



City of Rialto

Council Chambers
150 S. Palm Ave.
Rialto, CA 92376

Legislation Details

File #: 12-327 **Version:** 2 **Name:** Tab 1

Type: Public Hearing **Status:** Agenda Ready

File created: 11/15/2012 **In control:** City Council

On agenda: 11/27/2012 **Final action:**

Title: Public Hearing for November 27, 2012 for: General Plan Amendment No. 11-01 to change the land use designation from Residential 6 to Residential 12; Zone Change No. 331 to change the zoning designation from R-1C (Single Family Residential) to PRD-D (Planned Residential Development-Detached) on 4.53 acre site located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue.

Sponsors: Development Services Department, Gina Gibson

Indexes:

Code sections:

Attachments: Location Map.doc, Zoning & GP Exhibit.doc, PRD-D Project Plans.pdf, Planned Residential Development.docx, GPA 11-01 CC Ordinance.pdf, ZC 331 CC Ordinance.pdf

Date	Ver.	Action By	Action	Result
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For City Council Meeting

TO: Honorable Mayor and City Council

APPROVAL: Michael E. Story, City Administrator

FROM: Robb Steel, Assistant to the City Administrator/Director of Development
Services

..Title

Public Hearing for November 27, 2012 for: General Plan Amendment No. 11-01 to change the land use designation from Residential 6 to Residential 12; Zone Change No. 331 to change the zoning designation from R-1C (Single Family Residential) to PRD-D (Planned Residential Development-Detached) on 4.53 acre site located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue.

..Body

BACKGROUND:

The applicant is DP Management, 1930 Turnbull Canyon Rd., Hacienda Heights, CA 91745. The subject site is approximately 4.53 acres in size and is located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue (APNs: 0128-221-01, -02, -03, -10, -11, -12).

Previous Entitlements

On May 10, 2005 the Planning Commission held a public hearing and approved Tentative Tract Map No. 17368 to subdivide the subject site into nineteen single family residential lots. The previous owner of the property was unable to complete the development due to economic reasons, and the map was never finalized.

ANALYSIS/DISCUSSION:

On August 10, 2011, the Planning Division received applications for a General Plan Amendment, Zone Change, Variance and Tentative Tract Map to facilitate the development of thirty single family residential homes at the subject location. The zoning designation for the site is R-1C (Single Family Residential) and the General Plan Land Use designation is Residential 6. Land uses surrounding the subject site and their corresponding Zoning and General Plan designations are shown on the attached Map.

DP Management submitted a proposal to develop a thirty lot, gated, "cluster" single-family residential development. Their goal is to develop a high-quality, private community. Each residential lot will be privately owned. However, the common landscaped areas, private streets and alleys will be maintained by a Homeowner's Association.

Architecture

The applicant hired the architecture firm, William Hezmalhalch Architects from Santa Ana, CA, to design the project. The design concept features four two-story floor plans that

range in size from 1,890 square feet to 2,174 square feet. Each plan features three different elevation styles referred to as Mediterranean, Spanish, and Italian.

Site Design

A total of 47.8 percent of the required outdoor open space will be dedicated to common open space. Various amenities have been incorporated into the common open space, including a community building, playground, barbecue area, horseshoe pits, and a putting green. The neighborhood will be gated and enclosed by a 6 foot perimeter decorative block wall. A Precise Plan of Design will be required to ensure that all design criteria for single family residential development are met. The Planning Commission approved Variance No. 695 and determined that the 0.47 acre difference in the minimum required project area size is negligible and will not have a negative impact on property rights of adjacent owners or property values.

Tentative Map

A Tentative Tract Map application was approved by the Planning Commission on August 29, 2012 to create a total of thirty single-family lots, and six lettered lots for private streets, a detention basin, and common areas. The lot sizes range from 3,380 square feet to 5,040 square feet. There are no established minimum lot size requirements within the PRD-D (Planned Residential Development-Detached) zone. The table below summarizes the number of single-family lots and the size for each:

<i>Lot</i>	<i>Size (sq. ft.)</i>	<i>Width (ft.)</i>	<i>Depth (ft.)</i>
1	4,009	62	64
2	4,030	62	65
3	3,965	61	64
4	4,256	61	72
5	4,239	61	72
6	3,965	61	64
7	3,965	61	64
8	3,934	61	69
9	5,040	82	64
10	4,800	82	59
11	3,934	60	70
12	3,964	61	64
13	3,965	61	64
14	4,270	61	70
15	4,270	61	72
16	3,965	61	64
17	4,225	65	64
18	3,900	72	72
19	3,380	71	54
20	4,225	71	59
21	3,600	56	61

22	3,600	56	60
23	4,570	61	84
24	4,560	61	74
25	4,560	61	74
26	4,207	61	72
27	4,179	61	72
28	4,560	61	74
29	4,560	61	74
30	3,861	61	69
A	Open Space		
B	Landscape Area		
C	Landscape Area		
D	Landscape Area		
E	Private Street		
F	Detention Basin		

Access & Circulation

Access to the neighborhood will be provided via Spruce Avenue. The main street that runs through the neighborhood and the motor-court alleys will be private. The project layout features clusters of homes surrounding the proposed motor-courts. The motor-courts will provide access to the garages of each house. As a result of this design, no garage doors will be visible from the main street or from outside of the neighborhood. The Tentative Map was conditioned to restrict street-side parking to only one side of the street.

Kunzman Associates, Inc. prepared a traffic study for the project. The intersection of Valley Boulevard and Spruce Avenue was analyzed in the study to determine the need for future traffic signalization. Improvements were identified that would mitigate all anticipated roadway operation deficiencies for Opening Year (2016) and Year 2035. These improvements consist of the installation of a traffic signal and additional eastbound and westbound lanes on Valley Boulevard. The total estimated cost of these improvements is \$829,440. Table 10 within the traffic study calculates the proposed projects “fair share” cost of these improvements to be \$26,627. The Precise Plan of Design will be conditioned to require payment of the “fair share” fees to the City of Rialto prior to issuance of building permits.

Improvements

The applicant will be responsible for the construction of half-width street improvements along both Spruce Avenue and Idyllwild Avenue. In addition the applicant will construct a private street within the neighborhood for access to each home. The cross section of the private street shown on the Tentative Map shows a 34 foot curb to curb separation, 5 foot sidewalks, and parkway landscaping.

General Plan Amendment

A General Plan is a set of long-term goals and policies that guide local land use decisions. The most common revision to a General Plan is an amendment associated with a privately

initiated development project. Generally, local governments may amend any one of the mandatory elements of the General Plan up to four times in one calendar year (California Government Code §65358(b)). The proposed amendment is the first to the 2010 General Plan Update.

This request for a General Plan Amendment would result in a change to the Land Use Map of the Rialto General Plan for the site from Residential 6 to Residential 12. The project has a proposed density of 6.61 du/acre. Without the amendment, the maximum density is 6.0 du/acre. The difference in density is less than one unit per acre and would not result in a project that is substantially different in nature or design than the existing development.

Zone Change

According to Section 18.06.030 of the Rialto Municipal Code, zoning boundaries may be changed wherever the public necessity, convenience, general welfare, or good zoning practice require. The proposed request would change the zoning designation of the subject property from R-1C to PRD-D. The Zone Change is justified because the amendment will allow development of the “highest and best use” at the site and as a result, good zoning practice will be achieved. Under the current zoning designation, the site has remained vacant since it was annexed in 1956.

Comparison to PRD-D Standards

The Planning Division reviewed the site plan for the proposed project. Planning staff requested several modifications to bring the project into substantial conformance with the PRD-D. A comparison of the development standards required by the PRD-D zone and those proposed by the applicant are shown in the attached chart.

The proposed project will be able to meet all of the development standards for the PRD-D zone with the exception of the front yard setback from a private street. The PRD-D zone requires a minimum setback of 37 feet from a private street, and the applicant has proposed a setback of 12 feet on at least one of the lots. Section 18.90.070G4 of the RMC allows the Planning Commission to modify setback requirements if the development is deemed consistent with the intent of the PRD-D zone. Given that none of the garages have access from the private street, and no driveways will be located within the front setback, the Planning Commission granted the request for a reduction which is shown on the attached site plan.

Justification

There are two neighboring projects located on the north side of San Bernardino Avenue with the same zoning and General Plan land use designation as that which is proposed for the subject site; PRD-D and Residential 12 respectively. Therefore the proposed General Plan Amendment and Zone Change are compatible with the established pattern of development in the area.

Based on the analysis of the proposed requests, the applicant's request for a Zone Change and a General Plan Amendment are consistent with the findings listed below:

- 1. The proposed amendments are consistent with the goals and policies of the General Plan and its purposes, standards and land use guidelines.**
- 2. Public necessity, convenience, general welfare, or good zoning practice will be achieved as a result of the proposed amendments.**

Summary

DP Management intends to develop a quality, private, gated residential community. A Zone Change, General Plan Amendment, Variance, and Tentative Tract Map are required to entitle the project. Variance No. 695 and Tentative Tract Map No. 18827 were approved by the Planning Commission on August 29, 2012. The Commission recommended that the Council approve the Zone Change and General Plan Amendment. Staff has reviewed the project and determined that all of the required findings for Zone Change No. 331, General Plan Amendment No. 11-01 can be made in a positive manner.

ENVIRONMENTAL IMPACT:

An Initial Study (Environmental Assessment Review No. 11-31) was prepared for the proposed project in accordance with the requirements of the California Environmental Quality Act (CEQA). Although the proposed project could have a significant effect on the environment, any potential impacts will be mitigated to a level of insignificance. The project will not have an adverse impact on the environment and a Mitigated Negative Declaration has been prepared. A copy of the Initial Study and the Mitigation Monitoring and Reporting Program are attached to the agenda report.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following Goals and Policies of the Rialto General Plan:

Goal 2-18: Protect Rialto's small-town character.

Policy 2-18.1: Require all new development and renovations within residential neighborhoods to be consistent with the existing scale, massing, and landscaping of that neighborhood.

Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.

Policy 2-19.1: Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context and building form and scale.

Goal 2-20: Require high-quality multi-unit design, landscaping, and architecture.

Policy 2-20.2: Do not allow box-like forms with large, unvaried roofs by using a variety of building forms and roof shapes by creating clusters of units, variations in height, setback, and roof shape.

Policy 2-20.3: Require use of porches, stairs, railings, fascia boards, and trim to enhance multi-unit buildings' character.

Policy 2-20.5: Emphasize private, ground-level entries to individual units so that primary building entries are prominent and visible.

Policy 2-20.8: Encourage that each unit have some form of useful private open space, such as a patio, porch, deck, balcony, yard, or shared entry porches or balconies.

LEGAL REVIEW:

The City attorney has reviewed and approved this agenda report.

FINANCIAL IMPACT:

Capital Costs

The applicant is required to pay Development Impact Fees to offset the increased demand for capital facilities caused by the development. The applicant will also pay \$26,627 of "fair share" costs toward traffic improvements to the City of Rialto prior to the issuance of building permits.

Operating Costs

The project will be annexed into the Landscape Lighting and Maintenance District to pay for maintenance of street lights and landscaped parkways adjacent to Spruce Avenue. The private streets and common areas within the development will be maintained by the Homeowner's Association. These conditions will help offset the cost to the City of serving the new residents.

In 2010, the City hired Stanley Hoffman and Associates to prepare a Citywide Community Facilities District CFD Special Tax Fiscal Analysis to estimate the costs and benefits of new single family residential development so that the City is able to maintain or improve service levels to the community. The draft analysis forecasted the financial standing of the General Fund at build out of the City in accordance with the Land Use Element of the Rialto General Plan and estimated the net cost to the City for each new residential unit. According to the draft analysis, new residential development would create an annual deficit of \$824 per unit at current service levels¹. Assuming that this reasonably represents the current cost to serve a new residential unit, and allowing for savings related to the HOA and LMD service offsets, the Project will likely produce a deficit to the City General Fund. The City Council has not authorized the imposition of a CFD Fee to reduce this deficit.

A project specific fiscal impact analysis was not prepared for this Project.

¹ Assumes continuation of the Utility User Tax.

RECOMMENDATION:

- Adopt Ordinance approving General Plan Amendment No. 11-01 to change the land use designation from Residential 6 to Residential 12 for a 4.53 acre site located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue (APNs: 0128-221-01, -02, -03, -10, -11, -12).
- Adopt Ordinance approving Zone Change No. 331 to change the zoning designation from R-1C (Single Family Residential) to PRD-D (Planned Residential Development-Detached) for a 4.53 acre site located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue (APNs: 0128-221-01, -02, -03, -10, -11, -12).

Location Map



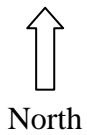
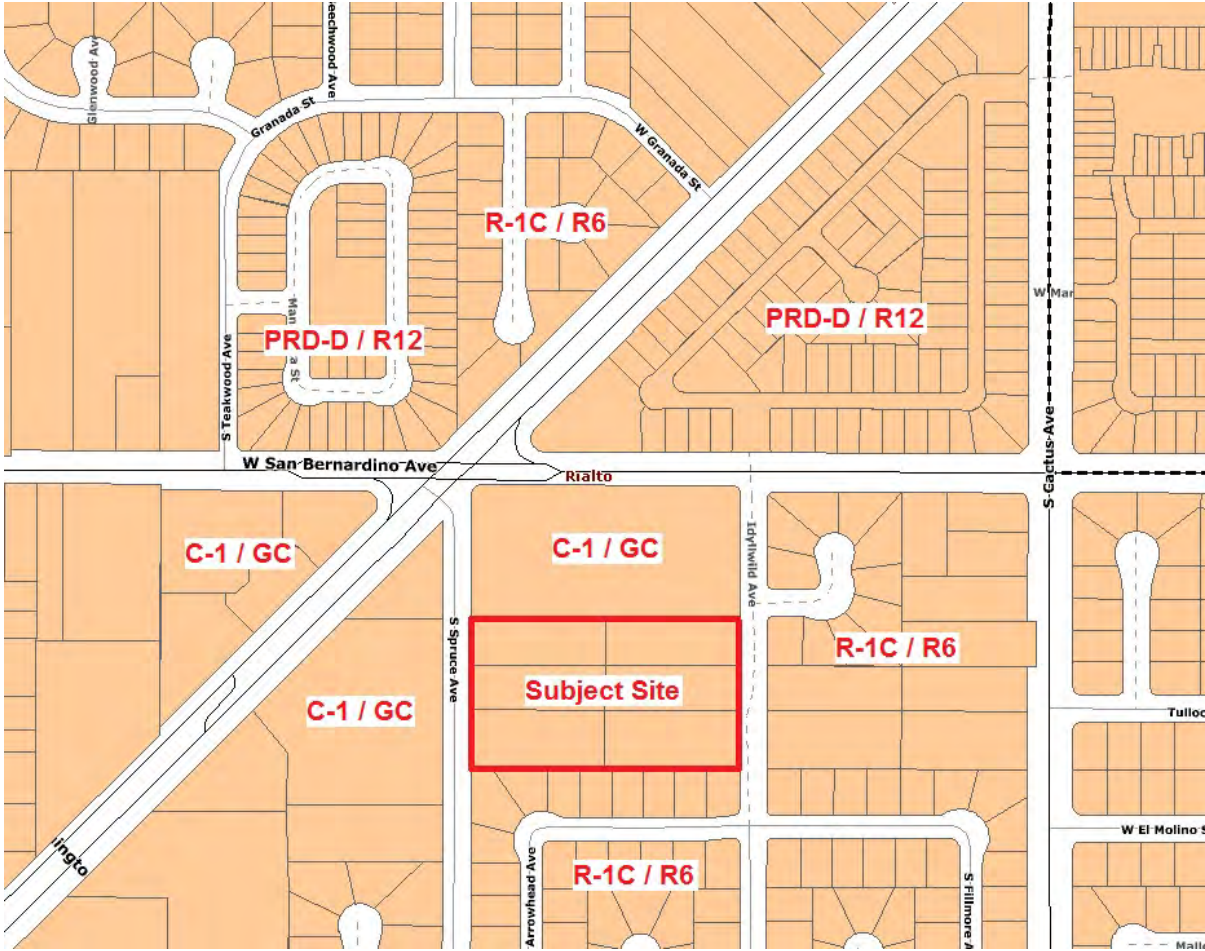
CITY OF RIALTO PLANNING DIVISION

General Plan Amendment No.11-01, Zone Change No. 331: A request to allow a change in the land use designation from Residential 6 to Residential 12, a zone change from R-1C (Single Family Residential) to PRD-D (Planned Residential Development-Detached) on 4.53 acres of land located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue. (Applicant: DP Management)



North
November 27,
2012

Zoning / General Plan Exhibit



CITY OF RIALTO PLANNING DIVISION

GPA # 11-01, ZC #
331, VAR #695
TT #18827



Plan 4 - Mediterranean

Plan 2 - Spanish

Beyond

Drive
Access

Beyond

Plan 4 - Italian

2011015

04-12-12



Rialto Site
Rialto, CA
DP MANAGEMENT



WH
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2011 REDHILL AVENUE, SUITE 200, SAN LEA, CA 94582
949.251.1501 • www.rialtohomes.com • Fax: 949.251.1502

SS

Project Summary:
Total Site Area: 4.53 Net/ Gross Acres±
Total Units: 30 Units
Plan 1: 7 Units
1,890 s.f., 3 Bdrm.
Plan 2: 8 Units
2,010 s.f., 3 Bdrm.
Den/ Bedroom Down
Plan 3: 7 Units
2,095 s.f., 3 Bdrm.
Den/ Bedroom Down
Plan 4: 8 Units
2,174 s.f., 4 Bdrm.
Den/ Bedroom Down
Net Density: 6.62 Homes/ Net/ Gross Acres±

Parking Summary:
Garage: 60 Spaces
Open Perpendicular: 13 Spaces
Open Parallel: 9 Spaces
Driveway: 28 Spaces
Total: 110 Spaces
(3.5 apdu)
66 Spaces Req.
(2.2 apdu)

ZONING ANALYSIS		
	ALLOWED	PROVIDED
GENERAL PLAN:		
• Use	R1 (1-4-dw)	4.53 Acres
• Maximum Units (Table 6.2B GP)	18	30
• BUILDING HEIGHT (Table 6.2B GP)	15'	15'
• SETBACKS (Table 6.2B GP)		
• Front to Private Street	25'	N/A
• Side to Private Street	10'	10'
• Corner to Private Street	15'	35'
• Corner to Public Street	25' to 35' min	10'
• SETBACKS (Table 6.2B GP)		
• Front	25'	10'
• Side	10'	10'
• Rear	20-40'	10'
• PARKING REQUIREMENTS (Table 6.2B GP)		
• 2 Spaces in a garage not to exceed 2 spaces and 1 additional space for every 3 dwelling units		66 Spaces Required 105 Spaces Provided
• Total		
• O.U. SIZE (Table 6.2B GP)	1.20 a.c.	1.10 a.c. min.
• PARKING TYPE		
• Standard		8' x 22' parallel
• Open		
• Covered		
• PARKING ACCESS		
• Drive-in		20'
• OPEN SPACE (Table 6.2B GP)	40% Common Open Space	21' min. x 10' min. and 27' x 10' min. Paved
• COVERED SPACE (Table 6.2B GP)	35%	22.8% Footprints Only

NOTES:
1. S.I. Setback is Minimum to Street
2. Open Space Ratio of 1:1 for 1:1 Parking Space for Every 10:1 A's
3. A.P.N. -

Open Space
• 2,161 s.f.

Enhanced Pavement for Cluster Circulation

Retention
• 5,088 s.f.

NOTES:
1. THE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
2. SITE PLAN MUST BE REVIEWED BY PLANNING DEPARTMENT FOR COMPLIANCE.
3. BASE INFORMATION FROM THE CITY OF RIALTO.
4. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.
5. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.
6. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.

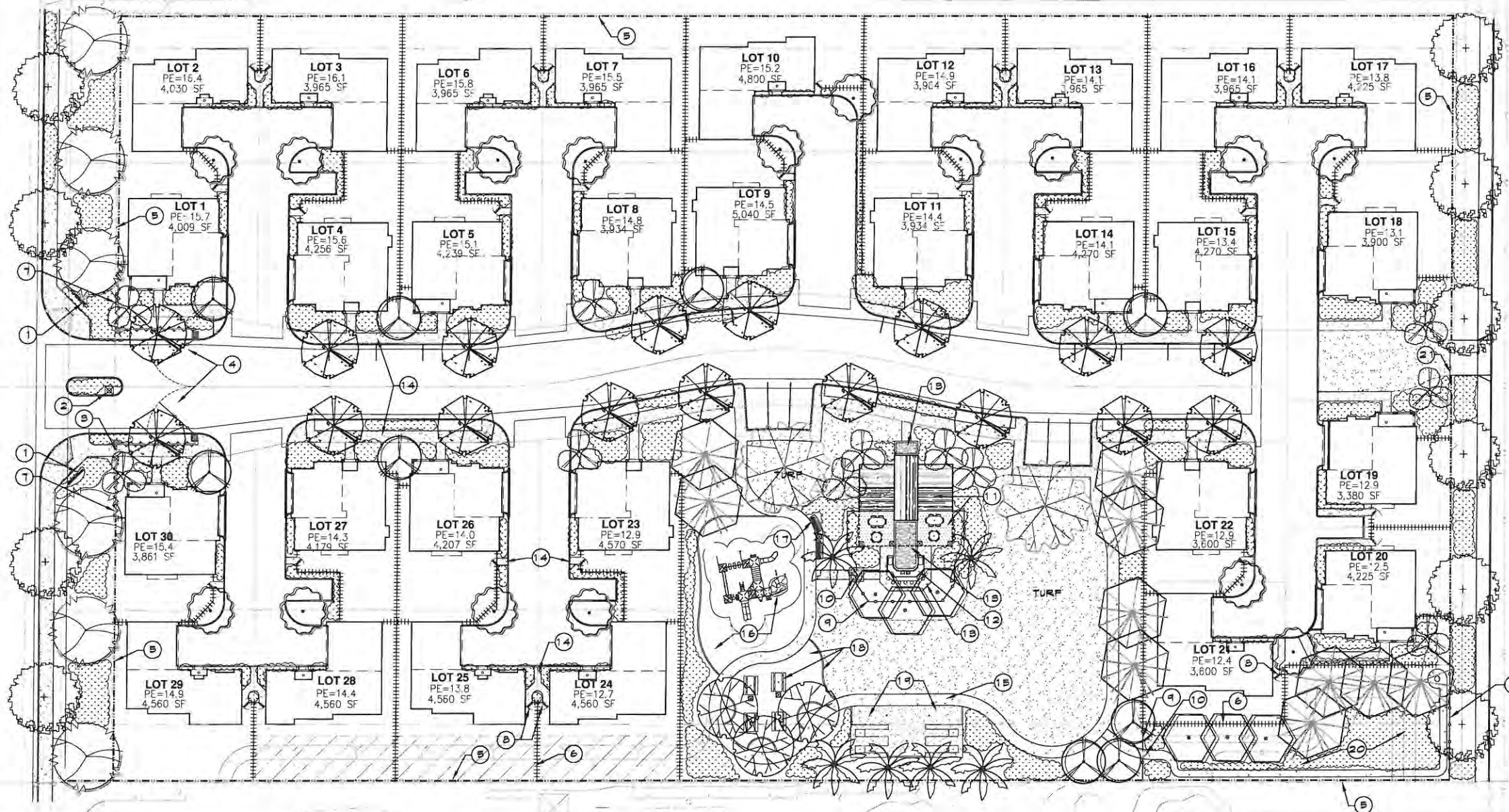
CONCEPTUAL SITE PLAN



RIALTO SITE
RIALTO, CALIFORNIA
DP MANAGEMENT

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE, SUITE 200, SANTA ANA, CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

SP-1
SHEET 2 OF 12



- CONCEPTUAL LEGEND:**
- | NUMBER | SYMBOL | DESCRIPTION |
|--------|----------|---|
| 1 | [Symbol] | ENTRY MONUMENT WALL SIGN |
| 2 | [Symbol] | TELEPHONE ENTRY KEY PAD KIOSK |
| 3 | [Symbol] | TUBE STEEL PEDESTRIAN ENTRY GATES WITH DECORATIVE BLOCK PLASTERS |
| 4 | [Symbol] | TUBE STEEL VEHICLE ENTRY GATES WITH DECORATIVE BLOCK PLASTERS |
| 5 | [Symbol] | PERIMETER DECORATIVE BLOCK WALL |
| 6 | [Symbol] | INTERIOR PROPERTY FENCE |
| 7 | [Symbol] | PERIMETER LOW DECORATIVE BLOCK WALL WITH TUBE STEEL FENCE ON TOP |
| 8 | [Symbol] | PRIVATE REAR YARD ENTRY GATE |
| 9 | [Symbol] | TUBE STEEL FENCE |
| 10 | [Symbol] | TUBE STEEL GATE |
| 11 | [Symbol] | CALLOUT ON PLAN: COMMUNITY BUILDING WITH OUTDOOR SHADE OVERHEAD IN REAR DESIGN PER ARCHITECT |
| 12 | [Symbol] | CALLOUT ON PLAN: OUTDOOR BUILT-IN SKILL COUNTER |
| 13 | [Symbol] | DECORATIVE CONCRETE AT DOOR LOCATIONS OF COMMUNITY BUILDING |
| 14 | [Symbol] | NATURAL GRAY CONCRETE SITE WALKWAYS |
| 15 | [Symbol] | CALLOUT ON PLAN: 1/2 MILE WALKING/JOGGING TRACK (1/2 LAPS = 1 MILE) AROUND COMMON OPEN SPACE |
| 16 | [Symbol] | CALLOUT ON PLAN: PLAY GROUND EQUIPMENT WITH PROTECTIVE PLAY SURFACE |
| 17 | [Symbol] | CALLOUT ON PLAN: PARK BENCHES SEATING FOR PLAYGROUND OBSERVATION |
| 18 | [Symbol] | CALLOUT ON PLAN: PICNIC AREA WITH DECOMPOSED GRANITE SURFACE, TRASH CANS, & PICNIC TABLES |
| 19 | [Symbol] | CALLOUT ON PLAN: HORSE SHOE PITS WITH SYNTHETIC TURF PUTTING GREEN INCORPORATED INTO CENTER FIELD AREA |
| 20 | [Symbol] | CALLOUT ON PLAN: STORM WATER RETENTION BASIN PASSIVE PARK SPACE WITH CONCRETE WALK - FINAL DESIGN TO BE COORDINATED WITH GRADING DESIGN FOR DRAIN |
| 21 | [Symbol] | CALLOUT ON PLAN: VEHICLE ACCESS GATE |

- CONCEPTUAL NOTES:**
- THE LANDSCAPE ON THIS PLAN IS INTENDED TO BE INSTALLED BY THE DEVELOPER IN PHASES AS CONSTRUCTION OF THE DWELLINGS PROGRESSES.
 - THE LONG TERM MAINTENANCE RESPONSIBILITY FOR ALL LANDSCAPE SHOWN ON THIS PLAN FALLS UPON THE HOA.
 - INSTALLATION OF PRIVATE REAR YARD LANDSCAPING AND MAINTENANCE FALLS UPON EACH INDIVIDUAL HOMEOWNER.
 - IRRIGATION SYSTEM SHALL UTILIZE A CONTROLLER WITH ET OR WEATHER BASED WATERING CAPABILITIES. IRRIGATION DESIGN SHALL ALSO USE STRATEGIES & TECHNOLOGIES TO REDUCE WATER WASTE SUCH AS DRIP, PRESSURE REGULATION, RAIN SENSORS, ETC.

SHRUB, GROUND COVER, & VINE LIST

BOTANICAL NAME	COMMON NAME	HXB	USES	CONTAINER
Callistemon v. Little John	NGN	5'x5'	M/A/P	5gal
Dielsoparmia 'Alba'	White Trailing Ice Plant	1'x2'	A/S/A	flats
Dietes vegeta	Portnight Lily	5'x5'	A/H	5gal/ 1gal
Diosanthemum floribundum	Rosee Ice Plant	6'x2'	S/A	flats
Euryopa pectinatus	Shrub Daisy	4'x5'	B/M/A	5gal
Eucynius f. Emerald n Gold	Emerald n Gold Eucynius	4'x5'	F/A	5 gal
Salvia species	Bush Snapdragon	5'x4'	A/N	1gal
Juniperus s. 'Skyrocket'	Skyrocket Juniper	15'x5'	C	5gal
Kniphofia uvaria	Red Hot Poker	5'x5'	A	1gal
Leptospermum s. Ruby Glow	Ruby Glow Te Tree	6'x4'	B/H	5gal
Macfadyena unguis-cati	Cat's Claw Vine	10'x15'	V	5gal
Muhlenbergia rigida	Deergrass	5'x5'	F/A/N	1 gal
Nassella pulchra	Calif Purple Needle Grass	5'x5'	A/C	1gal
Phormium l. 'Bronze Baby'	Bronze Baby Flax	5'x5'	A	1 gal
Photinia fraseri	Fraser's Photinia	5'x5'	B/H	5gal
Plumbago auriculata	Gap Plumbago	5'x10'	M/S	1gal
Rosemarinus o. Blue Spire	Blue Spire Rosemary	4'x4'	C/A	5gal
Rosemarinus o. 'Prostratus'	Dwarf Rosemary	12'x5'	Q	flats
Salvia c. 'M. Gilman'	Calif Blue Sage	2'x2'	A/N	1 gal
Thymus vulgaris	Common Thyme	1'x2'	A	1 gal
Viburnum l. Spring Boquet	Spring Boquet Viburnum	4'x4'	H/M/P	5gal
Westringia fruticosa	Coast Rosemary	5'x5'	M/S	5gal
Xylocma c. 'Compacta'	Compact Xylocma	4'x4'	B/H	5gal

- Hybrid Rescue Sod
- Mixture of shrubs & groundcover listed to the left
- USES LEGEND**
- B = BACKGROUND
 - M = MIDDLE GROUND HEDGING
 - A = FOREGROUND ACCENT
 - V = VINE
 - H = HEDGE
 - S = SLOPES
 - C = COLUMN SHRUB
 - G = GROUND COVER
 - F = FOUNDATION
 - N = CALIF. NATIVE
 - * = SHADE TOLERANT

WATER BUDGET

Maximum Applied Water Allowance (MAWA)

Total MAWA = (ETo x 0.7 x LA in Sq. Ft. x 0.62) + (ETo x 1.0 x SLA in Sq. Ft. x 0.62) = Gallons per year for LA+SLA

where:

- MAWA = Maximum Applied Water Allowance (gallons per year)
- ETo = Reference Evapotranspiration (inches per year)
- ET = Evapotranspiration Adjustment Factor (ETAP)
- 1.0 = ETAP for Special Landscaped Area
- LA = Landscaped Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot)

Area Description: ETo ETAP LA Conv. MAWA

HDX LANDSCAPE = 56.37 x 0.7 x 11,050 x 0.62 = 266,192

MAWA = 1,204,880

Estimated Applied Water Use

EAUW = ETo x K1 x LA x 0.62 = IE = Gallons per year

where:

- EAWU = Estimated Applied Water Use (gallons per year)
- ETo = Reference Evapotranspiration (inches per year)
- K1 = Landscape Coefficient
- LA = Landscaped Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot)
- IE = Irrigation Efficiency
- K1 = Plant Factor

Area Description: ETo K1 LA Conv. IE EAWU

Turf Full Sun: 56.37 x 0.7 x 11,050 x 0.62 x .7 = 366,192

Medium/Low Shrubs, GC, & Trees Mostly Sun: 56.37 x 0.5 x 36,200 x 0.62 x .95 = 702,687

EAUW = 1,068,879

MAWA 1,204,880 - EAWU 1,068,879 = 115,021 gallons residual

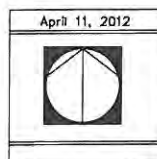
TREE LEGEND

Tree canopies are shown at 80% maturity or intended size to be maintained

Container sizes listed on plan

Symbol	Botanical Name	Common Name	Description	Height x Spread	Container Size
[Symbol]	Casuarina stricta	Coast Beefwood	Evergreen needle like foliage	80'x30'	24" Box
[Symbol]	Chilopsis taenketensis	Chilopsis	Deciduous Pink Flowers	25'x25'	24" Box
[Symbol]	Geijera parvifolia	Australian Willow	Evergreen Lacy Tree	25'x20'	15 gal
[Symbol]	Jacaranda mimosifolia	Jacaranda	Flowering light shade tree	35'x30'	24" Box
[Symbol]	Lagerstroemia l. 'Watermelon Red'	Grape Myrtle	Multi trunk Red Flowering	20'x20'	15 gal
[Symbol]	Phoenix dactylifera	Date Palm	Stately Feather Palm	60'x30'	10" BTH
[Symbol]	Pinus eldarica	Afghan Pine	Slender Pine	60'x20'	15 gal
[Symbol]	Platanus racemosa	California Sycamore	Large Deciduous Park Tree	60'x40'	36" Box
[Symbol]	Podocarpus gracilior	Fern Pine	Dense Evergreen upright growth	40'x20'	24" Box
[Symbol]	Prunus c. 'Krauter Vesuvius'	NGN	Purple Leaf Plum (No or Little Fruit)	20'x20'	15 gal
[Symbol]	Public Street Trees (Species per city or to be consistent with existing)				24" Box

LANDSCAPE CONCEPTUAL PLAN

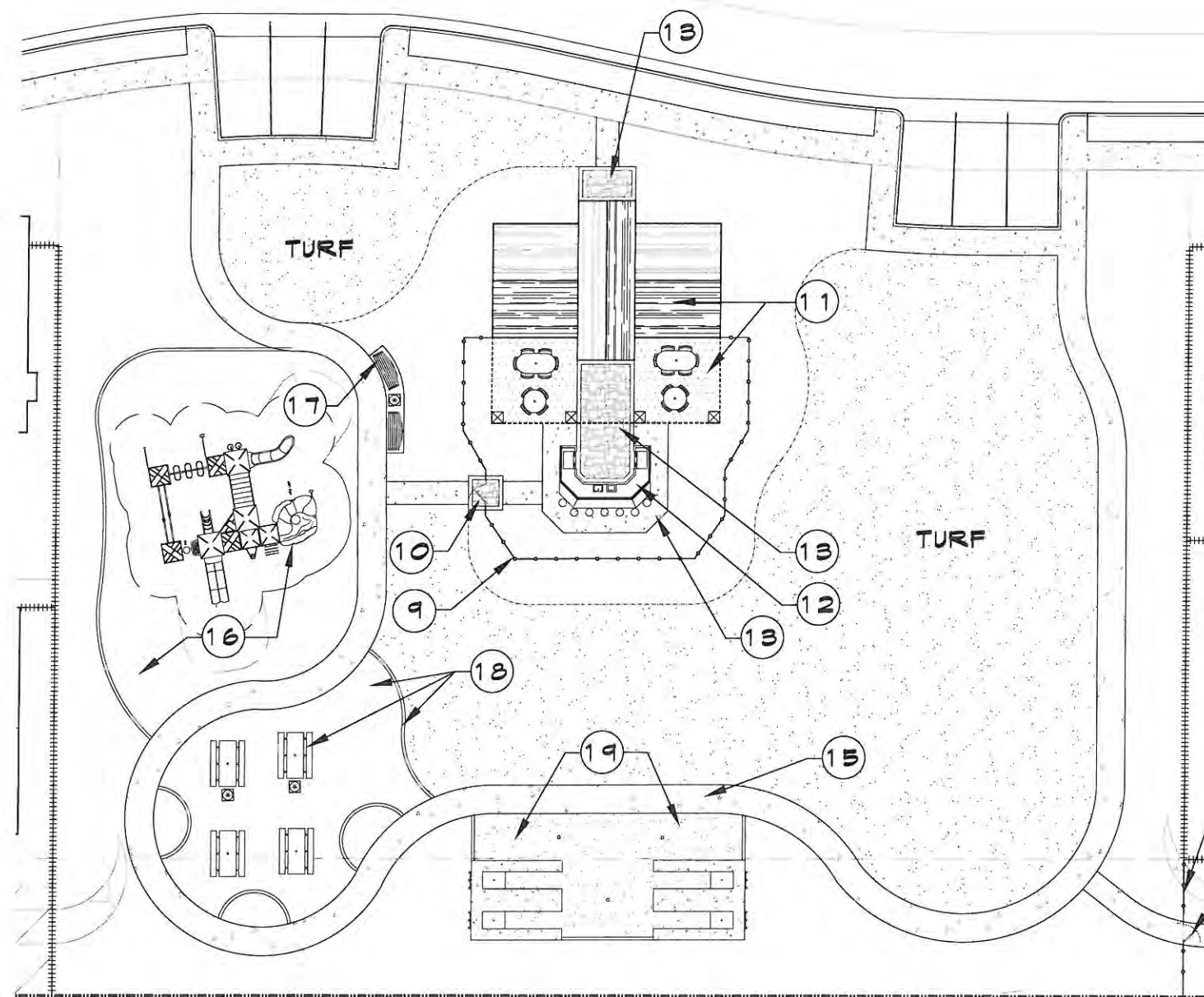


0 10 20 40
SCALE: 1"=20'-0"

RIALTO SITE
RIALTO, CALIFORNIA
DP MANAGEMENT

L-1

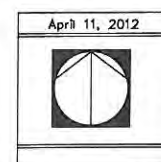
SHEET L-1 OF 2



CONCEPTUAL LEGEND:

NUMBER	SYMBOL	DESCRIPTION
1	[Symbol]	ENTRY MONUMENT WALL SIGN
2	[Symbol]	TELEPHONE ENTRY KEY PAD KIOSK
3	[Symbol]	TUBE STEEL PEDESTRIAN ENTRY GATES WITH DECORATIVE BLOCK PLASTERS
4	[Symbol]	TUBE STEEL VEHICLE ENTRY GATES WITH DECORATIVE BLOCK PLASTERS
5	[Symbol]	PERIMETER DECORATIVE BLOCK WALL
6	[Symbol]	INTERIOR PROPERTY FENCE
7	[Symbol]	PERIMETER LOW DECORATIVE BLOCK WALL WITH TUBE STEEL FENCE ON TOP
8	[Symbol]	PRIVATE REAR YARD ENTRY GATE
9	[Symbol]	TUBE STEEL FENCE
10	[Symbol]	TUBE STEEL GATE
11	[Symbol]	CALLIST ON PLAN: COMMUNITY BUILDING WITH OUTDOOR SHADE OVERHEAD IN REAR DESIGN PER ARCHITECT
12	[Symbol]	CALLIST ON PLAN: OUTDOOR BUILT-IN GRILL COUNTER
13	[Symbol]	DECORATIVE CONCRETE AT DOOR LOCATIONS OF COMMUNITY BUILDING
14	[Symbol]	NATURAL GRAY CONCRETE SITE WALKWAYS
15	[Symbol]	CALLIST ON PLAN: 1/2 MILE WALKING/JOGGING TRACK (8 LAPS = 1 MILE) AROUND COMMON OPEN SPACE
16	[Symbol]	CALLIST ON PLAN: PLAY GROUND EQUIPMENT WITH PROTECTIVE PLAY SURFACE
17	[Symbol]	CALLIST ON PLAN: PARK BENCHES SEATING FOR PLAYGROUND OBSERVATION
18	[Symbol]	CALLIST ON PLAN: PICNIC AREA WITH DECOMPOSED GRANITE SURFACE, TRASH CANS, & PICNIC TABLES
19	[Symbol]	CALLIST ON PLAN: HORSE SHOE PITS WITH SYNTHETIC TURF PUTTING GREEN INCORPORATED INTO CENTER FIELD AREA
20	[Symbol]	CALLIST ON PLAN: STORM WATER RETENTION BASIN PASSIVE PARK SPACE WITH CONCRETE WALK. FINAL DESIGN TO BE COORDINATED WITH GRADING DESIGN FOR BASIN.
21	[Symbol]	CALLIST ON PLAN: VEHICLE ACCESS GATE

COMMON AREA ENLARGEMENT



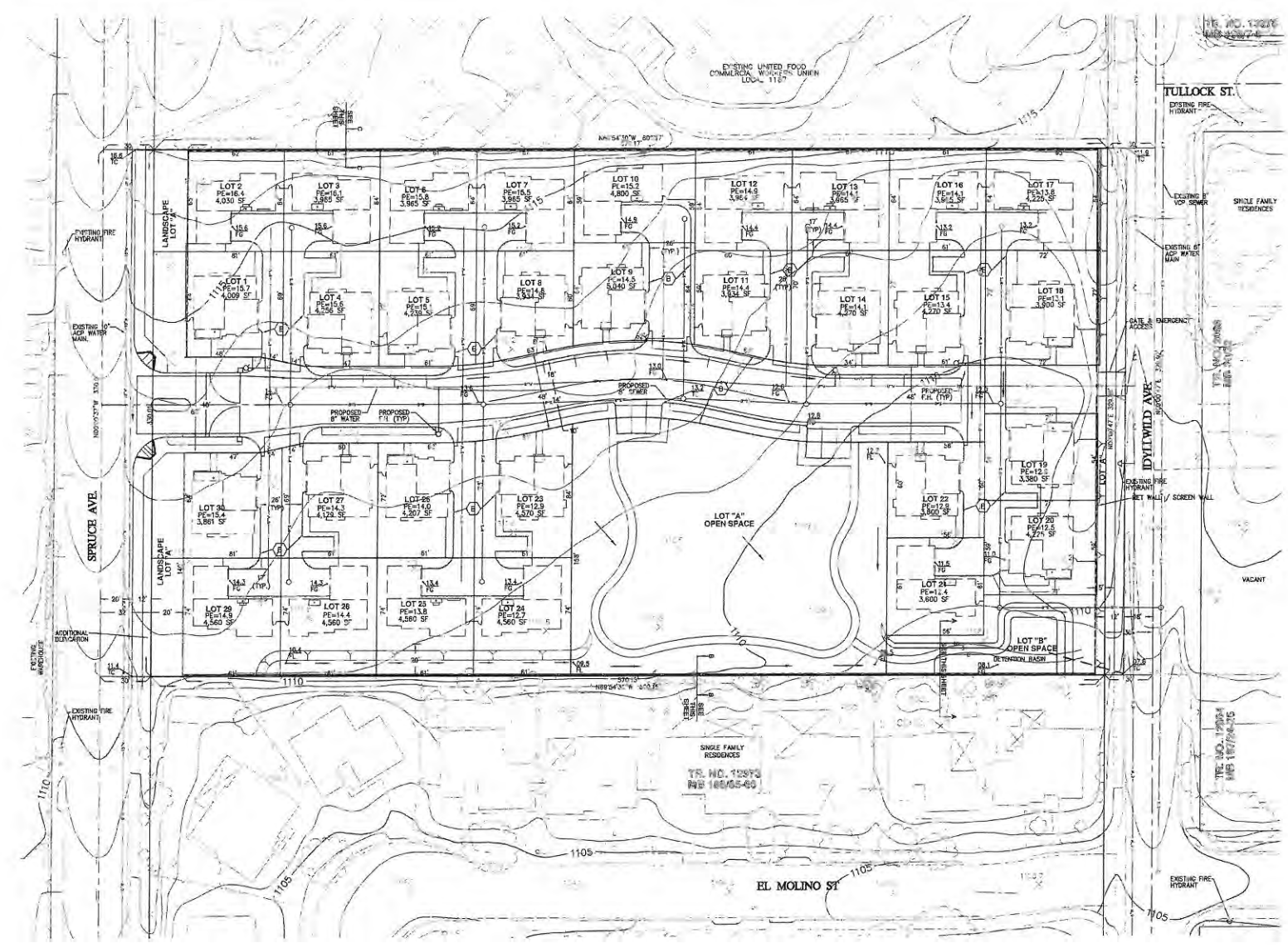
SCALE: 1"=10'-0"

RIALTO SITE
RIALTO, CALIFORNIA
DP MANAGEMENT

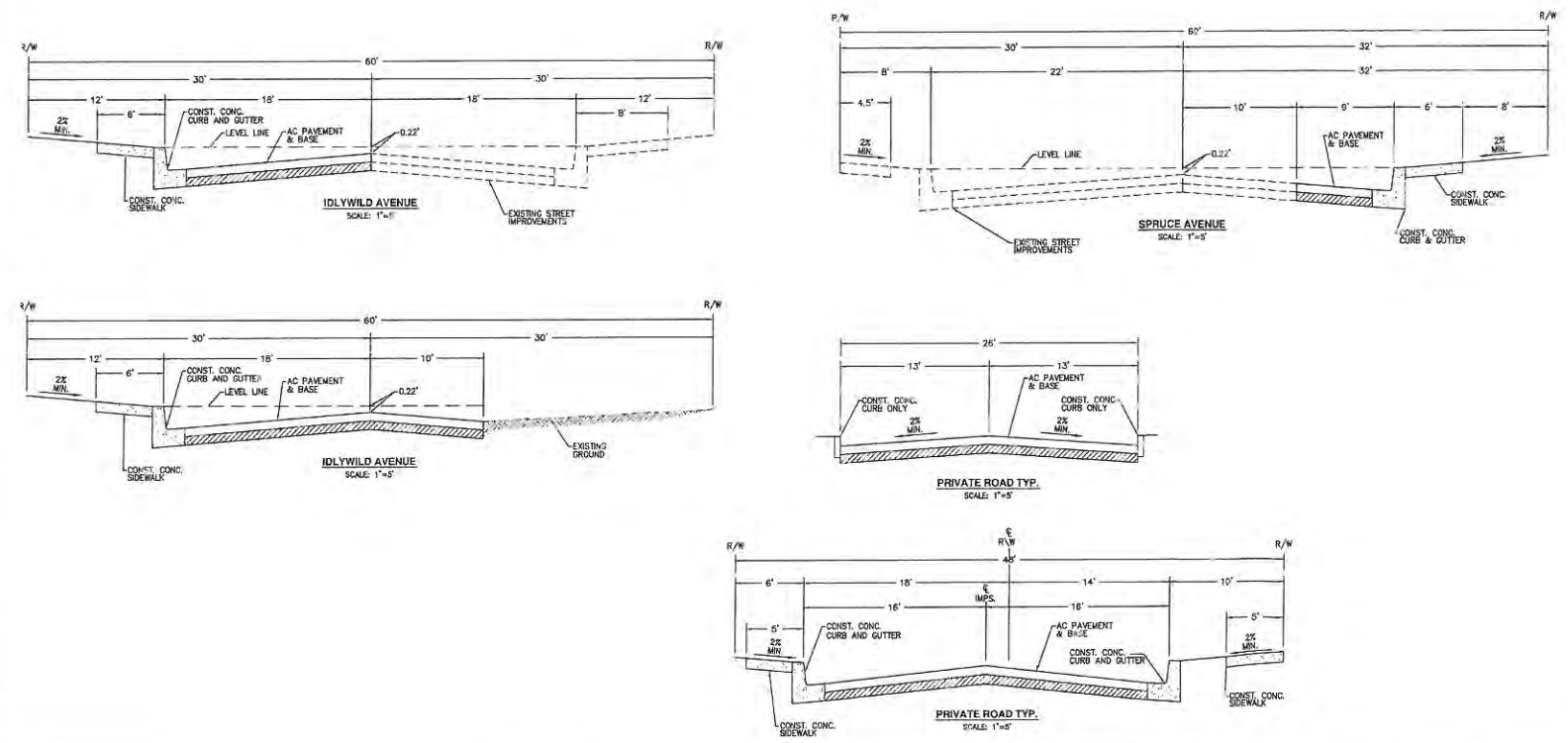
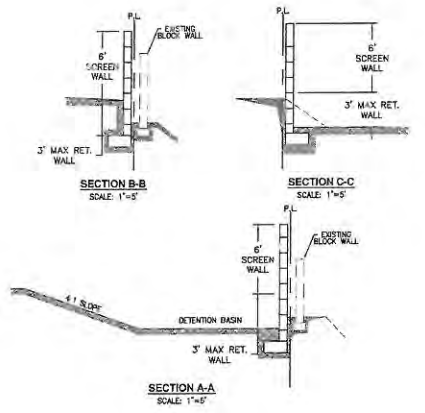
L-2

SHEET L-2 OF 2

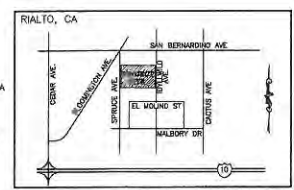
TENTATIVE TRACT NO. 18827
IN THE CITY OF RIALTO



- NOTES:**
1. THIS TRACT CONTAINS 4.55 ACRES.
 2. SPRUCE AVENUE AND IDYLWILD AVENUE ARE PUBLIC STREETS.
 3. ALL INTERIOR STREETS ARE PRIVATE.
 4. THERE ARE NO EXISTING BUILDINGS LOCATED ON THE SITE.
 5. THERE ARE NO EXISTING TREES LOCATED ON THE SITE.
- UTILITIES:**
- WATER SERVICE BY WEST VALLEY WATER DISTRICT.
SEWER SERVICE BY CITY OF RIALTO.
GAS SERVICE BY SOUTHERN CALIFORNIA GAS COMPANY.
TELEPHONE SERVICE BY SBC.
CABLE BY ADOLPH.
ELECTRIC SERVICE BY SOUTHERN CALIFORNIA EDISON CO.
- LEGAL DESCRIPTION:**
- LOTS 4, 5, 6, 10, 11, AND 12 IN MAELIND TRACT NO. 2098 RECORDED IN BOOK 30 PAGE 32 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA.
- ASSESSORS PARCEL NUMBER**
- 0128-721-01, 02, 03, 10, 11, 12.
- OWNER & SUBDIVIDER:**
- DP MANAGEMENT COMPANY
1830 TURNBULL CANYON ROAD
MAGNOLIA HEIGHTS CA 91745
PH: (626) 961-2571
- EASEMENT NOTES:**
- (B) PRIVATE ROAD AND UTILITY EASEMENT IN FAVOR OF LOTS WITHIN TRACT.
 - (C) 20' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS WITHIN TRACT.



- LEGEND:**
- INDICATES 2:1 SLOPE
 - INDICATES EASEMENT AREA
 - INDICATES SEWER MAIN
 - INDICATES WATER MAIN
 - INDICATES SCREEN WALL
 - INDICATES TOP OF CURB
 - INDICATES FINISH GRADE
 - INDICATES FLOW LINE



<i>Planned Residential Development –Detached Standards</i>			
<i>Standard</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Meets Code</i>
<i>Area</i>	5 acres	4.53 acres	Variance No. 695 approved by Planning Commission
<i>Density</i>	6 -12 units per acre; 54 units max.	6.61du/ac, 30 units	Yes
<i>Minimum Dwelling Size</i>	1,200 sq. ft.	1,890 sq. ft.	Yes
<i>Site Coverage</i>	35% of entire site	22.6%	Yes
<i>Height</i>	2.5 stories or 35 foot max	2 stories	Yes
<i>Structure Type</i>	Detached Single Family Units	Detached Homes	Yes
<i>Front yard setback</i>	25 ft. from Public Street; 37 ft. from curb face for Private Street	25 ft. from Public Street; 12 ft. from curb face of Private Street	Yes, pursuant to exception discussed herein
<i>Side yard setback</i>	10 ft. between structures; 15 ft. from Public Street; 27 ft. from Private Street for corner lots	10 ft. between structures; 20.3 ft. from Public Street; no side yards facing Private Street	Yes
<i>Rear yard setback</i>	20 ft. from Public Street	20.3 ft.	Yes
<i>Fences and Walls</i>	Subject to Precise Plan of Design	Six (6) foot perimeter block wall	Yes
<i>Parking</i>	2 car garage min. per unit	Two (2) car garage per unit	Yes
<i>Guest Parking</i>	One (1) space per 5 units; 6 spaces total	Thirteen (13) guest parking spaces in addition to street-side parking	Yes

<i>Vehicular circulation</i>	Access to site from a public local street; to parking area via a 20 ft. min. loop system or 32 ft. min. drive aisle	Access from Spruce Avenue; 34 ft. wide private street	Yes
<i>Pedestrian circulation</i>	Sidewalk & interior walkways	Sidewalk & interior walkways	Yes
<i>Utilities</i>	Located underground	Not specified	Will be required as a condition of approval for Precise Plan of Design
<i>Tentative Subdivision Map</i>	Tentative Map required	TTM 18827 filed	Yes
<i>Storage Facilities</i>	10'x20' storage area per 10 units; 3 max	Not Specified	Will be required as a condition of approval for Precise Plan of Design
<i>Aggregate Open Space</i>	40% of total site	58% or 2.63 acres	Yes
<i>Common Open space</i>	40% of required aggregate open space or 16%	47.8% or 37,730 sq. ft. or 0.86 acres	Yes

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SECTION I: The Land Use Map of the Rialto General Plan shall be amended to reflect a Residential 12 land use designation for a 4.53 acre site (Assessor's Parcel Numbers: 0128-221-01, -02, -03, -10, -11, & -12) located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue and as described in the attached legal description titled Exhibit "A".

SECTION II: The City Clerk shall certify the adoption of this Ordinance and cause the same to be published once in a local newspaper and same shall be in force and effect thirty (30) days after its passage and adoption.

PASSED, APPROVED AND ADOPTED this 27th day of November, 2012.

GRACE VARGAS, MAYOR

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ATTEST:

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM

JIMMY L. GUTIERREZ, CITY ATTORNEY

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing Ordinance
6 No. ____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held
7 on the ____ day of _____, 2012.

8 Upon motion of Council Member _____, seconded by Council Member _____,
9 the foregoing Ordinance No. ____ was duly passed and adopted.
10

11 Vote on the motion:

12 AYES:

13 NOES:

14 ABSENT:
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16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto
18 this ____ day of _____, 2012.
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22 _____
23 BARBARA MCGEE, CITY CLERK
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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING ZONE CHANGE NO. 331 FOR A 4.53 ACRE SITE LOCATED BETWEEN SPRUCE AVENUE AND IDYLLWILD AVENUE APPROXIMATELY 300 FEET SOUTH OF SAN BERNARDINO AVENUE.

WHEREAS, pursuant to Title 18, Chapter 18.06, Section 18.06.030 of the Rialto Municipal Code on August 29, 2012, the Planning Commission of the City of Rialto initiated a change of zone in the areas hereinafter described and a public hearing was held in accordance with the requirements of subparagraph ‘C’ of Section 18.060.030 ; and

WHEREAS, on August 29, 2012, the Planning Commission did consider the proposed zone change at an advertised public hearing and based on presented evidence, facts and public input did recommend approval by the adoption of **Resolution No. 12-23** as being compatible with the overall goals and objectives of the General Plan and development objectives of the City; and

WHEREAS, the City Council of the City of Rialto set the public hearing for the proposed Zone Change on November 13, 2012 for the November 27, 2012 meeting; and

WHEREAS, the request for the zone change for the site has been evaluated in accordance with the California Environmental Quality Act (CEQA). It has been determined that the project will not have an adverse impact on the environment. A Mitigated Negative Declaration (Environmental Assessment No. 11-31) has been adopted in accordance with the requirements of the California Environmental Quality Act (CEQA).

NOW THEREFORE, the City Council of the City of Rialto does hereby ordain as follows:

SECTION I: It is hereby declared that 1) the public necessity, convenience, general welfare and good zoning practice requires a change of designation for a 4.53 acre site located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue in the City of Rialto, San Bernardino County from Single Family Residential (R-1C) to Planned Residential Development-Detached (PRD-D) based on the site plan dated April 19, 2012; and 2) that the boundaries of the Land Use Zoning Map are hereby so amended for such real property described in the legal description titled Exhibit “A”.

SECTION II: The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published once in a local newspaper and the same shall be in force and effect on and thirty (30) days after its passage and adoption.

PASSED, APPROVED AND ADOPTED this 27th day of November, 2012.

GRACE VARGAS, MAYOR

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ATTEST:

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM

JIMMY L. GUTIERREZ, CITY ATTORNEY

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing Ordinance
6 No. ____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held
7 on the ____ day of _____, 2012.

8 Upon motion of Council Member _____, seconded by Council Member _____,
9 the foregoing Ordinance No. ____ was duly passed and adopted.
10

11 Vote on the motion:

12 AYES:

13 NOES:

14 ABSENT:
15
16

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto
18 this ____ day of _____, 2012.
19
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21

22 _____
23 BARBARA MCGEE, CITY CLERK
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