



# City of Rialto

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

## Regular Meeting - Final Planning Commission

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Wednesday, July 31, 2019

6:00 PM

150 S. Palm Avenue, Rialto, CA 92376

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### **Call To Order**

### **Pledge of Allegiance**

### **Roll Call**

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

### **Oral Communications from the Audience on items not on the Agenda**

### **Planning Commission Minutes**

[PC-19-780](#)

Minutes from the July 10, 2019 Planning Commission meeting.

Attachments: [PC Minutes 7-10-2019.docx](#)

### **Public Hearings**

[PC-19-785](#)

**General Plan Amendment No. 2019-0001:** A request to change the general plan land use designation of approximately 8.74 net acres of land (APNs: 0131-131-13, -14, & -23) located on the east side of Acacia Avenue approximately 775 feet north of Randall Avenue. The request proposes to change the general plan land use designation of the two (2) northern parcels (APNs: 0131-131-13 & -14) from Residential 6 to Residential 12 and the southern parcel (APN: 0131-131-23) from Residential 2 with an Animal Overlay to Residential 12. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0002) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

**Zone Change No. 2019-0001:** A request to change the zoning designation of approximately 8.74 net acres of land (APNs: 0131-131-13, -14, & -23) located on the east side of Acacia Avenue approximately 775 feet north of Randall Avenue. The request proposes to change the zoning designation of the two (2) northern parcels (APNs: 0131-131-13 & -14) from Single-Family Residential (R-1C) to Multi-Family Residential (R-3) and the southern parcel (APN: 0131-131-23) from Agricultural (A-1) to Multi-Family Residential (R-3). The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0002) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

**Tentative Tract Map No. 2019-0001 (TTM 20237):** A request to allow the subdivision of approximately 8.74 net acres of land (APNs: 0131-131-13, -14, & -23 ) located on the east side of Acacia Avenue approximately 775 feet north of Randall Avenue into sixty (60) single-family lots and twelve (12) common lots (for private streets, common open space, landscaping, and stormwater detention). The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0002) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Tentative Tract Map.pdf](#)  
[Exhibit C - Common Open Space Plan.pdf](#)  
[Exhibit D - Wall & Fence Plan.pdf](#)  
[Exhibit E - Fiscal Impact Analysis.pdf](#)  
[Exhibit F - Land Use Exhibit.pdf](#)  
[Exhibit G - Zoning Exhibit.pdf](#)  
[Exhibit H - Neighborhood Meeting Flyer.pdf](#)  
[Exhibit I - Neighborhood Meeting Attendance Sheet.pdf](#)  
[Exhibit J - Neighborhood Meeting Comment Cards.pdf](#)  
[Exhibit K - Traffic Impact Analysis.pdf](#)  
[Exhibit L - Initial Study.pdf](#)  
[Exhibit M - Comment Letter from Mr. & Mrs. Renfro.pdf](#)  
[Exhibit N - Response Letter to Mr. & Mrs. Renfro.pdf](#)  
[Exhibit O - Mitigation Monitoring & Reporting Program.pdf](#)  
[Exhibit P - Delhi Sands Flower Loving Fly Reports.pdf](#)  
[Exhibit Q - Draft Resolution for EAR No. 2019-0002.docx](#)  
[Exhibit R - Draft Resolution for GPA No. 2019-0001.docx](#)  
[Exhibit S - Legal Description.pdf](#)  
[Exhibit T - Draft Resolution for ZC No. 2019-0001.docx](#)  
[Exhibit U - Draft Resolution for TTM No. 2019-0001.docx](#)

## **Action Items**

## **Planning Division Comments**

**Next Planning Commission Meeting is August 14, 2019.**

## **Planning Commission Comments**

## **Adjournment**