



Legislation Text

File #: 21-1038, **Version:** 1

FROM:
Planning

TITLE:

Master Case No. 21-063; General Plan Amendment No. 21-003; Specific Plan Amendment No. 21-006; Zoning Code Amendment No. 21-005; Tentative Tract Map No. 20441 (TTM No. 21-002); Design Review No. 21-024 - A request for the construction of 100 condominium attached units on a 6.5 acre lot at the southwest corner of South Highland Avenue and Mango Avenue.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-____; and, forward a recommendation to the City Council to:

1. Adopt a resolution to adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination;
2. Adopt a resolution approving General Plan Amendment No. 21-003; and,
3. Adopt an ordinance approving Specific Plan Amendment No. 21-006; and,
4. Adopt an ordinance approving Zoning Code Amendment No. 21-005; and,
5. Adopt a resolution to approve Tentative Tract Map No. 20441 (TTM No. 21-002); and Design Review No. 21-024.

APPLICANT:

Gordon Nichols
Frontier Enterprises
2151 E. Convention Center Way
Ontario, CA 91764

LOCATION:

The project site is located on the Southwest corner of Highland Avenue and Mango Ave (APNs: 0240-121-22).

REQUEST:

1. General Plan Amendment No. 21-003 is a request to change the General Plan land use design of a parcel (APN: 0240-121-22) from Community Commercial (C-C) to Residential Planned Community (R-PC). The R-PC designation would allow for the construction of 100 condominiums. In conjunction with the land use designation change, the General Plan

Amendment would remove this parcel from the Auto Center Overlay District.

2. Specific Plan Amendment No. 21-006 is a request to modify the Walnut Village Specific Plan to establish the Aragon West District. This district would be created over the project site boundary and the text of the Walnut Village Specific Plan would be modified to establish the development and design standards of the Aragon West District. These standards would establish requirements for the proposed condominium project. Regulations include requirements for architecture, landscaping, open space amenities, walls and fencing, lighting and building design.
3. Zoning Code Amendment No. 21-005 is a request to remove the project site from the Auto Center Overlay District.
4. Tentative Tract Map No. 21-002 is a proposal to establish a condo map for 100 condominium units on the project site (APN: 0240-121-22) totaling 6.5 adjusted gross acres. The map is for condo purposes only.
5. Design Review No. 21-024 is a proposal for site and architectural review for 100 condominium units on approximately 6.5 adjusted gross acres, with a density of 15.4 du/ac.

PROJECT PLANNER:

Alejandro Rico, Associate Planner

I. BACKGROUND INFORMATION:

Land Use Designations:

	<u>General Plan</u>	<u>Zoning /Overlay</u>	<u>Existing Land Use</u>
Site:	Community Commercial (C-C) / Residential-Planned Community (R-PC)	Walnut Village Specific Plan/Auto Center Overlay District	Vacant Lot
Northwest:	Community Commercial (C-C)	Walnut Village Specific Plan/Auto Center Overlay District	Commercial Shopping Center (Raising Caines, Sprouts Farmers Market, Jack in the Box)
South:	Residential-Planned Community (R-PC)	Walnut Village Specific Plan	Single-Family Residential
East:	Residential-Planned Community (R-PC)	Walnut Village Specific Plan	Single-Family Residential

II. PROJECT DESCRIPTION:

A. Site Area:

Approximately 6.5 adjusted gross acres

B. FAR Ratio:

Maximum allowed: 80 percent (maximum coverage)

Provided: 77 percent

C. Building/Unit Analysis:

Units per Acre:

Max Allowed: 17 Units per Acre

Provided: 15.4 Units per Acre

D. Parking Analysis:

Automobile Parking Required: 270 spaces

Provided: 274 spaced

E. Landscaping:

Minimum Required: 15 percent

Proposed: 38.5 percent

III. **ANALYSIS:**

The applicant, Frontier Enterprises, is requesting that the Planning Commission review and approve a 100-unit condominium project on approximately 6.5 gross acres, with a density of 15.4 du/ac. In addition, to the construction of the building and associated site improvements, the project will include off-site improvements for sidewalks and parkways along with curb and gutter along South Highland Avenue and Mango Avenue.

General Plan Amendment No. 21-003:

The current General Plan land use designation on the project site is Community Commercial (C-C) and Residential-Planned Community (R-PC). Most of the parcel has the C-C land use designation, which the applicant is proposing to change. In order for the condominium project to be built, the General Plan land use designation of the lot must be Residential-Planned Community (R-PC), which allows for multi-family development as part of a specific plan. With the R-PC areas to the south and east of the project site, the density of all the lots with the R-PC land use designation within the Walnut Village Specific Plan will be 5.69 units per acre.

Specific Plan Amendment (SPA 21-006):

The specific plan amendment is a request from the applicant to modify the existing zoning within the specific plan identified as "The Corner" zoning district and establish a new zoning district called "Aragon West" District for the project site within the Walnut Village Specific Plan. This change is shown on Attachment No. 7. This district would designate the project site as the Aragon West District and implement new land use regulations. The newly proposed Aragon West zoning district would allow a maximum of 17 units per acre, however the proposed project has density of 15.4 du/ac. To ensure that the development is attractive and encourages desired development as required by the General Plan and Zoning Code, the Aragon West District has been drafted with detailed land use requirements proposed as part of the amended specific plan. The architecture is proposed with a high-quality Spanish style with recessed arched windows, tile roofing, "Juliet" windows, pop-outs,

Spanish tile, capped walls and roofed doorways. Development within the Aragon West District has requirements for landscaping to ensure that there are adequate and attractive trees, shrubs and groundcover. Pedestrian paseos also shown will provide connectivity within the project and utilize a walking path for the residents.

Zoning Code Amendment No. 21-005:

Currently, the project site is located within the Auto Center Overlay District (ACOD) on the Zoning District Map as well as within the Zoning Code text. As previously mentioned, the applicant is proposing to remove the project site from the overlay district to accommodate the residential project as the ACOD only allows commercial uses. Attachment No. 8 shows the proposed changes indicating that the project site would be removed from the Auto Center Overlay District and the text within the Zoning Code would also be modified in relation to removing the project site from the overlay.

Tentative Tract Map No. 20441 (TTM No. 21-002):

As previously mentioned, the project site is located in the proposed Aragon West District of the Walnut Village Specific Plan. The Aragon West District, if approved, would permit multi-family development at a density of up to 17 units per acre. The surrounding properties and uses are predominately characterized by a mix of a large commercial shopping center north of South Highland Avenue and single-family homes to the south and east. The project consists of one (1) parcel totaling approximately 6.5 adjusted gross acres. The applicant is proposing the development of 100 condominiums which requires a Tentative Tract Map for condominium purposes.

Design Review No. 21-024:

The applicant has proposed a high-quality Spanish style architecture to be built for this project of 100 condominium units as detailed above. As mentioned in the specific plan amendment section, Spanish style features include recessed arched windows, roofed door entries, pop-outs, capped walls and tile roofing. Also proposed is a variety of buildings with different color schemes and distinct buildings. The number of units vary per building from three (3) to six (6) units per building. Units are proposed with two (2) to three (3) bedrooms with a kitchen, two (2) car garage, 200 cubic feet of storage space, washer and dryer room and 100 square feet of private outdoor patio space.

Entry statements in the project site are proposed along South Highland Avenue and Mango Avenue. Each entryway will have dense landscaping, monumentation signs, and decorative paving at the entryway. The paseos throughout the project site are designed to enhance pedestrian access with wide sidewalks throughout the project site and between buildings and landscaping. Additionally, a centralized park with park furniture, trellis and tot lot are proposed in the public open space. Five (5) additional open space areas are planned throughout the project and will also be designed with park furniture that will include benches and tables.

Environmental:

Pursuant to Section No. 15070 of the California Environmental Act (CEQA) and pursuant to Section No. 6.04 of the 2019 Local Guidelines for Implementing CEQA an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program have been prepared for this project. Based on the information in the IS/MND, the project would not have a significant effect on the environment provided that the mitigation measures identified in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are implemented. A Notice of

Determination has been prepared for the Planning Commission's consideration. The mitigation measures from the Mitigation Monitoring and Reporting Program are included herein as part of the Conditions of Approval.

MOTION:

Accept staff's recommendation.

ATTACHMENTS:

1. Vicinity Map
2. Tentative Tract Map No. 20441
3. Site Plan
4. Elevations
5. 3-D Rendering
6. General Plan No. 21-003
7. Specific Plan Amendment No. 21-006 Proposed Specific Plan Amendment Changes
8. Zoning Code Amendment No. 21-005
9. Planning Commission Resolution, Findings and Conditions of Approval
10. Notice of Determination
11. Notice of Public Hearing

UNDER SEPARATE COVER:

1. Large Plans and Elevations
2. Reduced Color Copies of Site Plan and Elevations
3. Walnut Village Specific Plan Amendment
4. Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP)