



**LAND USE SERVICES DEPARTMENT  
PLANNING DIVISION  
PLANNING COMMISSION STAFF REPORT**

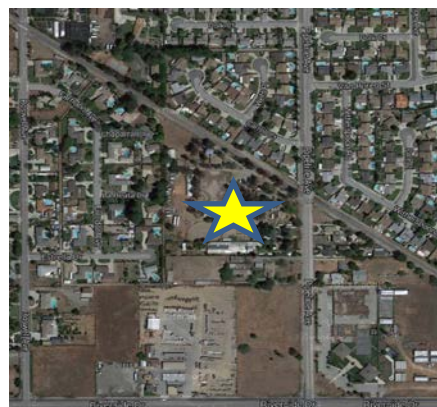


**HEARING DATE: August 7, 2014**

**AGENDA ITEM # 3**

**Project Description**

APN:	1016-521-03,04,05
APPLICANT:	COASTAL COMMERCIAL PROPERTIES
COMMUNITY:	CHINO
LOCATION:	PIPELINE AVENUE WEST SIDE, 860 FEET NORTH OF RIVERSIDE DRIVE.
PROJECT NO:	P201300324
STAFF:	KEVIN WHITE
REP:	MDS CONSULTING
PROPOSAL:	A. GENERAL PLAN LAND USE ZONING DISTRICT AMENDMENT FROM RS-20m TO SD (PRD-2014-02) ON 6.86 ACRES. B. PLANNED RESIDENTIAL DEVELOPMENT TO CREATE A 36 UNIT RESIDENTIAL COMMUNITY WITH A COMMUNITY PARK ON 6.86 ACRES. C. TENTATIVE TRACT MAP 18902 TO CREATE 36 RESIDENTIAL LOTS AND THREE LETTERED LOTS ON 6.86 ACRES.



62 Hearing Notices Sent On: July 25, 2014  
P.C. Field Inspection Date: August 4, 2014

Report Prepared By: Kevin White  
Field Inspected By: Commissioner Rider

**SITE INFORMATION:**

**Project Size:** 6.86 Acres  
**Terrain:** Gentle Sloping  
**Vegetation:** Ornamental Trees

**SURROUNDING LAND DESCRIPTION:**

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Residential, Horse Stables, Storage Buildings	RS-20M
North	Single Family Residences	City of Chino
South	Single Family Residences, Animal Raising	RS-20M
East	Single Family Residences	RS-20M, City of Chino
West	Single Family Residences	RS-20M

	<u><b>AGENCY</b></u>	<u><b>COMMENT</b></u>
City Sphere of Influence:	City of Chino	Supports Approval
Water Service	City of Chino	Will Serve
Sewer Service	City of Chino	Will Serve

**STAFF RECOMMENDATION:** That the Planning Commission **Recommend** that the Board of Supervisors **ADOPT** the General Plan Land Use Zoning District Amendment, **APPROVE** the Planned Development and Tentative Tract to create a residential development consisting of 36 lots on 6.86 acres.

Recommendations to the Board of Supervisors are not subject to appeal.

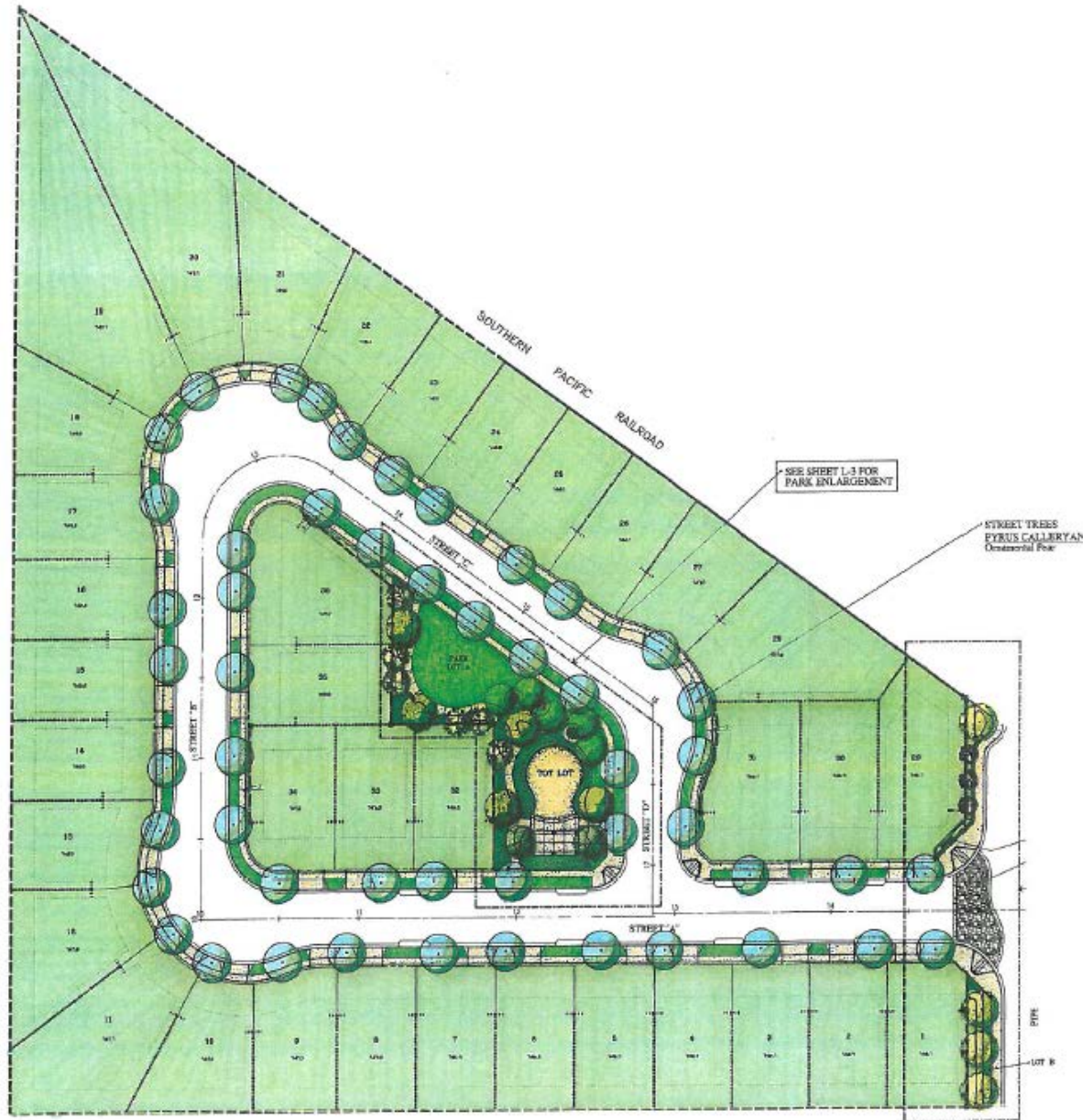
# Existing Official Land Use Zoning District



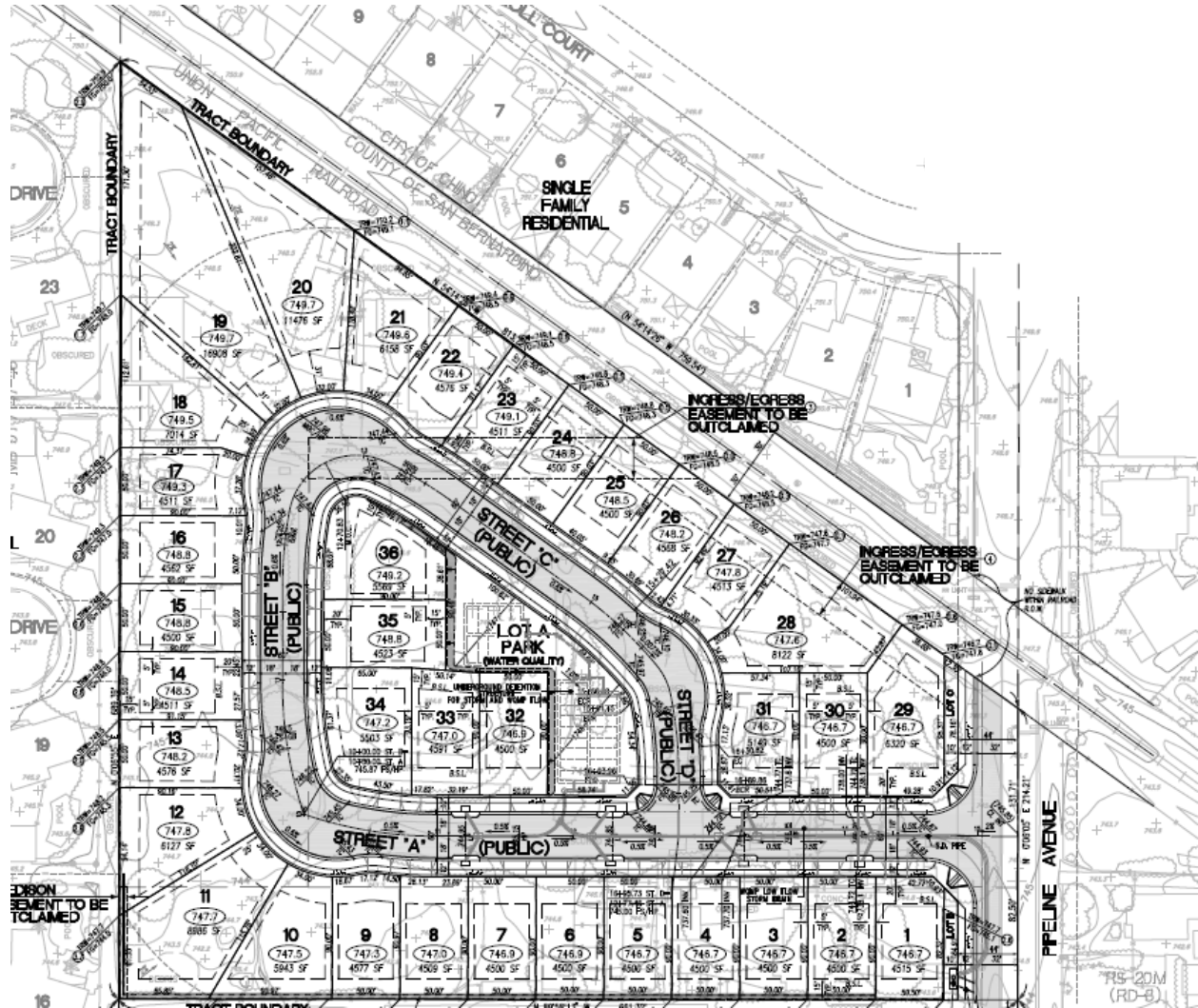
# Proposed Official Land Use Zoning District



# Planned Development



# Tentative Tract 18902



# Site Photos



**View 1.** Taken from south of center, facing northwest. Showing main equestrian field in foreground and stables in distance.



**View 2.** Taken from the northwest, facing south. Showing residence in right foreground and trailer staging area in distance.

## Site Photos Continued



**View 3.** Taken from the southwest, facing east. Showing disturbed area in the foreground and equestrian field/barn in distance.



**View 4.** Taken from the southeast facing southeast, showing residence and native oak trees in an ornamental setting.

## Site Photos Continued



**View 5.** Taken from the northeast corner, facing south. Showing a portion of the eastern perimeter of the property.



**View 6.** Taken from the northeast corner, facing northwest. Showing a portion of the northern perimeter of the property including train tracks.



# Elevations

---



Spanish Colonial



Santa Barbara



Ranch Hacienda

## **BACKGROUND:**

The proposed project (Project) would create a residential development consisting of 36 single family homes. The development will also include a .26 acre lettered lot (Lot A) for a park and a water quality basin. The Project includes a General Plan Amendment (GPA) to change the Official Land Use District on the Project site from RS-20M (Single Residential with a 20,000 square foot minimum lot size) to SD (PRD-2014-02) Special Development (Planned Residential Development). In addition, the Project also includes a Preliminary and Final Planned Residential Development (PRD) to allow alternative development standards and a Tentative Tract Map (#18902) to subdivide the property.

The site is located west of Pipeline Avenue, approximately 860 feet north of Riverside Drive in the Sphere of Influence of the City of Chino (Chino). The site consists of three parcels covering 6.86 acres. The majority of the site is disturbed. It currently includes two single-level residences, one two-story residential unit, three detached garage/storage buildings, six stables, one office, one trailer, horse stables/pens, one motor-home, and three corrals. There is also a groundwater well located in the northwest portion of the subject site and five septic tanks on-site. Additionally, the site includes a number of walls, fences, gates, hardscape areas, as well as predominantly ornamental trees and vegetation.

## **ANALYSIS**

The proposed zoning change from RS-20M to SD (PRD-2014-02) would allow an increase in density from 2 lots per acre to 5.25 lots per gross acre. Chino pre-zoned the subject property as RD 8, which is a Residential zoning with a maximum of 8 units to the acre. The proposed development will allow a greater variety of housing types and density in the area and provide a more efficient use of the land. The Project is compatible with the existing single family subdivisions in the vicinity of the Project. The density of the adjacent tract, north of the project site is approximately 4 lots per acre. Representatives of Chino have indicated that Chino is willing and able to provide water and sewer services to the Project to accommodate the increased number of homes. Communication from Chino advises that the Project has been reviewed and is supported.

A PRD is requested to allow for development of the proposed 36 unit residential Project with a density of 5.24 dwelling units per acre and alternative development standards as presented in the Project's Preliminary/Final Development Plan Report. As an example, the PRD allows for reduced setbacks typical of 4500 square foot lots and also provides design guidelines for the proposed homes. The PRD also requires the homes to meet specific architectural standards, an enhanced entry point with a monument sign, and a private park with amenities. The homes will range in size between 2,000 and 4,000 square feet and include attached two car garages. A Homeowner's Association shall be required to provide maintenance to all neighborhood common area improvements.

The tentative tract map will allow subdivision of the property. The map will create 36 numbered lots, one for each of the proposed homes. The minimum lot size for the Project is 4500 square feet. The average lot size is 5,630 square feet and the largest lot is 16,908 square feet. Additionally, there are three lettered lots – Lot A is the proposed neighborhood park/water quality basin. Lot B is located at the entry way, off Pipeline Avenue, immediately adjacent to Lot 1 and includes a drainage vault, the entrance sign and landscaping. Lot C only includes landscaping and is located at the entry way, immediately adjacent to lot 29. Interior circulation is comprised of Streets A through D. The subdivision was reviewed by the Chino Valley Independent Fire District which determined that the single point of access was acceptable for the development.

#### Public Input.

The Planning Division received nine comment letters regarding the Project. Seven letters were in opposition to the Project and two letters were neutral. The letters in opposition stated concerns with the additional density, two story homes, elimination of rural development, traffic concerns, construction impacts, and overcrowding of neighboring schools. The neutral letters discussed noise generated from the rail line north of the Project site and noise and dust generated from animal activities south of the Project site.

The increase in density is consistent with the General Plan policies as the Project as designed will allow varied housing types and densities to meet the general and social economic needs of the residents. A Traffic Study was submitted for the Project which determined the Project would not have a significant impact on the local road system. However the Project will require Regional Transportation Fees to be paid per residence. The applicant also prepared a noise study to determine the significance of the rail impacts on the Project site. The Project was designed to meet the recommendations of the acoustical engineer to require homes to be setback forty feet from the centerline of the existing tracks, and a 6 foot block wall to be placed at the property line. The applicant will construct the wall along the entire boundary.

## CEQA.

An independent Initial Study in compliance with the California Environmental Quality Act (CEQA) has been completed for the Project and determined that the proposal will not have any adverse impacts that will remain potentially significant, with implementation of appropriate mitigation measures. Mitigation measures will ensure: construction impacts will not have a significant impact on the environment, geotechnical recommendations are implemented, noise requirements are followed, and preconstruction surveys are completed to protect nesting birds. The County exercised its independent judgment in making this determination. Therefore, a Mitigated Negative Declaration is recommended along with approval of the Project.

**RECOMMENDATION:** That the Planning Commission **RECOMMENDS** that the Board of Supervisors consider and act upon the following:

- A) **ADOPT** a Mitigated Negative Declaration;
- B) **ADOPT** a General Plan Amendment from RS-20m (Single Residential - 20,000 square foot minimum lot size to SD (PRD-2014-02) Special Development (Planned Residential Development).
- C) **APPROVE** a Planned Residential Development to allow a 36 lot residential development with a park;
- D) **APPROVE** Tentative Tract Map 18902 to create 36 lots on 6.86 acres;
- E) **ADOPT** the Findings as contained in the Staff Report; and
- F) **FILE** a Notice of Determination.

Attachments: Exhibit A: Findings  
Exhibit B: Preliminary/Final Development Plan Report  
Exhibit C: Planned Development Conditions of Approval  
Exhibit D: Tentative Tract Conditions of Approval  
Exhibit E: Initial Study  
Exhibit F: Correspondence