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WHEREAS, the applicant, Dollar Tree, Inc., proposes to operate a single-price overstock/discount store (“Project”) within an existing 12,212 square foot tenant space located at 1295 West Renaissance Parkway (APN 0264-152-52) in the existing Renaissance Marketplace shopping center at the southwest corner of West Renaissance Parkway and North Ayala Drive within the Town Center (T-C) land use district of the Renaissance Specific Plan (“Site”); and

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1 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
2 Planning Commission hereby determines that CDP No. 2025-0012 satisfies the requirements of  
3 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made  
4 precedent to granting a conditional development permit. The findings are as follows:

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

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

9 The Project will provide a benefit to the community and neighborhood by providing  
10 residents and visitors additional options for purchasing everyday household goods at  
11 affordable price points.

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

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

15 The properties south of Renaissance Marketplace are residential homes within the  
16 Medium High Density Residential (MHDR) land use district. The properties to the north,  
17 east & west of the site, are commercial businesses within the as Town Center (T-C) land  
18 use district of the Renaissance Specific Plan.

19 The proposed Dollar Tree will not be detrimental or injurious to health, safety, or general  
20 welfare of persons residing or working in the vicinity because it is consistent with the T-  
21 C land use district and the surrounding land uses. Renaissance Marketplace  
22 accommodates various retail and restaurant uses. Single-price overstock/discount stores  
23 are generally compatible with other retail uses and services typically found in commercial  
24 centers, including the types of businesses that are likely to exist within the center.

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

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

The proposed Dollar Tree is located in an existing commercial space within the existing  
Renaissance Marketplace commercial center the commercial space was previously  
occupied by Party City, another retail use similar to Dollar Tree. The Renaissance  
Marketplace has ample parking and accessibility to accommodate another retail use

1 within the vacant commercial space located at the southwest corner of West Renaissance  
2 Pkwy and North Ayala Drive.

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

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

6 The Project will have adequate access to all utilities and services required through main  
7 water, electric, sewer, and other utility lines that will be hooked up to the Site, because it  
8 will occupy an existing vacant building.

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

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

14 The proposed Dollar Tree will be located within an existing vacant building that will be  
15 maintained in a manner that is consistent with the T-C land use district. The operation of a  
16 single-price overstock/discount store is consistent with the T-C land use district. If all  
17 Conditions of Approval contained within CDP No. 2025-0012 are satisfied, the Project  
18 should not negatively impact any of the neighboring land uses.

19 Additionally, the proposed use is consistent with Goal 3-1 of the General Plan by  
20 contributing to the strengthening of an economic base and employment opportunities.

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

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

25 The Conditions of Approval contained herein will minimize the Project's impacts. The  
26 granting of CDP No. 2025-0012, allowing the operation of a single-price  
27 overstock/discount store, will potentially maintain a long-term tenant and prevent  
28 vacancy within the commercial center. Furthermore, the use will provide residents and  
visitors an additional option for purchasing everyday household goods. Therefore, any  
potential adverse effects are outweighed by the benefits conferred upon the community and  
neighborhood.

29 SECTION 3. Dollar Tree, Inc., is hereby granted CDP No. 2025-0012 to allow the  
operation of a single-price overstock/discount store within an existing 12,212 square foot

1 commercial building in the commercial center located at 1295 West Renaissance Parkway (APN  
2 0264-152-52) in the existing shopping center at the southwest corner of West Renaissance  
3 Parkway and North Ayala Drive within the Town Center (T-C) land use district of the  
4 Renaissance Specific Plan

5 SECTION 4. The project is Exempt in accordance with the categorical exemption  
6 requirements of the California Environmental Quality Act (CEQA) Section 15301 Existing  
7 Facilities The project consists of the operation, repair, maintenance, permitting, leasing, licensing,  
8 or minor alteration of existing public or private structures, facilities, mechanical equipment, or  
9 topological features, involving negligible or no expansion of existing or former use. No further  
10 environmental review is required for Conditional Development Permit No. 2025-0012.

11 SECTION 5. CDP No. 2025-0012 is granted to Dollar Tree, Inc., in accordance with the  
12 plans and application on file with the Planning Division, subject to the following conditions:  
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- 14 1. The approval is granted to allow the operation of a single-price overstock/discount store  
15 within an existing 12,212 vacant tenant space in the Renaissance Marketplace  
16 commercial center located at 1295 West Renaissance Parkway, as shown on the plans  
17 attached as Exhibit A, and as approved by the Planning Commission. If the Conditions  
of Approval specified herein are not satisfied or otherwise completed, the Project shall  
be subject to revocation.
- 18 2. City inspectors shall have access to the site to reasonably inspect the site during  
19 normal working hours to assure compliance with these conditions and other codes.
- 20 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
21 and/or any of its officials, officers, employees, agents, departments, agencies, and  
22 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,  
23 demands, law suits, writs of mandamus, and other actions and proceedings (whether  
24 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
25 dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
26 and other such procedures), (collectively "Actions"), brought against the City, and/or  
27 any of its officials, officers, employees, agents, departments, agencies, and  
28 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

1 Records Act, or any other state, federal, or local statute, law, ordinance, rule,  
2 regulation, or any decision of a court of competent jurisdiction. This condition to  
3 indemnify, protect, defend, and hold the City harmless shall include, but not be  
4 limited to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost  
5 of suit, attorneys' fees and other costs, liabilities and expenses incurred in connection  
6 with such proceeding whether incurred by applicant, Property owner, or the City  
7 and/or other parties initiating or bringing such proceeding (collectively, subparts (i)  
8 and (ii) are the "Damages"). Notwithstanding anything to the contrary contained  
9 herein, the Applicant shall not be liable to the City Parties under this indemnity to the  
10 extent the Damages incurred by any of the City Parties in such Action(s) are a result  
11 of the City Parties' fraud, intentional misconduct or gross negligence in connection  
12 with issuing the Entitlements. The applicant shall execute an agreement to  
13 indemnify, protect, defend, and hold the City harmless as stated herein within five (5)  
14 days of approval of CDP No. 2025-0012.

- 15 4. In accordance with the provisions of Government Code Section 66020(d)(1), the  
16 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
17 subject to protest by the applicant at the time of approval or conditional approval of  
18 the Project or within 90 days after the date of the imposition of the fees, dedications,  
19 reservations, or exactions imposed on the Project.
- 20 5. Outdoor display or storage of any kind is prohibited.
- 21 6. All items for sale shall be displayed in a case, on a shelf, or on a rack in an orderly  
22 fashion.
- 23 7. The applicant shall obtain a building permit for any wall, monument, and/or pylon  
24 signage prior to the issuance of a Certificate of Occupancy (C of O).
- 25 8. All signage shall comply with Section 18.102 (Regulation of Signs) of the Rialto  
26 Municipal Code and/or the Renaissance Specific Plan.
- 27 9. A City business license shall be required prior to issuance of a Certificate of Occupancy  
28 or final permits.
10. Six (6) months after the date of approval, the Planning Commission may review the  
approved single-price overstock/discount store to determine if the operator has complied  
with all conditions of approval of the Conditional Development Permit. Thereafter, the  
Planning Commission may review the approved facility on an annual basis.
11. The applicant shall obtain all necessary approvals and operating permits from all  
Federal, State, and local agencies prior to the issuance of a Certificate of Occupancy.
12. The privileges granted by the Planning Commission pursuant to approval of this  
Conditional Development Permit are valid for one (1) year from the effective date of

1 approval. If the applicant fails to commence the project within one year of said  
2 effective date, this conditional development permit shall be null, and void and any  
3 privileges granted hereunder shall terminate automatically. If the applicant or his or  
4 her successor in interest commences the project within one year of the effective date  
5 of approval, the privileges granted hereunder will continue inured to the property as  
6 long as the property is used for the purpose for which the conditional development  
7 permit was granted, and such use remains compatible with adjacent property uses.

8 13. If the applicant fails to comply with any of the Conditions of Approval placed upon  
9 Conditional Development Permit No. 2025-0012, the Planning Commission may  
10 initiate proceedings to revoke the Conditional Development Permit in accordance  
11 with the provisions of sections 18.66.070 through 18.66.090, inclusive, of the Rialto  
12 Municipal Code. Conditional Development Permit No. 2024-0002 shall be revoked,  
13 suspended, or modified in accordance with Section 18.66.070 of the Zoning  
14 Ordinance at the discretion of the Planning Commission if:

- 15 a) The use for which such approval was granted has ceased to exist, been  
16 subsequently modified or have been suspended for six (6) months or more;
- 17 b) Any of the express conditions or terms of such permit are violated;
- 18 c) The use for which such approval was granted becomes or is found to be  
19 objectionable or incompatible with the character of the City and its  
20 environs due to noise, loitering, criminal activity, or other undesirable  
21 characteristics including, but not strictly limited to uses which are or have  
22 become offensive to neighboring property or the goals and objectives of  
23 the Town Center (T-C) land use district, the Renaissance Specific Plan,  
24 and the City's General Plan.

25 SECTION 6. The Chairman of the Planning Commission shall sign the passage and  
26 adoption of this resolution and thereupon the same shall take effect and be in force.

27 PASSED, APPROVED AND ADOPTED this 6th day of August 2025.

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JERRY GUTIERREZ, CHAIR  
CITY OF RIALTO PLANNING COMMISSION