



Legislation Details (With Text)

File #: 21-1647 **Version:** 1 **Name:**

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File created: 8/18/2022 **In control:** Planning Commission

On agenda: 9/20/2022 **Final action:**

Title: Master Case No. 21-127; Tentative Tract Map No. 20431 (TTM No. 21-011) - a proposal to consolidate four lots totaling approximately 4.4 adjusted gross acres into one parcel for condominium purpose, and Design Review No. 20-050 - a proposal to construct a new 82-unit condominium complex within 27 two-story buildings totaling approximately 128,000 square feet.

RECOMMENDATION:

Based on the information contained within this staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022 - ____; and,

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In -Fill) of the California Environmental Quality Act and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Tentative Tract Map No. 20431 and Design Review No. 21-050.

APPLICANT:

MCO Development, Inc.
One Venture, Suite 130
Irvine, CA 92618

LOCATION:

The project site is located on the west side of Cherry Avenue approximately 250-foot south of the southwest corner of the intersection of Foothill Boulevard and Cherry Avenue, the project site is otherwise identified as 8160, 8180, and 8194 Cherry Ave (APNs: 0230-051-39, -40, -41, and -42).

PROJECT PLANNER:

Jon S. Dille, Associate Planner

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment No. 1 - Vicinity Map, 2. Attachment No. 2 - Planning Commission Resolution, Findings, and Conditions of Approval, 3. Attachment No. 3 - Tentative Tract Map 20431, 4. Attachment No. 4 - Project Plans, 5. Attachment No. 5 - Notice of Exemption, 6. Attachment No. 6 - Public Hearing Notice

Date	Ver.	Action By	Action	Result
9/20/2022	1	Planning Commission		

FROM:

Planning Department

TITLE:

Master Case No. 21-127; Tentative Tract Map No. 20431 (TTM No. 21-011) - a proposal to consolidate four lots totaling approximately 4.4 adjusted gross acres into one parcel for condominium

purpose, and Design Review No. 20-050 - a proposal to construct a new 82-unit condominium complex within 27 two-story buildings totaling approximately 128,000 square feet.

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Based on the information contained within this staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022 - _____: and,

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2. Approve Tentative Tract Map No. 20431 and Design Review No. 21-050.

APPLICANT:

MCO Development, Inc.
One Venture, Suite 130
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LOCATION:

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REQUEST:

Tentative Tract Map No. 20431 is a proposal to consolidate four lots into one parcel for condominium purpose totaling approximately 4.4 adjusted gross acres.

Design Review No. 20-050 is a proposal for site and architectural review for a new 82-unit condominium complex within 27 two-story buildings totaling approximately 128,000 square feet, with two-bedroom units and three-bedroom units, ranging in size from 1,172 square feet to 1,672 square feet and various amenities.

PROJECT PLANNER:

Jon S. Dille, Associate Planner

BACKGROUND INFORMATION:

Land Use Designations:

	<u>General Plan Designation</u>	<u>Zoning and District</u>	<u>Existing Land Use</u>
Site:	*WMXU-1	Form-Base Code (FBC)/ Route 66 Gateway District	Two Single Family Homes
North:	*WMXU-1	Form-Base Code (FBC)/ Route 66 Gateway District	Commercial/Retail
South:	County of San Bernardino	County of San Bernardino	Hacienda Mobile Park
East:	*R-SF	Residential-Single Family (R-1)	Single-Family Homes
West:	*R-SF	Residential-Single Family (R-1)	Single-Family Homes
	*(WMXU-1), Walkable Mixed-Use Downtown and Corridors		
	*(R-SF) Residential-Single Family		

As stated previously, the project site is identified as 8160, 8180, and 8194 Cherry Ave (APNs: 0230-051-39, -40, -41, and -42). Two of these parcels have been developed with what is known as single-family dwellings which would be demolished; the remaining two parcels are vacant.

PROJECT DESCRIPTION:

Development Standards	Required	Proposed
Density	18 to 39 du/ac	18 du/ac
Setbacks		
Front:	10-foot maximum	10'-0"
Side:	10-foot maximum	9'-6"
Rear:	5-foot minimum	12'-5"
Building Height:	1 to 24 stories	Two Story (28'-3")
Parking:	Two Plus Bedrooms	
Per Unit	1.5	Two-Car Garage (164 total)
Guess Spaces	None	53 Open Parking Spaces

ANALYSIS:

The applicant MCO Development, Inc. is requesting that the Planning Commission review and approve a Tentative Tract Map and a Design Review proposal to develop a new 82-unit condominium complex within 27 two-story buildings totaling approximately 128,000 square feet, with two-bedroom units and three-bedroom units, which range in size from 1,172 square feet to 1,672 square feet within the Route 66 Gateway District of the Form-Base Code (FBC) Zoning District of the Walkable Mixed-Use Downtown and Corridors (WMXU-1) General Plan land use area.

Tentative Tract Map No. 20431:

The proposed project includes a tentative tract map to consolidate existing lots into one lot for condominium purposes and to develop an 82-unit multi-family detached alley loaded condominium project over one (1) parcel of approximately 4.4 adjusted gross acres.

Design Review No. 20-050:

The proposed project includes a new 82-unit condominium complex comprised of 27 two-story buildings totaling approximate 128,000 square feet with two-bedroom units and three -bedroom units, which range in size from 1,172 square feet to 1,672 square feet.

The project consists of 16 two-bedroom units and 66 three-bedroom units with three different floor plan lay-outs:

PLAN NO.	Type 1	Type 2	Type 3
SIZE	1,172 sq. ft.	1,650 sq. ft.	1,672 sq. ft.
NO. BDRMS	2-Bed	3-Bed	3-Bed
NO. BATHS	2-Bath	3-Bath	2-Bath
DEN/OFFICE	N/A	N/A	70 sq. ft.
GARAGE	424 sq. ft.	428 sq. ft.	416 sq. ft.
OPEN SPACE	100-178 sq. ft.	135-238 sq. ft.	150-230 sq. ft.
PORCH/BALCONY	27 sq. ft./ 9 sq. ft.	28 sq. ft./ 11 sq. ft.	22 sq. ft./ N/A

Architecture

The applicant proposes a Spanish/Mediterranean architectural style. The building will reflect light earth tone colors and a reddish accent color. This architectural style includes a smooth stucco finish, barrel tile low pitched roofs, arched openings, and covered porches and balconies. There are added architectural feature like: exposed wood corbels, window trim, and decorative iron work. The development will comply with the required setbacks and will not exceed the maximum height or maximum lot coverage. All other applicable development standards specified in the Zoning and Development Code have been met.

Amenities/Open Space

The amenities include stationary play equipment, benches, out-door sofa, out-door dining table and chairs, gas fired built-in barbeque, steel framed trellis, firepit, and seating pods located throughout the project site.

In addition to the proposed amenities, each unit has adequate private open space directly accessible from the private unit. Seventy-seven of the 82 units have a small private open space area from 100 square feet to 238 square feet. Each private yard area is secured with a fence and an emergency access gate for fire access.

Grading/Walls

The grading of the properties has a less than a two-percent gradient with limited retaining at the northwest and southwest corners.

The project plans indicate a six-foot tall tubular steel fence with pilasters and vehicular gates along the street frontage of Cherry Avenue. Along the remaining three property lines the plans indicate a six-foot tall split-face wall with no need for retaining.

Environmental:

This project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for Implementing CEQA. This project site is considered In-Fill Development and meets the CEQA requirement of In-Fill Projects as follows: 1) The project is consistent with the Walkable Mixed-Use Downtown and Corridors (WMXU-1) General Plan land use designation; 2) The project site is approximately 4.4 adjusted gross acres (less than 5 acres); 3) The project site is not within any known sensitive or threatened habitat area; 4) The project will not have a significant effect relating to traffic, noise, air quality, or water quality; and 5) There are adequate public utilities and service for the development of the proposed 82-unit condominium complex project.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Vicinity Map

Attachment No. 2 - P.C. Resolution, Findings, and Conditions of Approval

Attachment No. 3 - Tentative Tract Map No. 20431

Attachment No. 4 - Project Plans

Attachment No. 5 - Notice of Exemption

Attachment No. 6 - Notice of Public Hearing