



City of Rialto

Legislation Text

File #: 17-1170, Version: 1

For the Planning Commission Meeting of [enter date here]

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Robb Steel, Asst.CA/Development Services Director
REVIEWED BY: Gina M. Gibson, Planning Manager
FROM:

Tentative Parcel Map No. 2017-0002 (TPM 19815): A request to allow the consolidation of six (6) parcels into one (1) 49.95 net acre parcel of land to facilitate the development of a 614,848 square foot fulfillment center (Building 5). The site is located at the south side of Renaissance Parkway between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan.

BACKGROUND:

APPLICANT:

LOCATION:

ANALYSIS/DISCUSSION:

ENTITLEMENTS

COMMITTEE/COMMISSION ACTION

BACKGROUND:

Previous Entitlements

The City Council certified EIR No. 16-55 in December of 2016 for Planning Area 108 which included the project site. The Development Review Committee approved Precise Plan of Design No. 2503 and 2503R for the site design, floor plan and elevations of the building.

Surrounding Land Use and Zoning

<u>Location</u>	<u>Existing Land Use</u>	<u>Zoning</u>
Site	Construction of Building 5	Business Center (B-C)

North	Vacant Land	Business Center (B-C)
East	Vacant Land	Low Density Residential (LDR)
South	Vacant Land	Business Center (B-C)
West	DCT Rialto Logistic Center & Medline (Warehouse & Distribution)	Business Center (B-C)

General Plan Designations

Location	General Plan Designation
Site	Specific Plan
North	Specific Plan
East	Specific Plan
South	Specific Plan
West	Specific Plan

Site Characteristics

The project site is within the Business Center (B-C) zone of the Renaissance Specific Plan located approximately 0.26 miles south of Renaissance Parkway between Locust Avenue and Linden Avenue. The site consists of six (6) parcels totaling approximately 2,245,405 square feet or 51.55 gross acres.

The applicant filed a Covenant to Hold Parcels as one which was recorded earlier in the entitlement process and the City issued a Certificate of Compliance to facilitate the sale of the property. The Tentative Parcel Map has been filed to consolidate the lots permanently. The building is currently under construction.

The zoning of the project site and the properties to the north, west and south are Business Center (BC) within the Renaissance Specific Plan, and the zoning of the property to the east is Low Density Residential (LDR) within the Renaissance Specific Plan. The project site and all surrounding properties are within the former Rialto Airport.

ANALYSIS/DISCUSSION:

The proposed site consolidates six (6) parcels into one (1) 49.95 net acre parcel of land to facilitate the development of a 614,848 square foot fulfillment center (Building 5). Three (3) parcels will be fully consolidated (APN: 0240-251-04,-10 and -11) and the three (3) remaining parcels will be partially consolidated (APN: Port. 0240-251-09, Port.-28, and Port.-38). The overall dimensions of the project site are approximately 2,559.34 feet (lot width) by 850 feet (lot depth) (**Exhibit B**). The minimum lot area required for the Business Center (B-C) zone is 1 acre. The minimum lot depth required is 200 feet and the minimum lot width required is 200 feet. The proposed parcel meets the minimum lot area, width and depth of the Renaissance Specific Plan.

Land Use Compatibility

The project is consistent with the Business Center (BC) zone of the Renaissance Specific Plan and the surrounding land uses. The proposed project is not expected to negatively impact these uses

since measures, such as landscape buffering and the installation of solid screen walls, will be implemented for the proposed fulfillment center (Building 5). The project is anticipated to be an improvement to the surrounding area and will benefit the community by eliminating a vacant field. Upon completion of the project, the site will be enhanced aesthetically with a new structure, decorative walls, and landscaping that complies with the City's Design Guidelines.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

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

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.

ENVIRONMENTAL IMPACT:

The City Council certified a Subsequent Environmental Impact Report (SEIR) (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan on December 13, 2016, in accordance with the California Environmental Quality Act (CEQA). The SEIR analyzed the development of the proposed fulfillment center (Building 5). No further review under CEQA is required for the project.

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:

It is recommended that the Planning Commission:

- Adopt the attached Resolution (**Exhibit C**) to approve Tentative Parcel Map No. 2017-0002 to allow the consolidation of six (6) parcels into one (1) 49.95 net acre parcel of land to facilitate the development of a fulfillment center, subject to the findings and conditions therein.

Attachments:

1. Exhibit A Location Map
2. Exhibit B Tentative Parcel Map 19815
3. Exhibit C Draft Resolution of Approval for Tentative Parcel Map No. 2017-0002

GENERAL PLAN CONSISTENCY:

ENVIRONMENTAL IMPACT:

Electronic copies of the environmental analysis are available for review in the Development Services Department, Planning Division and online at www.rialtoca.gov <<http://www.rialtoca.gov>>.

LEGAL REVIEW

FINANCIAL IMPACT

RECOMMENDATION:

Staff recommends that the Planning Commission