



City of Rialto

Legislation Text

File #: CC-19-967, Version: 1

For City Council Meeting [October 8, 2019]

TO: Honorable Mayor and City Council

APPROVAL: Rod Foster, City Administrator

FROM: Sean Grayson, Acting Public Works Director

Request City Council consider Adoption of **Resolution No. 7566** denying (1) **General Plan Amendment No. 2019-0001**, which is a request to change the general plan land use designation of approximately 8.74 net acres of land to Residential 12, (2) **Zone Change No. 2019-0001**, which is a request to change the zoning designation of said 8.74 net acres of land to Multi-Family Residential (R-3), and (3) **Tentative Tract Map No. 2019-0001 (TTM 20237)**, which is a request to subdivide said 8.74 net acres of land into sixty (60) single-family lots and twelve (12) common lots. The project site consists of 3 parcels of land located on the east side of Acacia Avenue approximately 775 feet north of Randall Avenue (APNs: 0131-131-13, -14, & -23).

BACKGROUND:

Applicant

Asian Pacific, Inc., 11800 Central Avenue, Suite 115, Chino, CA 91710

Location

The project site consists of three (3) parcels of land located on the east side of Acacia Avenue approximately 775 feet north of Randall Avenue (APNs: 0131-131-13, -14, & -23) (Refer to the attached Location Map (**Exhibit A**)).

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	Northern Parcels: Residential 6 (2.1 - 6.0 du/acre) Southern Parcel: Residential 2/Animal Overlay (0.1 - 2.0 du/acre)
North	Residential 6 (2.1 - 6.0 du/acre)
East	City of San Bernardino
South	Residential 12 (6.1 - 12.0 du/acre)
West	Residential 2/Animal Overlay (0.1 - 2.0 du/acre)

Surrounding Zoning Designations

Location	Zoning
Site	Northern Parcels: Single-Family Residential (R-1C)

	Southern Parcel: Agricultural (A-1)
North	Single-Family Residential (R-1C)
East	City of San Bernardino
South	Multi-Family Residential (R-3)
West	Agricultural (A-1)

Site Characteristics

The project site is a relatively flat, asymmetrical-shaped piece of land comprised of three (3) parcels. Altogether, the project site is approximately 9.10 gross acres (8.74 net acres) in size with approximate dimensions of 625 feet (east-west) by 660 feet (north-south). The two (2) northern parcels consist of vacant land covered by natural grasses and shrubs, while the southern parcel contains one (1) single-family residence and an abandoned poultry farm with five (5) large commercial chicken coop structures.

Surrounding Area

The project site is bound by an existing segment of Acacia Avenue to the west. To the north of the project site is a single-family residential subdivision built in 1970, and to the east is another single-family residential subdivision built from 1990 to 1992. To the south is approximately 6.80 acres of vacant land approved for the development of fifty (50) single-family residences as a part of the Wagon Wheel residential subdivision project by R.C. Hobbs Company, Inc., and to the west, across Acacia Avenue, are several single-family residences that each sit on 1.0 acre lots.

ANALYSIS/DISCUSSION:

Project Proposal

Asian Pacific, Inc., the applicant, proposes to develop the 8.74 gross acre project site into a private (gated) residential neighborhood consisting of sixty (60) detached single-family dwelling units, private streets, recreational amenities, and landscaping. The project includes changing the general plan land use designation of the project site from a mix of Residential 2 with an Animal Overlay and Residential 6 to Residential 12, changing the zoning of the project site from a mix of Agricultural (A-1) and Single-Family Residential (R-1C) to Multi-Family Residential (R-3), and the subdivision of the project site into sixty (60) single-family lots and twelve (12) common lots for the private streets, common open space, common landscaping, and stormwater detention.

City Council - September 24, 2019

On September 24, 2019, the City Council held a public hearing and considered oral and written testimony for General Plan Amendment No. 2019-0001, Zone Change No. 2019-0001, Tentative Tract Map No. 2019-0001, and the associated Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0002). After considering all testimony and documentary evidence, the City Council closed the public hearing, voted 5-0 in favor of directing staff to prepare a Resolution denying General Plan Amendment No. 2019-0001, Zone Change No. 2019-0001, and Tentative Tract Map No. 2019-0001 (**Exhibit B**) for consideration at the October 8, 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. 2019-0001, Zone Change No. 2019-0001, and Tentative Tract Map No. 2019-0001, subject to the findings therein.