



## Legislation Text

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**File #:** 21-1047, **Version:** 1

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**FROM:**

Planning Department

**TITLE:**

Master Case No. 21-057 and Design Review No. 21-021 - A request to construct a new 18-unit apartment complex consisting of four two-story buildings totaling approximately 17,520 square feet, with three-bedroom units and four-bedroom units ranging in size from 960 square feet to 2,011 square feet, on one parcel of approximately 0.9 adjusted gross acres.

**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. 2021 - \_\_\_\_: 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 Design Review No. 21-021.

**APPLICANT:**

Dixi Design  
1231 North Cactus Avenue, Suite "E"  
Rialto, CA 92376

**LOCATION:**

The project site is located on the north side of Malaga Street approximately 300-foot east of the northeast corner of Malaga Street and Sierra Avenue; the project site is otherwise identified as 16958 Malaga Avenue (APN: 0190-181-08).

**REQUEST:**

Design Review No. 21-021 is proposal for a new 18-unit apartment complex within four (4) two-story buildings totaling approximately 17,520 square feet, with three-bedroom units and four bedroom units ranging in size from 960 square feet to 2,011 square feet, on one parcel of approximately 0.9 adjusted gross acres.

**PROJECT PLANNER:**

Jon S. Dille, Associate Planner

I. BACKGROUND INFORMATION:

A. Land Use Designations:

	<b><u>General Plan Designation</u></b>	<b><u>Zoning and District</u></b>	<b><u>Existing Land Use</u></b>
<b>Site:</b>	*WMXU-1	Form-Base Code (FBC)/ Transitional District	Vacant
<b>North:</b>	*R-SF	Residential-Single Family (R-1)	Single Family Homes
<b>South:</b>	*WMXU-1	Form-Base Code (FBC)/ Transitional District	Parking Lot for a Church
<b>East:</b>	*WMXU-1	Form-Base Code (FBC)/ Transitional District	Single Family Home
<b>West:</b>	*WMXU-1	Form-Base Code (FBC)/ Transitional District	Single Family Homes
*(WMXU-1), Walkable Mixed-Use Downtown and Corridors			
*(R-SF) Residential-Single Family			

II. **PROJECT DESCRIPTION:**

**Development Standards:**

**Density:**

Required: 11 to 35 du/ac

Proposed: 19 du/ac

**Setbacks:**

*Front:*

Required: 10-foot min.

Proposed: 15'-0"

*Side:*

Required: 5-foot min.

Proposed: 5'-0"

*Rear:*

Required: 20-foot max.

Proposed: 20'-0"

**Building Height:**

Required: 1 to 18 stories

Proposed: Two Story (32'-8")

**Parking:**

*Per Unit:*

Required: 1.5

Proposed: Two-Car Garage

*Guest Spaces:*

Required: None

Proposed: Four (4)

III. **ANALYSIS:**

The applicant, Dixi Design, is requesting that the Planning Commission review and approve a new 18-unit apartment complex consisting of four two-story buildings totaling approximately 17,520 square feet, with three-bedroom units and four-bedroom units ranging in size from 960 square feet to 2,011 square feet.

Design Review No. 21-021:

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

<b>PLAN NO.</b>	<b>Type A</b>	<b>Type B</b>	<b>Type C</b>	<b>Type D</b>
<b>SIZE</b>	960 sq. ft.	2,011 sq. ft.	1,400 sq. ft.	940 sq. ft.
<b>NO. BDRMS</b>	3-Bed	4-Bed	3-Bed	3-Bed
<b>NO. BATHS</b>	2-Bath	3-Bath	2-Bath	2 ¼ -Bath
<b>GARAGE</b>	440 sq. ft.	456 sq. ft.	430 sq. ft.	430 sq. ft.
<b>OPEN SPACE</b>	295 sq. ft.	None	272 sq. ft.	500 sq. ft.
<b>PORCH/BALCONY</b>	64 sq. ft.	85 sq. ft.	50 sq. ft.	72 sq. ft.

Project amenities include an open lawn area with stationary play equipment and a trellis-covered seating area totaling approximately 723 square feet.

In addition to the proposed common amenities, each unit has adequate private open space directly accessible from the living unit. Sixteen of the eighteen units have a small private open space area in addition to the balcony area. Each private yard area is secured with a fence and an emergency access gate for fire access.

The applicant proposes Spanish/Mediterranean architectural styles. The buildings will reflect light earth tone colors and a red accent color. This architectural style includes a smooth stucco finish with stone veneer, barrel tile low pitched roofs, arched openings, and covered porches and balconies. There are added architectural feature such as wood shutters, stucco banding, 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 will be met.

### **Environmental:**

The 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. 3.22 (Infill Projects) of the 2019 Local Guidelines for Implementing CEQA. This project site is considered In-Fill Development and meets the CEQA exemption requirement for In-Fill, based on: 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 0.9 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 18-unit apartment complex project.

### **MOTION:**

Approve staff's recommendation

**ATTACHMENTS:**

1. Vicinity Map
2. Site Plan
3. Elevations
4. Planning Commission Resolution, Findings, and Conditions of Approval
5. Notice of Exemption
6. Notice of Exemption and Public Hearing

**UNDER SEPARATE COVER:**

1. Full size plans
2. 11x17 Color Binders