



City of Rialto

Legislation Details (With Text)

File #: 21-0899 **Version:** 1 **Name:**
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File created: 11/19/2021 **In control:** City Council
On agenda: 12/14/2021 **Final action:**
Title: Request City Council to: (1) Adopt Resolution No. 7808 Approving Parcel Map 20074 for the Subdivision of One (1) Parcels of Land into Three (3) Parcels to Facilitate the Development of Three Industrial Warehouse Buildings; (2) Approve a Subdivision Improvement Agreement with Renaissance Commerce Center, LLC, a California Limited Liability Company; and (3) Authorize the City Manager to Execute All Documents.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 - Reso. No. 19-55 (TPM 2018-0009).pdf, 2. Attachment 2 - Unrecorded PM 20074 (not signed by DSH).pdf, 3. Attachment 3 - PM 20074 SIA.pdf, 4. Attachment 4 - Disclosure Form - Renaissance.pdf, 5. Reso for Approval of PM 20074.pdf

Date	Ver.	Action By	Action	Result
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For City Council Meeting [December 14, 2021]

TO: Honorable Mayor and City Council

APPROVAL: Marcus Fuller, City Manager

FROM: Michael Tahan, Interim Public Works Director

Request City Council to: (1) Adopt **Resolution No. 7808** Approving Parcel Map 20074 for the Subdivision of One (1) Parcels of Land into Three (3) Parcels to Facilitate the Development of Three Industrial Warehouse Buildings; (2) Approve a Subdivision Improvement Agreement with Renaissance Commerce Center, LLC, a California Limited Liability Company; and (3) Authorize the City Manager to Execute All Documents.

BACKGROUND

Tentative Parcel Map No. 20074 was conditionally approved by the City of Rialto Planning Commission on October 30, 2019. A copy of the Planning Commission Resolution No. 19-55-19 is included as **Attachment 1**.

The site has a General Plan designation of Specific Plan with a Specific Plan Overlay, and a zoning designation of Freeway Incubator (FI) within the Renaissance Specific Plan. The project will subdivide the site into three (3) new parcels of land-Parcel 1 (2.00 acres), Parcel 2 (1.43 acres), and Parcel 3 (1.70 acres)-to facilitate the development of three (3) new industrial warehouse buildings. Per Table 3-5 (Development Standards), of the Renaissance Specific Plan, the required minimum parcel size within the Freeway Incubator (FI) zone is twenty-two thousand five hundred (22,500) square feet. The proposed parcels greatly exceed the required minimum size. A copy of Parcel Map

20074 is included as **Attachment 2**.

The design and improvements of the proposed tentative parcel map are consistent with the Subdivision Ordinance, the General Plan of the City of Rialto, and the Freeway Incubator (FI) zone of the Renaissance Specific Plan. The project complies with all technical standards required by the Subdivision Map Act, the General Plan of the City of Rialto, and the FI zone of the Renaissance Specific Plan. The proposed parcels exceed the minimum lot dimensions as required by the FI zone of the Renaissance Specific Plan.

ANALYSIS/DISCUSSION

The applicant/owner, Renaissance Commerce Center, LLC, is requesting approval of Parcel Map No. 20074. The applicant proposes to subdivide one 5.13-acre parcel of land (APN: 1133-191-01). The property is compatible with the surrounding uses, which have a zoning designation as stated. The site is a relatively flat piece of land, and the development of the vacant land is easily accommodated. The property is adjacent to streets, which will be able to accommodate the proposed use.

To the north of the project site, across Casmalia Street, is a pipe manufacturing and storage facility operated by West Coast Spiral Pipe. To the east, across Locust Avenue, is approximately 2.62 acres of vacant land. To the south is both a San Bernardino County Flood Control Channel and the SR-210 Freeway. And to the west, across Laurel Avenue, is approximately 3.8 acres of vacant land.

The purpose of the subdivision is to subdivide the site into three (3) new parcels of land -Parcel 1 (2.00 acres), Parcel 2 (1.43 acres), and Parcel 3 (1.70 acres) - to facilitate the construction of one (1) 34,015 square feet industrial warehouse building, one (1) 24,337 square feet industrial warehouse building, and one (1) 28,837 square feet industrial warehouse building.

Section 3 (Development Criteria), Table 3-5 of the Renaissance Specific Plan, allows a maximum Floor Area Ratio (FAR) for parcels less than 5.0 acres within the FI zone at 35.0 percent. The FAR proposed for the proposed development is 39.0 percent. This exceeds the maximum allowable by 4.0 percent.

Section 3 (Development Criteria) of the Renaissance Specific Plan also contains provisions for incentives, or development standard bonuses, in exchange for desired development features. Included in the incentives is a provision for an FAR bonus. This FAR bonus may be awarded through a Conditional Development Permit.

The City may only award two (2) incentives per project. Thus, the applicant has applied for Conditional Development Permit No. 2018-0047 to incorporate two (2) development features into the development to obtain the desired Floor Area Ratio (FAR). The project received a 2.0 FAR bonus for provided a reciprocal driveway easement. Also, the project received a 2.0 percent FAR bonus for pedestrian building orientation which orient the main entrances of each building as close as possible to the public sidewalk along Casmalia Street.

In accordance with the conditions of approval for Tentative Parcel Map No. 20074 the parcel map dedicates to the City:

- additional right-of-way along the entire frontage of Casmalia Street, to provide the ultimate half-width of 50 feet.
- additional right-of-way along the entire frontage of Locust Avenue, to provide the ultimate half-width of 42 feet.

- additional right-of-way along the entire frontage of Laurel Avenue and half-width of a cul-de-sac bulb.
- a 10-foot wide landscape easement along the entire project frontage of Casmalia Street, in accordance with Figure 3-8 of the Renaissance Specific Plan.
- an 8-foot wide landscape easement along the entire project frontage of Locust Avenue in accordance with Figure 3-9a of the Renaissance Specific Plan.

The site is physically suitable for the proposed density of development. The site is relatively flat piece of land and development of the land should be easily accommodated. The Parcel Map No. 20074 has been reviewed and found in conformance with the approved tentative map and consistent with the conditions set forth by the Planning Commission, provisions of the Subdivision Map Act, The City of Rialto Standards, the Subdivision Ordinance, the General Plan of the City of Rialto, City's Development and Design Standards and Guidelines. The Project is consistent with Freeway Incubator (FI) zone within the Renaissance Specific Plan. The site is sufficient in size and shape to accommodate the proposed density.

The conditions imposed in Planning Commission Resolution No. 2019-55 include grading on-site, street, water, sewer, and street light improvements. In addition, landscaping and irrigation improvements, and street dedications to ultimate Right-Of-Way and corner cut-offs are required.

The owner is providing a Subdivision Improvement Agreement and posting Faithful Performance and Labor and Materials bonds in the amounts of \$495,939.90 each, Monumentation Bond in the amount of \$1,300.00, and the Maintenance and Warranty Bond in the amount of \$74,391.00, for permission to record Parcel Map No. 20074. A copy of Subdivision Improvement agreement is included as **Attachment 3**.

Disclosure Form is included as **Attachment 4**.

ENVIRONMENTAL IMPACT

The site is completely undeveloped and covered by natural grasses and shrubs. The design of the land division is not likely to cause substantial environmental damage of substantially injure fish, wildlife, or their habitat. The Site does not have suitable habitat for any threatened or endangered species.

An Initial Study (Environmental Assessment Review No. 2018-0112) was prepared for the Project in accordance with the California Environmental Quality Act (CEQA). Based on the findings and recommended mitigation with the Initial Study, the City determined that the project will not have an adverse impact on the environment, provided mitigation measures are implemented. Thus, a Mitigated Negative Declaration was prepared in accordance with CEQA. On October 30, 2019, the Planning Commission adopted the Mitigated Negative Declaration and the necessary documentation was filed with the Clerk of the Board of Supervisors for San Bernardino County.

GENERAL PLAN CONSISTENCY

The City identified several goals and objectives within the City's recently adopted General Plan through which the City looks to improve the community. Approving Parcel Map No. 20074 is consistent with the following goals and objectives:

Goal 2-22: Promote commercial and/or industrial development that is well designed, people oriented, environmentally sustainable, sensitive to the needs of the visitor or

resident, and functionally efficient for its purpose.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities and maintain a positive business climate.

Policy 3-1.2: Encourage a variety of businesses to locate in Rialto, including retail, high technology, professional services, clean industries, logistics-based businesses, and restaurants/entertainment uses to promote the development of a diversified local economy.

Goal 3-6: Require that all developed areas within Rialto are adequately served with essential public services and infrastructure.

LEGAL REVIEW

The City Attorney has reviewed and supports this staff report.

FINANCIAL IMPACT

Operating Budget Impact

Activity bonds received and released will be recorded and tracked by the Treasurer's Office. There is no financial impact with recordation of Parcel Map No. 20074. Improvements are accepted by the City for operation and maintenance and added to the City's GASB 34 Inventory upon completion of the one-year warranty period after approval of construction of the improvements and the recordation of Parcel Map No. 20074.

Capital Improvement Budget Impact

The proposed action will not affect the Capital Improvement Budget.

Licensing

The proposed action will not require payment of a business license tax.

RECOMMENDATION

Staff recommends that the City Council:

- (1) Adopt **Resolution No.7808** Approving Parcel Map 20074 for the Subdivision of One (1) Parcels of Land into Three (3) Parcels to Facilitate the Development of Three Industrial Warehouse Buildings;
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