



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, November 10, 2021

6:00 PM

City Council Chambers, 150 S. Palm Ave., Rialto,
CA 92376

Public Participation Procedures

NOTICE IS GIVEN THAT THE CITY COUNCIL OF THE CITY OF RIALTO HAS DECLARED A LOCAL EMERGENCY RELATED TO COVID-19, AND IN COMPLIANCE WITH SOCIAL DISTANCING PROTOCOLS REQUIRED BY GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20 AND THE STATE DEPARTMENT OF PUBLIC HEALTH, THE COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC WITH LIMITED SEATING INSIDE. THE PUBLIC WILL HAVE AN OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM AT LEAST TWO (2) HOURS BEFORE THE MEETING TIME, AS FOLLOWS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION, C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376; OR
- BY EMAIL TO PLANNING@RIALTOCA.GOV.

Call To Order

Pledge of Allegiance

Roll Call

Chair Frank Gonzalez, Vice-Chair Jerry Gutierrez, Artist Gilbert, Al Twine, BarBara Chavez, Dale Estvander, John Peukert

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-21-0820](#)

Minutes from the September 29, 2021 Planning Commission meeting.

Attachments: [PC MTG MINS 9-29-2021.docx](#)

Public Hearings

[PC-21-0819](#) **Conditional Development Permit No. 2021-0022:** A request to construct and operate a 43,000 square foot industrial storage warehouse building on 2.00 acres of land (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan.

Precise Plan of Design Permit No. 2021-0020: A request to construct a 43,000 square foot industrial storage warehouse building on 2.00 acres (APN: 0258-111-37) located on the south side of Santa Ana Avenue approximately 355 feet west of Willow Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan.

Together, the above shall hereinafter be referred to as “Project” or “project”. This Project is categorically exempt from the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Office Floor Plan](#)
[Exhibit D - Elevations](#)
[Exhibit F - Traffic Scoping Agreement](#)
[Exhibit E - Conceptual Landscape Plan](#)
[Exhibit G - Draft Resolution for CDP No. 2021-0022](#)
[Exhibit H - Draft Resolution for PPD No. 2021-0020](#)

[PC-21-0817](#) **Conditional Development Permit No. 2021-0037:** A request to operate an outlet store within an existing 2,146 square foot tenant space located at 523 S. Riverside Avenue within the Central Commercial (C-2) Zone (“Project” or “project”). This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities Projects) of the State CEQA Guidelines.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Floor Plan](#)
[Exhibit D - Draft Resolution for CDP No. 2021-0037](#)

Action Items

Planning Division Comments

[PC-21-0835](#) **Planning Commission - Miscellaneous Items Tracking Report**

Attachments: [PC Misc. Items Tracking Report - 11-10-2021](#)
[Gas Station Car Washes - Map Exhibit](#)
[Standalone Car Washes - Map Exhibit](#)

Commissioner Reports

Adjournment