



City of Rialto

Legislation Details (With Text)

File #:	PC-22-941	Version:	2	Name:
Type:	Public Hearing	Status:		Agenda Ready
File created:	10/13/2022	In control:		Planning Commission
On agenda:	2/22/2023	Final action:		
Title:	Tentative Tract Map No. 2022-0001: A request to allow the subdivision of approximately 4.53 acres of land (APNs: 0128-071-02, -03, -09) into seven (7) lots for condominium purposes along with three (3) lettered lots for private streets, a tot lot playground area, and recreational area. The project site is located at the corner of Foothill Boulevard and Larch Avenue within the Residential-High Density (R-HD) zone of the Foothill Boulevard Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0017) has been prepared for consideration in conjunction with the project.			

Precise Plan of Design No. 2020-0007: A request for the proposed development of a seventy (70) unit townhome project. The proposed development includes ten (10) buildings that contain 36 three-story units, four (4) buildings that contain 16 two to three-story units, and four (4) buildings that contain 18 two-story units. The proposed residential units consist of two and three bedrooms and range from 1,439 square feet to 2,001 square feet. The project site is approximately 4.53± acres (APNs: 0128-071-02, -03, and 09). A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0017) has been prepared for consideration in conjunction with the project.

Sponsors:**Indexes:****Code sections:**

Attachments: 1. Exhibit A - Location Map.pdf, 2. Exhibit B - Site Plan.pdf, 3. Exhibit C - Floorplans.pdf, 4. Exhibit D - Elevations.pdf, 5. Exhibit E - Traffic Study.pdf, 6. Exhibit F - MND-Initial Study-MMRP.pdf, 7. Exhibit G -EAR 2022-0017 - Draft Resolution.pdf, 8. Exhibit H - PPD2020-0007 - Draft Resolution.pdf, 9. Exhibit I - TTM 2022-0001 - Draft Resolution.pdf

Date	Ver.	Action By	Action	Result

For the Planning Commission Meeting of February 22, 2023

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Colby Cataldi, Community Development Director
FROM: Dionne Harris, Senior Planner

Tentative Tract Map No. 2022-0001: A request to allow the subdivision of approximately 4.53 acres of land (APNs: 0128-071-02, -03, -09) into seven (7) lots for condominium purposes along with three (3) lettered lots for private streets, a tot lot playground area, and recreational area. The project site is located at the corner of Foothill Boulevard and Larch Avenue within the Residential-High Density (R-HD) zone of the Foothill Boulevard Specific Plan. A Mitigated Negative Declaration (**Environmental Assessment Review No. 2022-0017**) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2020-0007: A request for the proposed development of a seventy (70) unit townhome project. The proposed development includes ten (10) buildings that contain 36 three-story units, four (4) buildings that contain 16 two to three-story units, and four (4) buildings that contain 18 two-story units. The proposed residential units consist of two and three bedrooms and range from 1,439 square feet to 2,001 square feet. The project site is approximately 4.53± acres (APNs: 0128-071-02, -03, and 09). A Mitigated Negative Declaration (**Environmental Assessment Review No. 2022-0017**) has been prepared for consideration in conjunction with the project.

APPLICANT:

Keystone DCS, Inc., 2691 W MacArthur Blvd., Suite 210, Santa Ana, California 92704

LOCATION:

The project site consists of three (3) parcels of land located on the southeast corner of Foothill Boulevard and Larch Avenue (APNs: 0128-071-02, -03, -09) (**Exhibit A**).

BACKGROUND:

Surrounding Land Use and Zoning

<i>Location</i>	<i>Existing Land Use</i>	<i>Zoning</i>
Site	Vacant Land	Residential-High Density (R-HD)
North	Single-Family Residences/ Townhomes	Residential-High Density (R-HD)
East	Shopping Center	Residential-High Density (R-HD)
South	Single-Family Residences	Multi-Family Residential (R-4), Single Family Zone (R-1C)
West	San Bernardino County Facility	Residential-Mixed Use (R-MU)

General Plan Designations

<i>Location</i>	<i>General Plan Designation</i>
Site	Specific Plan (Foothill Boulevard SP)
North	Specific Plan (Foothill Boulevard SP)
East	Specific Plan (Foothill Boulevard SP) / Residential 21
South	Residential 30/ Residential 6
West	Specific Plan (Foothill Boulevard SP)

Site Characteristics

The project site is a rectangularly-shaped site consisting of three (3) parcels. The parcels total approximately 4.53± gross acres of land with dimensions of 693 feet (east-west) by 295 feet (north-south). The property is currently vacant.

ANALYSIS/DISCUSSION:

The applicant, Keystone, LLC, proposes to reconfigure three (3) existing parcels of land into seven

(7) condominium lots and three (3) lettered lots for private streets, a tot lot playground area, and a recreational area and construct seventy (70) townhomes on the project site (**Exhibit B**). The proposed development is comprised of ten (10) buildings that contain thirty-six (36) three-story units, four (4) buildings that contain sixteen (16) two- and three-story units, and four (4) buildings that contain eighteen (18) two-story units. The maximum building height is 33'-8". The pool and barbecue area would include an in-ground pool and jacuzzi, firepits and barbecue grill areas, shaded cabanas, pool-side lounge areas, and a tot lot playground area.

Entitlement Requirements

Tentative Tract Map

The applicant filed Tentative Tract Map No. 2022-0007, a request to allow the subdivision of approximately 4.53 acres of land (APNs: 0128-071-02, -03, -09) into seven (7) condominium lots and three (3) lettered lots for private streets, a tot lot playground area, and recreational area. The project site is located at the southeast corner of Foothill Boulevard and Larch Avenue within the Residential-High Density (R-HD) zone of the Foothill Boulevard Specific Plan. The project is subject to the approval of a Tentative Tract Map No. 2022-0007, by the Planning Commission, pursuant to RMC Section 17.16.030. The applicant complied with this requirement and filed a Tentative Tract Map application on February 11, 2022. The application was deemed complete on February 4, 2023 (**Exhibit D**).

Precise Plan of Design

The applicant also filed, per Table 3.1 of the Foothill Boulevard Specific Plan, a Precise Plan of Design (PPD No. 2020-0007) for site and architectural review for the proposed seventy (70) townhome units within the R-HD zone. The project is subject to the approval of the Planning Commission

Floor Plan

The proposed residential units consist of three and four-bedroom units, ranging in size from 1,439 square feet to 2,001 square feet. Each floor plan will have a washer and dryer hook-up and will have a 100 square-foot patio (**Exhibit C**).

Site Layout

In total, the project site includes eighteen (18) buildings. The northern portion of the project site adjacent to Foothill Boulevard includes seven (7) buildings. The center portion of the site includes four (4) buildings and a pool and Jacuzzi, firepits, an outdoor kitchen with barbecue grills and table seating, shaded cabanas, pool-side lounge areas, and a tot lot playground area. The southern portion of the lot adjacent to the alley includes seven (7) buildings. Parking areas are distributed throughout the center of the site with surface parking along the perimeter on the western, northern, and southern boundaries.

The proposed site plan includes landscaping around the buildings, which serves as common greenspace for residents as well as landscaping around the perimeter of the site and parking areas. A variety of trees are proposed to be planted to provide ample shade cover. The driveway entrances include decorative pavers and landscape mesh screening consistent with the design elements identified in the Foothill Boulevard Specific Plan. These will create a distinct sense of place that is compatible with existing development in the vicinity of the project site. All buildings will be set back a

minimum of ten (10) feet from the property lines adjacent to residential uses. Additionally, a six (6) foot high perimeter block wall and five (5) foot landscape planters are required and proposed along the perimeter of the site serving as an additional buffer from the surrounding uses.

Architectural Design

The project is proposed as a Spanish Colonial design for each building and will feature an articulated footprint through the incorporation of recessed niches on all four (4) sides of each building. All buildings will have an exterior stucco finish painted with a palette of several colors including tans, browns, and grays tones. All buildings feature clay tile roofs, wrought iron accents, metal guardrails, and corbels (**Exhibit E**).

Access

The project will have one (1) main access point at Larch Avenue and one (1) emergency access point on Foothill Boulevard and one (1) emergency access point at the southeast corner of the project site along the alley. Each driveway will connect to a drive-aisle system that loops around the interior of the property.

Parking

The Foothill Boulevard Specific Plan refers to parking space requirements as specified in the RMC. Pursuant to RMC Section 18.58.060, two parking spaces are required for each dwelling unit and one guest parking space is required for every four dwelling units. With a requirement of 2.25 spaces per dwelling unit, 158 total parking spaces are required for a seventy (70) unit project.

Type of Use	Parking Ratio	Number of spaces
Parking Required Pursuant to 18.58.060		
Parking Spaces (at least 1 covered)	2 per dwelling unit	140
Guest Spaces ADA		
	1 per 4 dwelling units	2
Proposed Parking		
Parking Spaces (Includes covered spaces)	2 per dwelling unit	140
Guest Spaces	1 per 4 dwelling units	16
Total Required/Total Provided		158/158

Traffic Study

MAT Engineering, INC., prepared a traffic study for the project, dated November 11, 2022. The study assessed potential impacts on local streets and intersections. A total of 472 daily Passenger Car Equivalent (PCE) trips are anticipated, with twenty-eight (28) AM peak hour trips and thirty-six (36) PM peak hour trips. The traffic study determined that the project is responsible for "fair-share" payments towards improvements at the intersection of Larch Avenue and Foothill Boulevard.

Half-width street improvements, previously noted, and payment of development impact fees related to traffic are also required. As established by the traffic study, all street improvements and "fair-share" payments must be paid and/or completed prior to occupancy. (**Exhibit F**).

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

Goal 2-16: Improve the architectural and design quality of development in Rialto.

Goal 2-20: Require high-quality multi-unit design, landscaping, and architecture.

Goal 2-21: Ensure high-quality planned developments in Rialto.

ENVIRONMENTAL IMPACT:

Matthew Fagan Consulting Services, Inc. prepared an Initial Study (Environmental Assessment Review No. 2022-0017) for the proposed project in accordance with the requirements of the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation within the Initial Study, staff determined that the project will not have an adverse impact on the environment, and a Mitigated Negative Declaration was prepared. A Notice of Intent to adopt the Mitigated Negative Declaration for the project was published in the San Bernardino Sun newspaper and mailed to all property owners within 660 feet of the project site. A thirty (30) day public comment period was held from August 8, 2022, to September 7, 2022. The Mitigation Monitoring and Reporting Program is attached as **Exhibit G**.

PUBLIC NOTICE:

Public hearing notices for the proposed project were mailed to all property owners within 660 feet of the project site, and the public hearing notice was published in the San Bernardino Sun newspaper as required by State law.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt the attached Resolution (**Exhibit H**) to approve the Mitigated Negative Declaration for the proposed project and authorize staff to file a Notice of Determination with the Clerk of the Board of San Bernardino County; and,
2. Adopt the attached Resolution (**Exhibit I**) to approve Precise Plan of Design No. 2020-0007 to allow the development of a seventy (70) unit townhome complex on 4.53± acres of land (APNs: 0128-071-02, -03, and 09) located within the Residential-High Density (R-HD) zone of the Foothill Boulevard Specific Plan, subject to the findings and conditions therein; and,
3. Adopt the attached Resolution (**Exhibit J**) to approve Tentative Tract Map No. 2021-0001 to allow the subdivision of approximately 4.53 acres of land (APNs: 0128-071-02, -03, -09) into seven (7) condominium lots and three (3) lettered lots for private streets, a tot lot playground area, landscaping, and recreational area subject to the findings and conditions therein.