

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL DEVELOPMENT PERMIT NO. 26-0001 TO ALLOW THE DEVELOPMENT AND OPERATION OF A NEW 3,593 SQUARE FOOT AUTOMATED CAR WASH BUILDING WITH EIGHTEEN (18) VACUUM SPACES ON 0.99 ACRES OF LAND (APN: 0127-251-19 & PORTIONS OF APN: 0127-251-12) LOCATED ON THE NORTH SIDE OF BASELINE ROAD APPROXIMATELY 250 FEET EAST OF RIVERSIDE AVENUE WITHIN THE COMMUNITY SHOPPING CENTER (C-1A) ZONE.

WHEREAS, the applicant, Quick Quack Car Wash Holdings, LLC, proposes to demolish an existing approximately 6,000 square foot bank building and develop and operate a new 3,593 square foot automated car wash building with eighteen (18) vacuum spaces ("Project") on 0.99 acres of land (APNs 0127-251-19 & Portions of APN's: 0127-251-12) located in the North Rialto Center shopping center on the north side of Baseline Road approximately 250 feet east of Riverside Avenue within the Community Shopping Center (C-1A) zone ("Site"); and

WHEREAS, Pursuant to Section 18.66.030Z of the Rialto Municipal Code, the Project requires a Conditional Development Permit, and the applicant has agreed to apply for Conditional Development Permit No. 26-0001 ("CDP No. 26-0001"); and

WHEREAS, in conjunction herewith, the applicant submitted Precise Plan of Design No. 26-0001 ("PPD No. 26-0001") to allow the development of a new 3,593 square foot automated car wash building with associated landscaping, paving, and lighting improvements on the Site; and

WHEREAS, Pursuant to Section 18.64.010 of the Rialto Municipal Code, the Project requires a Variance, and the applicant has agreed to apply for Variance No. 26-0001 ("VAR No. 26-0001"); and

WHEREAS, on August 5, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, CDP No. 26-0001, PPD No. 26-0001 and VAR No. 26-0001, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed CDP No. 26-0001, PPD No. 26-0001, and VAR No. 26-0001; and closed the public hearing; and

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

2 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto
3 as follows:

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

6 SECTION 2. Based on the foregoing and substantial evidence presented to the Planning
7 Commission during the public hearing conducted with regard to CDP No. 26-0001, including written
8 staff reports, verbal testimony, site plans, other documents, and the conditions of approval stated
9 herein, the Planning Commission hereby determines that CDP No. 26-0001 satisfies the requirements
10 of Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made
11 precedent to granting a conditional development permit. The findings are as follows:

- 12 1. The proposed use is deemed essential or desirable to provide a service or facility
13 which will contribute to the convenience or general well-being of the neighborhood
14 or community; and

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

16 The project will redevelop the Site with desirable improvements that will aesthetically
17 enhance the appearance of the community and contribute to general well-being of the
18 community. Improvements include a new 3,593 square foot building with car wash tunnel,
19 vacuum stations and associated landscaping buffering, paving, and lighting. The Project will
provide residents and visitors with an additional choice of an automated car wash with self-

- 20 2. The proposed use will not be detrimental or injurious to health, safety, or general
21 welfare of persons residing or working in the vicinity; and

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

23 The Project is consistent with the underlying Community Shopping Center (C-1A) zone
24 and the surrounding commercial and utility land uses in the vicinity. There are no sensitive
25 uses surrounding the Site. Surrounding land uses to the north, east, and west consist of C-
26 1A zoned parcels in the same shopping center. The shopping center includes Stater
27 Brothers supermarket, Dollar Tree discount store, Tam's Burgers drive-thru restaurant, and
28 a Walgreen's Pharmacy with a drive-thru for prescriptions. The parcels to the south, across
East Baseline Road, are also zoned C-1A and are part of a shopping center that includes
Asia Buffet, a vacant Big Lots building, Tacos Gavilan, and Dutch Brothers drive-thru
coffee shop. These land uses are not expected to be negatively impacted by the Project,

1 since features and measures, such as screening, building placement, and site landscaping
2 will serve to physically separate the uses mitigating any potential impacts.

- 3 3. The site for the proposed use is adequate in size, shape, topography, accessibility and
4 other physical characteristics to accommodate the proposed use in a manner
5 compatible with existing land uses; and

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

7 The Site is in an existing commercial shopping center containing multiple businesses
8 including three other buildings designed to provide drive-thru services. Access to the Site is
9 provided by the shopping center's four access driveways on Baseline Road and three access
10 driveways on Riverside Avenue. The car wash may be reached via the Center's drive aisles
11 from any of these seven driveways. The Project entails the demolition of the existing bank
12 building and replacement with a new automated car wash building in generally the same
13 location. Access to the Site will not be modified by the Project.

- 14 4. The site has adequate access to those utilities and other services required for the
15 proposed use; and

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

17 The Site has adequate access to all utilities and services required through main water, electric,
18 sewer, and other utility lines that are already hooked up to the Site.

- 19 5. The proposed use will be arranged, designed, constructed, and maintained so as it will
20 not be injurious to property or improvements in the vicinity or otherwise be
21 inharmonious with the General Plan and its objectives, or any zoning ordinances; and

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

23 The Project is consistent with the C-1A zone. The Project, as submitted, meets or exceeds
24 the applicable development criteria of the C-1A zone and the design criteria contained in
25 Chapter 18.61 (Design Guidelines) of the RMC, except for the required building setback
26 along Baseline Road, which has been or will be remedied by VAR No. 26-0001.
27 Furthermore, the Site will be aesthetically enhanced with new structures and landscaping
28 that comply with the City's Design Guidelines.

6. Any potential adverse effects upon the surrounding properties will be minimized to
every extent practical and any remaining adverse effects shall be outweighed by the
benefits conferred upon the community or neighborhood as a whole.

This finding is supported by the following facts:

The Project's effects will be minimized through the implementation of the Conditions of
Approval contained herein, and through the implementation of Conditions of Approval

1 imposed by the Planning Commission on the Precise Plan of Design, such as extensive
2 landscaping, selective building placement, enhanced architectural features, and new site
3 lighting. The development of a high-quality automated car wash facility on the Site will
4 provide additional employment opportunities and an additional car washing option for
5 residents and visitors to the City. The Project is consistent with the C-1A zone and the
6 surrounding commercial land uses. The project is not expected to negatively impact any
surrounding uses with the successful implementation of the measures mentioned herein.
Therefore, any potential adverse effects are outweighed by the benefits conferred upon the
community and neighborhood as a whole.

7 SECTION 3. Based on the foregoing and substantial evidence presented to the Planning
8 Commission during the public hearing conducted with regard to CDP No. 26-0001, VAR No. 26-
9 0001, and PPD No. 26-0001, including written staff reports, verbal testimony, site plans, other
10 documents, and the conditions of approval stated herein, the Project is categorically exempt from the
11 requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303, New
12 Construction or Conversion of Small Structures. The project involves the construction of a 3,593
13 square foot automated car wash structure and accessory structures, thereby qualifying the project for
14 aforementioned exemption. The Planning Commission directs the Planning Division to file the
15 necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.
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17 SECTION 4. Based on the foregoing and substantial evidence presented to the Planning
18 Commission during the public hearing conducted with regard to CDP No. 26-0001, VAR No. 26-
19 0001, and PPD No. 26-0001, including written staff reports, verbal testimony, site plans, other
20 documents, and the conditions of approval stated herein, approval of CDP No. 26-0001 is granted to
21 Quick Quack Car Wash Holdings, LLC in accordance with the plans and application on file with the
22 Planning Division, subject to the following conditions:

- 23 1. The applicant is granted CDP No. 26-0001 allowing the development and operation of a
24 3,593 square foot automated car wash building on 0.99 acres of land (APN: 0127-251-19
25 & Portion of APN: 0127-251-12) located on the north side of Baseline Road
26 approximately 250 feet east of Riverside Avenue within the Community Shopping Center
27 (C-1A) zone. If the Conditions of Approval specified herein are not satisfied or otherwise
28 completed, the project shall be subject to revocation.
2. City inspectors shall have access to the site to reasonably inspect the site during normal
working hours to assure compliance with these conditions and other codes.

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3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the “City Parties”), from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project (collectively, the “Entitlements”), whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This condition to indemnify, protect, defend, and hold the City harmless shall include, but not be limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys’ fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, Property owner, or the City and/or other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the “Damages”). Notwithstanding anything to the contrary contained herein, the Applicant shall not be liable to the City Parties under this indemnity to the extent the Damages incurred by any of the City Parties in such Action(s) are a result of the City Parties’ fraud, intentional misconduct or gross negligence in connection with issuing the Entitlements. The applicant shall execute an agreement to indemnify, protect, defend, and hold the City harmless as stated herein within five (5) days of approval of CDP No. 26-0001.
 4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
 5. All operations on the Site shall only be conducted between the hours of 7:00 a.m. to 9:00 p.m. seven (7) days a week.
 6. The applicant shall install plainly visible signage prohibiting patrons from playing loud music in the vacuum stall areas prior to the issuance of a Certificate of Occupancy. Additionally, the applicant shall maintain the signage and enforce the prohibition of loud music in the vacuum stall area at all times.

- 1 7. The applicant, property owner, and/or the tenant shall ensure that vehicle
2 stacking/queuing for the car wash does not negatively impact vehicular circulation on any
3 public street or within the drive aisles of the North Rialto Center shopping center at any
4 time. The applicant, property owner, and/or the tenant shall implement measures to
5 address any impacts, should they occur, after discussion and mutual agreement with the
6 Community Development Director.
- 7 8. The applicant shall obtain all necessary approvals and operating permits from all Federal,
8 State, and local agencies and provide proof thereof to the City prior to the issuance of a
9 Certificate of Occupancy.
- 10 9. Approval of CDP No. 26-0001 will not become effective until the applicant has signed a
11 statement acknowledging awareness and acceptance of the required conditions of
12 approval contained herein.
- 13 10. Approval of CDP No. 26-0001 will not be valid until such time as the Planning
14 Commission has approved PPD No. 26-0001 and VAR No. 26-0001, which were
15 prepared in conjunction with the project.
- 16 11. In the event, that any operation on the Site is found to be objectionable or incompatible
17 with the character of the City and its environs due to excessive noise, excessive traffic,
18 loitering, criminal activity or other undesirable characteristics including, but not strictly
19 limited to, uses which are or have become offensive to neighboring property or the goals
20 and objectives of the Community Shopping Center (C-1A) zone and the City's General
21 Plan, the applicant shall address the issues within forty-eight (48) hours of being notified
22 by the City.
- 23 12. If the applicant fails to comply with any of the conditions of approval placed upon CDP
24 No. 26-0001, VAR No. 26-0001, and PPD No. 26-0001, the Planning Commission may
25 initiate proceedings to revoke the conditional development permit in accordance with
26 the provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto
27 Municipal Code. Conditional Development Permit No. 26-0001 may be revoked,
28 suspended or modified in accordance with Section 18.66.070 of the Zoning Ordinance
 at the discretion of the Planning Commission if:
 - a. The use for which such approval was granted has ceased to exist, been
subsequently modified, or has been suspended for six (6) months or more;
 - b. Any of the express conditions or terms of such permit are violated;
 - c. The use for which such approval was granted becomes or is found to be
objectionable or incompatible with the character of the City and its environs due
to excessive noise, excessive traffic, loitering, criminal activity or other
undesirable characteristics including, but not strictly limited to uses which are or

1 have become offensive to neighboring property or the goals and objectives of the
2 Community Shopping Center (C-1A) zone and the City's General Plan.

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

5 PASSED, APPROVED AND ADOPTED this 5th day of August, 2026.
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9 MICHAEL STORY, CHAIR
10 CITY OF RIALTO PLANNING COMMISSION
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3 STATE OF CALIFORNIA)
4 COUNTY OF SAN BERNARDINO) ss
5 CITY OF RIALTO)
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7 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
8 foregoing Resolution No. 26- _____ was duly passed and adopted at a regular meeting of the
9 Planning Commission of the City of Rialto held on the 5th day of August, 2026.

10 Upon motion of Planning Commissioner _____, seconded by Planning
11 Commissioner _____, the foregoing Resolution No. 26- _____ was duly passed
12 and adopted.

13 Vote on the motion:

14 AYES:

15 NOES:

16 ABSENT:

17 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
18 Rialto this 5th day of August, 2026.
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22 _____
23 HEIDY GONZALEZ, ADMINISTRATIVE ANALYST
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Exhibit "A"
Project Plans