

1 Parkway between Ayala Drive and approximately 1,600 linear feet immediately to the east thereof,
2 remove a landscape easement on Renaissance Parkway east of Ayala Drive, reduce the parkway on the
3 south side of Renaissance Parkway east of Ayala Drive to a minimum of five (5) feet, and vacate a
4 portion of Easton Street, an east-west collector road parallel to and just north of Renaissance Parkway
5 east of Ayala Drive (collectively, “Plan Amendment”); and

6 **WHEREAS**, as part of the Project, the Applicant has also submitted the following entitlements:

7 (i) an Addendum to the RSP EIR, environmental Assessment Review No. 2017-0055, (ii) Precise Plan
8 Of Design Nos. 2017-066 and 0074; (iii) Variance No. 2017-0010 to vary from the maximum height of
9 50 feet for freestanding pylon signs along the I-210 to 80 feet; (iv) Tentative Parcel Map No. 19898 to
10 subdivide a 7.6 acre parcel into six (6) developable lots; (v) Conditional Development Permit No. 2017-
11 0029 to develop and construct a drive through lane for a fast casual restaurant on Pad 2 of Tentative
12 Parcel Map No. 19898; and

13 **WHEREAS**, on October 25, 2017, the Planning Commission of the City of Rialto conducted
14 a duly noticed public hearing, as required by law, on the approval of the Project, including the Plan
15 Amendment, and took testimony, at which time it received input from staff, the city attorney, and the
16 applicant; heard public testimony; discussed the Project and the Plan Amendment; and closed the
17 public hearing; and

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

19 **NOW THEREFORE**, based on existing evidence, facts and public input, the Planning
20 Commission finds and resolves as follows:

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

23 SECTION 2. Based on substantial evidence presented to the Planning Commission during the
24 public hearing conducted with regard to the Plan Amendment, including written staff reports, verbal
25 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
26 Commission hereby determines that the Plan Amendment satisfies the requirements of Government
27 Code Sections 65358 and 65453 and of Section 18.78.060 I of the Rialto Municipal Code pertaining to
28 the findings which must be made precedent to amending a Specific Plan. The findings are as follows

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1. The proposed Plan Amendment is consistent with the goals and policies of the General Plan and its purposes, standards and land use guidelines.

This finding is supported by the following facts:

The Plan Amendment will create an intersection that is perpendicular rather than offset for Renaissance Parkway and Ayala Drive, will accommodate traffic flows to and from the Project Site, and will transition Renaissance Parkway to a residential collector street east of the Project Site. The street classification transitions Renaissance Parkway from a major arterial to residential collector street in approximately 1,600 linear feet of frontage. The Plan Amendment will further Goal 2-17 of the General Plan by providing high quality and environmentally sustainable landscaping, as well as Goal 2-21 by ensuring high-quality planned development in the City such as the Project. Furthermore, the Plan Amendment will facilitate development of the Project, which is well-designed, people-oriented, and functionally efficient for its purpose.

2. The proposed Plan Amendment will help achieve a balanced community of all races, age groups, income levels and ways of life.

This finding is supported by the following facts:

The Plan Amendment will not alter the balanced community of residential, commercial and industrial development achieved by the current land use configuration within the Renaissance Specific Plan.

3. The proposed Plan Amendment results in development of desirable character, which will be compatible with existing and proposed development in the surrounding neighborhood.

This finding is supported by the following facts:

The Plan Amendment will improve the safety and efficiency of vehicular and pedestrian traffic, as well as facilitate the development of the Project, which will be compatible with surrounding uses and the neighborhood and provide economic vitality and high quality retail and commercial opportunities.

4. The proposed Plan Amendment contributes to a balance of land uses that will enable local residents to work and shop in the community in which they live.

This finding is supported by the following facts:

The Plan Amendment will allow the development of the Project, which will expand retail and commercial opportunities for the community, increased employment opportunities, and provide additional alternatives for social and business-related gatherings.

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5. The proposed Plan Amendment respects the environmental and aesthetic assets of the community consistent with economic realities.

This finding is supported by the following facts:

The Plan Amendment allow for more efficient and meaningful development of a vacant and unimproved area of land adjacent to the I-210 and the Renaissance Marketplace. The Plan Amendment respects the environmental and aesthetic assets of the community be following the design guidelines of the Renaissance Specific Plan.

6. The proposed Plan Amendment incorporates, where feasible, active and passive energy conservation measures.

This finding is supported by the following facts:

The Plan Amendment will allow for the development of a high-quality and well-designed commercial center that is environmentally sustainable and is energy-conscious.

SECTION 3. An Addendum to the previously certified RSP EIR has been prepared (Environmental Assessment Review No. 2017-0055), and the City coordinated the preparation of the Initial Study and accompanying technical studies which describe and evaluate the Project because the proposed Plan Amendment and Project will not result in any changes with respect to the circumstances or require major revisions to the previously approved RSP EIR. The Addendum is being concurrently reviewed and recommended for approval herewith.

SECTION 4. The Planning Commission hereby recommends that the City Council of the City of Rialto approve the Plan Amendment.

SECTION 5. The Chair of the Planning Commission shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 25th day of October, 2017.

JOHN PEUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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