



City of Rialto

Legislation Text

File #: PC-21-0670, Version: 1

For the Planning Commission Meeting of September 29, 2021

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Daniel Casey, Acting Community Development Manager
FROM: Daniel Rosas, Associate Planner

Conditional Development Permit No. 2021-0033: A request to allow the establishment and operation of an undergraduate college within approximately 11,000 square feet of an existing church development located 2759 North Ayala Drive (APNs: 1133-361-01) within the Single Family Residential (R-1A 10,000) zone. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0036).

APPLICANT:

Oak Valley College, 2759 North Ayala Drive, Rialto, CA 92377.

LOCATION:

The project site consists of one (1) parcel of land (APN: 1133-361-01) approximately 10 acres in size located at 2759 North Ayala Drive on the south corner of Ayala Drive and Riverside Avenue (**Exhibit A**).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	Residential 6
North	Residential 6
East	School Facility
South	Residential 6
West	Residential 6

Surrounding Land Use District or Zoning Designations

Location	Zoning
Site	Single Family Residential (R-1A 10,000)

North	Not A Part (Unincorporated San Bernardino County)
East	Single Family Residential (R-1A 10,000)
South	Single Family Residential (R-1B)
West	Single Family Residential (R-1A 10,000)

Site Characteristics

The project site is developed with a church facility complete with parking, lighting, landscaping, and structures for worship center, kitchen, offices, classrooms, and other ancillary uses. The site has existing access to Riverside Avenue via one (1) driveway at the northeast corner of the site as well as access to Ayala Drive via three (3) existing driveways.

Surrounding Area

The project site is bound by Ayala Drive on the west and Riverside Avenue to the northeast. Generally, the site is surrounded by single family residences with exception of the adjacent public elementary school to the east.

ANALYSIS/DISCUSSION:

Project Proposal

Oak Valley College, the applicant, proposes to establish an undergraduate college within approximately 11,000 square feet of existing office and classroom area within the church facility. The college will offer students the opportunity to earn a Bachelor of Arts degree in Business. Oak Valley College is recognized as a Candidate for Accreditation by the Western Association of Schools and Colleges (WASC) Senior College and University Commission (WSCUC). The candidacy indicates that the Oak Valley College is progressing towards accreditation.

Entitlement Requirements

Per Chapter 18.66 (Conditional Development Permits) of the Rialto Municipal Code the project requires the approval of a Conditional Development Permit by the Planning Commission. The applicant has complied with this requirement and filed a complete application with the Planning Division on August 10, 2021.

Operations

The proposed college will operate within 6 existing classrooms from 2:00 p.m. to 6:00 p.m., Monday through Thursday. The college will have exclusive use of 3 existing office spaces, will share common staff facilities such as lounge, kitchen/breakrooms, commons area, conference room, etc., and will also be able to utilize the church's main sanctuary up to 3 times a year for events. The college will accommodate up to 200 students and will employ 20 staff members.

Layout

As previously mentioned, the project site (**Exhibit B**) is developed as an existing church facility complete with parking, lighting, landscaping, and structures. As shown on the floor plan (**Exhibit C**), the proposed college operation will occur within approximately 11,000 square feet of an existing structure located in the east portion of the project site, near the existing driveway connected to Riverside Avenue.

Parking

The project site has six hundred and forty (640) parking stalls. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by Chapter 18.58, which requires one (1) parking spaces for every four (4) fixed seats for the church use, one (1) parking space for every three (3) college students, and one (1) parking spaces for every two (2) college faculty and employees:

<i>Type of Use</i>	<i>Units</i>	<i>Parking Ratio</i>	<i>Number of spaces required/provided</i>
CHURCH - Fixed seating Students - Faculty and Employees Total Required/Total Provided	1,900 200 20	1 / 4 1 / 3 1 / 2	475 67 10 552/640

Land Use Compatibility

The project is consistent with the Single Family Residential (R-1A 10,000) zone and the General Plan Land Use designation of Residential 6. The Single Family Residential (R-1A 10,000) zone conditionally allows educational facilities in order to serve and support the needs of the local community. The proposed project will be situated on an existing developed site with all the improvements necessary to co-occupy with the existing church use on-site. The proposed use is not anticipated to negatively affect the neighboring properties. The project will provide a benefit to the community providing a local alternative for higher education.

GENERAL PLAN CONSISTENCY:

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

Goal 3-12: Improve access to high-quality education opportunities for all Rialto residents and for all stages of life.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities (Environmental Assessment Review No. 2021-0036). Class 1 allows for the exemption of a project consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures. A Notice of Exemption form is attached to agenda report.

PUBLIC NOTICE:

The City mailed a public hearing notice for the proposed project to all property owners within 1,000 feet of the project site and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit D**) to approve Conditional Development Permit No. 2021-0033 to allow the establishment and operation of an undergraduate college within approximately 11,000 square feet of an existing church development located 2759 North Ayala Drive (APN: 1133-361-01) within the Single Family Residential (R-1A 10,000) zone, subject to the findings and conditions therein.