



City of Rialto

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

Regular Meeting Planning Commission

*Chairperson John Peukert
Vice-Chair Frank Gonzalez
Commissioner Dale Estvander
Commissioner Artist Gilbert
Commissioner Al Twine
Commissioner Jerry Gutierrez
Student Maria Delgadillo*

Wednesday, January 10, 2018

6:00 PM

COUNCIL CHAMBERS

Call To Order

Pledge of Allegiance

Roll Call

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

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

1 [PC18-023](#)

Planning Commission Meeting Minutes For November 8, 2017

Attachments: [PC Minutes 11-8-2017](#)

Public Hearings

1 [18-025](#)

Environmental Assessment Review 2017-0076, Tentative Parcel Map 2017-0008, Conditional Development Permit 2017-0040, Variance 2017-0011: A request to merge five (5) lots into one 19.1 acre lot; construct an industrial land use within 300 feet of a public educational facility; increase the maximum allowable building height from 35 feet to 47 feet to facilitate the development of a 404,837 square foot industrial building (***Master Case 2017-0076***).

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Tentative Parcel Map & CGP](#)
[Exhibit C - Project Plans](#)
[Exhibit D - Survey for Maximum Building Height Variance \(Valley, Rialto\) 1.3.18](#)
[Exhibit E - Colored Elevations](#)
[Exhibit F - EAR 2017-0076 - Resolution](#)
[Exhibit G - TTM 2017-0008 - Resolution](#)
[Exhibit H - CDP 2017-0040 Resolution](#)
[Exhibit I - VAR 2017-0011 - Resolution](#)

2 [18-018](#) **Tentative Tract Map No. 2017-0001 (TTM 20087):** A request to allow the subdivision of 4.75 gross acres of land (APNs: 0131-131-13 & -14) into eighteen (18) single-family lots and three (3) common lots. The project site is located on the east side of Acacia Avenue approximately 950 feet north of Randall Avenue within the Single-Family Residential (R-1C) zone. A Mitigated Negative Declaration (Environmental Assessment Review No. 2017-0022) has been prepared for consideration in conjunction with the project in accordance with the California Environmental Quality Act (CEQA).

Variance No. 2017-0002: A request to allow a variance from Section 18.16.030B of the Rialto Municipal Code to reduce the minimum required lot width of two lots (Lots 17 and 18) from seventy (70) feet to fifty-eight (58) feet, related to TTM No. 2017-0001, a request to subdivide 4.75 gross acres of land (APNs: 0131-131-13 & -14) located on the east side of Acacia Avenue approximately 950 feet north of Randall Avenue into eighteen (18) single-family lots and three (3) common lots. A Mitigated Negative Declaration (Environmental Assessment Review No. 2017-0022) has been prepared for consideration in conjunction with the project in accordance with the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Agenda Report \(November 29, 2017\)](#)
[Exhibit C - 18-Lot Tentative Tract Map](#)
[Exhibit D - Draft Resolution for EAR 2017-0022](#)
[Exhibit E - Draft Resolution for TTM 2017-0001](#)
[Exhibit F - Draft Resolution for VAR 2017-0002](#)
[\(Asian Pacific\) PC Resolution for EAR 2017-0022.docx](#)
[\(Asian Pacific\) PC Resolution for TTM 2017-0001.docx](#)
[\(Asian Pacific\) PC Resolution for VAR 2017-0002.doc](#)

3 [17-1170](#) **Tentative Parcel Map No. 2017-0002 (TPM 19815):** A request to allow the consolidation of six (6) parcels into one (1) 49.95 net acre parcel of land to facilitate the development of a 614,848 square foot fulfillment center (Building 5). The site is located at the south side of Renaissance Parkway between Locust Avenue and Linden Avenue within the Business Center (B-C) zone of the Renaissance Specific Plan.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Tentative Parcel Map 19815](#)
[Exhibit C - TPM 2017-0002 PC Resolution.doc](#)

Action Items

Planning Division Comments

Planning Commission Comments

Adjournment