



# City of Rialto

## Regular Meeting - Final Planning Commission

*Jerry Gutierrez  
John Peukert  
Artist Gilbert  
Dale Estvander  
Frank Gonzales  
Two (2) Vacancies*

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Wednesday, December 6, 2023

6:00 PM

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

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6:00 p.m.

### Public Participation Procedures

*THE PUBLIC WILL HAVE OPPORTUNITY TO SPEAK ON ANY ITEM INSIDE THE RIALTO NETWORK BUILDING.*

*IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY PROVIDE COMMENTS ON ANY AGENDA ITEM USING ANY OF THE FOLLOWING METHODS:*

- *IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376*
- *IN WRITING VIA EMAIL TO [PLANNING@RIALTOCA.GOV](mailto:PLANNING@RIALTOCA.GOV) AT LEAST TWO (2) HOURS BEFORE THE MEETING.*

*YOU MAY CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (909) 820-2505 DURING REGULAR BUSINESS HOURS OR SEND AN EMAIL TO [PLANNING@RIALTOCA.GOV](mailto:PLANNING@RIALTOCA.GOV) TO FIND OUT WHAT DECISIONS THE PLANNING COMMISSION MADE ON THE AGENDA ITEMS.*

### Call To Order

### Pledge of Allegiance

### Roll Call

*Chair Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Dale Estvander, Frank Gonzalez, Two (2) Vacancies*

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

### Planning Commission Minutes

[PC-23-988](#)

Minutes from the October 11, 2023 Planning Commission Meeting.

Attachments: [PC MTG MINS 10.11.2023.docx](#)

## **Public Hearings**

[PC-23-976](#)

**Conditional Development Permit No. 2022-0058 (Master Case No. 2022-0092):** A request to allow the installation of approximately 611 linear feet of electric security fence around the perimeter of an existing tow yard located at 1746 South Sycamore Avenue (APN's: 0132-211-05 and 0132-211-06). This project is categorically exempt pursuant to Section 15303 (Class 3 - New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - Location Map](#)  
[Exhibit B - Project Plans](#)  
[Exhibit C - University of Wisconsin Report](#)  
[Exhibit D - Safety of Electric Fences](#)  
[Exhibit E - Safety Summary Dr. Kroll](#)  
[Exhibit F - Draft Resolution for CDP No. 2022-0010](#)  
[MC2022-0092 Presentation.ppt](#)

[PC-23-987](#)

**Conditional Development Permit No. 2023-0023:** A request to allow up to 1,350 square feet of outdoor storage area for coiled steel material at an existing industrial warehouse site located at 469 South Yucca Avenue (APN: 0131-011-38) within the Light Manufacturing (M-1) zone. This project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Plan.pdf](#)  
[Exhibit D - Draft Resolution for CDP No. 2023-0023.docx](#)

[PC-23-983](#)

**Conditional Development Permit No. 2023-0001:** A request to allow the use of a 117,621-square-foot three-story climate-controlled indoor self-storage facility on 3.19 gross acres (APNs: 0131-061-06 and 0131-061-27) within the Commercial-Mixed Use (C-MU) zone of the Foothill Boulevard Specific Plan. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

**Precise Plan of Design No. 2022-0083:** A request for site and architectural review and development of an approximately 117,621-square-foot three-story climate-controlled indoor self-storage facility.

**Attachments:**[Exhibit A - Location Map](#)[Exhibit B - Site Plan](#)[Exhibit C - Floor Plans](#)[Exhibit D - Elevations](#)[Exhibit E - Draft Resolution for CDP No. 2023-0001](#)[Exhibit F - Draft Resolution for PPD No. 2022-0083](#)

[PC-23-986](#)

**Conditional Development Permit No. 2022-0034 & Precise Plan of Design No. 2022-0058:** A request to allow the redevelopment and reuse of 9.57 acres of land (APN's: 1133-221-01, -04, & -05) located at the southeast corner of Locust Avenue and Vineyard Avenue within the Planned Industrial Development (I-PID) land use district of the Rialto Airport Specific Plan with a 191,000 square foot industrial warehouse building and associated paving, landscaping, fencing, lighting, and drainage improvements. A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0056) has been prepared for consideration in conjunction with the project.

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Floor Plan](#)  
[Exhibit D - Elevations](#)  
[Exhibit E - Elevation Rendering](#)  
[Exhibit F - Conceptual Landscape Plan](#)  
[Exhibit G - Transportation Impact Analysis](#)  
[Exhibit H - Initial Study](#)  
[Exhibit I - Notice of Intent](#)  
[Exhibit J - Rialto Unified School District Comment Letter](#)  
[Exhibit K - Draft Resolution for EAR No. 2022-0056](#)  
[Exhibit L - Draft Resolution for CDP No. 2022-0034](#)  
[Exhibit M - Draft Resolution for PPD No. 2022-0058](#)

## **Action Items**

*None.*

## **Community Development Director Comments**

## **Planning Commissioner Reports/Comments**

## **Adjournment**