



City of Rialto

Legislation Details (With Text)

File #: PC-25-0190 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Agenda Ready
File created: 3/6/2025 **In control:** Planning Commission
On agenda: 3/19/2025 **Final action:**
Title: Tentative Parcel Map No. 2024-0005 and Environmental Assessment Review No. 2025-0010 (Master Case No. 2024-0035): A request to allow the subdivision of one (1) 3.94-acre (171,566 square feet) parcel of land (APN: 0132-102-15) into two (2) new parcels of land - Parcel 1 (2.65 acres/115,583 square feet) and Parcel 2 (1.29 acres/55,983 square feet). The project site is located at 1471 South Riverside Avenue in the Retail Commercial (R-C) land use district of the Gateway Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Site Plan, 3. Exhibit C - Tentative Parcel Map, 4. Exhibit D - Draft Resolution for TPM No. 2024-0005

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of March 19, 2025

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Colby Cataldi, Director of Community Development

REVIEWED BY: Daniel Casey, Principal Planner

FROM: Jason Costa, Associate Planner

Tentative Parcel Map No. 2024-0005 and Environmental Assessment Review No. 2025-0010 (Master Case No. 2024-0035): A request to allow the subdivision of one (1) 3.94-acre (171,566 square feet) parcel of land (APN: 0132-102-15) into two (2) new parcels of land - Parcel 1 (2.65 acres/115,583 square feet) and Parcel 2 (1.29 acres/55,983 square feet). The project site is located at 1471 South Riverside Avenue in the Retail Commercial (R-C) land use district of the Gateway Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines.

APPLICANT:

Walden Associates, 2552 White Road, Irvine, CA 92614

LOCATION:

The project site consists of one (1) parcel of land (APN: 0132-102-15) located at 1471 South Riverside Avenue (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	General Commercial with a Specific Plan Overlay (Gateway SP)
North	General Commercial with a Specific Plan Overlay (Gateway SP)
East	General Commercial with a Specific Plan Overlay (Gateway SP)
South	General Commercial with a Specific Plan Overlay (Gateway SP)
West	General Commercial with a Specific Plan Overlay (Gateway SP)

Surrounding Land Use Districts or Zoning Designations

Location	Zoning Designation
Site	Retail Commercial (R-C) - Gateway Specific Plan
North	Retail Commercial (R-C) - Gateway Specific Plan
East	Retail Commercial (R-C) - Gateway Specific Plan
South	Retail Commercial (R-C) - Gateway Specific Plan
West	Retail Commercial (R-C) - Gateway Specific Plan

Site Characteristics

The project site is a relatively flat flag lot. The parcel is 3.94 acres in size with approximate dimensions of 604 feet (east-west) by 336 feet (north-south) at its widest points. There is a 44,620 square foot structure with a 67 space parking lot around the perimeter of the building on the proposed Parcel 1 and a 1,280 square foot structure with an 18 space parking lot on the proposed Parcel 2. The Parcel 2 structure will be demolished prior to the map being recorded.

Surrounding Area

The Project is consistent with the General Plan and the Retail Commercial (R-C) land use zone within the Gateway Specific Plan. To the north of the site is the Grace Vargas Senior Center. To the south is the Gateway Plaza commercial shopping center. The project site is bound by South Riverside Avenue to the west. The commercial shopping center, Rialto Village, is on the west side of South Riverside Avenue. To the east is a vacant parcel and the Rialto Assisted Living facility.

Previous Entitlements

On July 1, 1963, the City Council approved Conditional Development Permit No. 57 which allowed the development of a skilled nursing convalescent hospital on proposed Parcel 1.

On November 1, 1990, the Development Review Committee approved Precise Plan of Design No. 1391 allowing the development of a storage building on proposed Parcel 2.

A copy of the latest site plan is attached as **Exhibit B**.

ANALYSIS/DISCUSSION:

Project Proposal

Walden and Associates, the applicant, filed Tentative Parcel Map No. 2024-0005, also known as Tentative Parcel Map No. 20919, to subdivide the project site into two (2) new parcels of land (**Exhibit C**). The site is in an R-C zone which is described in Rialto Municipal Code Section 18.31 and Gateway Specific Plan pages 4-24 to 4-26). R-C does not provide minimum lot width or depth requirements. The specifications of the proposed parcels are shown in the chart below:

Parcel	Area	Width	Depth
1	115,583 sq. ft.	336'	344'
2	55,983 sq. ft.	215.49'	259.82'

The tentative parcel map will create separate parcels with easements leading to South Riverside Avenue to prevent Parcel 2 from being landlocked. This will allow for potential future development.

Access

Vehicular access to both parcels will continue to be provided via driveways to South Riverside Avenue. A condition of approval is included within the Draft Resolution requiring the applicant record a reciprocal access agreement easement between both new parcels to ensure Parcel 2 has unimpeded access to South Riverside Avenue.

Parking

The entire project will have eighty-five (85) total parking spaces. Parcel 1 will have sixty-seven (67) parking spaces, including four (4) ADA accessible parking spaces, and Parcel 2 will have eighteen (18) parking spaces, including one (1) ADA accessible parking spaces. R-C zones, including those in the Gateway Specific Plan, are required to follow Section 18.58 Off Street Parking. Section 18.58 applies to new development but only prohibits a reduction in parking for existing development. Parcel 1 existed prior to adoption of Section 18.58 and this project does not reduce the current number of parking spaces. Parcel 2 will be vacant land, which does not require parking spaces. Both parcels will follow Section 18.58. A condition of approval is included within the Draft Resolution requiring a reciprocal parking agreement between Parcel 1 and Parcel 2 to ensure available parking is not reduced.

Conclusion

The Planning Division and the Public Works Engineering Division have reviewed Tentative Parcel Map No. 2024-0005. The tentative parcel map will comply with both State and City of Rialto requirements for subdivisions. Tentative Parcel Map No. 2024-0005 meets the technical standards of the R-C land use district of the Gateway Specific Plan, and the project will meet the development standards required by the Gateway Specific Plan and the City's Design Guidelines.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies as a Class 15 exemption under CEQA Guidelines Section 15315 - Minor Land Divisions. Section 15315 allows for exemption of a project consisting of the division of property in an urbanized area zoned for residential, commercial, or industrial uses into four (4) or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the involved parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20 percent.

PUBLIC NOTICE:

The City published a public hearing notice for proposed project in the *San Bernardino Sun* newspaper, mailed public hearing notices to all property owners within 660 feet of the project site, and posted copies of the public hearing notice outside the Council Chambers.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

1. Determine the project is categorical exemption pursuant to Class 1, Section 15315 (Minor Land Divisions) of the California Environmental Act (CEQA).
2. Adopt the attached Resolution (**Exhibit D**) to approve Tentative Parcel Map No. 2024-0005, subject to the findings and conditions therein.