



# City of Rialto

## Legislation Details (With Text)

**File #:** PC-24-1764 **Version:** 1 **Name:**  
**Type:** Public Hearing **Status:** Agenda Ready  
**File created:** 10/8/2024 **In control:** Planning Commission  
**On agenda:** 10/16/2024 **Final action:**  
**Title:** Tentative Tract Map No. 2023-0002 (TTM 20685): A request to subdivide 2.6 gross acres of vacant land (APN: 0131-141-71) into twenty (20) single-family lots. The project site is located approximately 620 feet south of Merrill Avenue at the end of Althea Avenue within the Single Family Residential (R-1C) zone. The proposed project is subject to Rialto's Density Bonus regulations, Senate Bill No. 330 and is categorically exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA).

### Sponsors:

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### Code sections:

**Attachments:** 1. Exhibit A - Location Map, 2. Exhibit B - Tentative Tract Map No. 20685, 3. Exhibit C - Draft Resolution for TTM No. 2023-0002

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of October 16, 2024

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Colby Cataldi, Community Development Director

REVIEWED BY: Paul Gonzales, Community Development Manager

FROM: Daniel Rosas, Senior Planner

***Tentative Tract Map No. 2023-0002 (TTM 20685):*** A request to subdivide 2.6 gross acres of vacant land (APN: 0131-141-71) into twenty (20) single-family lots. The project site is located approximately 620 feet south of Merrill Avenue at the end of Althea Avenue within the Single Family Residential (R-1C) zone. The proposed project is subject to Rialto's Density Bonus regulations, Senate Bill No. 330 and is categorically exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA).

### APPLICANT:

ADC Rialto BFR, LLC, 1635 Ohms Way, Suite A, Costa Mesa, CA 92627

### LOCATION:

The project site consists of one (1) parcel of land (APN: 0131-141-71) located approximately 620 feet south of Merrill Avenue at the end of Althea Avenue (**Exhibit A**).

### BACKGROUND:

*Surrounding Land Use and Zoning*

<b>Location</b>	<b>Existing Land Use</b>	<b>Zoning</b>
Site	Vacant Land	Single-Family Residential (R-1C)
North	One (1) Single-Family Residence	Single-Family Residential (R-1C)
East	Four (4) Single-Family Residences	Single-Family Residential (R-1C)
South	Six (6) Single-Family Residences	Single-Family Residential (R-1A)
West	Four (4) SFRs / Flood Channel	Single-Family Residential (R-1A) / Flood Control (FC)

*General Plan Designations*

<b>Location</b>	<b>General Plan Designation</b>
Site	Residential 6 (2.1 - 6.0 dwelling units per acre)
North	Residential 6 (2.1 - 6.0 dwelling units per acre)
East	Residential 6 (2.1 - 6.0 dwelling units per acre)
South	Residential 6 (2.1 - 6.0 dwelling units per acre)
West	Residential 6 (2.1 - 6.0 dwelling units per acre) / Public Facility

*Site Characteristics*

The project site is a relatively flat, irregular-shaped part of land comprised of one (1) parcel. The existing parcel (APN: 0131-141-71) is 2.6 gross acres in size. The project site and zoning of the surrounding properties is Single-Family Residential (R-1C).

**ANALYSIS/DISCUSSION:***Tentative Tract Map No. 2023-0002 (TTM 20685)*

The applicant proposes to subdivide the project site into twenty (20) lots for the purpose of single-family residential development along with a Letter Lot ("A") for private street circulation, utilities, and common area landscaping (**Exhibit B**). The proposed density of the project is 7.69 dwelling units per acre. Lot sizes for the new single-family lots range from 3,861 square feet to 4,625 square feet, with an average lot size of about 4,223 square feet. Each lot will have a depth range of 81 feet to 117 feet, while the lot widths range from 33 feet to 50 feet, with an average lot width of 41.42 feet. The project will also include the construction of a six (6) foot-high split-face block wall around the perimeter of the tract.

The applicant has filed the subdivision application pursuant to Chapter 18.101-Bonus Density of the Rialto Municipal Code and subject to Assembly Bill (AB) 330. The density for the project site allows for a maximum of 6 units per acre which would accommodate up to 16 total units on the 2.6-acre parcel, however, the applicant is taking advantage of Density Bonus Law and will set aside one (1) unit for very low-income housing unit. Pursuant to Chapter 18.101, a project that constructs at least 5-percent of units for very low-income households, will be granted a twenty percent (20%) Density Bonus. The 20 percent density bonus for this project would allow for four (4) additional dwelling units

for the site.

Within the proposed twenty (20) lot subdivision, Tentative Tract Map No. 20685, the applicant is proposing to include one very low income detached single-family lot. Also, per Density Bonus Law, the applicant has requested concessions that would allow the project to deviate from the minimum lot sizes required by the R-1C zone such as; Reduced lot width, reduced lot depth, and reduced lot area. The R-1C zone requires a minimum lot width of seventy feet, a minimum lot depth of one hundred feet, and a minimum lot area of seven thousand seven hundred square feet. The project proposes a minimum lot width of thirty-three feet, a minimum lot depth of eighty-one feet, and a minimum lot area of three thousand eight hundred and sixty-one square feet. The proposed reductions are in agreement with the applicable waivers and reductions necessary to facilitate development as proposed.

Access to the subdivision will be provided via Althea Avenue just south of Carter Street. The applicant has proposed a turnaround bulb at the entrance of the project site at the end of the public street Althea Avenue. The bulb would connect to the on-site proposed private street within the proposed subdivision for circulation. The requested private street would provide circulation for two-way vehicle travel, pedestrian access, and turnaround maneuvering of emergency response vehicles. A condition of approval has been included in the resolution requiring red curb painting and the installation of "No Stopping Anytime" signage every 150 linear feet as shown on the site plan along the private drive aisle.

### **GENERAL PLAN CONSISTENCY:**

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

**Goal 2-19:** Encourage neighborhood preservation, stabilization, and property maintenance.

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

### **ENVIRONMENTAL IMPACT:**

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32), In-Fill Development Projects. The exemption pertains to projects less than 5.0 acres in size and surrounded by existing development.

### **PUBLIC NOTICE:**

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

### **RECOMMENDATION:**

The Planning Division recommends that the Planning Commission:

1. Determine the project is categorically exempt per the California Environmental Quality Act (CEQA) Section 15332 (Class 32) for In-Fill Development Projects; and,

2. Approve Tentative Tract Map No. 2023-0002 subject to the attached findings and conditions of approval.