



City of Rialto

Legislation Text

File #: PC-21-0717, Version: 1

For the Planning Commission Meeting of October 13, 2021

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Daniel Casey, Acting Community Development Manager
FROM: Dionne Harris, Senior Planner

Tentative Tract Map No. 2021-0002: A request to allow the subdivision of approximately 4.74 acres of land (APNs: 0131-111-05, -07, -75 & -76) into thirty (30) single-family lots and six (6) lettered lots for private streets, common open space, landscaping, and stormwater retention. The project site is located on the east side of Sycamore Avenue approximately 630 feet north of Randall Avenue within the Multi-Family Residential (R-3) zone.

APPLICANT:

Richmond American Homes, 5171 California Avenue, #120, Irvine, CA 92617.

LOCATION:

The project site consists of four (4) parcels of land located east of Sycamore Avenue approximately 630 feet north of Randall Avenue (APNs: 0131-111-05, -07, -75, & -76) (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding General Plan Land Use Designations

<i>Location</i>	<i>General Plan Designation</i>
Site	Residential 12 (6.1 - 12.0 du/acre)
North	Residential 6 (2.1 - 6 du/acre)
East	Residential 2 with Animal Overlay (0 - 2 du/acre)
South	Residential 6 (2.1 - 6 du/acre)
West	Residential 6 (2.1 - 6 du/acre)

Surrounding Zoning Designations

<i>Location</i>	<i>Zoning</i>
Site	Multi-Family Residential (R-3)

North	Single Family Residential (R-1C) / Planned Residential Development-Detached (PRD-D)
East	Agricultural (A-1)
South	Single Family Residential (R-1C)
West	Single Family Residential (R-1C)

Site Characteristics

The project site is a relatively flat, asymmetrical-shaped piece of land comprised of four (4) parcels. The parcels as a whole are approximately 4.74 gross-acres in size with approximate dimensions of 730 feet (east to west) by 330 feet (north to south). The entire project site is vacant and covered by natural grasses and shrubs. The zoning of the project site is the Multi-Family Residential (R-3) zone.

Surrounding Area

The project site is bound by an existing segment of Sycamore Avenue to the west. To the north of the site is a private single-family residential neighborhood build in 1988, and to the east are several single-family residences that each sit on 1.0 acre lots. To the south is a single-family residential subdivision built in 1971, and to the west across Sycamore Avenue, is another single-family residential subdivision built in the 1950's.

Previous Entitlements

On February 12, 2019, the City Council approved General Plan Amendment No. 2018-0002, changing the land use designation of the project site from Residential 6 to Residential 12, Zone Change No. 2017-0004, changing the zoning designation of the project site from Single-Family Residential (R-1C) to Multi-Family Residential (R-3), and Tentative Tract Map No. 2017-0006, which allowed the subdivision of the project site into thirty-two (32) single-family lots and one common lot to facilitate the development of a proposed private residential neighborhood to be comprised of thirty-two (32) detached single-family residences, private streets, and common open space.

ANALYSIS/DISCUSSION:

Tentative Tract Map No. 2021-0002

Richmond American Homes, the applicant, acquired the project and filed Tentative Tract Map No. 2021-0002 to facilitate alterations to the design of the previously approved tentative tract map. As shown on the proposed tentative map (**Exhibit B**), the new subdivision design proposes thirty (30) single-family lots and six (6) lettered lots for private streets, common open space, landscaping, and stormwater retention. Lot sizes for the new single-family lots range from approximately 3,478 square feet to 4,348 square feet, with an average lot size of 3,636 square feet. The lots have depths between 77.18 feet and 83.54 feet with an average depth of 79.5 feet, and widths between 45 feet and 55 feet with an average width of 47 feet. The sizes dimensions of all proposed lots comply with the minimum lot requirements of the Multi-Family Residential (R-3) zone.

The changes from the previously approved tentative tract map include removing two (2) single-family lots on the west end of the project site and replacing them with a new lettered lot for an aboveground stormwater retention basin, minor lot line adjustments to increase the depths of the lots along the east-west streets, and the incorporation of new lettered lots at the ends of all corner lots to facilitate additional landscaping.

The total common open space area proposed under the new tentative tract map is 14,810 square feet, which exceeds the minimum requirement of 12,000 square feet. Fifteen (15) dedicated parking spaces will accommodate guests of the residents, and additionally the interior private streets are wide enough to accommodate street side parking throughout the entire site. The new neighborhood will also include a five (5) foot wide sidewalk system throughout the neighborhood, recreational amenities, access gates, and a six-foot high masonry block perimeter wall. Lastly, a Homeowner's Association will maintain the common open space and all other private common areas during the life of the development.

The neighborhood will continue to have one (1) access point, which is a driveway connected to Sycamore Avenue on the north end of the frontage. This driveway will allow full access movements in and out of the neighborhood. The new driveway will feature a landscaped median, decorative paving, and neighborhood identification signage. Internally, the full access driveway will connect to a thirty-six (36) foot-wide private street system that will provide access throughout the project site to each of the lots. The street system includes three (3) street stubs that will terminate at the property lines of the parcels adjacent to the northwest and east of the project site. These street stubs will allow for an extension/connection to a potential development in the future.

GENERAL PLAN CONSISTENCY:

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

Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.

Goal 2-21: Ensure high-quality planned developments in Rialto.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

On February 12, 2019, the City Council adopted a Mitigated Negative Declaration (Environmental Assessment Review No. 2017-0066) for the previously proposed thirty-two (32) lot project, in accordance with the requirements of the California Environmental Quality Act (CEQA). The proposed changes, specifically the reduction in number of dwelling units proposed, will serve to reduce the previously determined less than significant impacts even further. No further environmental review is required.

PUBLIC NOTICE:

The City published a public hearing notice for proposed project in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the Council Chambers, City Clerk's Office, and the project site, and mailed public hearing notices to all property owners within 300 feet of the project site, as required by State law

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit C**) to approve Tentative Tract Map No. 2021-0002 allowing the subdivision of approximately 4.74 acres of land (APNs: 0131-111-05, -07, -75 & -76) into thirty (30) single-family lots and six (6) lettered lots for private streets, common open space, landscaping and stormwater retention, subject to the findings and conditions therein.