

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING APPROVAL OF AN AMENDMENT TO THE RIALTO AIRPORT SPECIFIC PLAN TO CHANGE THE STANDARDS FOR MAXIMUM BUILDING HEIGHT IN CERTAIN ZONES OF THE AIRPORT SPECIFIC PLAN AREA, AND REPEALING ORDINANCE NO. 1394 TO ELIMINATE THE REQUIREMENT OF PLANNING COMMISSION AND CITY COUNCIL APPROVAL OF CONDITIONAL DEVELOPMENT PERMITS FOR ALL USES IN CERTAIN ZONES OF THE AIRPORT SPECIFIC PLAN AREA**

**WHEREAS**, the Rialto Airport Specific Plan was adopted by the City Council of the City of Rialto in November of 1997; and

**WHEREAS**, Table 9 (Development Standards Non-Residential Designations) in Section 5 (Development Regulations) of the Rialto Airport Specific Plan provides the Maximum Building Height standards for non-residential uses in the I-AR (Airport-Related Planned Industrial Development) and I-PID (Planned Industrial Development) zones within the Rialto Airport Specific Plan Area; and

**WHEREAS**, the Planning Commission proposes amending Table 9 in Section 5 of the Rialto Airport Specific Plan to change the standards for Maximum Building Height in the I-AR and I-PID zones from a maximum of 35 feet to a maximum of 75 feet, based on more modernized industrial buildings using more advanced machinery, transport vehicles, and technologies; and

**WHEREAS**, the City Council, by prior Ordinance No. 1394 adopted in 2006, approved an amendment to Table 8 (Permitted Uses Non-Residential Designations) in Section 5 of the Rialto Airport Specific Plan to require conditional development permits for all uses in the I-AR and I-PID zones, and that such conditional development permits be approved by both the Planning Commission and City Council, for the purpose of retaining control over all development within the I-AR and I-PID zones in anticipation of the creation and adoption of the Renaissance Specific Plan; and

**WHEREAS**, the Planning Commission believes that Planning Commission and City Council approval of conditional development permits for all uses in the I-AR and I-PID zones is no longer necessary, because the Renaissance Specific Plan has been adopted by the City; and

**WHEREAS**, the Planning Commission proposes amending Table 8 in Section 5 of the Rialto Airport Specific Plan to re-designate certain uses in the I-AR and I-PID zones as Permitted uses and certain uses in the I-AR and I-PID zones as Uses permitted by Conditional Development Permit, as

1 those uses had previously been designated under Table 8 in Section 5 of the Rialto Airport Specific  
2 Plan prior to the adoption of Ordinance No. 1394; and

3 **WHEREAS**, on April 24, 2018, the Planning Commission of the City of Rialto conducted a  
4 duly noticed public hearing, as required by law, on the proposed amendments o the Rialto Airport  
5 Specific Plan (“Specific Plan Amendment”), and took oral and written testimony from the public, staff,  
6 the city attorney, and the applicant; discussed the Project; and closed the public hearing; and

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

8 **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO FINDS AND**  
9 **ORDAINS AS FOLLOWS:**

10 SECTION 1. The above recitals are all true and correct and are hereby adopted as findings.

11 SECTION 2. Based on substantial evidence presented to the Planning Commission during the  
12 public hearing conducted with regard to the Specific Plan Amendment, including written staff reports,  
13 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the Planning  
14 Commission hereby determines that the Specific Plan Amendment satisfies the requirements of Section  
15 18.78.060(I) of the Rialto Municipal Code pertaining to the findings which must be made precedent to  
16 granting an amendment of a specific plan. The findings are as follows:

- 17 1. The proposed amendment is consistent with the goal and policies of the general plan and  
18 with its purposes; and

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

20 The Specific Plan Amendment will further Goal 2-21 of the Rialto General Plan by ensuring  
21 high quality planned developments in the City, Goal 2-22 by promoting commercial and/or  
22 industrial development that is well designed, people-oriented, environmentally sustainable,  
23 sensitive to the needs of the visitor or resident, and functionally efficient for its purpose and  
24 Goal 3-1 by strengthening and diversifying the economic base and employment opportunities,  
25 and maintain a positive business climate. By not requiring conditional development permits  
26 for all uses within the I-AR and I-PID zones or approval by both the Planning Commission and  
27 City Council, the process for establishing a business will be greatly expedited and reduce costs  
28 to both the City and the business. The increase in maximum height will also ensure that  
remaining buildable property in the City will attract new businesses and keep up with modern  
technological advances requiring buildings with higher heights.

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

*This finding is supported by the following facts:*

1 The Specific Plan Amendment will not alter the balanced community of residential,  
2 commercial and industrial development achieved by the current land use configuration within  
3 the Rialto Airport Specific Plan, as uses will be approved or conditionally approved as  
originally intended under the Rialto Airport Specific Plan, and the Amendment will affect only  
the I-AR and I-PID zones where only commercial and industrial uses are permitted.

- 4 3. The proposed amendment results in development of desirable character which will be  
5 compatible with existing and proposed development in the surrounding neighborhood; and

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

7 The Specific Plan Amendment will attract new businesses whose buildings require higher  
8 heights, due to modern advances in buildings, transport vehicles, and machinery. Other  
9 businesses in the surrounding area within the General Plan or Renaissance Specific Plan have  
10 height limits of 75 feet already. Furthermore, the elimination of conditional development  
11 permits for all uses by both the planning commission and city council will allow uses that were  
previously approved or conditionally approved within the I-AR and I-PID zones to remain.  
Thus, the Amendment will not alter the existing character and compatibility with existing and  
proposed developments.

- 12 4. The proposed amendment contributes to a balance of land uses that will enable local  
13 residents to work and shop in the community in which they live; and

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

15 The Specific Plan Amendment will not alter the balanced community of residential, commercial  
16 and industrial development achieved by the current land use configuration within the Rialto  
17 Airport Specific Plan, as uses will be approved or conditionally approved as originally intended  
18 under the Rialto Airport Specific Plan, and the Amendment will affect only the I-AR and I-PID  
19 zones where only commercial and industrial uses are permitted. By not requiring conditional  
20 development permits for all uses within the I-AR and I-PID zones or approval by both the  
Planning Commission and City Council, the process for establishing a business will be greatly  
expedited and reduce costs to both the City and the business. The increase in maximum height  
will also ensure that remaining buildable property in the City will attract new businesses and  
keep up with modern technological advances requiring buildings with higher heights.

- 21 5. The proposed amendment respects the environmental and aesthetic assets of the  
22 community consistent with the economic realities; and

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

24 The Specific Plan Amendment will not adversely affect the environment or aesthetic assets of  
25 the community because all uses previously approved by right or by conditional development  
26 within the I-AR and I-PID zones prior to the adoption of Ordinance No. 1394 will remain.  
27 Furthermore, the maximum height increase will only allow the I-AR and I-PID zones to be in  
conformance with the surrounding areas of the General Plan and Renaissance Specific Plan,  
which already permit 75 height limits for industrial buildings.

- 28 6. The proposed amendment incorporates, where feasible, active and passive energy  
conservation measures.

*This finding is supported by the following facts:*

The Specific Plan Amendment will allow for the development of high-quality and well-designed uses that are environmentally sustainable and energy-conscious.

SECTION 3. The Planning Commission recommends that the City Council approve the Specific Plan Amendment, which consists of the following:

- i. Amendment of Table 9 (Development Standards Non-Residential Designations) in Section 5 (Development Regulations) of the Rialto Airport Specific Plan to increase the Maximum Building Height permitted in the I-AR and I-PID zones from 35 feet to 75 feet.
- ii. Rescission of Ordinance No. 1394.
- iii. Amendment of Table 8 (Permitted Uses Non-Residential Designations) in Section 5 of the Rialto Airport Specific Plan as set forth in Exhibit “A”.

SECTION 4. 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 \_\_\_\_ day of \_\_\_\_\_, 2018.

JOHN PEUKERT, CHAIR  
CITY OF RIALTO PLANNING COMMISSION