



1            SECTION 2. Based on substantial evidence presented to the Planning Commission during  
2 the public hearing conducted with regard to CDP No. 2023-0025, including written staff reports,  
3 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
4 Planning Commission hereby determines that CDP No. 2023-0025 satisfies the requirements of  
5 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made  
6 precedent to granting a conditional development permit. The findings are as follows:

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

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

10                     The applicant proposes to construct a 3,382 square foot building addition to an existing  
11                     14,009 square foot church building on the Site. The Project will increase the seating  
12                     capacity of the church from 352 seats to 656 seats. The population of Rialto has grown  
13                     significantly since the church was originally constructed in 1963 and the expansion will  
                         assist the church in serving the community's religious needs.

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

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

17                     The Site is bound by an existing segment of Sycamore Avenue to the east, an existing  
18                     segment of Easton Street to the south, and an existing segment of Highland Avenue on the  
19                     west. To the north of the Site is the SR-210 Freeway, to the east and south are existing  
20                     single-family residences, and to the west is an existing water reservoir tank facility. The  
21                     Project is consistent with the underlying Single-Family Residential (R-1A) zone. The  
22                     church on the Site has been in existence since 1963 and is compatible with the existing  
23                     residential uses to the east and south of the Site. The church will continue to operate in the  
24                     same manner it historically has, with the exception that it will now provide greater capacity  
                         within the interior of the church building. In addition, the Project has been reviewed by  
                         the City staff for compliance with all health, safety, and design requirements to ensure the  
                         project will significantly enhance the infrastructure and aesthetics of the local community.

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

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

1 The Site consists of an asymmetrical-shaped area of land approximately 4.03 acres in size and  
2 adjacent to three (3) public streets. The Site will continue to be accessible from existing  
3 driveways connected to Sycamore Avenue and Easton Street. Upon completion of the  
4 Project, the Site will contain 210 parking spaces, forty-six (46) more parking spaces than  
5 required by Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code. In addition,  
6 the development will have lighting and accessible pathways leading to the public right-of-  
7 way.

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

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

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

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

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

17 The Project is consistent with the underlying Single-Family Residential (R-1A) zone and  
18 the surrounding residential uses. The Project will feature a high-quality building exterior  
19 designed in compliance with the City's Design Guidelines. Furthermore, the Project will  
20 have 210 parking spaces, forty-six (46) more parking spaces than required by Chapter  
21 18.58 (Off-Street Parking) of the Rialto Municipal Code.

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

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

26 The Project's effects will be minimized through the implementation of the Conditions of  
27 Approval contained herein, and through the implementation of Conditions of Approval  
28 imposed by the Planning Commission on the Precise Plan of Design, such as enhanced  
landscaping and enhanced architectural features. The Project will meet the development  
criteria of the Single-Family Residential (R-1A) zone and Chapter 18.61 (Design  
Guidelines) of the Rialto Municipal Code. The project is consistent with the Single-Family  
Residential (R-1A) zone and the surrounding uses, including the existing residential uses  
to the east and south of the Site. Therefore, any potential adverse effects are outweighed  
by the benefits conferred upon the community and neighborhood as a whole.

1           SECTION 3. The Project is categorically exempt from the requirements of the California  
2 Environmental Quality Act (CEQA), pursuant to Section 15301, Existing Facilities. The Planning  
3 Commission directs the Planning Division to file the necessary documentation with the Clerk of the  
4 Board of Supervisors for San Bernardino County.

5           SECTION 4. CDP No. 2023-0025 is granted to Blessed John Catholic Community, Inc. in  
6 accordance with the plans and application on file with the Planning Division, subject to the following  
7 conditions:

- 8           1. The applicant is granted CDP No. 2023-0025 allowing the construction of a 3,382 square  
9 foot building addition to an existing church located at 222 E. Easton Street (APN: 0127-  
10 031-01) within the Single-Family Residential (R-1A) zone, as shown on the plans attached  
11 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.
- 12           2. City inspectors shall have access to the site to reasonably inspect the site during normal  
13 working hours to assure compliance with these conditions and other codes.
- 14           3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
15 and/or any of its officials, officers, employees, agents, departments, agencies, and  
16 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,  
17 demands, law suits, writs of mandamus, and other actions and proceedings (whether  
18 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
19 dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
20 and other such procedures), (collectively “Actions”), brought against the City, and/or  
21 any of its officials, officers, employees, agents, departments, agencies, and  
22 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or  
23 annul, the any action of, or any permit or approval issued by, the City and/or any of its  
24 officials, officers, employees, agents, departments, agencies, and instrumentalities  
25 thereof (including actions approved by the voters of the City), for or concerning the  
26 Project (collectively, the “Entitlements”), whether such Actions are brought under the  
27 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision  
28 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

1 Damages incurred by any of the City Parties in such Action(s) are a result of the City  
2 Parties' fraud, intentional misconduct or gross negligence in connection with issuing  
3 the Entitlements. The applicant shall execute an agreement to indemnify, protect,  
4 defend, and hold the City harmless as stated herein within five (5) days of approval of  
5 CDP No. 2023-0025.

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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. 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 approval. If the applicant fails to commence the project within one year of said effective date, this conditional development permit shall be null and void and any privileges granted hereunder shall terminate automatically. If the applicant or his or her successor in interest commence the project within one year of the effective date of approval, the privileges granted hereunder will continue inured to the property as long as the property is used for the purpose for which the conditional development permit was granted, and such use remains compatible with adjacent property uses.
  6. Approval of CDP No. 2023-0025 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.
  7. In the event, that any operation on the Site is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, or other undesirable characteristics including, but not strictly limited to, uses which are or have become offensive to neighboring property or the goals and objectives of the Single-Family Residential (R-1A) zone and/or the City's General Plan, the applicant shall address the issues within forty-eight (48) hours of being notified by the City.
  8. If the applicant fails to comply with any of the conditions of approval placed upon CDP No. 2023-0025 or PPD No. 2023-0036, the Planning Commission may initiate proceedings to revoke the conditional development permit in accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. CDP No. 2023-0025 may be revoked, 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;

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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, or other undesirable characteristics including, but not strictly limited to uses which are or have become offensive to neighboring property or the goals and objectives of the Single-Family Residential (R-1A) zone and the City’s General Plan.

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

PASSED, APPROVED AND ADOPTED this 2nd day of October, 2024.

\_\_\_\_\_  
JERRY GUTIERREZ, CHAIR  
CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
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5 I, Kimberly Dame, Administrative Analyst of the City of Rialto, do hereby certify that the  
6 foregoing Resolution No. \_\_\_\_ was duly passed and adopted at a regular meeting of the Planning  
7 Commission of the City of Rialto held on the \_\_\_\_th day of \_\_\_\_, 2024.

8 Upon motion of Planning Commissioner\_\_\_\_\_, seconded by Planning Commissioner  
9 \_\_\_\_\_, the foregoing Resolution No. \_\_\_\_ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
15 Rialto this \_\_\_\_th day of \_\_\_\_, 2024.

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KIMBERLY DAME, ADMINISTRATIVE ANALYST

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Exhibit "A"  
Project Plans

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