projects. The City will revise the Planned Residential Development section of the zoning code (18.10.090) to include the density bonus incentives and concessions.

To qualify for a density bonus and concessions or other incentives, the developer of a proposed housing project (at least five units) must provide housing units affordable to very low-, low-, or moderate-income households, and/or housing for seniors.

The City will revise the zoning code to be consistent with state density bonus law by Q1 2026.

Responsible Agency: Housing Authority, Community Development
 Objective: Facilitate lower-income housing production, special needs housing
 Timing: Amend the Zoning Code by Q1 2026.
 Funding sources: General Fund

Program 5 Section 8 Rental Assistance

The City will facilitate access to Section 8 Rental Assistance for lower-income households through the San Bernardino County Housing Authority by assisting the County with publicity whenever the waiting list is opened, by posting the phone number and website of the Housing Authority on the City’s website. Additionally, whenever the waiting list is open, the City will provide technical assistance and support to residents to add their information to the waiting list.

Responsible Agency: Community Development/Planning
 Objective: Support housing availability. Provide information to 25 households annually, when waiting list is open. Provide technical assistance to 15 households when waiting list is open.
 Timing: Ongoing as notified by the San Bernardino County Housing Authority
 Funding sources: General Fund
 AFFH Themes: Fair Housing Enforcement and Outreach, Housing Mobility

Program 6 First-Time Homebuyer Assistance

The San Bernardino County CDH Department participates in the CRHMFA Homebuyers Fund (CHF) program that provides down payment, payment, and closing costs assistance to County residents. The Mortgage Credit Certificate Program provides a federal income tax credit for first-time homebuyers, which may be claimed as long as the homebuyer occupies the home and pays interest on the mortgage.

Information on this Program will be provided on the City’s website, including links to the respective Programs and posted biennially in the local newspaper.

San Bernardino County residents meeting income eligibility requirements may be eligible to participate in the CalHOME funding program that provides down payment assistance for first-time homebuyers. The CalHOME is administered by various organizations; locally Neighborhood Housing Services of the Inland Empire (NHSIE) and Neighborhood Partnership Housing Services, Inc. (NPHS) administer CalHOME programs. Prospective homeowners could qualify for down payment assistance to be paid back through a “silent second” mortgage.

Information on this Program will be provided on the City’s website, including links to the NHSIE and NPHA websites, and posted biennially in the local newspaper. The City will provide technical assistance and support to residents for application to both programs.

Responsible Agency: Community Development/Planning and San Bernardino County CDH
 Objective: Production of affordable housing. Provide information to 20 households annually. Provide technical assistance to 10 households throughout the planning period.
 Timing: Throughout the planning period
 Funding sources: Federal and state grants

Program 7 Multifamily Housing Bonds

The San Bernardino County CDH Department operates a Multifamily Residential Rental Housing Revenue Bond program. This Program can be used for new construction, acquisition, and/or rehabilitation of multifamily housing developments. A specified number of units are required to remain affordable to eligible, low-income households for a specified number of years after the initial financing is provided.

Information on this Program will be provided on the City’s website, including links to the respective Programs and posted biennially in the local newspaper. The City will provide technical assistance to applicants who are looking to participate in this program in Grand Terrace.

Responsible Agency: Community Development and San Bernardino County CDH
 Objective: Produce, acquire, and/or rehabilitate at least 10 units of affordable multi-family housing throughout the planning period. Technical assistance to two projects in the planning period.
 Timing: Continuously throughout the planning period
 Funding sources: Federal and state grants
 AFFH Theme: New Opportunities in High Resource Areas, Housing Mobility

Programs to Mitigate Governmental Constraints

Program 8 Reasonable Accommodation for Persons with Disabilities

Chapter 18.68 (Reasonable Accommodations) of the Municipal Code provides a streamlined process for persons with disabilities to request deviations from the City’s code requirements to accommodate their disability. Over the planning period the City will continue to implement this

program. The City will review the reasonable accommodations procedure once during the planning period to ensure that it continues to provide a streamlined and clear process for any reasonable accommodations requests. When requests are received, the City will apply its reasonable accommodations process.

Responsible Agency: Community and Economic Development Department
 Objective: Support fair housing for persons with disabilities
 Timing: Throughout the planning period when requests for reasonable accommodations are received. Review reasonable accommodations procedure by Q1 2027.
 Funding sources: Filing fees

Program 9 Incentivize Accessory Dwelling Units

The City will process a Code amendment in 2024 to update ADU regulations to be consistent with current law.

The City will create a dedicated webpage on the City website for ADU information. The page will include necessary information for the construction of ADUs and will include a set of FAQs, a flow chart of the development process, and links to resources for the development of affordable ADUs, and other ADU resources.

The City will also make a variety of pre-approved ADU plan sets available to facilitate reduced applicant cost and expedited review for ADUs by 2025. The City will ensure that example plans provide choices and diversity in size to accommodate a variety of household sizes and types. The program may be modeled after successful programs implemented in other cities and utilize SBCTA and/or other regional plans.

The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets (an average of 1.5 ADUs annually) the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints; Increase ADU trends from 1.5 to 3 ADUS per year.
 Timing: Annual review, ADU code amendment in 2024. Create ADU webpage by Q4 2025. Additional actions within six months of any identified shortfall.
 Funding sources: General Fund, Filing fees
 AFFH Theme: New Opportunities in High Resource Areas

Program 10 Priority Water and Wastewater Service for Affordable Housing Developments.

Pursuant to Government Code 65589.7, work with public service providers to establish written procedures for the prioritization of water and sewer services to housing developments serving lower-income households.

Ensure that water and sewer service providers receive a copy of the housing element upon adoption.

Responsible Agency: Community Development and Planning Services / Municipal Utilities and Engineering Department

Objective: Mitigate governmental constraints

Timing: October 2023

Funding sources: General Fund, Filing fees

Program 11 Zoning Ordinance Amendments for Housing for Persons with Special Housing Needs

A Zoning Ordinance amendment will be processed in 2024 to update City regulations for emergency shelters, transitional and supportive housing, residential care facilities, and low barrier navigation centers consistent with current state law. The follow amendments will be made:

- The Zoning Ordinance allows emergency shelters by-right in the M2 – Industrial zone district in compliance with state law. AB 139 (2019) amended parking standards that may be required for emergency shelters.
- State law requires that transitional and supportive housing be allowed as a residential use subject to the same standards as other residential uses of the same type in the same zone. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria.
- AB 101 (2019) added the requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.
- Amend the Zoning Ordinance to permit residential care facilities for seven or more persons in the R-3-S, R-3-20, R-3-24.
- Remove the AUP requirement for residential care facilities for seven or more persons
- Revise the definition of emergency shelters pursuant to AB 2339.
- Remove the Specific Plan requirement for senior housing in Section 18.10.020.
- Remove the bedroom limit for Duplex, Triplex, Four-plex and Multiple Family residential in the R-2 and R-3 districts in Section 18.10.040 (scheduled for 2024 updates)

- Revise site development standards to decrease the minimum living area to 675 square feet for one bedroom units, 850 square feet for two bedroom units, and 1,025 square feet for three bedroom units, with an 175 square feet required for each additional bedroom beyond three (scheduled for 2024 updates).

Responsible Agency: Community Development/Planning
 Objective: Amend the Development Code by October, 2025 unless otherwise noted for specific code amendment items. Then, annually monitor the effectiveness of the amended Development Code in addressing the following:
Emergency Shelters, Transitional Housing, and Supportive Housing
Single-Room Occupancy
Low Barrier Navigation Centers
 Timing: Code amendment in 2025
 Funding sources: General Fund

Program 12 Employee Housing

Pursuant to Health and Safety Code section 17021.5, define and permit employee housing in compliance with the Employee Housing Act. Revise zoning to allow farmworker housing in all agricultural zones throughout the City.

Pursuant to Health and Safety Code section 17021.6, employee housing for six or fewer employees is treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Revise zoning to allow employee.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: Code Amendment 2024
 Funding sources: General Fund

Program 13 Objective Standards

Pursuant to SB 330, adopt objective design standards to ensure development standards, design guidelines, and findings are objective, promote certainty in the planning and approval process.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: This amendment was completed by Ordinance 348 in 2023.
 Funding sources: General Fund

Program 14 Parcel Level Transparency

Pursuant to Assembly Bill 1483, the City will compile specific financial information, development standards, zoning information for each parcel to an easily accessible online location on the City’s website. The City will update its zoning and general plan maps to provide a high quality, parcel-specific reference.

Responsible Agency: Community Development/Planning
Objective: Mitigate governmental constraints
Timing: Code Amendment 2024
Funding sources: General Fund

Program 15 Permit Streamlining (SB 35 Compliance)

The City is adding a program to comply with the provisions of the Permit Streamlining Act (SB 35) to ensure that any applications submitted pursuant to the act are processed in accordance with state law. The City will establish and implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330).

Responsible Agency: Community Development/Planning
Objective: Mitigate governmental constraints
Timing: Code Amendment 2022
Funding sources: General Fund

Program 16 Ministerial Processing of Single Family Homes

The City will revise the processing procedures for single family homes to shorten the approval process. The typical family home is currently subject to a discretionary approval and public hearing requirement.

The City will revise the zoning code so that single family homes that do not require a variance and are compliant with zoning and general plan designations are processed ministerially and are no longer subject to a public hearing requirement.

- Responsible Agency: Community Development/Planning
- Objective: Shortened review time of single family homes.
- Timing: By the end of 2025.
- Funding sources: General Fund

Programs to Conserve and Improve Existing Housing Stock

Program 17 Code Enforcement

The City will continue code enforcement efforts to maintain the value and safety of structures. The program addresses substandard structures, accumulation of trash and debris, inoperable vehicles,

graffiti, and land use violations. Programs include, but are not limited to non-owner occupied inspection program, and exploring new methods for eliminating deteriorated or unsightly property conditions in residential areas. The City’s Code Enforcement Department operates on a reactive basis and investigates approximately 700 code cases annually. Based on code enforcement trends, the City estimates that approximately 20 cases annually will be inspected for a variety of safety issues. Code enforcement will investigate and provide information on housing assistance programs in such cases.

Additionally, the City’s Code Enforcement operates the City’s Non-Owner Occupied/Rental Property Program, which consists of an annual exterior inspection to ensure the property is maintained and to check if violations exist and are a habitual condition of the property. If violations are discovered during the exterior inspection, the property owner is notified and given ample time to make corrections. The inspections help to ensure the quality of the rental housing stock in the City. The City will continue to operate this program and will provide property owners with violations information on housing assistance and funding opportunities to improve their units (see Program 18 below).

To evaluate the current housing conditions provide a better understanding of the amount of substandard housing, the City will conduct a ground survey of a sample of units geographically spread throughout the City. At least 30 units across the City will be included, and the survey will be conducted by Q2 2026. A sample of this windshield survey is included in APPENDIX D:.

Responsible Agency:	Community Development/Code Enforcement
Objective:	Maintenance and conservation; provide information on housing assistance to 30 households annually.
Geographic Targeting	Northwestern area of the City
Timing:	Ongoing throughout the planning period
Funding sources:	Self-funding inspection fees CDBG for enhanced services in CDBG census tracts

Program 18 Home Improvement

Neighborhood Housing Services of the Inland Empire (NHSIE) is a non-profit organization that operates a low-cost Homes N’ Hammer program designed to educate residents on minor home improvements and repairs. The four-hour workshop includes: functioning of the home’s major plumbing and electric systems, repair methods, replacing and maintaining drywall, replacing window screens, fixing garbage disposals, toilet mechanisms, health and safety issues and tips for hiring a professional contractor for home repairs, etc.

Neighborhood Partnership Housing Services, Inc. (NPHS) is a non-profit organization that operates a Healthy Homes Grant program. This program provides home safety repair grants to low-income senior homeowners and homeowners with permanent mobility disabilities.

Information on these programs will be provided on the City’s website, including web links to the NHSIE and NPHS websites, and posted biennially in the local newspaper. The City will reach out to NHSIE and NPHS during the planning period to explore partnership options for expanding

programs in Grand Terrace and opportunities for the City to provide technical assistance to homeowners participating in these programs.

Responsible Agency: Community Development/Planning
 Objective: Maintenance and conservation of at least 20 homes
 Timing: Schedule one workshop per year throughout the planning period; post information about these organizations biennially in the local newspaper. Coordination with NHSIE and NPHS annually.
 Geographic Targeting: 15% of assistance to households in the northwest area.
 Funding sources: Private funding
 AFFH Theme: Fair Housing Enforcement and Outreach, Place-based Improvements, Displacement Prevention

Program 19 Place-Based Improvements

The City has multiple projects in its Capital Improvements Plan identified to improve mobility, and active transportation opportunities, and park quality in the northwestern part of the City. The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities.

Specific efforts include:

- Street improvement and sidewalk repair (\$1.3 million in pavement rehabilitation and \$160,000 in neighborhood street lighting, sidewalk repair projects along Barton Road)
- Upzoning to allow increased housing choice and opportunities private investment.
- Geographic targeting of assistance programs in northwestern areas of the City.

Responsible Agency: Community Development/Planning
 Objective: Improve lower resource areas of the City through CIP projects, with 20% of funding and improvements in the northwest portion of the City. Implement at least two CIP projects during the planning period.
 Geographic Targeting: Northwestern area of the City
 Timing: As planned in CIP schedule
 Funding sources: CDBG, General Fund
 AFFH Theme: Fair Housing Enforcement and Outreach, Housing Mobility, Place-based Improvements, Displacement Prevention

Programs to Promote Equal Housing Opportunities

Program 20 Fair Housing Outreach and Resources

The City will advertise the services of and collaborate with the County’s contracted fair housing provider, currently the Inland Fair Housing and Mediation Board website. Advertise the information quarterly in the Blue Mountain Outlook. The City will provide information on fair housing on the City’s website.

To assist in the enforcement of fair housing laws, the City will make educational and training resources available to tenants, landowners, homeowners, and any other residents who may be affected by fair housing policy. These materials will include information on fair housing testing, arbitration, reporting health risks and discrimination, best rental practices, and more. The services will include fair housing presentations, mass media communications, and multilingual literature distribution. This will include a workshop at least twice in the planning period. The programs will use alternative formats for fair housing education workshops such as pre-taped videos and/ or recordings. Staff will distribute fair housing pamphlets provided by fair housing organizations at the public information counter at City Hall, at the Senior Center, on the City’s website, and at in person community events as appropriate.

Staff will continue to refer all fair housing complaints to the fair housing service provider.

The City will also participate in the Regional Analysis of Impediments to Fair Housing Choice, which is updated every five years. The City will work with the County to publicize the outreach program for the update.

Responsible Agency: Community Development/Planning
 Objective: Provide workshops or information fairs with the County fair housing provider or another qualified fair housing provider at least twice in the planning period. Provide fair housing resources or referrals to 50 households annually.
 Timing: Throughout the planning period
 Funding sources: General Fund
 AFFH Theme: Fair Housing Enforcement and Outreach

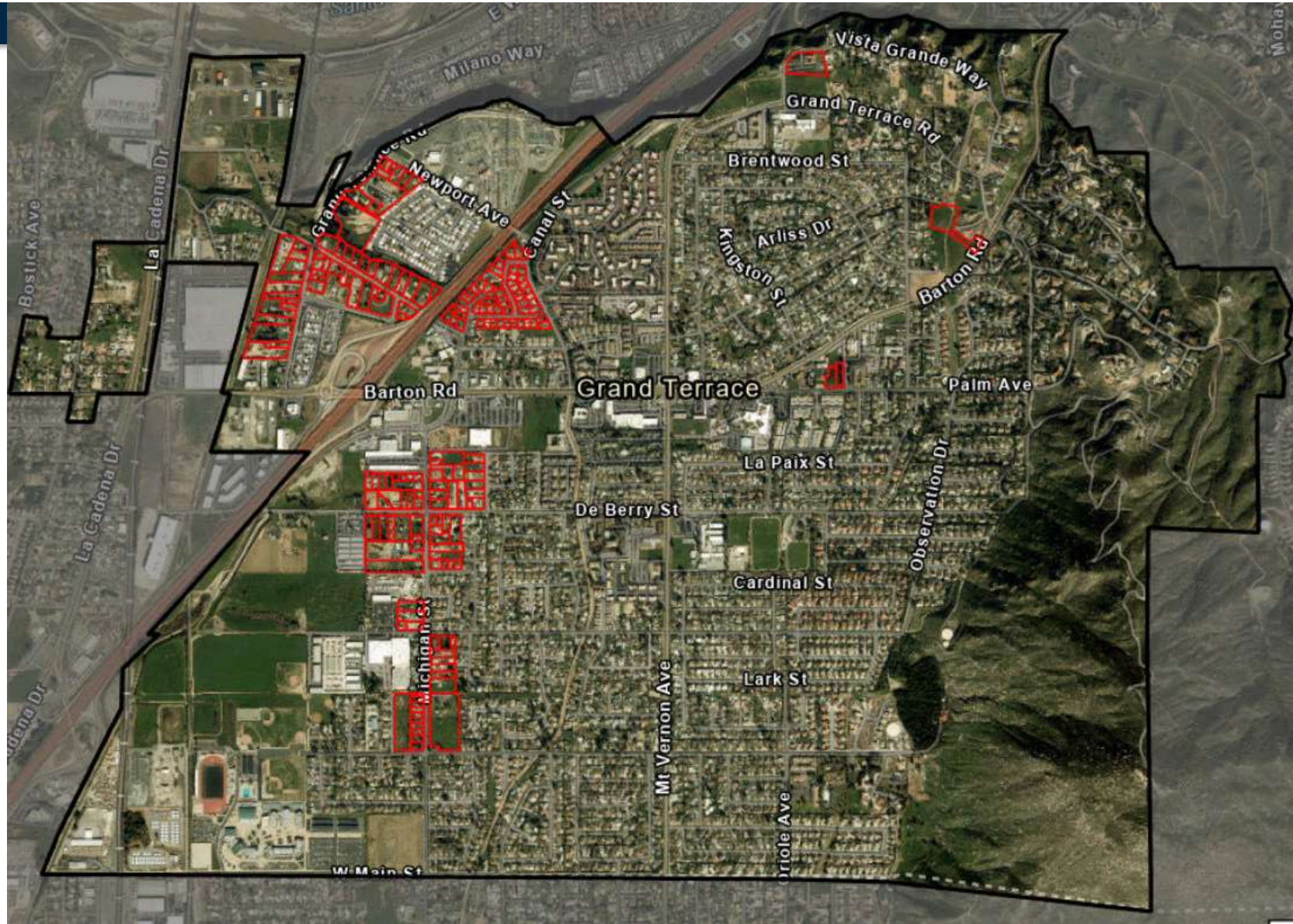
Program 21 Homeless Assistance and Coordination

The City will continue to participate in and provide staff support for the various homeless programs operated by the San Bernardino County Homeless Partnership, including participation in the Point-in-Time Homeless Survey.

Responsible Agency: Community Development/Planning
 Objective: Support efforts to reduce homelessness
 Timing: Ongoing throughout the planning period
 Funding sources: General Fund, Filing fees
 AFFH Theme: Place-based Improvements



Proposed
Rezone Sites
Sitios
Propuestos
para la
Rezonificación



Grand Terrace Rezone Sites - APNs and Street Addresses

APN	PARCEL STREET ADDRESS
27521105	22000 VIVIENDA AVE
27521109	22051 GRAND TERRACE AVE
27521116	22036 VIVIENDA AVE
27521117	22048 VIVIENDA AVE
27521126	22087 NEWPORT AVE
27521130	Fifth Parcel East of the Southeast Corner of the Intersecti
27521132	22113 GRAND TERRACE RD
27521134	22055 NEWPORT AVE
27521136	Southeast Corner of the Intersection of Grand Terrace Ro
27521137	22033 NEWPORT AVE
27521138	22009 GRAND AVE
27521139	22049 NEWPORT AVE
27521141	Third Parcel North and Second Parcel West of the Northw Vivienda Ave
27521142	22081 GRAND TERRACE AVE
27521143	Second Parcel North of the Northwest Corner of the Inters
27521146	21970 VIVIENDA AVE
27521147	21984 VIVIENDA AVE
27521150	21922 VIVIENDA AVE
27521151	21944 VIVIENDA
27521152	21958 VIVIENDA AVE

27521156	22020 VIVIENDA AVE
27521157	22010 VIVIENDA
27521158	21910 VIVIENDA AVE
27521204	22084 VIVIENDA AVE
27521206	22092 VIVIENDA AVE
27521209	Second Parcel North of the Northeast Corner of the Inters
27521212	22110 VIVIENDA AVE
27521213	11958 VIVIENDA CT
27521215	11932 PASCAL AVE
27521216	11918 PASCAL AVE
27521217	11910 PASCAL AVE
27521218	11902 PASCAL AVE
27521219	22226 VICTORIA ST
27522312	21882 GRAND TERRACE RD
27522331	21891 VIVIENDA AVE
27522336	21962 GRAND TERRACE RD
27522338	21934 GRAND TERRACE RD
27522340	21942 GRAND TERRACE RD
27522341	21952 GRAND TERRACE RD
27522349	21899 VIVIENDA AVE
27522350	21970 GRAND TERRACE RD

27522351	21892 GRAND AVE
27522353	21920 GRAND TERRACE RD
27522354	21912 GRAND TERRACE RD
27522355	21900 GRAND TERRACE RD
27522359	21860 GRAND TERRACE RD
27522360	21850 GRAND TERRACE RD
27523112	21985 VIVIENDA AVE
27523117	21945 GRAND AVE
27523122	21995 VIVIENDA AVE
27523126	22005 VIVIENDA AVE
27523131	21981 GRAND TERRACE RD
27523132	21971 GRAND TERRACE AVE
27523133	21973 GRAND AVE
27523139	21951 GRAND TERRACE RD
27523140	21953 GRAND TERRACE RD
27523141	21931 VIVIENDA AVE
27523142	21951 VIVIENDA AVE
27523143	21957 VIVIENDA AVE
27523171	Northwest Corner of the Intersection La Crosse Avenue at
27523173	21969 VIVIENDA AVE
27523209	22033 VIVIENDA AVE

27523210	11973 LA CROSSE AVE
27524132	11982 CANAL ST
27525145	11880 CANAL ST
27525153	22236 VICTORIA ST
27527101	11940 PASCAL AVE
27527102	11948 PASCAL AVE
27527103	11954 PASCAL AVE
27527104	11960 PASCAL AVE
27527105	22208 CARHART AVE
27527106	22196 CARHART AVE
27527107	22186 CARHART AVE
27527108	22176 CARHART AVE
27527109	11947 VIVIENDA CT
27527110	11939 VIVIENDA CT
27527111	11935 VIVIENDA CT
27527112	11934 VIVIENDA CT
27527113	11940 VIVIENDA CT
27527114	11948 VIVIENDA CT
27527115	11954 VIVIENDA CT
27527117	11970 VIVIENDA CT
27527201	22250 CARHART AVE

27527202	11957 PASCAL AVE
27527203	11955 PASCAL AVE
27527204	11947 PASCAL AVE
27527205	11939 PASCAL AVE
27527207	11911 PASCAL AVE
27527211	11940 CANAL ST
27527212	11948 CANAL ST
27527213	11954 CANAL ST
27527214	11958 CANAL ST
27527215	11960 CANAL ST
27527216	22235 VICTORIA ST
27527217	22245 VICTORIA ST
27527218	11921 PASCAL AVE
27527219	11920 CANAL ST
27527302	22185 CARHART AVE
27527303	22195 CARHART AVE
27527304	22207 CARHART AVE
27527305	22215 CARHART AVE
27527306	22225 CARHART AVE
27527307	22235 CARHART AVE
27527308	22245 CARHART AVE

27527309	22251 CARHART AVE
27527310	22271 CARHART AVE
27527313	11980 CANAL ST
27620247	Third Parcel East of the Northeast Corner of the Intersecti
27620261	Second Parcel East of the Northeast Corner of the Interse
27641127	Third Parcel East of the Southeast Corner of the Intersect
27641128	Second Parcel Southwest of the Southwest Corner of the
27645134	22755 VISTA GRANDE
116716107	22007 RENE LN
116716110	22011 RENE LN
116716112	Sixth Parcel West of the Southwest Corner of the Intersec
116716115	Fifth Parcel West of the Southwest Corner of the Intersect
116716116	22023 RENE LN
116716117	12234 RENE LN
116716118	12238 MICHIGAN ST
116716119	12238 MICHIGAN ST
116716122	12266 MICHIGAN ST
116716123	12270 MICHIGAN ST
116716124	12286 MICHIGAN ST
116716125	22074 DE BERRY ST
116716126	22064 DE BERRY ST

116716127	22054 DE BERRY ST
116716131	22000 DE BERRY ST
116716132	22034 DE BERRY ST
116717101	22009 DE BERRY ST
116717102	Fifth Parcel West of the Southwest Corner of the Intersect
116717103	22017 DE BERRY ST
116717104	22031 DE BERRY ST
116717105	22065 DE BERRY ST
116717106	22081 DE BERRY ST
116717107	12342 MICHIGAN ST
116717108	12356 MICHIGAN
116717109	12374 MICHIGAN ST
116717110	12394 MICHIGAN ST
116718108	12458 MICHIGAN ST
116718109	12466 MICHIGAN ST
116718110	22040 VAN BUREN ST
116718111	12490 MICHIGAN AVE
116720103	Northeast Corner of the Intersection of Pico Street and Sa
116720104	12610 MICHIGAN ST
116720105	12668 MICHIGAN ST
116720106	12630 MICHIGAN ST

116720107	12664 MICHIGAN ST
116720108	12660 MICHIGAN ST
116720109	12656 MICHIGAN ST
116720110	12670 MICHIGAN ST
116720111	12676 MICHIGAN ST
116720112	22084 PICO ST
116724101	12201 MICHIGAN ST
116724102	12215 MICHIGAN ST
116724103	12239 MICHIGAN ST
116724104	12251 MICHIGAN ST
116724105	12269 MICHIGAN ST
116724106	22114 DE BERRY ST
116724107	22144 DE BERRY ST
116724109	12233 MICHIGAN ST
116724110	12225 MICHIGAN ST
116724113	12268 STONEWOOD DR
116724115	12254 STONEWOOD DR
116724117	12238 STONEWOOD DR
116724118	12224 STONEWOOD AVE
116724119	12212 STONEWOOD DR
116724154	22154 DEBERRY ST

116724155	12284 STONEWOOD AVE
116724156	22164 DE BERRY
116725108	12345 MICHIGAN ST
116725109	12355 MICHIGAN ST
116725110	22136 MAVIS ST
116725111	22152 MAVIS ST
116725112	12383 MICHIGAN ST
116725113	22130 MAVIS ST
116725114	12373 MICHIGAN AVE
116725118	12311 MICHIGAN ST
116725119	22119 E DE BERRY ST
116725120	12321 MICHIGAN AVE
116725169	22135 DE BERRY ST
116725171	22145 DE BERRY ST
116727101	12513 MICHIGAN ST
116727102	Second Parcel East of the Southeast Corner of the Interse
116727103	22149 VAN BUREN ST
116727110	12559 MICHIGAN ST
116727112	12587 MICHIGAN ST
116727167	12547 MICHIGAN ST
116727168	12537 MICHIGAN AVE

116727169	12569 MICHIGAN ST
116727170	12579 MICHIGAN ST
116728101	12667 MICHIGAN ST