



Legislation Text

File #: 21-1315, **Version:** 1

FROM:

Planning Department

TITLE:

Master Case No. 21-121 - Design Review No. 21-044 - A proposal to construct a new multi-family development consisting of 23 two-story units and five (5) two-story accessory dwelling units on one (1) parcel of approximately 2.09 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. 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 Design Review No. 21-044.

APPLICANT:

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

LOCATION:

The project site is located on the east side of Laurel Avenue and south of Upland Avenue, the project site is otherwise identified as 8315 Laurel Avenue (APN: 0246-031-23).

REQUEST:

Design Review No. 21-044 is a proposal to construct a new multi-family development consisting of 23 two-story units and five (5) two-story accessory dwelling units on one (1) parcel of approximately 2.09 adjusted gross acres.

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:

- A. Land Use Designations:

	General Plan Designation	Zoning and District	Existing Land Use
Site:	Medium-Density Res. (R-M)	Medium-Density Residential (R-2)	Vacant
North:	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Homes
South:	Medium-Density Resid. (R-M)	Medium-Density Residential (R-2)	Apartment Complex
East:	Public Facility (P-PF)	Public Facility (P-PF)	Elementary School
West:	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Homes

B. Environmental Review Finding:

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. 1) the project is consistent with the Medium-Density Residential (R-M) General Plan land use designation; 2) the project site is approximately 2.09 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 apartment complex project containing 23 units and five (5) accessory dwelling units.

PROJECT DESCRIPTION:

Development Standards	Required	Proposed
Density	12.0 du/ac max.	11.5 du/ac
Setbacks		
Front:	25 feet min.	25 feet
Side:	25 feet min.	25 feet
Rear:	20 feet min.	20 feet
Building Height:	55 feet max.	31 feet max.

ANALYSIS:

The applicant, Dixi Design, is requesting that the Planning Commission review and approve a Design Review to develop a new multi-family development consisting of 23 units and five (5) accessory dwelling units. The project site is located in the Medium-Density (R-2) zoning district and is approximately 2.09 adjusted gross acres in size.

The project consists of 23 three-bedroom units with two (2) floorplans and five (5) two-bedroom

accessory dwelling units.

PLAN NO.	Type A	Type B	Type C (ADU)
SIZE	1,303 sq. ft.	1,282 sq. ft.	1,040 sq. ft.
NO. BDRMS	3-Bed	3-Bed	2-Bed
NO. BATHS	2.5-Bath	2.5-Bath	2.5-Bath
GARAGE	451 sq. ft.	421 sq. ft.	213 sq. ft.

The site will be accessed by pedestrians and vehicles from Laurel Avenue. Paved walkways for pedestrians will allow on-site circulation to units, amenities and other areas on the site. Paved drive aisles through the site and to private and guest parking areas will provide vehicular circulation. Decorative slump stone walls with caps will be constructed along the side and rear property lines and access to the site will be gated for privacy and security purposes.

On-site amenities include an open lawn area with stationary play equipment and a trellis-covered seating area with barbecues. In addition to the proposed amenities, each unit has adequate private open space directly accessible from the private unit. Each private yard area is secured with a fence and an emergency access gate for fire access. The site is also located just north of the Pacific Electric Trail, which will provide additional recreational opportunities for the development's residents.

The applicant proposes a Spanish/Mediterranean architectural style. The building 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 like: 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.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

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

UNDER SEPARATE COVER:

Full-sized plans
11"x17" color plans