



City of Rialto

Legislation Details (With Text)

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On agenda: 3/29/2023 **Final action:**

Title: Tentative Tract Map No. 2022-0003 (TTM 20448): A request to allow the subdivision of approximately 40.96 gross acres of land (APNs: 0264-151-53, -62, -75, -82, -84, -86, 0264-211-08, -09, & 0264-212-08) located at the southwest corner of Ayala Drive and Scholl Way within the Renaissance Specific Plan into nine (9) residential condominium lots and eight (8) lettered lots for private streets, common open space/amenities, and water quality management. An Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report (Environmental Assessment Review No. 2022-0072) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2021-0047: A request to allow the development of a private residential neighborhood comprised of 429 detached single-family dwelling units, and associated amenities, paving, landscaping, fencing, lighting, and drainage improvements on approximately 40.96 gross acres of land (APNs: 0264-151-53, -62, -75, -82, -84, -86, 0264-211-08, -09, & 0264-212-08) located at the southwest corner of Ayala Drive and Scholl Way within the Renaissance Specific Plan. An Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report (Environmental Assessment Review No. 2022-0072) has been prepared for consideration in conjunction with the project.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Tentative Tract Map, 3. Exhibit C - Site Plan, 4. Exhibit D - Conceptual Landscape Plan, 5. Exhibit E - Amenity Plans, 6. Exhibit F - Architectural Package, 7. Exhibit G - Fence and Wall Plan, 8. Exhibit H - Traffic Study, 9. Exhibit I - Addendum to the RSPA 2016 FEIR, 10. Exhibit J - Draft Resolution for EAR No. 2022-0072, 11. Exhibit K - Draft Resolution for TTM No. 2022-0003, 12. Exhibit L - Draft Resolution for PPD No. 2021-0047

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of March 29, 2023

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Colby Cataldi, Community Development Director

REVIEWED BY: Paul Gonzales, Community Development Manager

FROM: Daniel Casey, Senior Planner

Tentative Tract Map No. 2022-0003 (TTM 20448): A request to allow the subdivision of approximately 40.96 gross acres of land (APNs: 0264-151-53, -62, -75, -82, -84, -86, 0264-211-08, -09, & 0264-212-08) located at the southwest corner of Ayala Drive and Scholl Way within the Renaissance Specific Plan into nine (9) residential condominium lots and eight (8) lettered lots for private streets, common open space/amenities, and water quality management. An Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report (Environmental

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Precise Plan of Design No. 2021-0047: A request to allow the development of a private residential neighborhood comprised of 429 detached single-family dwelling units, and associated amenities, paving, landscaping, fencing, lighting, and drainage improvements on approximately 40.96 gross acres of land (APNs: 0264-151-53, -62, -75, -82, -84, -86, 0264-211-08, -09, & 0264-212-08) located at the southwest corner of Ayala Drive and Scholl Way within the Renaissance Specific Plan. An Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report (Environmental Assessment Review No. 2022-0072) has been prepared for consideration in conjunction with the project.

APPLICANT:

Lewis-Hillwood Rialto Company, LLC, 1156 N. Mountain Avenue, Upland, CA 91786

LOCATION:

The project site consists of nine (9) parcels of land located at the southwest corner of Ayala Drive and Scholl Way (APNs: 0264-151-53, -62, -75, -82, -84, -86, 0264-211-08, -09, & 0264-212-08) (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	Specific Plan with a Specific Play Overlay (Renaissance SP)
North	Specific Plan with a Specific Play Overlay (Renaissance SP)
East	Open Space - Resources
South	Specific Plan with a Specific Play Overlay (Renaissance SP)
West	Specific Plan with a Specific Play Overlay (Renaissance SP)

Surrounding Zoning Designations

Location	Zoning
Site	Renaissance Specific Plan (Various Residential Designations)
North	Renaissance Specific Plan (Town Center)
East	Rialto Airport Specific Plan (Open Space - Cactus Basin)
South	Renaissance Specific Plan (Various Designations)
West	Renaissance Specific Plan (Various Residential Designations)

Site Characteristics

The project site is a relatively flat, asymmetrical-shaped area of land comprised of nine (9) parcels. The project site is bound by an existing segment of Ayala Drive to the east. The property is vacant and covered by natural grasses, shrubs, and stockpiled aggregate materials.

Surrounding Area

To the north of the project site is the Renaissance Marketplace, and to the east, across Ayala Drive is San Bernardino County Flood Control District Cactus Basin. To the south and west are dozens of acres of vacant land.

ANALYSIS/DISCUSSION:

Project Proposal

The applicant, Lewis-Hillwood Rialto Company, LLC, proposes to develop the 40.96 gross acre project site into a private residential neighborhood consisting of 429 detached single-family dwelling units, private streets, common open space, landscaping, and a stormwater basin. The project also includes the subdivision of the project site into nine (9) residential condominium lots and eight (8) lettered lots for the private streets, common open space, and stormwater basin.

Tentative Tract Map

The applicant filed a tentative tract map application to subdivide the project site into nine (9) residential condominium lots, two (2) private street lots, two (2) recreational amenity lots, three (3) common open space/landscape lots, and one (1) water quality management lot (**Exhibit B**). A condominium plan will further divide each residential condominium lot into "airspace" to create 429 for-sale residential condominium lots for the 429 detached single-family dwelling units.

Neighborhood Site Layout

According to the site plan (**Exhibit C**), the private residential neighborhood will consist of four (4) distinct product groups throughout the 40.96-acre project site - Enclave, Stonebrook, Summerfield, and Liberty. The Enclave product will consist of 135 detached dwelling units within Lots 1, 6, 7, & 8, which will be located on the north and east ends of the project site. The Stonebrook product will consist of 71 detached dwelling units within Lots 2 & 3, which will be located on the west end of the project site. The Summerfield product will consist of 140 detached dwelling units within Lots 3 & 4, which will be located within the center of the project site. Lastly, the Liberty product will consist of 83 detached dwelling units within Lots 5 & 9, which will be located on the south end of the project site.

The neighborhood will have three (3) access points - 1) an entry point connected to the terminus of Scholl Way at the northeast corner of the project site will serve as the primary access point and will provide access to the neighborhood from Ayala Drive, 2) a driveway connected directly to Ayala Drive on the south end of the project frontage will provide exit access only, and 3) a private street extension with a driveway connected directly to Linden Avenue at the southwest corner of the project site will serve as a secondary access point. Internally, a 36-foot-wide private street system will provide access throughout the inside of the neighborhood to a series of private alleys that provide direct access to each of the residential structures. The primary access point from Scholl Way and the secondary access point from Linden Avenue will feature significant amounts of landscaping, decorative paving, and neighborhood identification signage (**Exhibit D**).

The applicant will also construct and install several amenities throughout the site, in accordance with the requirements of the Renaissance Specific Plan (**Exhibit E**). Lot G, located at the primary entrance to the neighborhood, will feature a swimming pool/spa, playground equipment, barbecues, picnic tables, three (3) shade shelters, and an open lawn area. Lot B, located on the west end of the neighborhood, will feature an open turf area, shade shelter, picnic tables, barbecues, bench seating, and an entry arbor. Other amenities are also present throughout the neighborhood, including a

pedestrian walkway path that circumnavigates the entire neighborhood and several passive landscaped areas.

Product Design

As shown, in the attached architectural package (**Exhibit F**), each product group within the proposed residential neighborhood will feature its own distinct product types, sizes, and architectural styles. Every dwelling, in each product group, will feature a two-car garage and a private yard. The following details the number of plan types, sizes of dwellings, number of bedrooms, and architectural styles for each product group within the proposed neighborhood:

Enclave

- Number of Plan Types: Four (4)
- Sizes: 1,651 square feet to 1,970 square feet
- Number of Bedrooms: Three (3) to four (4)
- Architectural Styles*: Santa Barbara, Spanish, French Provincial

Stonebrook

- Number of Plan Types: Three (3)
- Sizes: 1,916 square feet to 2,388 square feet
- Number of Bedrooms: Three (3) to four (4)
- Architectural Styles*: Italianate, Spanish, Craftsman

Liberty

- Number of Plan Types: Three (3)
- Sizes: 1,430 square feet to 1,762 square feet
- Number of Bedrooms: Three (3) to four (4)
- Architectural Styles*: Cottage, Farmhouse, Spanish Colonial

Summerfield

- Number of Plan Types: Four (4)

- Sizes: 1,673 square feet to 1,896 square feet
- Number of Bedrooms: Three (3) to four (4)
- Architectural Styles*: Adobe Ranch, Italianate, French Provincial

*Each elevation features varied rooflines and roof styles, concrete tile roofing, stucco exterior finishes, and trim elements consistent with each architectural style. Trim elements may include stone/brick veneer, lap siding, corbels, window shutters, etc.

Fences and Walls

The wall and fence plan (**Exhibit G**) indicates that the applicant will install a six (6) foot high block wall around the entire outer perimeter of the neighborhood. The block wall will feature a tan split-face finish, a precision block cap, and 6-foot 10-inch tall by 16-inch square pilasters approximately every seventy (70) linear feet, which will serve to provide relief along lengthy expanses of the fences and walls. Additionally, the applicant will install a combination of a similarly styled block walls and vinyl privacy fencing for the individual dwelling units depending upon visibility from a private street or common open space area.

Parking

Parking within the new neighborhood will come in the form of garage parking spaces, driveway parking spaces perpendicular parking spaces, and parallel parking spaces within the internal private street system. In total, the neighborhood will contain 1,443 parking spaces for the 429 dwelling units, with 858 of the parking spaces enclosed within garages. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by the Renaissance Specific Plan:

<i>Type of Use</i>	<i>Number of Units</i>	<i>Parking Ratio (Spaces/Unit)</i>	<i>Number of spaces required</i>
<u>Detached Units</u> Guest Parking	429	2 / 1 1 / 2	858
Total Required/Total Provided Total			1,073/1,443
Required/Total Provided (Garage)			858/858

Traffic

Kimley-Horn prepared a Traffic Study (TS), dated August 2022, to assess the project’s potential impacts to local streets and intersections (**Exhibit H**). The TS estimates that the project will generate up to approximately 3,132 daily vehicle trips with 209 trips in the AM peak hour and 248 trips in the PM peak hour. As shown in Table 3 (Summary of Project Trip Generation) of the TS, the project is anticipated to generate 111 fewer trips than were analyzed for the project site in the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report.

The TS analyzed five (5) intersections in the project vicinity, as shown in the table below:

Existing Intersections:

1. Ayala Drive at SR-210 Westbound Ramps
2. Ayala Drive at SR-210 Eastbound Ramps
3. Ayala Drive at Renaissance Parkway
4. Ayala Drive at Scholl Way (Project Access)
5. Ayala Drive at Leiske Drive
6. Ayala Drive at Fitzgerald Avenue
7. Ayala Drive at Baseline Road
8. Linden Avenue at Renaissance Parkway
9. Linden Avenue at Miro Way
10. Linden Avenue at Baseline Road

Future Driveway Intersections:

- D1. Linden Avenue at Project Driveway
- D2. Ayala Drive at Project Driveway (Exit Only)

Two (2) of the intersections are anticipated to be impacted when the existing plus ambient and project generated traffic volumes are combined with cumulative growth without any mitigation. The specific intersections are (1) Ayala Drive & Fitzgerald Avenue and (2) Ayala Drive & Baseline Road. The TS recommends various improvements to mitigate potential traffic impacts to these intersections. The recommended improvements consist of retiming the existing traffic signal at the intersection of Ayala Drive & Baseline Road and installing a new traffic signal at the intersection of Ayala Drive & Fitzgerald Avenue. According to Table 13 (Summary of Intersection Operations with Proposed Improvements) of the TS, both intersections will operate at an acceptable level of service with implementation of the recommended improvements.

The City's Traffic Impact Analysis Guidelines and Requirements and the project TS conclude that the payment of "fair share" fees constitutes adequate mitigation to address the cumulative traffic impacts. The applicant will be responsible for a fair share payment in the amount of \$22,800 for the new traffic signal at the intersection of Ayala Drive & Fitzgerald Avenue. The fair share fee is calculated based upon the project's anticipated portion of traffic generated at the affected intersection. Specifically, the applicant is responsible for 5.7% of the cost of the future traffic signal at the intersection of Ayala Drive & Fitzgerald Avenue.

The Transportation Commission reviewed and approved the TS on October 5, 2022. In its decision, the Transportation Commission agreed with the findings and recommended "fair-share" mitigation in the TS.

The project will construct any necessary half-width street improvements along the entire project frontage of Ayala Drive. Additionally, the applicant will pay development impact fees related to traffic. All street improvements, "fair-share" payments, and development impact fee payments, must be paid and/or completed prior to final inspection and occupancy.

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:

California Environmental Quality Act

The applicant engaged Kimley-Horn to prepare an Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report (EIR Addendum), in accordance with the provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Rialto. Section 15164(a) of the State CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

The purpose of the EIR Addendum is to analyze any potential differences between the impacts identified in the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report (RSPA 2016 FEIR) and those that would be associated with the proposed Project. Pursuant to provisions of CEQA and State CEQA Guidelines, the City is the Lead Agency charged with the responsibility of deciding whether to approve development on the Project site. As detailed in the EIR Addendum, the proposed Project would result in no new significant impacts that were not analyzed in the RSPA 2016 FEIR, nor would the proposed Project cause a substantial increase in the severity of any previously identified environmental impacts. The potential impacts associated with proposed Project would either be the same or less than those described in the RSPA 2016 FEIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the RSPA 2016 FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified. The EIR Addendum to the RSPA 2016 FEIR is attached to the agenda report (**Exhibit I**).

PUBLIC NOTICE:

The City published a public hearing notice for the proposed project in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the Council Chambers, and mailed public hearing notices to all property owners within 1,000 feet of the project site, as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit J**) to approve an Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report (Environmental Assessment Review

No. 2022-0072) for the proposed project, and authorize staff to file the attached Notice of Determination with the Clerk of the Board of San Bernardino County; and

- Adopt the attached Resolution (**Exhibit K**) to approve Tentative Tract Map No. 2022-0003 (TTM 20448) allowing the subdivision of approximately 40.96 gross acres of land (APNs: 0264-151-53, -62, -75, -82, -84, -86, 0264-211-08, -09, & 0264-212-08) into nine (9) residential condominium lots and eight (8) lettered lots for private streets, common open space/amenities, and water quality management, subject to the findings and conditions therein; and
- Adopt the attached Resolution (**Exhibit L**) to approve Precise Plan of Design No. 2021-0047 allowing the development of private residential neighborhood comprised of 429 detached single-family dwelling units, and associated amenities, paving, landscaping, fencing, lighting, and drainage improvements on approximately 40.96 gross acres of land (APNs: 0264-151-53, -62, -75, -82, -84, -86, 0264-211-08, -09, & 0264-212-08), subject to the finding and conditions therein.