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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 2017-0004 TO CHANGE THE ZONING DESIGNATION OF 4.75 ACRES OF LAND (APNS: 0131-111-05, -07, -75 & -76) LOCATED EAST OF SYCAMORE AVENUE APPROXIMATELY 630 FEET NORTH OF RANDALL AVENUE FROM SINGLE-FAMILY RESIDENTIAL (R-1C) TO MULTI-FAMILY RESIDENTIAL (R-3).

WHEREAS, the applicant, Asian Pacific, Inc., proposes to subdivide 4.75 acres of land (Portions APNs: 0131-111-05, -07, & -75 -76) located east of Sycamore Avenue approximately 630 feet north of Randall Avenue, described in the legal description attached as Exhibit A ("Site"), is currently zoned Single-Family Residential (R-1C); and

WHEREAS, the applicant, Asian Pacific, Inc., proposes to change the zoning designation of the Site from Single-Family Residential (R-1C) to Multi-Family Residential (R-3) (“Project”); and

WHEREAS, in conjunction with the Project, the applicant has also submitted General Plan Amendment No. 2018-0002 to change the land use designation of the Site, described in the legal description attached as Exhibit A, from Residential 6 to Residential 12 (“GPA No. 2018-0002”); and

WHEREAS, in conjunction with the Project, the applicant has also submitted Tentative Tract Map No. 2017-0006, also referred to as Tentative Tract Map No. 20108, to subdivide the Site into thirty-two (32) detached single-family lots, one (1) common open space lot and a stormwater retention basin (“TTM No. 20108”), and the Project is necessary to facilitate TTM No. 20108; and

WHEREAS, pursuant to Section 18.06.030 of the Rialto Municipal Code, the Project requires the approval of an zone change, and the applicant has agreed to apply for Zone Change No. 2017-0004 (“ZC No. 2017-0004”); and

WHEREAS, pursuant to Section 18.06.030, the City Council is authorized to adopt a zone change within the City; and

1 WHEREAS, pursuant to Section 18.06.030, the City Council is authorized to adopt a
2 zone change within the City; and

3 WHEREAS, pursuant to Section 18.06.030(C) of the Rialto Municipal Code, the
4 Planning Commission shall hold a public hearing for a proposed zone change and forward a
5 recommendation to the City Council for action; and

6 WHEREAS, on November 28, 2018, the Planning Commission of the City of Rialto
7 conducted a duly noticed public hearing, as required by law, on ZC No. 2017-0004, GPA No.
8 2018-0002, and TTM No. 20108, took testimony, at which time it received input from staff, the
9 city attorney, and the applicant; heard public testimony; discussed ZC No. 2017-0004, GPA No.
10 2018-0004, and TTM No. 20108; and closed the public hearing; and

11 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

12 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
13 Rialto as follows:

14 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
15 forth in the recitals above of this Resolution are true and correct and incorporated herein.

16 SECTION 2. Based on substantial evidence presented to the Planning Commission during
17 the public hearing conducted with regard to ZC No. 2017-0004, including written staff reports,
18 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the
19 Planning Commission hereby determines that ZC No. 2017-0004 satisfies the requirements of
20 Section 18.06.030 of the Rialto Municipal Code pertaining to the findings which must be made
21 precedent to adopting a zone change. The findings are as follows:

- 22
23 1. That the proposed zone change is consistent with the General Plan of the City of
24 Rialto; and

25 *This finding is supported by the following facts:*

26 In conjunction with the Project, the applicant proposes GPA No. 2018-0002 to change the
27 land use designation of the Site from Residential 6 to Residential 12. The Residential 12
28 land use designation combined with the R-3 zone will allow single-family residential
developments between 6.1 and 12.0 dwelling units per acre. GPA No. 2018-0002, ZC No.
2017-0004, and TTM No. 20108 are proposed to facilitate the development of a thirty-two

1 (32) single-family residence neighborhood with a density of 6.73 dwelling units per acre.
2 The zone change and the subsequent development are therefore consistent with the proposed
3 General Plan land use designation, provided that GPA No. 2018-0002 is approved prior to
4 the proposed zone change.

5 2. That the proposed zone change will not adversely affect the surrounding properties.

6 *This finding is supported by the following facts:*

7 The Site is surrounded on the west, north and south by single-family residential
8 subdivisions. The density of the proposed development is similar to the densities of other
9 single-family residential subdivisions in the nearby area, including Pepper Ridge, which is
10 located at northeast corner of Randall and Eucalyptus and California Knolls, which is
11 located approximately 660 feet to the northeast of the project site. The Project will facilitate
12 the development of detached single-family residences in keeping with the character of the
13 surrounding area.

14 The proposed development, in conjunction with the project, will include the installation of a
15 six (6) foot solid block wall along all property lines adjacent to the surrounding
16 developments. Additionally, each structure will meet the minimum required building
17 setbacks. These design features, as well as others, will serve to make the proposed
18 development as benign as possible.

19 Additionally, mitigation measures, included in the Initial Study prepared for the Project
20 (Environmental Assessment Review No. 2017-0066), will assist in mitigating any impacts
21 related to Cultural Resources, Geology/Soils, Tribal Cultural Resources and Noise to a level
22 of insignificance.

23 SECTION 3. An Initial Study (Environmental Assessment Review No. 2017-0066) has
24 been prepared for the proposed project in accordance with the California Environmental Quality Act
25 (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance,
26 provided that mitigation measures are implemented, and a Mitigated Negative Declaration has been
27 prepared in accordance with CEQA. The Planning Commission hereby recommends that the City
28 Council adopt the Mitigated Negative Declaration and direct the Planning Division to file the
necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. The Planning Commission hereby recommends that the City Council
approve ZC No. 2017-0004 to change the zoning designation of the Site from R-1C to R-3, in

1 accordance with the application on file with the Planning Division, subject to the following
2 conditions:

- 3
4 1. ZC No. 2017-0003 is approved changing the zoning designation of approximately 4.75
5 acres of land (APNs: 0131-111-05, -07, -75 & -76) located east of Sycamore Avenue
6 approximately 630 feet north of Randall Avenue, and described in the legal description
7 attached as Exhibit A, from R-1C to R-3. If the Conditions of Approval specified herein
8 are not satisfied or otherwise completed, the Project shall be subject to revocation.
- 9
10 2. Prior to the issuance of building or grading permits for the proposed development, a
11 Precise Plan of Design shall be approved by the City's Development Review Committee
12 (DRC).
- 13
14 3. City inspectors shall have access to the Site to reasonably inspect the Site during
15 normal working hours to assure compliance with these conditions and other codes.
- 16
17 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
18 officers, or employees from any claims, damages, action, or proceeding against the
19 City or its agents, officers, or employees to attack, set aside, void, or annul any
20 approval of the City, its advisory agencies, appeal boards, or legislative body
21 concerning ZC No. 2017-0004. The City will promptly notify the applicant of any
22 such claim, action, or proceeding against the City, and applicant will cooperate fully
23 in the defense.
- 24
25 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
26 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
27 subject to protest by the applicant at the time of approval or conditional approval of
28 the Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
6. Approval of Zone Change No. 2017-0004 will not be valid until such time that the City
Council of the City of Rialto has approved General Plan Amendment No. 2018-0002,
which was prepared in conjunction with the Project.
7. Approval of Zone Change No. 2017-0004 is for the sole purpose of facilitating the
development of a single-family residential subdivision on the Site. The development of
the Site into any use other than single-family residential is not permitted without the
prior approval of an amendment to this Resolution by both the Planning Commission
and City Council.
8. The City shall prepare a Fiscal Impact Analysis report at the applicant's cost. The report
shall analyze the Project's impact to the City's General Fund. The applicant shall be
required to mitigate any negative fiscal impacts identified in the report through the

1 formation of a Community Facilities District, payment of a Municipal Services Fee, or
2 other acceptable mitigation method.

- 3 9. Applicant shall comply with all conditions of approval contained in GPA No. 2018-
4 0002 and TTM No. 20108, to the extent they are not in conflict with any condition of
5 approval herein.

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8 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
9 adoption of this resolution and thereupon the same shall take effect and be in force.
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11 PASSED, APPROVED AND ADOPTED this 28th day of November, 2018.

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14 _____
15 JOHN PEUKERT, CHAIR
16 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. **18-62** was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the 28th day of November, 2018.

8 Upon motion of Planning Commissioner Jerry Gutierrez, second by Commissioner Dale
9 Estvander the foregoing Resolution No. **18-62** was duly passed and adopted.
10

11 Vote on the motion:

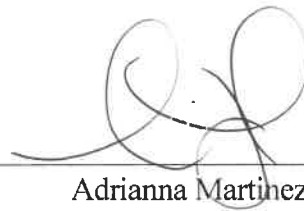
12 AYES: 6

13 NOES: 0

14 ABSENT: BarBara Chavez

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
16 Rialto this 28th day of November, 2018.
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Adrianna Martinez, Administrative Assistant

Exhibit 'A'

All that certain real property situated in the County of San Bernardino, State of California, described as follows:

PARCEL A:

The North 60 feet of the West 330 feet of the South 210 feet of Lot 138, Town of Rialto and adjoining subdivision, in the City of Rialto, County of San Bernardino, State of California, as per map recorded in Book 4 Page 11, of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 0131-111-07

PARCEL B:

The South 330 feet of Farm Lot 138, Town of Rialto and adjoining subdivisions, in the City of Rialto, County of San Bernardino, State of California, as per map recorded in Book 4, Page 11 of Maps, in the Office of the County Recorder of said County.

Excepting therefrom the East 525 feet and the North 310 feet of the West 330 feet thereof.

Also excepting therefrom the East 2 feet of the West 32 feet of said land as conveyed to the City of Rialto in the deed recorded November 12, 1973, in Book 8305, Page 514, of Official Records.

Note: Areas and distances are computed to the street centers.

Assessor's Parcel No: 0131-111-05

PARCEL C:

Parcel 1 of Parcel Map Number 4596, in the City of Rialto, County of San Bernardino, State of California, as per map recorded in Book 53, of Parcel Maps, Page 94, in the Office of the County Recorder of said County.

Assessor's Parcel No: 0131-111-76

PARCEL D:

Exhibit 'A'

Parcel 2 of Parcel Map 4596, in the City of Rialto, County of San Bernardino, State of California, as per map recorded in Book 53 Page 94, of Parcel Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 0131-111-75