



City of Rialto

Legislation Details (With Text)

File #: PC-22-465 **Version:** 1 **Name:**
Type: Resolution **Status:** Agenda Ready
File created: 5/17/2022 **In control:** Planning Commission
On agenda: 5/25/2022 **Final action:**
Title: Tentative Tract Map No. 2021-0003 (TTM 20204): A request to allow the subdivision of 19.97 gross acres of land (portion of APN: 0264-421-35) into one-hundred thirty (130) single family residential lots and four (4) lettered lots for utilities. The project site is located within Neighborhood II of the Lytle Creek Ranch Specific Plan area, which is generally located approximately one-quarter (0.25) mile northeast of Riverside Avenue between Highland Avenue and Country Club Drive. The City Council of the City of Rialto certified an Environmental Impact Report for the Lytle Creek Ranch Specific Plan on July 24, 2012 (Resolution No. 6132) and adopted an Addendum to the previously certified Environmental Impact Report on September 10, 2019 (Resolution No. 7557).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - TTM 20204 Plans, 3. Exhibit C - General Plan Consistency, 4. Exhibit D - TTM 20204 Draft Resolution

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of May 25, 2022

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Paul Gonzales, Community Development Manager

FROM: Daniel Rosas, Associate Planner

Tentative Tract Map No. 2021-0003 (TTM 20204): A request to allow the subdivision of 19.97 gross acres of land (portion of APN: 0264-421-35) into one-hundred thirty (130) single family residential lots and four (4) lettered lots for utilities. The project site is located within Neighborhood II of the Lytle Creek Ranch Specific Plan area, which is generally located approximately one-quarter (0.25) mile northeast of Riverside Avenue between Highland Avenue and Country Club Drive. The City Council of the City of Rialto certified an Environmental Impact Report for the Lytle Creek Ranch Specific Plan on July 24, 2012 (Resolution No. 6132) and adopted an Addendum to the previously certified Environmental Impact Report on September 10, 2019 (Resolution No. 7557).

APPLICANT:

Lennar Homes of CA, Inc., 980 Montecito Drive, Suite 302, Corona, CA 92879

LOCATION:

The project site is located within Planning Area 97 of the Lytle Creek Ranch Specific Plan (LCRSP)

and is further considered to be within Neighborhood II of the LCRSP. The LCRSP is generally located on the northeast side of Lytle Creek Road and Riverside Avenue between the I-15 Freeway and the SR-210 Freeway. Neighborhood II is in the southeast area of the LCRSP, and Planning Area 97, more specifically, is in the southeast half of Neighborhood II approximately one-quarter (0.25) mile northeast of Riverside Avenue between Highland Avenue and Country Club Drive (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 Plan Overlay (Lytle Creek Ranch SP)
North	Specific Plan with a Specific Plan Overlay (Lytle Creek Ranch SP)
East	Specific Plan with a Specific Plan Overlay (Lytle Creek Ranch SP)
South	Specific Plan with a Specific Plan Overlay (Lytle Creek Ranch SP)
West	Specific Plan with a Specific Plan Overlay (Lytle Creek Ranch SP)

Surrounding Zoning/Land Use Designations

Location	Zoning
Site	Single-Family Residential 2 (SFR-2)
North	Open Space / Recreation (OS/R)
East	Jurisdiction of County of San Bernardino
South	Single-Family Residential 2 (SFR-2)
West	Open Space / Recreation (OS/R)

Previous Actions and Entitlements

On August 14, 2012, the City Council adopted the LCRSP and the Lytle Creek Ranch Specific Plan Environmental Impact Report and Recirculated Portions of the Environmental Impact Report (State Clearinghouse #2009061113) ("LCRSP EIR").

On September 10, 2019, the City Council approved (1) a revised Addendum to the LCRSP EIR ("Addendum"), (2) an amendment to the LCRSP, which removed Neighborhood I, replaced a golf course with open space, modified the boundaries of several planning areas within Neighborhood II, and removed age restrictions on residences, and (3) the subdivision of approximately 188 acres of land within the southeast portion of Neighborhood II into six (6) developable lots, one (1) remainder lot, and twelve (12) lettered lots for public open space, utilities, and infrastructure ("Tentative Tract Map No. 20092"). Ultimately, the six (6) developable lots will be further subdivided into separate residential areas to facilitate up to 776 new residential dwelling units, as specified by the LCRSP and as analyzed in the LCRSP EIR.

This report focuses on the subdivision of Lot 1 of Tentative Tract Map No. 20092, which constitutes all of Planning Area 97 and the project site.

ANALYSIS/DISCUSSION:

Project Proposal

Lennar Homes of CA, Inc., the applicant, proposes to develop the 19.97 gross acre project site into a residential neighborhood consisting of one-hundred thirty (130) detached single family dwelling units and public streets. The project includes the subdivision of the project site into one-hundred thirty (130) residential lots and four (4) lettered lots for utilities.

Entitlement Requirements

The following entitlements are required for the applicant's proposal:

- Tentative Tract Map: Per Section 17.16.040 of the Rialto Municipal Code, the proposed subdivision of land requires approval of a tentative tract map.
- Precise Plan of Design: Per Section 18.65.010 of the Rialto Municipal Code, a Precise Plan of Design application will also be required for review and approval by the Community Development Director for the design of the residential units and related site improvements (amenities, walls, landscaping, etc.).

Tentative Tract Map No. 2021-0003 (TTM 20204)

The applicant filed a tentative tract map application to subdivide the project site into one-hundred thirty (130) residential lots and four (4) lettered lots for utilities (**Exhibit B**). Lot sizes for the new residential lots range from 3,759 square feet to 10,039 square feet, with an average lot size of about 4,489 square feet. Lot depths range from 80 feet to 162 feet and lot widths range from 47 feet to 57 feet. The subdivision, as proposed, complies with the applicable lot dimension requirements of the SFR-2 land use designation.

A new 36-foot wide public street system within the subdivision will provide access to each new dwelling unit. This new street system will have two (2) connection points to the main Collector Street (River Ranch Parkway) that will provide access to all of the subdivisions within Neighborhood II of the LCRSP area. Additionally, new the 36-foot wide public street will be flanked by a 5-foot wide sidewalk and 3-foot public utility easement along each side throughout the project site. A Home Owner's Association will maintain the common open space and all other private common areas during the life of the development.

Density

According to the LCRSP, the maximum density allowed in the SFR-2 land use designation is 8.0 dwelling units per acre. As proposed, the residential neighborhood will have a density of 6.51 dwelling units per acre, which is less than the 8.0 dwelling units per acre maximum density allowed.

Product Design

In conjunction with the tentative map, the applicant proposes to construct one-hundred thirty (130) detached single family dwelling units. Prior to construction of the project, submittal of a Precise Plan of Design application for review and approval of the architectural design by the Community Development Director is required.

GENERAL PLAN CONSISTENCY:

An analysis of the consistency between the LCRSP and the goals and policies contained in the City of Rialto General Plan as required by Section 65454 of the California Government Code is included in Appendix A of the LCRSP. Based on the analysis, the LCRSP is consistent with the City of Rialto General Plan. The General Plan consistency analysis is included with this report as **Exhibit C**.

Furthermore, 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 City Council adopted an Addendum to the Lytle Creek Ranch Specific Plan Environmental Impact Report ("Addendum") on September 10, 2019, in accordance with the California Environmental Quality Act (CEQA). The Addendum analyzed the development of up to one-hundred thirty (130) dwelling units on the project site in addition to development throughout the rest of the Lytle Creek Ranch Specific Plan area. No further review under CEQA is required for the project.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit D**) to approve Tentative Tract Map No. 2021-0003 (TTM No. 20204) to allow the subdivision of approximately 19.97 gross acres of land (portion of APN: 0264-421-35) into one-hundred (130) residential lots and four (4) lettered lots to facilitate the development of a residential project consisting of one-hundred (130) detached single family residential dwelling units, subject to the findings and conditions therein.