



City of Rialto

Legislation Details (With Text)

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On agenda:	8/31/2022	Final action:			
Title:	<p>Conditional Development Permit No. 2021-0032: A request to allow the redevelopment and reuse of an existing industrial site with a 201,239 square foot industrial commerce building on 9.40 gross acres (9.10 net acres) of land (APNs: 0128-062-25, -26, & -27) located at the northeast corner of Cedar Avenue and Durst Drive within the General Manufacturing (M-2) zone. A Mitigated Negative Declaration (Environmental Assessment Review No. 2021-0035) has been prepared for consideration in conjunction with the project.</p> <p>Precise Plan of Design No. 2021-0036: A request to allow the redevelopment of an existing industrial site with a 201,239 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements on 9.40 gross acres (9.10 net acres) of land (APNs: 0128-062-25, -26, & -27) located at the northeast corner of Cedar Avenue and Durst Drive within the General Manufacturing (M-2) zone. A Mitigated Negative Declaration (Environmental Assessment Review No. 2021-0035) has been prepared for consideration in conjunction with the project.</p>				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Exhibit A - Location Map, 2. Exhibit B - Site Plan, 3. Exhibit C - Floor Plan, 4. Exhibit D - Elevations, 5. Exhibit E - Landscape Plan, 6. Exhibit F - Traffic Analysis, 7. Exhibit G - Initial Study, 8. Exhibit H - Mitigation Monitoring & Reporting Program, 9. Exhibit I - RUSD Comment Letter & Response, 10. Exhibit J - Draft Resolution for EAR No. 2021-0035, 11. Exhibit K - Draft Resolution for CDP No. 2021-0032, 12. Exhibit L - Draft Resolution for PPD No. 2021-0036				

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of August 31, 2022

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Paul Gonzales, Community Development Manager

FROM: Daniel Casey, Senior Planner

Conditional Development Permit No. 2021-0032: A request to allow the redevelopment and reuse of an existing industrial site with a 201,239 square foot industrial commerce building on 9.40 gross acres (9.10 net acres) of land (APNs: 0128-062-25, -26, & -27) located at the northeast corner of Cedar Avenue and Durst Drive within the General Manufacturing (M-2) zone. A Mitigated Negative Declaration (Environmental Assessment Review No. 2021-0035) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2021-0036: A request to allow the redevelopment of an existing industrial site with a 201,239 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements on 9.40 gross acres (9.10 net acres) of

land (APNs: 0128-062-25, -26, & -27) located at the northeast corner of Cedar Avenue and Durst Drive within the General Manufacturing (M-2) zone. A Mitigated Negative Declaration (Environmental Assessment Review No. 2021-0035) has been prepared for consideration in conjunction with the project.

APPLICANT:

AIREF Rialto Commerce Center, LP, 4675 MacArthur Court, Suite 625, Newport Beach, CA 92660

LOCATION:

The project site consists of three (3) parcels of land (APN: 0128-062-25, -26, & -27) located at the northeast corner of Cedar Avenue and Durst Drive (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding General Plan Land Use Designations

<i>Location</i>	<i>General Plan Designation</i>
Site	Light Industrial
North	Light Industrial
East	Light Industrial
South	Light Industrial
West	Light Industrial

Surrounding Zoning Designations

<i>Location</i>	<i>Zoning</i>
Site	General Manufacturing (M-2)
North	Transportation Corridor (T-C)
East	General Manufacturing (M-2)
South	General Manufacturing (M-2)
West	General Manufacturing (M-2)

Site Characteristics

The project site is comprised of three (3) parcels of land totaling approximately 9.40 gross acres (9.10 net acres) in size with approximate dimensions of 620 feet (north-south) by 650 feet (east-west). The project site is bound on the south by Durst Drive and on the west by Cedar Avenue, the latter of which is an established truck route. The property was previously developed in 2001 into a pipe storage and fabrication yard under Precise Plan of Design No. 1717, and the property was occupied by Southland Pipe, a steel pipe fabricator, until the end of 2020.

Surrounding Area

To the north of the project site is the BNSF/Metrolink railroad, and to the east is an approximately 1,100,000 square foot industrial commerce building occupied by All-Ways Pacific. To the south, across Durst Drive, is an approximately 49,000 square foot industrial commerce building occupied by

Mission Metals and approximately 1.68 acres of vacant land, and to the west, across Cedar Avenue, is an approximately 121,500 square foot industrial commerce building occupied by Martinez & Turek, Inc.

ANALYSIS/DISCUSSION:

Project Proposal

The applicant, AIREF Rialto Commerce Center, LP, proposes to consolidate the project site's three (3) parcels of land into one (1) 9.10 net acre parcel and then construct a 201,239 square foot industrial commerce building on the new parcel. There is no proposed tenant for the new building at this time, but the design of the building will accommodate various storage and distribution uses.

Entitlement Requirements

The following entitlements are required for the applicant's proposal:

- Conditional Development Permit: The development and operation of an industrial warehouse use within the M-2 zone requires the approval of a Conditional Development Permit.
- Precise Plan of Design: The design of the development and the related site improvements (e.g. building exterior, landscaping, etc.) requires the approval of a Precise Plan of Design.
- Lot Merger: Merging the project site's three (3) parcels of land into one (1) parcel of land requires the approval of a Lot Line Adjustment application.

Lot Merger

The applicant filed Lot Line Adjustment No. 2021-0006 to merge the three (3) parcels of land that comprise the project site into one (1) 9.10 net acre parcel of land. The Community Development Department approved Lot Line Adjustment No. 2021-0006 on June 1, 2022. The lot merger is currently in plan check with the Engineering Services Department. Lot Line Adjustment No. 2021-0006 does not require Planning Commission action.

Site Design

As shown on the site plan (**Exhibit B**), the applicant proposes to construct a 201,239 square foot industrial commerce building in the center of the project site. The proposed layout includes a truck court on the east side of the building and passenger vehicle parking areas along the north, east, and west sides of the building. The truck court will accommodate a maximum of 67 trucks and trailers, while the passenger vehicle parking areas will provide for the parking of up to 141 passenger vehicles.

Two (2) driveways are proposed to be connected to Cedar Avenue for access - a forty (40) foot wide driveway at the north end of the project site will provide right-in/left-out access for trucks and passenger vehicles and a twenty-six (26) foot wide driveway at the south end of the project site will provide right-in/right out access for passenger vehicles only. Additionally, one (1) new forty (40) foot wide driveway connected to Durst Drive will provide left-in/right-out access for trucks and passenger vehicles.

Additional on-site improvements include paving, lighting, landscape planters throughout the site, screen walls, and an underground infiltration basin for runoff water quality treatment and retention.

Floor Plan

The floor plan for the proposed building (**Exhibit C**) indicates that the building will consist of 10,000 square feet of office space and 191,239 square feet of warehouse space. The office space will potentially occupy either the northwest corner of the building and/or the southwest corner of the building, with 5,000 square feet on the ground floor and another 5,000 square feet up above on a second-floor mezzanine. The west side of the building will have up to 26 dock high loading doors and two (2) grade level roll-up doors.

Architectural Design

The proposed building will feature significant vertical and horizontal wall plane articulation in the form of recessed wall panels, projected wall panels, and panel height variations on all four (4) sides of the building. As shown on the elevations (**Exhibit D**), the height of the building will range from 39 feet to 45 feet from the finished floor level. The exterior of the building will be of concrete tilt-up wall construction painted with a palette of four (4) different colors - various gray tones and a blue accent. Additional architectural features of the building include wall panel reveals, metal brow accents, and glazing.

Parking

The development will have 141 auto-parking spaces, including six (6) ADA accessible parking spaces. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
Office Ground floor Above ground floor Warehouse	5,000 5,000	1 / 250 1 / 500	20 10
Floor area up to 10,000 square feet	10,000	1 / 1,000 1 /	10 91
Floor area 10,001 square feet or more	181,239	2,000	
Total Required/Total Provided			131/141

Landscaping

The landscape coverage for the project is 11.3 percent, which exceeds the minimum required amount of 10.0 percent. This includes a fifteen (15) foot landscape setback along Cedar Avenue, a forty-four (44) foot landscape setback along Durst Drive, as well as planters around the perimeter of the building and the project site. All the landscape planters will feature a variety of trees spaced every thirty (30) linear feet and an abundant number of shrubs and groundcover (**Exhibit E**).

Cedar Avenue Access

As previously discussed, the project proposes the installation of two (2) new driveways connected to Cedar Avenue. However, according to Parcel Map No. 12885, which is the parcel map that created the parcels that comprise the project site, vehicular ingress and egress to and from Cedar Avenue is prohibited. As a result, the applicant requests that the City vacate and remove the access restriction to facilitate the development of the project.

Parcel Map No. 12885 provides no explanation for the access restriction, and all the surrounding properties in the area have driveways connected to Cedar Avenue, thereby rendering the ingress/egress restriction unnecessary. Removal of the existing ingress/egress restriction to facilitate the development of the project will not conflict with the General Plan. The Draft Resolution for Precise Plan of Design No. 2021-0036 includes a finding to this effect.

Traffic

Urban Crossroads, Inc. prepared a Traffic Analysis (TA), dated March 17, 2022, to assess the project's potential impacts to local streets and intersections (**Exhibit F**). The TA estimates that the project will generate approximately 840 actual daily vehicle trips (1,406 PCE daily vehicle trips) with 74 trips in the AM peak hour and 80 trips in the PM peak hour. Trucks will constitute 338 of the 840 actual daily vehicle trips.

The TA analyzed the following 8 intersections in the project vicinity:

#	Intersection
1	Cedar Av. & Driveway 1
2	Cedar Av. & Driveway 2
3	Cedar Av. & Durst Dr.
4	Cedar Av. & Merrill Av.
5	Cedar Av. & Valley Blvd.
6	Cedar Av. & I-10 WB
7	Cedar Av. & I-10 EB
8	Driveway 3 & Durst Dr.

Four (4) of the intersections are anticipated to be impacted when the existing and project generated traffic volumes are combined with cumulative growth and ambient growth without any mitigation. The specific intersections are (1) Cedar Avenue & Durst Drive, (2) Cedar Avenue & Valley Boulevard, (3) Cedar Avenue & I-10 Westbound Ramps, and (4) Cedar Avenue & I-10 Eastbound Ramps. The TA recommends various improvements to mitigate potential traffic impacts to these intersections. The recommended improvements to mitigate the traffic impacts consist of installing a new traffic signal at the intersection of Cedar Avenue and Durst Drive, restriping existing right-of-way at the intersection of Cedar Avenue and Valley Boulevard, and adding turn lanes at the intersections of Cedar Avenue & I-10 Ramps.

The TA concluded that the payment of "fair share" fees for the recommended improvements constitutes adequate mitigation. The applicant will be responsible for a fair share payment in the amount of \$116,442 to the City of Rialto, \$48,733 to Caltrans, and \$5,083 to the County of San Bernardino. The fair share fees are calculated based upon the project's anticipated portion of traffic generated at each of the affected intersections. Specifically, the applicant is responsible for 19.4% (\$116,442) of the cost of improvements recommended for Cedar Avenue & Durst Drive, 6.3% (\$5,083) of the cost of improvements recommended for Cedar Avenue & Valley Boulevard, 3.6% (\$30,666) to the cost of improvements for Cedar Avenue & I-10 Westbound Ramps, and 1.5%

(\$18,067) of the cost of improvements recommended for Riverside Avenue & I-10 Eastbound Ramps.

The Transportation Commission reviewed and approved the TA on July 6, 2022. In its decision, the Transportation Commission agreed with the findings and recommended “fair-share” payments in the TA.

Additionally, the applicant will pay development impact fees related to traffic. All “fair-share” payments and development impact fee payments will be paid prior to issuance of a building permit, and all new street improvements along the project frontage will be completed prior to issuance of a Certificate of Occupancy.

Land Use Compatibility

The project is consistent with the M-2 zone, the regulations contained within Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code, and the industrial uses surrounding the project site. Additionally, the Draft Resolutions of Approval contain conditions of approval requiring that the project not exceed the traffic estimates contained within the TA, thereby ensuring that the project will not significantly impact local streets and intersections. The project will be a benefit to the community and an improvement to the surrounding area.

GENERAL PLAN CONSISTENCY:

The General Plan land use designation of the site is Light Industrial. According to Chapter 2 (Managing Our Land Supply) of the Rialto General Plan, industrial commerce buildings, such as the project, are consistent with the Light Industrial land use designation. Furthermore, the project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

Goal 2-16: Improve the architectural and design quality of development in Rialto.

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

The applicant engaged T&B Planning, Inc. to prepare an Initial Study (Environmental Assessment Review No. 2021-0035) for the project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study is attached to the agenda report (**Exhibit G**). Based on the findings and recommended mitigation within the Initial Study, staff determined that the project will not have an adverse impact on the environment and prepared a Mitigated Negative Declaration. Although the Mitigated Negative Declaration identified potential impacts related to biological resources, cultural resources, geology and soils, and tribal cultural resources, any of these impacts will be reduced to a level of insignificance subject to the imposition of the recommended mitigation contained within the project’s Mitigation Monitoring and Reporting Program (**Exhibit H**).

The Planning Division published a Notice of Intent to adopt the Mitigated Negative Declaration for the project in the San Bernardino Sun newspaper, mailed copies to all property owners within 1,000 feet of the project site. Staff also completed a Notice of Completion and distributed copies of the Initial Study to the State Clearinghouse. A thirty (30) day public comment period for the Mitigated Negative Declaration began on July 22, 2022 and ended on August 20, 2022. One (1) comment letter was received during the public comment period.

On August 15, 2022, the Planning Division received a letter Ms. Angie Lopez, Agent (Director) of Facilities Planning Services for the Rialto Unified School District. Ms. Lopez's letter raised concerns about the methodologies used to calculate the proposed project-related air emissions and the possibility of heavy-duty construction traffic traveling along Cedar Avenue north of the project site while children are present in the area. On August 24, 2022, the Planning Division, in coordination with T&B Planning, Inc., sent a response to Ms. Lopez. The response confirmed that the methodologies used to calculate are emissions are consistent with the requirements of the South Coast Air Quality Management District (SCAQMD), that the project would not exceed any air emission threshold established by SCAQMD, and that the applicant will voluntarily agree to a condition of approval prohibiting heavy-duty construction traffic traveling along Cedar Avenue north of the project site between fifteen (15) minutes before and fifteen (15) minutes after the morning drop-off and afternoon dismissal bells, to which the Planning Division has incorporated the condition of approval into the Draft Resolutions. The Rialto Unified School District did not provide any further comment upon receiving the response.

The comment letter received and the response to the comments are attached to the agenda report (**Exhibit I**).

Additionally, it is noted that the applicant proposes to voluntarily contribute \$45,000 to the Rialto Unified School District, as a community benefit for the District to utilize at its sole discretion, in addition to approximately \$157,000 of required school fees.

PUBLIC NOTICE:

The City published a public hearing notice for proposed project in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the Council Chambers and the City Clerk's Office, and mailed public hearing notices to all property owners within 1,000 feet of the project site, as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit J**) to approve the Mitigated Negative Declaration (Environmental Assessment Review No. 2021-0035) for the proposed project and authorize staff to file a Notice of Determination with the Clerk of the Board of San Bernardino County; and
- Adopt the attached Resolution (**Exhibit K**) to approve Conditional Development Permit No. 2021-0032 to allow the redevelopment and reuse of an existing industrial site with a 201,239 square foot industrial commerce building on 9.40 gross acres (9.10 net acres) of land (APNs: 0128-062-

25, -26, & -27), subject to the findings and conditions therein; and

- Adopt the attached Resolution (**Exhibit L**) to approve Precise Plan of Design No. 2021-0036 to allow the redevelopment of an existing industrial site with a 201,239 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements on 9.40 gross acres (9.10 net acres) of land (APNs: 0128-062-25, -26, & -27) and find that the removal of the ingress/egress restriction along Cedar Avenue is consistent with the General Plan, subject to the findings and conditions therein.