

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

28 *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
4 originally intended under the Rialto Airport Specific Plan, and the Amendment will affect only
5 the I-AR and I-PID zones where only commercial and industrial uses are permitted.

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

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

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

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

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

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

30 5. The proposed amendment respects the environmental and aesthetic assets of the
31 community consistent with the economic realities; and

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

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

39 6. The proposed amendment incorporates, where feasible, active and passive energy
40 conservation measures.

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

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

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

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

13 SECTION 4. The Chair of the Planning Commission shall sign the passage and adoption of
14 this resolution and thereupon the same shall take effect and be in force.

15 **PASSED, APPROVED AND ADOPTED** this _____ day of _____, 2018.

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18 JOHN PEUKERT, CHAIR
19 CITY OF RIALTO PLANNING COMMISSION
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