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**Title:** Tentative Parcel Map No. 2019-0001: A request to subdivide one (1) parcel of land into three (3) parcels to facilitate the development of a retail shopping center consisting of a gas station, a free-standing drive-thru restaurant, and a multi-tenant retail building. The subject site is located on the southwest corner of Casmalia Street and Ayala drive within the F-I (Freeway Incubator) zone of the Renaissance Specific Plan.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Location Map.pdf, 2. Exhibit B - Overall Site.pdf, 3. Exhibit C - C-Store Elevations.pdf, 4. Exhibit D - Canopy Elevations.pdf, 5. Exhibit E - Restaurant Elevations.pdf, 6. Exhibit F - Multi-Tenant Elevations.pdf, 7. Exhibit G - Tentative Parcel Map.pdf, 8. Exhibit H - Landscape Plan.pdf, 9. Exhibit I - Filed NOD.pdf, 10. Exhibit J - TPM Resolution Draft.pdf

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of [August 14, 2019]

**TO:** Honorable Chairman and Planning Commissioners

**APPROVAL:** Robb Steel, Assistant CA/Development Services Director

**FROM:** Daniel Rosas, Associate Planner

***Tentative Parcel Map No. 2019-0001:*** A request to subdivide one (1) parcel of land into three (3) parcels to facilitate the development of a retail shopping center consisting of a gas station, a free-standing drive-thru restaurant, and a multi-tenant retail building. The subject site is located on the southwest corner of Casmalia Street and Ayala drive within the F-I (Freeway Incubator) zone of the Renaissance Specific Plan.

**APPLICANT:**

Pacific Oil, LLC, 102 Heather Mist, Irvine, CA 92618.

**LOCATION:**

The project site consists of one (1) parcel of land (Assessor's Parcel Map No. 1133-521-04) located at the southwest corner of Casmalia Street and Ayala Drive (Refer to the attached Location Map ( **Exhibit A**)).

**BACKGROUND:**

*Surrounding Land Use and Zoning*

<b>Location</b>	<b>Existing Land Use</b>	<b>Zoning</b>
Site	Vacant Land	Freeway Incubator (FI)
North	SFR	Single Family Residential (R-1B)
East	SFR/Vacant Land	Freeway Incubator (FI)
South	SR-210 Freeway	N/A
West	Vacant Land	Freeway Incubator (FI)

*General Plan Designations*

<b>Location</b>	<b>General Plan Designation</b>
Site	Specific Plan with a Specific Plan Overlay
North	Residential 6
East	Specific Plan with a Specific Plan Overlay
South	N/A
West	Specific Plan with a Specific Plan Overlay

*Site Characteristics*

The project site is an irregular shaped piece of land comprised of one (1) parcel. The parcel is 2.98 net acres in size, approximate 592 feet from east to west. The depth (north-south) of the parcel varies from its deepest dimension of approximately 226 feet along the west property line to a shallow dimension of 179 feet along the east property line. The project site is bound by Ayala Drive on the east and Casmalia Street on the north. To the south is the Cactus Flood Control Channel and 210 freeway. To the west is a vacant parcel of land. To the north across Casmalia Street is an existing single-family neighborhood. To the east across Ayala Drive, is an existing legal non-conforming single-family dwelling and vacant land. The zoning of the project site and properties to the east and west is Freeway Incubator (FI) within the Renaissance Specific Plan. The zoning of the properties to the north is Single-Family Residential (R-1B). The property to the south is a public use and not a part of Rialto Zoning.

**ANALYSIS/DISCUSSION:**

*Project Proposal & Site Design*

Pacific Oil, LLC proposes to construct a Chevron gas station on the project site (**Exhibit B**). The gas station will consist of a 4,300 square foot overhead canopy with six (6) fuel pump islands/12 fuel pumps and a 4,500 square foot convenience market - quick service restaurant. The applicant will construct the canopy near the northeast corner of the project site. Pavement will surround the canopy in order to provide access to and circulation around the canopy within the site. The convenience market will be located on the east end of the project site, along the Ayala Drive frontage. The convenience market is oriented so that the rear of the building will face the flood control channel,

the side of the building will face Ayala Drive, and the front of the building will face north towards the gas canopy. The project site will also include a 3,000 square foot stand-alone restaurant pad and an 8,500 square foot multi-tenant retail building pad located along the flood control channel with parking oriented along Casmalia Street.

*Previous Entitlements*

Conditional Development Permits

In conjunction with the proposed project, the Planning Commission reviewed and approved five (5) separate Conditional Development Permit (CDP) applications on November 28, 2018.

- Drive through restaurant CDP 2018-0017
- Gas station CDP 2018-0038
- Convenience market CDP 2018-0036
- Car wash CDP 2018-0039
- Off-sale beer and wine CDP 2018-0037

Precise Plan of Design

On November 14, 2018, the Development Review Committee (DRC) approved Precise Plan of Design (PPD) No. 2018-0041 for the convenience market structures (**Exhibits C & D**) and overall site design of the project site. The DRC also approved a subsequent PPD No. 2019-0029 on August 7, 2019 for the building and elevation designs for the multi-tenant retail and free-standing restaurant structures (**Exhibits E & F**) as well as a 10 percent reduction in required parking per the Renaissance Specific Plan.

*Proposed Tentative Parcel Map*

Pursuant to Section 17 of the Rialto Municipal Code, the proposed subdivision requires the approval of a Tentative Parcel Map. The applicant has complied with the requirement and submitted an application for Tentative Parcel Map No. 2019-0001 (also referred to as TPM 20154) with the Rialto Planning Division on July 31, 2019.

Per the proposed tentative parcel map (**Exhibit G**), the project site is 2.98 net acres in size, approximate 592 feet from east to west. The depth (north-south) of the parcel varies from its deepest dimension of 226 feet along the west property line to a shallow dimension of 176 feet along the east property line. Per Table 3-5 Development Standards of the Renaissance Specific Plan, the required minimum parcel size within the FI (Freeway Incubator) zone is twenty-two thousand five hundred (22,500) square feet and a minimum one hundred fifty foot (150') parcel width and parcel depth for commercial uses. The applicant proposes 3 parcels that meet the required minimum size as shown in the chart below and as required by Table 3-5, Development Standards, of the Renaissance Specific Plan.

	<b>Required</b>	<b>Parcel 1</b>	<b>Parcel 2</b>	<b>Parcel 3</b>
Min. Lot Size	22,500 sf (0.52 ac)	42,766 sf (0.98 ac)	28,618 sf (0.66 ac)	52,996 sf (1.22 ac)
Min. Lot Width	150 ft	179 ft	150 ft	271 ft

Min. Lot Depth	150 ft	227 ft	204 ft	179 ft
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*Landscaping*

The landscape coverage for the project is 18 percent, which exceeds the minimum required amount of 10 percent. This includes a minimum fifteen (15) foot wide landscape setback along Casmalia Street, a twenty-five (25) foot wide landscape setback along Ayala Drive, and planters adjacent to the parking areas and freeway frontage. All landscape planters will feature a mix of fifteen (15) gallon and twenty-four (24) inch box trees every thirty (30) feet, and an abundant amount of shrubs and ground cover (**Exhibit H**).

*Land Use Compatibility*

The project is consistent with the Freeway Incubator (FI) zone of the Renaissance Specific Plan and the future uses adjacent to the project site. The most sensitive uses are residences located more than 125 feet from the development. Potentially adverse impacts to uses adjacent to or near the project site will be less than significant with the incorporation of mitigation measures. As such, the project will not negatively affect the surrounding area and the project is anticipated to be a benefit to the community and an improvement to the surrounding area.

*Access & Circulation*

The development will have two (2) points of access - two (2) driveways connected directly to Casmalia Street. The westerly driveway along Casmalia Street will be full access while the easterly driveway along Casmalia Street limited to right-in/right-out access only. The south side of Casmalia Street is yet to be improved with curb, gutter and sidewalk, which will be required as a part of this project. The City will require half-width street improvements and payment of development impact fees related to traffic. All street improvements and “fair-share” payments, as established by the traffic study, must be paid and/or completed prior to building permit.

*Transportation Commission*

David Evans & Associates, Inc. prepared a project-specific Traffic Impact Analysis (TIA), dated June 19, 2018, to assess potential impacts to local streets and intersections. The Transportation Commission reviewed and approved the TIA on July 12, 2018. The TIA indicates that the project will generate approximately 5,525 daily passenger car trips, with 487 AM peak hour trips and 422 PM peak hour trips. Recommended conditions of approval within the TIA include modifying the traffic signal at Casmalia Street/Ayala Drive to add eastbound right-turn overlap phase and modify the striping on Ayala Drive to extend the northbound left turn lanes providing additional left turn storage. The Applicant is also required to pay a fair-share contribution of \$164,000, construct site adjacent improvements, and pay applicable development impact fees. The TIA concludes that the project will not create a significant impact to traffic levels of service with the incorporation of the recommended conditions of approval.

**GENERAL PLAN CONSISTENCY:**

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

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

**Goal 2-22:** Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

**Goal 3-1:** Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

### **ENVIRONMENTAL IMPACT:**

#### *California Environmental Quality Act*

The proposed project was previously analyzed in accordance with the requirements of the California Environmental Quality Act (CEQA). An Initial Study and Mitigated Negative Declaration, along with a Mitigation Monitoring and Reporting Program (Environmental Assessment Review No. 2018-0096), were prepared, adopted by the Planning Commission on November 28, 2018, and a Notice of Determination (**Exhibits I**) was filed with the San Bernardino County Clerk of the Board. No further environmental review is required.

### **PUBLIC NOTICE:**

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site, and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

### **RECOMMENDATION:**

It is recommended that the Planning Commission:

- Adopt a resolution (**Exhibit J**) approving Tentative Parcel Map No. 2019-0001 to allow the subdivision of one (1) parcel of land into three (3) parcels of land to facilitate the proposed project subject to the findings and conditions therein.