



# City of Rialto

## Regular Meeting - Final Planning Commission

---

Wednesday, October 13, 2021

6:00 PM

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

---

### Public Participation Procedure

NOTICE IS GIVEN THAT THE CITY COUNCIL OF THE CITY OF RIALTO HAS DECLARED A LOCAL EMERGENCY RELATED TO COVID-19, AND IN COMPLIANCE WITH SOCIAL DISTANCING PROTOCOLS REQUIRED BY GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20 AND THE STATE DEPARTMENT OF PUBLIC HEALTH, THE COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC WITH LIMITED SEATING INSIDE. THE PUBLIC WILL HAVE AN OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM AT LEAST TWO (2) HOURS BEFORE THE MEETING TIME, AS FOLLOWS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION, C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376; OR
- BY EMAIL TO [PLANNING@RIALTOCA.GOV](mailto:PLANNING@RIALTOCA.GOV).

### Call To Order

### Pledge of Allegiance

### Roll Call

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

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

### Planning Commission Minutes

[PC-21-0724](#)

Minutes from the August 11, 2021 Planning Commission meeting.

Attachments: [PC Minutes 8-11-2021.docx](#)

[PC-21-0729](#)

**Minutes from the August 25, 2021 Planning Commission meeting.**

*Attachments:* [PC Minutes 8-25-2021.docx](#)

## **Public Hearings**

[PC-21-0717](#)

**Tentative Tract Map No. 2021-0002:** A request to allow the subdivision of approximately 4.74 acres of land (APNs: 0131-111-05, -07, -75 & -76) into thirty (30) single-family lots and six (6) lettered lots for private streets, common open space, landscaping, and stormwater retention. The project site is located on the east side of Sycamore Avenue approximately 630 feet north of Randall Avenue within the Multi-Family Residential (R-3) zone.

*Attachments:* [Exhibit A - Location Map](#)

[Exhibit B - Tentative Tract Map](#)

[Exhibit C - Draft Resolution for TTM No. 2021-0002](#)

[PC-21-0728](#)

**Conditional Development Permit No. 2021-0028:** A request to allow the operation of drive-thru service in conjunction with a 950 square foot coffee shop to be located at 127 West Valley Boulevard (APNs: 0132-131-08, -09 & -18) within the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0030).

**Conditional Development Permit No. 2021-0027:** A request to allow the operation of a 5,137 square foot automated carwash to be located at 127 West Valley Boulevard (APNs: 0132-131-08, -09 & -18) within the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0030).

**Precise Plan of Design No. 2021-0029:** A request to develop a 950 square foot coffee shop with drive-thru service and a 5,137 square foot automated carwash facility with associated paving, landscaping, lighting, fencing, and drainage improvements located on the former Hometown Buffet site at 127 West Valley Boulevard (APNs: 0132-131-08, -09 & -18) within the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0030).

The above entitlements, together, are collectively referred to as "project" or "Project".

**Attachments:**

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Drive-thru Floor Plan](#)

[Exhibit D - Carwash Floor Plan](#)

[Exhibit E - Drive-thru Elevation](#)

[Exhibit F - Carwash Elevation](#)

[Exhibit G - Conceptual Landscape Plan](#)

[Exhibit H - TIA 9-10-21](#)

[Exhibit I - CDP 2021-0028 - Draft Resolution](#)

[Exhibit J - CDP 2021-0027 - Draft Resolution](#)

[Exhibit K - PPD 2021-0029 - Draft Resolution](#)

[PC-21-0736](#)

**Conditional Development Permit No. 2021-0009:** A request to allow the development and operation of a passenger vehicle fuel station consisting of seven (7) fuel dispensers and a 5,519 square foot overhead canopy on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared.

**Conditional Development Permit No. 2021-0010:** A request to allow the development and operation of a truck fuel station consisting of nine (9) fuel dispensers and a 3,544 square foot overhead canopy on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared.

**Conditional Development Permit No. 2021-0011:** A request to allow the establishment of a 12,297 square foot convenience market/travel center within a proposed 14,697 square foot commercial building on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

**Conditional Development Permit No. 2021-0012:** A request to allow the establishment of a 2,400 square foot restaurant with drive-thru service within a proposed 14,697 square foot commercial building on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

**Conditional Development Permit No. 2021-0013:** A request to allow the development and operation of a 6,375 square foot truck service shop building on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan.

---

An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

**Conditional Development Permit No. 2021-0014:** A request to allow the sale of beer and wine for off-site consumption from a proposed 12,297 square foot convenience market/travel center on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

**Precise Plan of Design No. 2021-0013:** A request to allow the development of a passenger vehicle fuel station consisting of seven (7) fuel dispensers and a 5,519 square foot overhead canopy, a truck fuel station consisting of nine (9) fuel dispensers and a 3,544 square foot overhead canopy, a 14,697 square foot commercial building with drive-thru service, a 6,375 square foot truck service shop building, and associated fuel tanks, paving, screen walls, fencing, lighting, landscaping, and drainage improvements on 13.22 acres of land (APN: 1119-241-28) located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. An Addendum to the previously certified Renaissance Specific Plan Final Environmental Impact Report (Environmental Assessment Review No. 2021-0016) has been prepared for consideration in conjunction with the project.

Together, the above shall hereinafter be referred to as "Project" or "project".

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Commercial Building Floor Plan](#)  
[Exhibit D - Truck Service Shop Building Floor Plan](#)  
[Exhibit E - Commercial Building Elevations](#)  
[Exhibit F - Passenger Vehicle Fuel Canopy Elevations](#)  
[Exhibit G - Truck Fuel Canopy](#)  
[Exhibit H - Truck Service Shop Building Elevations](#)  
[Exhibit I - Conceptual Landscape Plan](#)  
[Exhibit J - Crime Prevention Plan](#)  
[Exhibit K - Traffic Impact Study](#)  
[Exhibit L - Addendum to the RSP EIR](#)  
[Exhibit M - Draft Resolution for EAR No. 2021-0016](#)  
[Exhibit N - Draft Resolution for CDP No. 2021-0009](#)  
[Exhibit O - Draft Resolution for CDP No. 2021-0010](#)  
[Exhibit P - Draft Resolution for CDP No. 2021-0011](#)  
[Exhibit Q - Draft Resolution for CDP No. 2021-0012](#)  
[Exhibit R - Draft Resolution for CDP No. 2021-0013](#)  
[Exhibit S - Draft Resolution for CDP No. 2021-0014](#)  
[Exhibit T - Draft Resolution for PPD No. 2021-0013](#)

## **Planning Division Comments**

[PC-21-0733](#)

Planning Commission - Miscellaneous Items Tracking Report

**Attachments:** [PC Misc. Items Tracking Report - 10-13-2021](#)

## **Commissioner Reports**

### **Adjournment**