



City of Rialto

Legislation Details (With Text)

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On agenda:	1/27/2021	Final action:			
Title:	Extension of Time for Tentative Parcel Map No. 19957 (TPM No. 2020-0009): A request to extend the expiration date of Tentative Parcel Map No. 19957 by an additional three (3) years. The previously approved tentative parcel map consists of a proposal to subdivide a 1.08 net acre parcel of land located on the north side of Merrill Avenue approximately 315 feet east of Acacia Avenue into two (2) single-family lots.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Exhibit A - Location Map.pdf, 2. Exhibit B - Planning Commission Resolution No. 18-54.pdf, 3. Exhibit C - Tentative Parcel Map No. 19957.pdf, 4. Exhibit D - Draft Resolution for EOT TPM NO. 19957 - Resolution.pdf				

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of January 27, 2021

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Karen Peterson, Acting Community Development Director
FROM: Daniel Casey, Senior Planner

Extension of Time for Tentative Parcel Map No. 19957 (TPM No. 2020-0009): A request to extend the expiration date of Tentative Parcel Map No. 19957 by an additional three (3) years. The previously approved tentative parcel map consists of a proposal to subdivide a 1.08 net acre parcel of land located on the north side of Merrill Avenue approximately 315 feet east of Acacia Avenue into two (2) single-family lots.

APPLICANT:

Francisco Zapata, 5254 Genevieve Street North, San Bernardino, CA 92407

LOCATION:

The project site consists of one (1) parcel of land (APN: 0131-271-35) located on the north side of Merrill Avenue approximately 315 feet east of Acacia Avenue (Refer to the attached Location Map (**Exhibit A**)). The street address of the project site is 540 E. Merrill Avenue.

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Single-Family Residence	Single Family Residential (R-1C)
North	Single-Family Residence	Single Family Residential (R-1C)
East	Single-Family Residence	Single Family Residential (R-1C)
South	Single Family Residences	Single Family Residential (R-1C)
West	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	Residential 6 (2.1 - 6.0 dwelling units per acre)
East	Residential 6 (2.1 - 6.0 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 rectangular shaped parcel with an overall area of 47,190 square feet, and approximate dimensions of 165 feet (east-west) by 286 feet (north-south). The project site currently contains one (1) single-family residence near the southeast corner of the property. The project site is bound on the south by an existing segment of Merrill Avenue. The zoning of the project site and all of the surrounding properties is Single Family Residential (R-1C).

Previous Entitlement

On September 26, 2018, the Planning Commission adopted Planning Commission Resolution No. 18-54 (**Exhibit B**) approving Tentative Parcel Map No. 19957 (**Exhibit C**), which allowed the subdivision of the project site into two (2) single-family lots. Per Condition of Approval No. 12 of Planning Commission Resolution No. 18-54, Tentative Parcel Map No. 19957 was approved for a period of two (2) years.

ANALYSIS/DISCUSSION:

In accordance with Section 17.16.050, the Planning Commission may grant an extension of time for a tentative parcel map for a period of up to three (3) years (36 months). The applicant is requesting an extension of the expiration date of Tentative Parcel Map No. 19957 for an additional three (3) years (36 months) from September 26, 2020 to September 26, 2023.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use and Housing Elements of the Rialto General Plan:

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

Goal 6-2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

On September 26, 2018, the Planning Commission determined that the project was categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315, Minor Land Divisions. Class 15 allows for the exemption of a project that consists of the division of land consisting of four (4) or fewer parcels. The request to extend the expiration date of the tentative map does not require any further environmental review.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit D**) granting a three (3) year (36 month) extension of time for Tentative Parcel Map No. 19957, extending the expiration date from September 26, 2020 to September 26, 2023.