



City of Rialto

Legislation Details (With Text)

File #: EDC-1042 **Version:** 1 **Name:** 32 proposed single family residential units
Type: Agenda Item **Status:** Agenda Ready
File created: 11/7/2017 **In control:** Economic Development Committee
On agenda: 11/15/2017 **Final action:**
Title: A request for an Economic Development Committee review of a conceptual plan for a detached single-family residential project on 4.75 acres of land located west of Sycamore Avenue approximately 630 feet north of Randall Avenue in the R-1C (Single Family Residential) zone. (Planning)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - TTM 20108, 3. Exhibit C - Floor Plan & Elevations (Second Story), 4. Exhibit D - Floor Plan & Elevations (Single Story)

Date	Ver.	Action By	Action	Result
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For the Economic Development Committee meeting of November 15, 2017

TO: Honorable Economic Development Committee Members

APPROVAL: Robb R. Steel, Assistant CA/Director of Development Services

FROM: Edgar Gonzalez, Contract Planner

A request for an Economic Development Committee review of a conceptual plan for a detached single-family residential project on 4.75 acres of land located west of Sycamore Avenue approximately 630 feet north of Randall Avenue in the R-1C (Single Family Residential) zone. (Planning)

BACKGROUND:

Applicant

Asian Pacific, Inc., 22632 Golden Springs Dr., #280, Diamond Bar, CA 91765.

Location

The project site consists of four (4) parcels of land located west of Sycamore Avenue approximately 630 feet north of Randall Avenue (APNs: 0131-111-05, -07, -75, & -76) (Refer to the attached Location Map (**Exhibit A**)).

Economic Development Committee Review

The Economic Development Committee Review process promotes quality development and facilitates the development review process. The process allows an applicant to present schematic or conceptual designs to the Economic Development Committee during the early stages of a project, prior to formal application submittal and to receive general comments and direction. The Economic Development Committee does not make final decisions, but does ultimately provide

recommendations to the City Council when a project proceeds forward. This process can provide applicants with valuable early insight, allowing them to make informed decisions on whether to proceed with a project and expend significant sums processing entitlements.

Site Description

The project site is a relatively flat, semi rectangular-shaped piece of land comprised of four (4) parcels. The parcels as a whole are approximately 4.75 gross-acres in size with approximate dimensions of 730 feet (east-west) by 330 feet (north-south). The entire project site is vacant and covered by natural grasses and shrubs. There are two existing houses fronting Sycamore Avenue, which are not part of the project site. To the north, are gated town-homes and single-family residential units. To the west, south and east, are all single-family residential units. The zoning of the project site and the properties to the west and south are Single Family Residential (R-1C). The zoning of the properties to the north is Planned Residential Development-Detached (PRD-D) and the zoning of the properties to the east is Agricultural (A-1).

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Vacant Land	Single Family Residential (R-1C)
North	Gated Town-homes	Planned Residential Development-Detached (PRD-D)
East	Single-Family Residences	Agricultural (A-1)
South	Single-Family Residences	Single Family Residential (R-1C)
West	Single-Family Residences	Single Family Residential (R-1C)

General Plan Designations

Location	General Plan Designation
Site	Residential 6 (2.1 - 6 du/acre)
North	Residential 6 (2.1 - 6 du/acre)
East	Residential 2 with Animal Overlay (0 - 2 du/acre)
South	Residential 6 (2.1 - 6 du/acre)
West	Residential 6 (2.1 - 6 du/acre)

ANALYSIS/DISCUSSION:

Project Proposal

Asian Pacific, Inc. proposes to subdivide the project site and develop 32 detached single-family residences (**Exhibit B**). Lot sizes for the new single-family lots range from approximately 6,766 square feet to 3,788 square feet. The lots have depths between 80 feet and 159 feet, and widths between 37 feet and 68 feet. The applicant proposes five distinct plan types - Plans 1, 2, 3, 4 and 5. Plans 1, 2, 3, and 4 are two-stories in height, Plan 5 is one-story in height. The floor area of these plans will range from approximately 1,400 square feet to 1,930 square feet. Each house will feature between three to four bedrooms, two to two and one-half bathrooms, a two-car garage, a kitchen, living areas, and a private yard.

A new private street, connected directly to Sycamore Avenue, will provide access to all 32 lots. The applicant has not yet specified the amenities proposed for the common open space, but will be incorporated on the revised plan. Once the amenities are incorporated, a reduction on number lots might deviate the General Plan Amendment application requirement. A four-foot wide sidewalk will also be provided on both sides of the private street to provide walkability throughout the subdivision. Finally, the subdivision is planned to be gated and enclosed with a six-foot high masonry wall to provide exclusivity to the residents.

Architectural design of the proposed product will consist of single story homes and two story homes. However, the applicant provided sample floor plans and elevations (**Exhibits C & D**) to demonstrate the type of homes that would be built on-site. The exterior of the product shown is consistent with a Spanish Colonial architectural style and craftsman style.

Design and Technical Comments

The Development Review Committee will provide comprehensive design and technical comments. However, the Planning Division offers the following preliminary comments:

1. Section 18.22.030Q2 of the Rialto Municipal Code requires outdoor open space for recreation and leisure activities within the development, which requires a minimum of four hundred (400) square feet of common open space per residential dwelling unit. This equates to a requirement of twelve thousand eight hundred (12,800) square feet of common open space. The site design needs to be revised to provide the required amount common open space.
2. Per Section 18.58.060B(2) of the Rialto Municipal Code, developments within the Multi-Family Residential (R-3) zone shall provide one guest parking space for every four dwelling units. This equates to a requirement of eight (8) guest parking spaces for the project. The site design needs to be revised to provide the required amount of guest parking.
3. The current design provides street widths of thirty-three (33) feet curb to curb. This street width will only allow for parking on one side of the street in order to provide adequate emergency access. A street width of thirty-six (36) feet will accommodate parking on both sides of the street. Parking on both sides of the street, in addition to the required guest parking, will prevent parking from spilling outside of the development.
4. The lot depths of all lots adjacent to Sycamore Avenue should be reduced by five feet. The excess five (5) feet should be incorporated into a common landscape planter next to the sidewalk adjacent to the street side parking. This will provide a buffer between the rear fence lines of the lots and the public right-of-way.

Zone Change & General Plan Amendment

Per Section 18.16.030A of the Rialto Municipal Code, the minimum lot size allowed in the R-1C zone is seven thousand seven hundred square feet, while the Residential 6 general plan designation limits development of the project site to a maximum of 6 dwelling units per acre. Thus, the current zoning and general plan designations cannot accommodate the proposed subdivision. In order to develop the proposed subdivision, the developer was required to apply for a Zone Change and will be required to apply for a General Plan Amendment. A zoning designation of Multi-Family Residential (R-3) and a general plan designation of Residential 12 (6.1 - 12.0 du/ac) are the most logical

designations to accommodate the proposal. Even though the R-3 zone is titled “Multi-Family Residential”, it will allow for the development of a single-family residential subdivision. Alternatively, a zoning designation of Planned Residential Development-Detached (PRD-D) could also be used to accommodate a single-family subdivision. The PRD-D zone allows for the small lot sizes proposed by the applicant; however, the PRD-D zone requires substantially more common open space than the R-3 zone. Specifically, the PRD-D requires 66,212 square feet of common open space for this project compared to only 12,800 square feet in the R-3 zone. The common open space requirement of the PRD-D zone would ultimately require the applicant to significantly reduce the density below what is currently proposed.

Furthermore, the project site is fully surrounded by developed land and it has remained historically undeveloped. Under the current zoning, the project site allows for fewer homes, and developers deem this infeasible to develop. The proposed single-family residential development will conform with the surrounding residential units of the neighborhood.

Applications

The applicant has submitted a Zone Change and Tentative Track Map application. The following applications and fees (valid through June 30, 2018) will be required:

1. General Plan Amendment (Residential R6 to Residential R12): \$3,759.20
2. Precise Plan of Design (Development of 32 single-family residences): \$2,270.10
3. Environmental Assessment Review (Initial Study / Mitigated Negative Declaration): \$1,459.40
+ \$2,266.25 DFG fee

Environmental Studies

The following environmental studies will be required:

1. Initial Study
2. Air Quality / Greenhouse Gas Analysis
3. Biological Resources Study
4. Cultural Resources Study
5. Fiscal Impact Analysis
6. Noise Study
7. Traffic Scoping Agreement. Based on the results of the Traffic Scoping Agreement, a Traffic Impact Analysis may be required.

FINANCIAL IMPACT:

The applicant will bear the full capital cost of construction of the project and the required

infrastructure improvements. Prior to completion of the project, the applicant will pay plan check, permit, and development impact fees to the City. The applicant will pay for the preparation of an operating fiscal impact report.

RECOMMENDATION:

Staff requests that the Economic Development Committee review and provide the applicant with comments and, if appropriate, direct staff to schedule a Neighborhood Meeting to introduce the project to the surrounding neighborhood.