



City of Rialto

Legislation Text

File #: 17-1002, **Version:** 1

For City Council Meeting [November 14, 2017]

TO: Honorable Mayor and City Council

APPROVAL: Michael E. Story, City Administrator

FROM: Robert G. Eisenbeisz, P.E., Public Works Director/City Engineer

Request City Council to Adopt **Resolution No. 7226** Approving Tract Map 20009, a Request to Subdivide a 4.57 Acre Parcel of the Property identified by APN's: 0131-212-06, -19 & -20, Located on the South West Corner of Bloomington Avenue and Willow Avenue into Thirty-Three (33) Single-Family Lots and three (3) Common Lots; and Approve the Subdivision Improvement Agreement.

BACKGROUND:

On August 31, 2016, the City of Rialto Planning Commission conditionally approved Tentative Tract Map 20009, a request to subdivide a 4.57 acre parcel, for the property located on the southwest corner of Bloomington Avenue and Willow Avenue, to create thirty-three (33) single-family residential lots and three (3) common lots within the Residential 2 (0.1-2.0 du/acre) with an Animal Overlay zone of the General Plan and General Plan Amendment No. 16-01, along with a request to change the zoning designation of approximately 4.57 acres of land located on the south west corner of Bloomington Avenue and Willow Avenue from Residential 2 (0.1-2.0 du/acre) with an Animal Overlay to Residential 12 (6.1-12.0 du/acre) in conjunction with Tentative Tract Map No. 20009. The August 31, 2016 Planning Commission Report is included as **Attachment 1**.

ANALYSIS/DISCUSSION:

RIALTO 33, LLC, (the "Subdivider") requests that the City Council approve Tract Map 20009 to subdivide a 4.57 acre parcel into thirty-three (3) single-family residential lots and three (3) common lots of land located on the south west corner Bloomington Avenue and Willow Avenue. A copy of Tract Map 20009 is included as **Attachment 2**.

The Subdivider has not constructed the required public improvements associated with Tract Map 20009. The Subdivider has submitted an executed Subdivision Improvement Agreement to guarantee completion of the remaining public improvements and is included as **Attachment 3**.

The City Engineer determined that the conditions of approval associated with Tentative Tract Map 20009 have been satisfied, that Tract Map 20009 is in substantial conformance with Tentative Tract Map 20009, and that Tract Map 20009 is ready for City Council approval.

Approval of a Tract map is a ministerial action, and the City Council cannot condition its approval of Tract Map 20009 and cannot impose new conditions on the project that were not previously identified at the time Tentative Tract Map 20009 was approved.

ENVIRONMENTAL IMPACT:

On August 31, 2016, a Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) was reviewed by the Planning Commission and certified by the City Council during the September 13, 2016 City Council meeting. The Initial Study Notice of Mitigated Negative Declaration is included as **Attachment 4**.

GENERAL PLAN CONSISTENCY:

Approval of this action complies with the City of Rialto General Plan Goal and Policies:

Goal 2-8: Preserve and improve established residential neighborhoods in Rialto.

Goal 2-16: Improve the architectural and design quality of development in Rialto.

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 approved the staff report, Resolution, and Subdivision Improvement Agreement and Resolution.

FINANCIAL IMPACT:

Approval of Tract Map 20009 accepts adjacent Public Street Improvements into the City street system, adding nominal additional costs associated with street maintenance.

RECOMMENDATION:

Staff recommends that the City Council Adopt a **Resolution** Approving Tract Map 20009, a request to subdivide a 4.57 acre parcel of land into thirty-three (33) single-family residential lots and three (3) common lots located along the southwest corner of Bloomington Avenue and Willow Avenue and related Subdivision Improvement Agreement.