



City of Rialto

Legislation Text

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For City Council Meeting [June 25, 2019]

TO: Honorable Mayor and City Council

APPROVAL: Rod Foster, City Administrator

FROM: Robb Steel, Assistant CA / Director of Development Services

Request City Council consider Adoption of **Resolution No. 7539** denying (1) **General Plan Amendment No. 2018-0001**, which is a request to change the general plan land use designation of approximately 16.55 gross acres of land from Residential 6 (R6) to Light Industrial (LI) with a Specific Plan Overlay, and (2) **Specific Plan Amendment No. 2019-0002**, which is a request to change the boundary of the Rialto Airport Specific Plan to include approximately 16.55 gross acres of land and to change the pre-zoning designation of said 16.55 gross acres of land from Single-Family Residential (R-1A) to Planned Industrial Development (I-PID) within the Rialto Airport Specific Plan.

BACKGROUND:

Applicant

Bridge Development Partners, LLC, 1600 E. Franklin Avenue, Suite D, El Segundo, CA 90245.

Location

The project site consists of four (4) parcels of land located on the west side of Maple Avenue approximately 660 feet north of Casmalia Street (APNs: 1133-201-04, 1133-221-02, 1133-221-06 & 1133-221-07) (Refer to the attached Location Map (**Exhibit A**)).

Surrounding General Plan Land Use 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	Specific Plan with a Specific Plan Overlay (Renaissance SP)
West	Light Industrial with a Specific Plan Overlay (Rialto Airport SP)

Surrounding Zoning Designations

Location	Zoning
Site	County of San Bernardino
North	County of San Bernardino

East	County of San Bernardino / Single-Family Residential (R-1C)
South	Employment (EMP)
West	Planned Industrial Development (I-PID)

Site Characteristics

The project site is a rectangular-shaped piece of land comprised of four (4) parcels. Altogether, the project site is 16.55 gross acres in size with approximate dimensions of 660 feet (east-west) by 1,100 feet (north-south). The project site is mostly undeveloped, except for one (1) single-family residence and several accessory structures. Natural grasses and a sparse amount of trees cover the remainder of the project site. The project site is bound on the east by Maple Avenue, on the south by both existing and planned right-of-way for Carter Avenue, and bisected by both existing and planned right-of-way for Vineyard Avenue.

Surrounding Area

To the north of the project site and to the east of the project site, across Maple Avenue, are numerous single-family residences. To the south is approximately 10.0 acres of vacant land, and to the west is a mini-storage facility, a 4.13 acre contractor's storage yard, and a 120,000 square foot industrial warehouse building currently under construction.

Annexation No. 171

The project site is currently located within the jurisdiction of the County of San Bernardino, specifically North Rialto Island No. 4. However, at the time of the Lytle Creek annexation, the San Bernardino County Local Agency Formation Commission (LAFCO) placed a condition of approval within its approving resolution (LAFCO Resolution No. 3222) requiring the City of Rialto to initiate annexation of five unincorporated islands, including North Rialto Island No. 4. Subsequently, on November 22, 2016, the City Council adopted Resolution No. 7035 initiating the application process for annexation (Annexation No. 171). The City continues to coordinate with LAFCO to complete Annexation No. 171, and anticipates that will be complete by early 2020. Unless approved differently by both the Planning Commission and City Council, all land within the five islands that are a part of Annexation No. 171, including the project site, will enter the City of Rialto with a zoning designation of Single-Family Residential (R-1A) and maintain a general plan land use designation of Residential 6 (R6) upon completion of the annexation.

ANALYSIS/DISCUSSION:

Project Proposal

Bridge Development Partners, LLC, the applicant, proposes to vacate portions of Vineyard Avenue and Carter Avenue, consolidate four (4) parcels of land into one (1) 15.95 net acre parcel of land, and then develop a 382,018 square foot warehouse building on the project site. To facilitate the project, the applicant filed General Plan Amendment No. 2018-0001 to change the land use designation of the site from Residential 6 to Light Industrial with a Specific Plan Overlay, and Specific Plan Amendment No. 2019-0002 to change boundary of the Rialto Airport Specific Plan to include the project site and to change the pre-zoning designation of the site from R-1A to Planned Industrial Development (I-PID) within the Rialto Airport Specific Plan.

City Council - June 11, 2019

On June 11, 2019, the City Council held a public hearing and considered oral and written testimony for General Plan Amendment No. 2018-0001, Specific Plan Amendment No. 2019-0002, and the

associated Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0081). After consideration, the City Council voted 4-0 in favor of denying General Plan Amendment No. 2018-0001 and Specific Plan Amendment No. 2019-0002, and directed staff to prepare a Resolution of Denial (**Exhibit B**) for consideration at the June 25, 2019 City Council meeting.

ENVIRONMENTAL IMPACT:

The action of adopting of a Resolution of Denial does not constitute a “Project” as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a “Project” means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. According to Section 15378(b), a Project does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

GENERAL PLAN CONSISTENCY:

Adoption of the Resolution of Denial complies with the following City of Rialto General Plan Guiding Principle:

Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.

LEGAL REVIEW:

The City Attorney has reviewed and approved this staff report and the attached Resolution of Denial.

FINANCIAL IMPACT:

The adoption of a Resolution of Denial will have no impact on the City budget.

RECOMMENDATION:

Staff recommends that the City Council consider:

- Adoption of the attached Resolution (**Exhibit B**) denying General Plan Amendment No. 2018-0001 and Specific Plan Amendment No. 2019-0002, subject to the findings therein.