

Chair Peukert stated Public Hearing items are next on the agenda.

General Plan Amendment No. 2018-0002
Environmental Assessment Review No. 2017-0066
Zone Change No. 2017-0004
Tentative Tact Map No. 2017-0006 (TTM 20108)

Contract Planner Edgar Gonzalez presented General Plan Amendment No. 2018-0002) a request to change the general plan land use designation from Residential 6 to Residential 12; Zone Change No. 2017-0004 a request change the zoning designation from Single-Family Residential (R-1C) to Multi-Family Residential (R-3) and Tentative Tact Map No. 2017-0006 (TTM 20108) a request to allow the subdivision into thirty-two (32) single-family lots, one (1) common open space lot and a storm water retention basin of approximately 4.75 acres of land. A Mitigated Negative Declaration (Environmental Assessment Review No. 2017-0066) was prepared for consideration in conjunction with the project.

Mr. Edgar Gonzalez stated the land will have approximately 6.74 dwelling units per acre, which is the reason for the change of zone in order to allow more dwelling units per acre. The nearby lot, Pepper Ridge, was reference by the applicant as it allows for 7 dwelling units per acre. Mr. Gonzalez sent the AB-52 letters to 20 tribes and four tribes — Gabrieleño Band of Mission Indians-Kizh Nation, Agua Caliente Band of Cahuilla Indians, Augustine Band Cahuilla Indians and San Manuel Band of Mission Indians — responded with their requests.

The project site lies within the potential Delhi Sands Flower-Loving Fly (DSF) habitat and the applicant has conducted surveys of the site in 2016, 2017 and 2018. Each survey determined no presence of the DSF.

A neighborhood meeting was held at Morris Elementary on February 15, 2018. Five residents of the surrounding area of the project site attended the meeting and the only concern was that an apartment complex is going to be built along with trash dumping. However, staff clarified it is going to be a 32-lot subdivision and the applicant stated they will ensure the site will be cleaned out.

The Economic Development Committee (EDC) reviewed the project on July 25, 2018, the Development Review Committee (DRC) reviewed it on August 15, 2018, and the Transportation Commission reviewed it on November 7, 2018, and required a fair-share payment towards a future traffic signal at Randall Avenue and Sycamore Avenue. All three groups have recommended approval.

The project is consistent with Goals 2-19 and 2-21 of the Rialto General Plan, which requires planned residential developments that will contribute to neighborhood preservation and stabilization. In addition, it will result in the development of a high-quality, gated neighborhood and encourage home ownership.

Staff recommends the Planning Commission to forward the project to the City Council.

Chair John Peukert asked how the size of the homes compare to those in the surrounding area and Planning Manager Gina Gibson-Williams replied that the applicant has only applied to subdivide the lots and has not submitted information regarding the sizes of the future homes to the city. To which Vice-Chair Frank Gonzalez asked if there is a timeframe and Ms. Gibson-Williams stated there is no timeframe.

Commissioner Jerry Gutierrez stated that it appears that Alru Street does not line up with Sycamore Avenue. In addition, he asked if the east end of “D” Street should be a cul-de-sac. Ms. Gibson-Williams clarified that the entry to the tract is across the street and somewhat aligned with Alru Street. Typically, there would be either a lined or offset by 150 feet. If the land is not going to be punched through – adjacent lots 27 and 28 – then it needs to end in a finished capacity. Commissioner Gutierrez asked if the developer is opened to lining up the street with Alru Street and making a cul-de-sac on “D” Street.

Chair Peukert opened the Public Hearing.

Barbara Renfro, Resident.
758 S. Acacia Avenue.

Attended the meeting to object the zone change. The 32 proposed lots are too many for the small amount of land and they will negatively affect the neighborhood.

Planned residential development has been there for years, but Mrs. Renfro has a one-acre agricultural property that has been severely impacted. People climb over their 8-foot block wall, throw rocks at their horses, try to ride them, chase them, and ultimately one passed. Mrs. Renfro also has a kennel on the property and people have stolen dogs from it.

To allow that many homes and consequently more traffic and people, the neighborhood will suffer. Mrs. Renfro requests the Planning Commission to allow the property to remain as R-1C.

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Jewell Renfro, Resident.
758 S. Acacia Avenue.

Mr. Renfro stated his wife stated everything that needed to be said, but wanted to reiterate that the 32 homes and the traffic that comes with them will impact the neighborhood negatively. There is already a lot of school traffic with there being five surrounding campuses and the 32 homes will only make it worse.

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Michael Ramirez, Representative for Asia Pacific.

Excerpt from the November 28, 2018 Planning Commission Meeting

Although the sizes of the homes have not been finalized, given the market conditions for the area and design standards, we are looking at 1,600 square feet to 2,000 square feet. There will also be a combination of two and one-story as requested by the EDC.

In regards to the alignment of the street, the sites plans before the Planning Commission is a result of multiple discussions with the Transportation Commission and what they believed was the best design.

This project is a continuation of the type of development the area is undergoing in terms of lot sizes.

Commissioner Gutierrez asked Mr. Ramirez if they are open to a cul-de-sac on the east end of “D” Street. Mr. Ramirez stated the design was asked for by the City. From the Fire Safety perspective, a cul-de-sac is not needed due to the two-lot frontage. However, the area in question will have a curb and gutter, as well as a perimeter wall.

Planning Manager Gina Gibson-Williams suggested that since it will be difficult to come in and out of the area due to parking allowed on the street, to add an additional condition that will red curb lot 29 on “D” Street and Mr. Ramirez agreed.

In addition, prior to the Commission making their decision Ms. Gibson-Williams wanted to clarify that under the R-1C zoning designation 26 lots would be permitted and the change in zone designation will allow for 32. Thus, there is no significant difference.

Ms. Gibson-Williams further clarified the Engineering team deemed the project and mitigation measures—traffic signal at Sycamore Avenue— are consistent with the City’s standards.

Mr. Ramirez further to reassure the Commission the future home sizes will be comparable to the surrounding residences, which makes them affordable. Vice-Chair Gonzalez asked if they have programs for first-time homebuyers in order to avoid vacant properties in the future. Mr. Ramirez indicated that the homes would qualify for the FHA program and with a target market at about \$400 [thousand].

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Commissioner Jerry Gutierrez motioned to the Close the Public Hearing, second by Commissioner Artist Gilbert. All in favor, *motion carried* 6-0-0.

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Motion by Commissioner Jerry Gutierrez, second by Commissioner Dale Estvander to move to adopt the attached Resolutions to approve General Plan Amendment No. 2018-0002, Environmental Assessment Review No. 2017-0066, Zone Change No. 2017-0004 and Tentative Tract Map No. 2017-0006 (TTM 2108) with additional condition to red curb property number 29 located on “D” Street. All in favor, *motion carried* 6-0-0.