



Legislation Details (With Text)

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Title: Tentative Tract Map No. 2018-0002 (TTM 20086): A request to subdivide 2.51 gross acres of land (APN: 0132-031-13) into eight (8) single-family lots. The project site is located on the south side of Randall Avenue approximately 475 feet east of Willow Avenue within the Single-Family Residential (R-1C) zone. The project is categorically exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Tentative Tract Map No. 20086, 3. Exhibit C - Site Plan, 4. Exhibit D - Floor Plans, 5. Exhibit E - Color Elevations, 6. Exhibit F - Notice of Exemption, 7. Exhibit G - Draft Resolution for TTM No. 2018-0002

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of August 8, 2018

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Robb Steel, Assistant CA/Development Services Director

REVIEWED BY: Gina M. Gibson-Williams, Planning Manager

FROM: Daniel Casey, Associate Planner

Tentative Tract Map No. 2018-0002 (TTM 20086): A request to subdivide 2.51 gross acres of land (APN: 0132-031-13) into eight (8) single-family lots. The project site is located on the south side of Randall Avenue approximately 475 feet east of Willow Avenue within the Single-Family Residential (R-1C) zone. The project is categorically exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA).

APPLICANT:

Diar, LLC, 998 S. Teakwood Avenue, Bloomington, CA 92316.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0132-031-13) located on the south side of Randall Avenue approximately 475 feet east of Willow Avenue (Refer to the attached Location Map (Exhibit A)).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	One (1) Single-Family Residence	Single-Family Residential (R-1C)
North	Milor High School	Agricultural (A-1)
East	One (1) Single-Family Residence	Multi-Family Residential (R-3)
South	Single-Family Residences	Single-Family Residential (R-1C)
West	One (1) Single-Family Residence	Single-Family Residential (R-1C)

General Plan Designations

Location	General Plan Designation
Site	Residential 6 (2.1 - 6.0 dwelling units per acre)
North	School Facility
East	Residential 21 (12.1 - 21.0 dwelling units per acre)
South	Residential 6 (2.1 - 6.0 dwelling units per acre)
West	Residential 6 (2.1 - 6.0 dwelling units per acre)

Site Characteristics

The project site is a relatively flat, rectangular-shaped piece of land comprised of one parcel. The parcel is 2.51 gross acres in size with dimensions of 165 feet (east-west) by 660 feet (north-south). The site is generally vacant and covered by natural grasses, with the exception of one single-family residence that is located on the east side of the site near Randall Avenue. The applicant proposes to demolish the single-family residence and all accessory structures as a part of the project.

The project site is bound on the north by Randall Avenue. To the north, across Randall Avenue, is Milor High School, and to the east is a 1,200 square foot single-family residence. To the south is a single-family residential subdivision built in 1979, and to the west is a 4,000 square foot single-family residence. The zoning of the project site and the properties to the south and west is Single-Family Residential (R-1C), the zoning of the property to the north is Agricultural (A-1), and the zoning of the property to the east is Multi-Family Residential (R-3).

ANALYSIS/DISCUSSION:

Tentative Tract Map No. 2018-0002 (TTM 20086)

The applicant proposes to subdivide the project site into eight lots for a single-family residential development (**Exhibit B**). The proposed density of the project is 3.45 dwelling units per acre. Lot sizes for the new single-family lots range from 8,250 square feet to 9,785 square feet, with an average lot size of about 8,476 square feet. Each lot will have a depth of 110 feet, while the lot widths range from 75 feet to 85 feet, with an average lot width of 76.5 feet. The project will also include the construction of a six (6) foot high split-face block wall around the outer perimeter of the tract.

In conjunction with Tentative Tract Map No. 20086, the applicant proposes to construct one detached single-family residence on each new single-family lot for a total of eight new single-family residences

(Exhibit C). The proposal includes three distinct plan types - Plan 1, Plan 2, and Plan 3 and reverse footprints for a total of six footprints **(Exhibit D)**. Plan 1 is a one-story floor plan with 2,053 square feet, Plan 2 is a two-story floor plan with 2,477 square feet, and Plan 3 is a two-story floor plan with 2,562 square feet. The floor plans feature between four to five bedrooms, two to three bathrooms, and two to three car garages. The applicant also proposes three different architectural themes - Craftsman, Spanish, and Tuscan. Each house will have varied roof designs (hip and gable), concrete tile roofing, and exterior finishes consistent with each specific architectural style **(Exhibit E)**.

The project, as submitted, complies with the applicable lot dimensions, setbacks, height limits, and lot coverage requirements of the R-1C zone.

Access to the subdivision will be provided via a new half-width extension of Alice Avenue. This project will connect the existing Alice Avenue dead-end at the south to Randall Avenue on the north. Separately from this project, the City of Rialto is in the process of installing a 15-foot wide drainage swale along the west side of this new segment of Alice Avenue, as a part of the City’s Randall Avenue Widening project. The addition of this swale will restrict the width of the new segment of Alice Avenue to 26 feet in width. While this is adequate for two-way travel, it is not wide enough to also accommodate street-side parking. Should the property to the west of the project site develop at some point in the future, the drainage swale will be removed in favor of an underground storm drain, and the street will be widened to the ultimate width of 36 feet. Until then, the Fire Department requests, as a condition of approval, that the applicant paint the curbs red and install “No Parking Anytime” signage every 150 linear feet along the new segment of Alice Avenue.

Development Review Committee

The Development Review Committee (DRC) reviewed the project on June 13, 2018. The DRC recommended approval of the project subject to the applicant revising the project plans. The DRC required the incorporation of “No Parking Anytime” signage, the identification of the mailbox location, and the identification of the perimeter wall. The project plans attached to the agenda report incorporate all of the DRC’s revisions.

Fiscal Analysis

The applicant will bear the full capital cost of construction of the project and the required infrastructure improvements. No City funds will be used to construct the project. Prior to completion of the project, the applicant will be required to pay plan check, permit, and development impact fees to the City. The applicant will pay approximately \$314,250 for those one-time fees, as shown in the chart below:

Fee	Capital	Operating	Total
Development Impact Fees	\$264,000	-	\$264,000
Building Plan Check / Permit Fees	-	\$24,500	\$24,500
Planning Fees	-	\$7,000	\$7,000
Engineering Plan Check / Permit Fees	-	\$18,750	\$18,750
One Time Fee Revenues	\$264,000	\$50,250	\$314,250

Fiscal impact reports for similar developments within the City projected an average annual net

operating cost of \$288 per residential unit with the Utility Tax. At stabilized occupancy, the proposed project of eight homes would cost the City General Fund approximately \$2,304 more per year to service than the revenues derived. Staff recommends, as a condition of approval, that the applicant pay for the preparation of an operating fiscal impact report and mitigate the impacts, if any, through the annexation into a Community Facilities District, payment of a one-time mitigation fee, or other acceptable mitigations measures.

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:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. Class 32 allows for the exemption of a project that is less than 5.0 acres in size and surrounded by existing developments. The agenda report includes a completed Notice of Exemption form for the project (**Exhibit F**).

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site, and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit G**) to approve Tentative Tract Map No. 2018-0002 to allow the subdivision of 2.51 gross acres of land (APN: 0132-031-13) into eight single-family lots, subject to the findings and conditions contained therein.