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WHEREAS, approximately 101.7 acres of land (APN's: 0264-191-02, -04, -13, & -14 and 0264-201-08, -25, -27, -28, -29, -30, & -31) generally located east of Eucalyptus Avenue, south of the SR-210 Freeway, west of Meridian Avenue, and north of Walnut Avenue ("Site") is currently designated by the Land Use Element of the General Plan as a mix of Residential 6 and Business Park; and

WHEREAS, Government Code Section 65454 requires a Specific Plan to be consistent with the General Plan; and

WHEREAS, in accordance with Government Code Sections 65350-65362, the City of Rialto initiated General Plan Amendment No. 2022-0003 (“GPA No. 2022-0003”) to change the general plan land use designation of the entire Site to Specific Plan with a Specific Plan Overlay; and

-1-

1 WHEREAS, pursuant to Government Code Sections 65350-65362, the City Council is  
2 authorized to amend the General Plan within the City; and

3 WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning  
4 Commission shall hold a public hearing for a proposed amendment to the General Plan and forward  
5 a recommendation to the City Council for action; and

6 WHEREAS, on September 28, 2022, the Planning Commission of the City of Rialto  
7 conducted a duly noticed public hearing, as required by law, on GPA No. 2022-0003, took  
8 testimony, at which time it received input from staff, the city attorney, and the applicant; heard  
9 public testimony; discussed GPA No. 2022-0003; directed staff to bring GPA No. 2022-0003 to  
10 the next Planning Commission meeting for further discussion and closed the public hearing; and

11 WHEREAS, on October 26, 2022, the Planning Commission of the City of Rialto; had a  
12 further discussion on GPA No. 2022-0003; and

13 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

14 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto  
15 as follows:

16 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth  
17 in the recitals above of this Resolution are true and correct and incorporated herein.

18 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
19 the public hearing conducted with regard to GPA No. 2022-0003, including written staff reports,  
20 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the  
21 Planning Commission hereby determines that GPA No. 2022-0003 satisfies the requirements of  
22 Government Code Sections 65358 pertaining to the findings which must be made precedent to  
23 amending a General Plan. The findings are as follows:

24  
25 1. That the proposed General Plan Amendment is in the public interest.

26 *This finding is supported by the following facts:*

27 GPA No. 2022-0003 is necessary to change the Land Use Map and text of the General Plan  
28 to facilitate consistency between the Pepper Avenue Specific Plan and the General Plan.

1 Additionally, GPA No. 2022-0003 will “activate” the Pepper Avenue Specific Plan, which  
2 will facilitate the orderly development of the Site to its highest and best use. The alternative  
3 would be to allow the Site to develop without the Pepper Avenue Specific Plan in a piece  
4 meal fashion in a non-cohesive manner.

5 The primary objective of the Pepper Avenue Specific Plan and the associated General Plan  
6 Amendment is to create an eastern gateway into the City of Rialto that offers new retail  
7 opportunities and promotes the identity of the Pepper Avenue neighborhood. GPA No. 2022-  
8 0003 will not be detrimental to the public safety, health and general welfare and is compatible  
9 with the overall goals and objectives of the Pepper Avenue Specific Plan and the 2010 General  
10 Plan.

11 SECTION 3. The City Council of the City of Rialto Certified an Environmental Impact  
12 Report for the Pepper Avenue Specific Plan (SCH #2016021047) on December 12, 2017 (Resolution  
13 No. 7258). The Specific Plan and the associated General Plan Amendment were thoroughly analyzed  
14 in the Environmental Impact Report for the Pepper Avenue Specific Plan and there are no changes or  
15 impacts not previously analyzed. No further environmental review is required for GPA No. 2022-  
16 0003 pursuant to the California Environmental Quality Act (CEQA).

17 SECTION 4. The Planning Commission hereby recommends that the City Council approve  
18 GPA No. 2022-0003 to change the general plan land use designation of the entire Site to Specific Plan  
19 with a Specific Plan Overlay, and to update the text, tables, charts, and maps within the General Plan  
20 to reflect the new general plan land use designation of the Site.

21 SECTION 5. The Chairman of the Planning Commission shall sign as to the passage and  
22 adoption of this resolution and thereupon the same shall take effect and be in force.

23 PASSED, APPROVED AND ADOPTED this 26th day of October, 2022.

24  
25 \_\_\_\_\_  
26 JERRY GUTIERREZ, CHAIR  
27 CITY OF RIALTO PLANNING COMMISSION  
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4 STATE OF CALIFORNIA )  
5 COUNTY OF SAN BERNARDINO ) ss  
6 CITY OF RIALTO )  
7

8 I, Kimberly Dame, Administrative Assistant of the City of Rialto, do hereby certify that the  
9 foregoing Resolution No. \_\_\_\_ was duly passed and adopted at a regular meeting of the Planning  
10 Commission of the City of Rialto held on the \_\_\_\_th day of \_\_\_\_, 2022.

11 Upon motion of Planning Commissioner\_\_\_\_\_, seconded by Planning Commissioner  
12 \_\_\_\_, the foregoing Resolution No. \_\_\_\_ was duly passed and adopted.

13 Vote on the motion:

14 AYES:

15 NOES:

16 ABSENT:

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
18 Rialto this \_\_\_\_th day of \_\_\_\_, 2022.  
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20  
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22 \_\_\_\_\_  
23 KIMBERLY DAME, ADMINISTRATIVE ANALYST  
24  
25  
26  
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28