



Legislation Text

File #: 21-1707, **Version:** 1

FROM:

Planning Department

TITLE:

Master Case No. 22-051 and Design Review No. 22-027 - a proposal to construct a three (3) story, 24-unit apartment project located in the Multi-Family subdistrict of the Form-Base Code on a single parcel totaling approximately 0.7 adjusted gross acres.

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. 2022-____; and,

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 22-027.

APPLICANT:

Andresen Architecture
17087 Orange Way
Fontana, CA 92335

LOCATION:

8969 Newport Avenue (APN: 0194-012-02).

REQUEST:

Design Review No. 22-027 - a proposal to construct a three (3) story, 24-unit apartment project located in the Multi-Family subdistrict of the Form-Base Code over a single parcel totaling approximately 0.7 adjusted gross acres.

PROJECT PLANNER:

Jon Dille, Associate Planner

BACKGROUND INFORMATION:

Land Use Designation:

	General Plan	Zoning / Subdistrict	Existing Land Uses
Site	*WMXU-1	*FBC / Multi-Family Subdistrict	Vacant
North	*WMXU-1	*FBC / Multi-Family Subdistrict	Multi-Family (Newport Village)
South	*WMXU-1	*FBC / Multi-Family Subdistrict	Vacant
East	*WMXU-1	*FBC / Multi-Family Subdistrict	Single-Family Home
West	*WMXU-1	*FBC / Transitional Subdistrict	Single-Family Home
*WMXU-1 – Walkable Mixed-Use Corridor and Downtown			
*FBC – Form-Base Code			

PROJECT DESCRIPTION:

A. <u>Site Area</u> :	Approximately 31,718 square feet (0.7 acre)	
B. <u>Density</u> :	12 to 39 dwelling units per acre	Provided: 32 du/acre
C. <u>Lot Development Standards</u> :	Setbacks	
	Front: 5' minimum	Provided: 5-Foot
	Rear: 10' minimum	Provided: 10-Foot
D. <u>Parking Analysis</u> :		
One-Bedroom – 6	One Space Per Unit	Provided: 6
Two (plus) Bedrooms - 18	1.5 Spaces Per Unit	Provided: 27
		Total: 33

ANALYSIS:

The applicant, Andresen Architecture, is requesting that the Planning Commission review and approve Design Review No. 22-027 a proposal to construct a three (3) story, 24-unit apartment project along with associated site improvements that include landscaping, lighting, block walls, and off-site street improvements.

The project site is one vacant parcel that totals approximately 0.7 acres. The project site has a General Plan Land Use Designation of Walkable Mixed-Use Corridor and Downtown (WMXU-1) and is located in the Form-Based Code (FBC) Multi-Family subdistrict. The density per the Multi-Family subdistrict is a maximum of 39 dwelling units per acre with a minimum of 12 dwelling units per acre. The Multi-Family subdistrict provides higher densities which permits multi-family development such as townhomes, apartments and condominiums. The surrounding properties and uses are predominately characterized by a mix of multi-family apartments and single-family homes. The proposed project is consistent with the development standards identified in the Zoning and Development Code.

Design Review No. 22-027

The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with articulated features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood. The applicant has proposed a Mediterranean architectural style for the apartment building. This design style will utilize exposed wood corbels, ornamental detailing, curved window

openings, and light earth tone colors to create a well-designed product that will compliment this architectural style. The apartment building will also incorporate architectural elements such as wood accents, iron work, and decorative lighting to complement the surrounding development. Associated improvements such as lighting, landscaping, parking, and paving would also be a part of this project.

The development will be comprised of 24 units located within a three-story building with one-bedroom, two-bedroom, and three-bedroom units. Six (6) of the units are proposed as one-bedroom units at 875 square feet and 880 square feet. Fifteen (15) of the units are proposed as two-bedroom units at 1,002 square feet each. Three (3) of the units are proposed as three-bedroom units at 1,314 square feet each. Each unit has adequate private open space directly accessible from the private unit. The upper floors units have covered balconies ranging between 74 square feet to 151 square feet. The ground floor units have open yard area in addition to a covered patio ranging between 74 square feet to 147 square feet.

The project site is physically suitable in size and shape to support the development of the proposed apartment building. The maximum density of the Multi-Family subdistrict zone is 39 dwelling units per acre and the proposed number of units is 24 which calculates to 32 dwelling units per acre and is within the allowable density. The main access to the project site will be from Newport Avenue, which is identified as a local street and is designed as a cul-de-sac. The applicable building codes, zoning codes, and fire codes and standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the development standards of the Zoning and Development Code.

The grading of the properties has a less than a two-percent gradient with no retaining walls required. There is an existing screen wall along the north property line to remain. There is a proposed 6-foot-high decorative screen wall along the south and east property lines.

MOTION:

Approve staff recommendation

ATTACHMENTS:

Attachment No. 1 - Vicinity Map

Attachment No. 2 - Project Plans

Attachment No. 3 - Planning Commission Resolution, Findings, and Conditions of Approval

Attachment No. 4 - Notice of Exemption

Attachment No. 5 - Notice of Public Hearing