

City of Rialto

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



Special Meeting - Final

Thursday, September 18, 2025

SPECIAL MEETING - 1:00 P.M.

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

Economic Development Committee

CALL TO ORDER**ROLL CALL****PUBLIC COMMENTS**

Any person wishing to address the Economic Development Committee on any items on the agenda, or any other matter, is invited to do so at this time. At the Committee's discretion, matters brought before the Committee that are not on the agenda may be referred to staff. (Government Code Section 54954.3(a)).

REVIEW/APPROVAL OF MINUTES

[EDC-25-0641](#) Minutes from the July 24, 2025 Economic Development Committee meeting

Attachments: [EDC Minutes 07-24-25.pdf](#)

CAFE OPERATOR INTERVIEWS**PRESENTATIONS**

None.

REPORTS/DISCUSSION ITEMS

[EDC-25-0646](#) Update on Design of Residential Streets Rehabilitation - Zone 3 Phase I, City Project No. 26083 and Update on Design of Residential Streets Rehabilitation - Zone 3 Phase II, City Project No. 26084.

Attachments: [Project Location Maps](#)

[EDC-25-0638](#) Update on the Locust Gateway Development Project

Attachments: [Vicinity Map](#)

[Site Plan](#)

[Elevations](#)

[EDC-25-0643](#) Temporary Use Permit (TUP) Ordinance

Attachments: [Rialto TUP Ordinance \(DRAFT 1 - EDC\).docx](#)

[EDC-25-0640](#) Amendment to the Accessory Dwelling Unit (ADU) Ordinance

Attachments: [EXHIBIT A Revised ADU Ordinance Draft.pdf](#)

[EXHIBIT B Current ADU Code.pdf](#)

[EDC-25-0644](#) Planning Entitlement and Building & Safety Plan Review Status Reports

Attachments:

[Planning Entitlement Status Report](#)

[Building & Safety Plan Review Status Report](#)

UPCOMING MEETING/FUTURE DISCUSSION ITEMS

ADJOURNMENT



City of Rialto

Legislation Text

File #: EDC-25-0641, **Version:** 1, **Agenda #:**

Minutes from the July 24, 2025 Economic Development Committee meeting



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Thursday, July 24, 2025**

Call to Order/Roll Call

1:00 PM

EDC MEMBERS PRESENT

Mayor Joe Baca
Mayor Pro Tem Ed Scott

CITY/AGENCY STAFF PRESENT

Tanya Williams, City Manager
Robert Khuu, Deputy City Attorney
Christina Taylor, Interim Community Development Director
Paul Gonzales, Community Development Manager
Paul Guerrero, Economic Development Manager
Vicente Giron, Engineering Manager
Jay Garcia, Chief Building Official
Daniel Casey, Principal Planner
Kim Dame, Administrative Analyst
Heidy Gonzalez, Administrative Assistant

PUBLIC COMMENTS

None.

REVIEW/APPROVAL OF MINUTES

Minutes from the July 26, 2025, EDC meeting – Approved

REPORTS/DISCUSSION ITEMS

EDC-25-0513

Entitlement Status Report

Presented by Christina Taylor

Committee Comments/Questions/Recommendations:

Christina Taylor provided an entitlement status report from the Planning Department. City Manager Tanya Williams questioned what the different colors on the report signified. Ms. Taylor advised the different colors were used so it was easier to identify projects. Mayor Baca inquired about the rezoning of Olive Grove Residential; Daniel Casey provided an update – the project is proposing 29 detached homes to be built on the site.

Mayor Pro Tem Scott inquired about the work being done at El Patio. Ms. Taylor advised El Patio has permits in place for tentative improvements. Mayor Baca inquired what the building would become. Mr. Casey mentioned that a potential tenant could be a Cash and Carry and confirmed that the City is still not sure who the tenants will be. Paul Gonzales added that interior improvements to the building will be done first since exterior improvements were not approved yet. Mayor Pro Tem Scott mentioned that he saw workers making modifications on the exterior of the building and that staff should look into this.

Jay Garcia added that the last time the building was inspected, supplies for restaurants were found being stored without permission until the Fire Marshall got involved. Mayor Baca asked if a market assessment had been conducted to figure out what the value of the property would be, and perhaps if it would be of any value to the City if it was purchased and used for something other than commercial tenant spaces. Mayor Pro Tem Scott said it had been done and that the owner was asking for more money than the lot was worth.

Ms. Taylor let Mayor Baca know that she can provide a report, like the one that was presented, monthly. Mayor Pro Tem Scott requested that projects not requiring entitlements also be included in this report. As requested, Ms. Taylor will also include potential projects. Mayor Pro Tem Scott asked for the status on the Chick-Fil-A project; Mr. Casey advised that the project has been withdrawn by the developer.

Mayor Pro Tem Scott requested that, before providing applicants with a requirements list, the Planning team first route the discussion to EDC to explore potential waivers to help keep the applicant and project in Rialto.

Mayor Baca brought up the food market project that was previously discussed. Ms. Taylor advised that there hasn't been any traction with this project. Paul Guerrero mentioned that the packing house property was listed as an opportunity site, not as a for sale site. Mayor Baca let staff know that recent studies have shown the household median income in Rialto is now higher than some surrounding cities in San Bernardino County. He recommends staff take advantage of this and seriously consider a food market.

Mayor Baca inquired if there were any updates on the old Cuca's building. Ms. Taylor advised that staff would be releasing an RFP for potential tenants. Mayor Pro Tem Scott clarified that Council had already discussed that they would not like to see another restaurant at that location. City Manager Tanya Williams elaborated that the idea was to get a wide variety of applicants and have Council select which one they would like to see as a tenant; most of the Council would like to see a healthy grab and go concept there.

Mayor Pro Tem Scott asked for a status update on the project at Pepper and the 210 Freeway. Mr. Casey advised that it is fully entitled, and the applicant requested an extension for the project. Mayor Baca mentioned how he would like to set up a meeting with the San Manuel Tribe to discuss the possibility of building a Yaamava Outlet Center.

Mayor Pro Tem Scott noted that there is some value in doing five-year entitlements instead of one-year entitlements. The City can profit with five-year entitlements since the owner would be more likely to hold onto that property. Mayor Pro Tem Scott requested that a price schedule be written up for this purpose.

Mayor Baca brought up San Antonio Hospital and how they are interested in coming to Rialto. Ms. Taylor mentioned that she has talked to certain individuals from San Antonio Hospital and had shown them some available properties and given them information on who owns the sites. They are looking for a location that has already been built. Mayor Pro Tem Scott advised that Lewis might build the facility for them as a donation. Mayor Baca added that Arrowhead Medical Center would be also interested in some type of urgent care facility and a possible hospital in Rialto.

Mayor Baca would like to revisit the flower shop (134 S. Willow) and conduct another assessment to look into purchasing the property. City Manager Tanya Williams added that the owner of the building sent her an email expressing his concerns over code enforcement interactions that happened at that building. It was confirmed that the building is red tagged. Mayor Baca clarified that if there is a way to solve this problem, it should be looked into some more, especially if it will benefit the City. It was confirmed that City staff will revisit the appraisal.

Mayor Pro Tem Scott also asked for a status update on the project at San Bernardino and Riverside Avenue. Mr. Casey advised that Northgate Market is still pending. Mayor Baca asked if there has been any interest expressed by hotel owners to build in Rialto. Mr. Guerrero advised that he had one interested developer at ICSC who asked for available sites, but he hasn't heard anything further from them.

Mayor Pro Tem Scott requested an update regarding Renaissance (Residential) phase two. Mr. Casey advised that they have an entitlement. Mayor Pro Tem Scott asked staff to follow up on River Ranch phase two. Mr. Casey mentioned that it is currently under review; the entitlements should be completed within the next 5 months.

City Manager Tanya Williams questioned how projects were being assigned to Planning staff – how is consistency ensured if two similar projects are assigned to different staff members? Mr. Gonzales used Renaissance (residential) phase one and two as an example. He stated a more seasoned planner worked on phase one and was able to guide and assist the less experienced planner assigned to phase two. City Manager Tanya Williams again asked what quality control aspects are in place to ensure

consistency when two different planners are assigned? Mr. Gonzales stated that there are weekly meetings held with the Planning staff to discuss all projects in detail.

Ms. Taylor pointed out that Resource Road is in bad shape and led a discussion on ways to offset the cost of repaving the road. Ms. Taylor advised that the City of Rialto may want to consider using CFD's for road maintenance. Vicente Giron suggested having developers contribute more to include areas that extend beyond their property lines to help facilitate road improvements and offset costs.

Mayor Pro Tem Scott and Mayor Baca suggested having the second phase of River Ranch be a gated community. The Planning department will have a conversation with the developer to see what can be done.

Upcoming Meetings/Other Discussion Items:

Mayor Baca requested that both short range and long range projects be included in the next report along with project timelines.

City Manager Tanya Williams advised that the RFP to solicit a tenant for the Metrolink building (John Longview Station) has closed. Three applicants will be interviewed at a future EDC meeting.

The next EDC meeting is scheduled for Thursday, August 28, 2025.

ADJOURNMENT

Meeting adjourned at 2:35 P.M.



City of Rialto

Legislation Text

File #: EDC-25-0646, **Version:** 1, **Agenda #:**

For Economic Development Committee [September 18, 2025]

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Matt Bennett, City Engineer

Update on Design of Residential Streets Rehabilitation - Zone 3 Phase I, City Project No. 26083 and
Update on Design of Residential Streets Rehabilitation - Zone 3 Phase II, City Project No. 26084.

DISCUSSION

On May 27, 2025, the City Council approved the draft of the Fiscal Year 2026-2027 Five-Year Capital Improvement Plan. Approximately \$6,400,000 was programmed for all phases of a pavement management program project for FY 2025-2026.

On June 10, 2025, the City Council adopted Resolution No. 8357, adopting a list of projects funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 for Fiscal Year 2025/2026. From the list, Residential Streets Rehabilitation - Zone 3 Phase I & II, City Project No. 26083 & 26084 were identified to address an area of the City that has received numerous resident calls and requests for rehabilitation over the last several years.

On November 15, 2022, the City Council approved an on-call agreement with **PSOMAS** and **Michael Baker** for On-Call Professional Civil Engineering Services for an initial three (3) year term, with two (2) one (1) year optional extensions. PSOMAS submitted a cost proposal for Zone 3 Phase I, City Project No. 26083, to the City for the roadway rehabilitation design for the streets listed in **Table 1** below. A map of the area is included as **Attachment 1**. Work generally includes roadway rehabilitation and construction of curb ramps to current standards.

Table 1 - Zone 3 Phase I

In addition, Michael Baker submitted a cost proposal for Zone 3 Phase II, City Project No. 26084 to the City for the roadway rehabilitation design for the streets listed in **Table 2** below. A map of the area is included as **Attachment 2**. Work generally includes roadway rehabilitation and construction of curb ramps to current standards.

Table 2 - Zone 3 Phase II

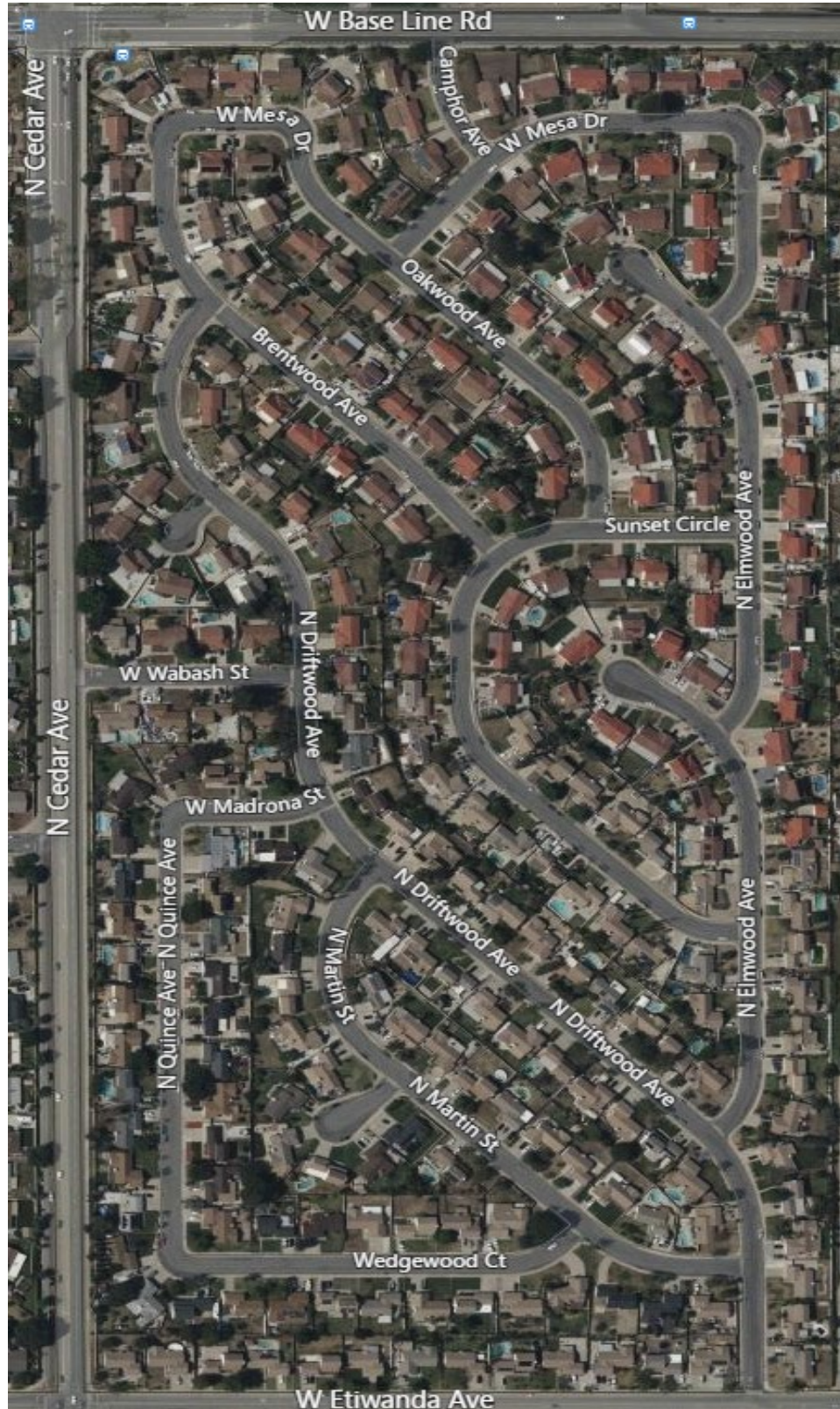
RECOMMENDATION

1. Receive and file the update.

ATTACHMENTS

1. Project Location Map A, Zone 3 Phase I, City Project No. 26083
2. Project Location Map B, Zone 3 Phase II, City Project No. 26084

**Project Location Map A
Zone 3 Phase I
City Project No. 26083**



**Project Location Map B
Zone 3 Phase II
City Project No. 26084**





City of Rialto

Legislation Text

File #: EDC-25-0638, **Version:** 1, **Agenda #:**

For the Economic Development Committee [September 18, 2025]

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Daniel Casey, Principal Planner

Update on the Locust Gateway Development Project

DISCUSSION:

Brookfield Properties, the applicant, proposes to develop an industrial warehouse building on 39.91 acres of land located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

Features of the proposed development include:

- 664,859 square foot industrial warehouse building
- 82 dock doors
- 398 trailer parking spaces
- 365 passenger vehicle parking spaces
- Landscaping
- Concrete tilt-up screen walls
- Contemporary Industrial Architecture

The applicant has filed a Tentative Parcel Map application, a Conditional Development Permit application, and a Precise Plan of Design application ("Entitlement Applications") for the project with the Planning Division. Additionally, an Environmental Impact Report, along with supporting technical studies, is being prepared for the project, in accordance with the California Environmental Quality Act (CEQA). The Entitlement Applications and the Environmental Impact Report will require review by the Planning Commission and approval by the City Council.

In addition to the Entitlement Applications, the applicant also submitted a Development Agreement application for the purpose of formalizing benefits provided to the City by the project.

RECOMMENDATION:

Staff recommends that the EDC receive the update and provide any comments.

Attachments:

1. Vicinity Map

2. Site Plan
3. Elevations

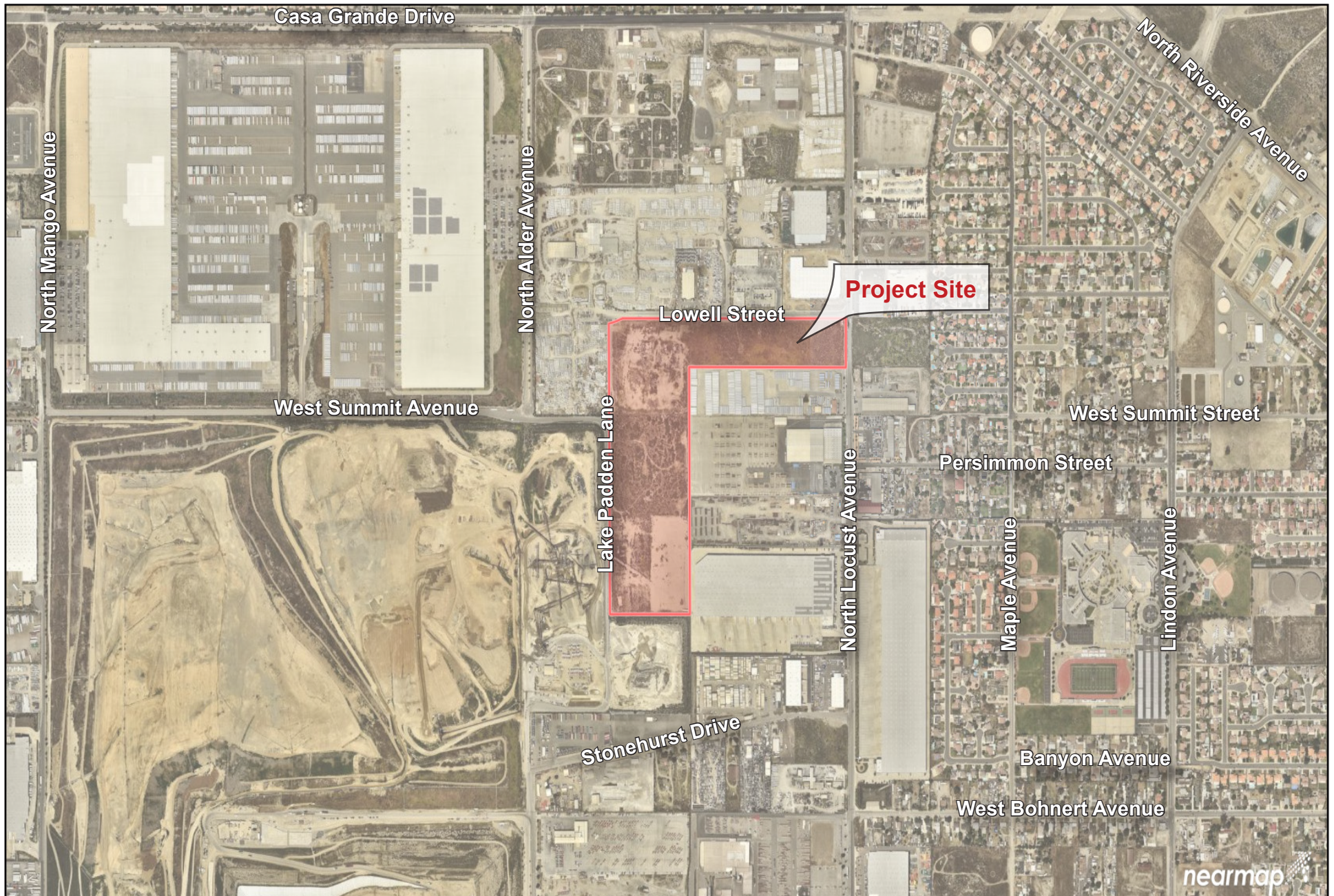


EXHIBIT 2: Project Vicinity Map

Locust Gateway Development Project

Source: NearMaps, June 2024.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ENLARGED COLORED ELEVATIONS DESIGN
2125 W. LOWELL STREET
RIALTO, CA 92377

Brookfield
Properties



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

OVERALL COLORED ELEVATIONS DESIGN
2125 W. LOWELL STREET
RIALTO, CA 92377

Brookfield
Properties

1

EXTERIOR PAINT
COLOR
P6 WINTER WHITE

2

EXTERIOR PAINT
COLOR
P3 MORTAR GRAY

3

EXTERIOR PAINT
COLOR
P1 ARCHITECTURE
GREY

4

EXTERIOR PAINT
COLOR
P9 EFFERVESCENT
BLUE

5

WOOD SIDING
NICHHA VINTAGEWOOD
FIBER CEMENT
CEDAR W1

6

STONE VENEER
TK06
MARMORIO

7

BLUE REFLECTIVE
GLAZING

8

CLEAR ANODIZED
MULLIONS

9

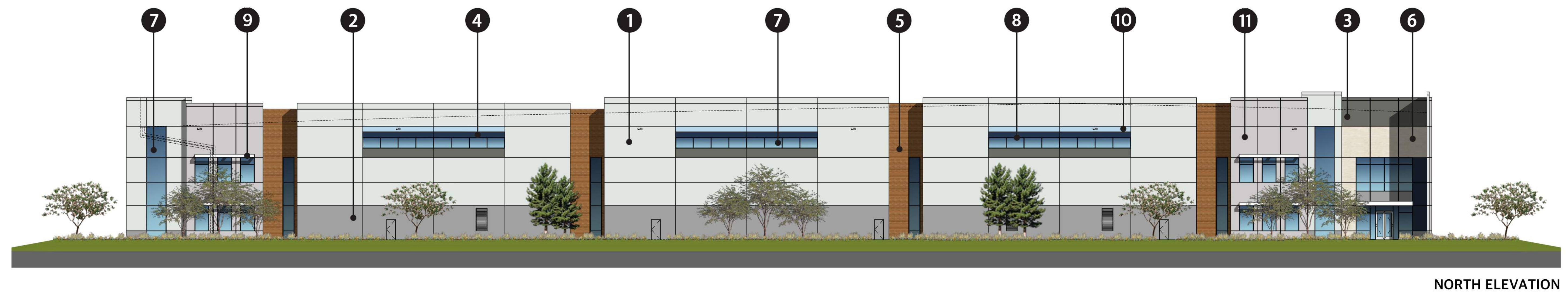
METAL/CANOPY
WHITE

10

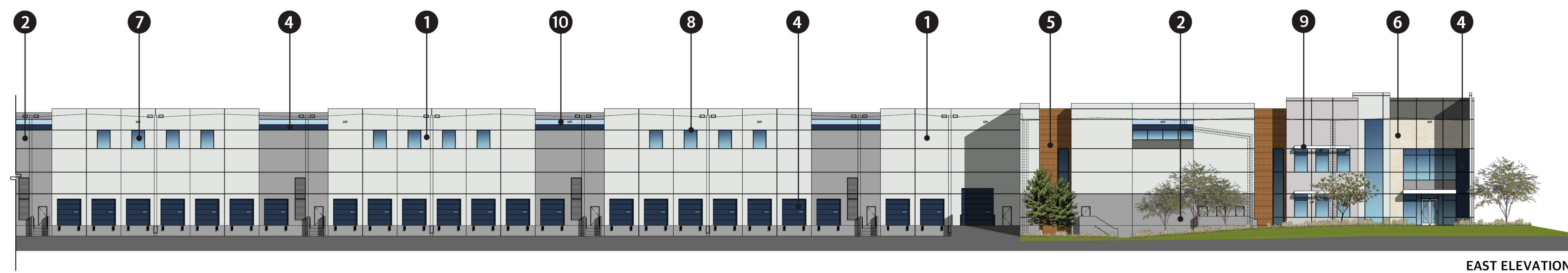
EXTERIOR PAINT
P-12 PALE BLUE

11

EXTERIOR PAINT
P5 FOGGY DAY



NORTH ELEVATION



EAST ELEVATION

MATERIAL BOARD
2125 W. LOWELL STREET
RIALTO, CA 92377



City of Rialto

Legislation Text

File #: EDC-25-0643, **Version:** 1, **Agenda #:**

For Economic Development Committee [September 18, 2025]

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Sandra Robles, Senior Planner

Temporary Use Permit (TUP) Ordinance

BACKGROUND

A Temporary Use Permit (TUP) allows for the short-term, limited-duration use of a property for a specific purpose that is not typically permitted or intended as a permanent use within a particular zoning district. The primary goal of a TUP is to regulate and manage these temporary activities to ensure they are compatible with surrounding land uses and do not adversely affect public health, safety, or welfare. Currently, the City does not have an established TUP process in place, which has made it challenging to consistently manage and oversee temporary events. Implementing a formal TUP process will provide a clear framework for reviewing and approving such uses, helping to ensure that future temporary events are conducted in an orderly, safe, and equitable manner.

ANALYSIS/DISCUSSION

Temporary Use Permits (TUPs) are categorized as either Minor or Major, depending on the scope and potential impact of the proposed activity. Minor TUPs are approved administratively by the Director of Community Development or their designee. Major TUPs, while also processed administratively, may have greater impacts on traffic, noise, or surrounding areas and are therefore routed to additional City departments for review.

To apply for a TUP, applicants must complete the required application and submit all supporting documentation. Major TUP applications must be submitted at least 30 days prior to the event start date, while Minor TUP applications are due at least 14 days in advance. After submission to the Planning Division, an assigned planner will review the application. If the request qualifies as a Major TUP, the planner will distribute the plans to other City departments for further evaluation. Once the

review is complete, staff will either issue comments and request revisions or provide Conditions of Approval for the event. When all requirements are met, the applicant will receive a formal approval letter along with the final conditions.

TUPs provide flexibility within zoning regulations, allowing for temporary activities that may not otherwise be permitted at a specific location. These permits are typically subject to tailored conditions to ensure public safety and minimize potential disruptions to the community. Common examples of temporary uses include seasonal retail sales, public events held on private property, and temporary structures for outdoor activities such as carnivals. Each TUP application must include a detailed plan outlining the proposed activity, including a site layout. Minor TUPs are permitted for events lasting seven consecutive days or fewer, up to four times within a 12-month period. Major TUPs may be approved for events lasting up to 40 consecutive days, with a maximum of two events allowed per 12-month period.

RECOMMENDATION

Staff recommends that the Economic Development Committee receive this report, discuss and provide feedback to staff.

Chapter 18.XXX. - TEMPORARY USE PERMIT

18.XXX.010 - Purpose.

The purpose of the temporary use permit (TUP) is to regulate short-term activities (i.e., seasonal sales, sidewalk sales, etc.) on private property that may not meet the normal development or use standards of the applicable zoning district. The intent is to ensure that temporary uses will be compatible with surrounding uses, to protect the public health, safety, and welfare, and to minimize any adverse effects on surrounding properties and the environment. Short-term events requiring a TUP shall be permitted within zones allowing for commercial, industrial, manufacturing, mixed-use, and office. With the exception of properties zoned mixed-use, no TUPs will be approved for residentially zoned properties. This includes the following zoning districts:

- A. Administrative Professional – Institutional Zone (A-P)
- B. Office Park Zone (O-P)
- C. Neighborhood Commercial Zone (C-1)
- D. Community Shopping Center Zone (C-1, A)
- E. Retail Commercial Zone (R-C)
- F. Central Commercial Zone (C-2)
- G. Freeway Commercial Zone (F-C)
- H. General Commercial Zone (C-3)
- I. Industrial Park Zone (I-P)
- J. Commercial Manufacturing Zone (C-M)
- K. Light Manufacturing Zone (M-1)
- L. Planned Industrial Development Zone (PID)
- M. General Manufacturing Zone (M-2)
- N. Foothill Central Specific Plan

18.XXX.020 - Authority.

The director of community development or designee is authorized to approve or deny TUP applications, and to impose reasonable conditions upon such approval. Conditions may include, but shall not be limited to, requirements for buffers and/or barriers; requirements for vehicular ingress, egress, and on-site traffic circulation; regulation of hours or other characteristics of operation; establishment of development schedules or time limits for performance, completion or removal. Any short-term events that are not specifically listed in this Chapter will be classified as either a Minor or Major TUP, based on this Chapter and the discretion of the director of community development or their designee. This Chapter shall not apply to any temporary use conducted in partnership with the City.

18.XXX.030 – Application for Filing and Processing.

- A. **Application Requirements.** Applications for a Major TUP shall be filed with the Planning Division 30 calendar days prior to the event; a Minor TUP shall be filed 14 calendar days prior to the event. The application shall be accompanied by the information identified in the Planning Division checklist for TUP applications. The applicant shall pay all applicable fees required for the TUP. Application information includes, but is not limited to:
1. Site Plan, which shall include the following:
 - a. Vehicle and pedestrian circulation plan, including access required by the American with Disabilities Act (ADA);
 - b. Sight Distance Exhibit (locations to be determined by the Engineering Division);
 - c. Parking plan;
 - d. Lighting plan;
 - e. Noise mitigation plan;
 2. Clean-up plan;
 3. Certificate of insurance(s), if applicable;
 4. Electrical plan, if applicable;
 5. Narrative of event with hours of operation, items to be sold, number of vendors, and any other information describing the event or requested by the city.
- B. **Standards.** Any use approved pursuant to a TUP, shall be conducted in full compliance with the following:
1. Development standards for the underlying zone, including but not limited to lot coverage, height limits for any temporary structures, landscaping, parking, and setbacks shall be used as a guide for determining the appropriate development standards for temporary events and uses.
 2. All materials and structures associated with the temporary event or use shall be removed within three (3) days from the end of the event or after the expiration of the TUP, whichever occurs first.
 3. A minimum of 30 days shall pass between the issuance of a new TUP and the expiration of previously issued TUP for the same property.
 4. Temporary events or uses may be subject to additional licenses, inspections, or approvals required by applicable local, State, or Federal requirements, such as a permit from San Bernardino County Environmental Health Services for food sales.
 5. Temporary events or uses may be subject to additional inspections or approvals as required and established by the City of Rialto Fire Department, Public Works Department, Police Department, the Building and Safety Division or other City departments.
 6. Tents, canopies, awnings and easy-ups shall be approved by the Fire

Department.

- C. **Temporary Signage.** The Applicant shall file an application for a Temporary Sign Permit and pay the applicable fees to the Planning Division. The temporary banner, flag, pennant, or signs (portable or otherwise) may be displayed for a maximum of 45 days for a Major TUP and 14 days for a Minor TUP, per event. Each event shall require a Temporary Sign Permit application and payment. The signage type and size requirements shall comply with Chapter 18.102 – Regulation of Signs and Advertising Structures of the Rialto Municipal Code. The length of time the signage may be displayed shall be consistent with conditions of approval of the TUP.
- D. **Findings and Decision.** The director of community development may approve, conditionally approve, or disapprove an application for a TUP.
 - 1. The director may approve the TUP only after first finding that:
 - a. The proposed temporary use would be located, operated, and maintained in a manner conforming with the goals, policies, and objectives of the General Plan and provisions of the Rialto Municipal Code.
 - b. The establishment, maintenance, or operation of the proposed use, as conditionally approved, would not be detrimental to the health, safety, or general welfare of persons attending, residing, or working in the vicinity of the proposed use.
 - c. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by the Rialto Municipal Code.
 - 2. A denial of the TUP by the director of community development, must set forth the particulars wherein the application for a TUP failed to meet the necessary conditions set forth in Section 18.XXX.030(D)(1), as being prerequisite to the granting of the TUP.
- E. **Conditions of Approval.** In approving the TUP, the director of community development may impose conditions (e.g., buffers, hours of operation, noise limitations, lighting, parking, security, signs, time limits, traffic circulation, etc.) deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required by Subsection D (Findings and Decision) and to preserve the public health, safety, and general welfare.

18.XXX.040 - Minor Temporary Use Events.

A Minor Temporary Use Permit (Minor TUP) event is a short-term activity on properties zoned commercial, industrial, manufacturing, mixed-use, or office which may be approved provided such activities do not result in adverse impacts on traffic, parking, noise, health and safety, or other environmental or community concerns. Upon review of the Minor TUP application materials, the director of community development, or their designee, may determine that they cannot make the findings required by this Chapter, or may impose conditions of approval to ensure, among other issues, proper operation of the proposed use and address any potential negative impacts.

Examples of events eligible for a Minor TUP include, but are not limited to, sidewalk sales, flower sales, parking lot sales, seasonal sales (excluding storage containers), and outdoor displays.

A. **Events.** The following events are allowed in non-residential districts for up to seven (7) consecutive days or less, and up to four (4) events within a 12-month period:

1. Arts and crafts exhibits;
2. Outdoor displays or sales of merchandise including sidewalk sales on private property;
3. Flower sales;
4. Parking lot sales;
5. Seasonal sales that do not propose storage containers;
6. Food events on private property;
7. Or other similar events at the discretion of the director of community development.

B. **Outdoor Displays/Sales.** Outdoor display of merchandise, parking lot and private sidewalk sales for businesses located in non-residential districts shall be allowed only in compliance with the following:

1. The activities are limited to four (4) events in a 12-month period. Merchandise displays or sales held on seven (7) consecutive days are considered one event. Merchandise display and sales shall not be permitted to be conducted longer than seven (7) consecutive days.
2. Only businesses immediately adjacent to a parking lot on the same parcel may utilize that parking lot for the event. No outdoor displays or sales are permitted in empty lots.
3. The hours of the event shall be the same as those allowed for business(es) participating in the event.
4. A maximum of 25 percent of the existing parking spaces in a particular parking lot may be utilized for the display or sale.
5. The merchandise displayed shall:
 - a. Be regularly sold at the participating business;
 - b. Be removed and placed inside of the building at the close of each business day; and,
 - c. Not impede the flow of pedestrian and vehicular traffic through the parking lot.
6. All parking lot entrances and exits shall be kept clear.
7. This section shall not be construed to permit the permanent or temporary storage of goods or equipment when otherwise prohibited by other provisions in this Chapter.

18.XXX.050 - Major Temporary Use Permit.

A Major Temporary Use Permit (Major TUP) applies to a short-term activity, on properties zoned for commercial, industrial, manufacturing, mixed-use, or office. Such activities may result in impacts on traffic, noise, or community concerns, in which the impact identified shall be mitigated. Upon review of the Major TUP application materials, the director of community development, or their designee, may determine that they cannot make the findings required by this Chapter, or impose conditions of approval to ensure, among other issues, proper operation of the proposed use and address any potential negative impacts. Examples of events eligible for a Major TUP include, but are not limited to, seasonal sales, carnivals, and model homes. The following conditions, as specified herein, shall apply to these activities, in addition to any other conditions of approval set forth by the director of community development or their designee.

- A. **Seasonal Sales.** Seasonal sales, such as those for holiday trees and pumpkins, are subject to the following guidelines and conditions:
 - 1. Each event shall be limited to 40 consecutive days of operation per calendar year and up to two events within a 12-month period.
 - 2. All lighting shall be directed away from and completely shielded from adjacent residential areas.
 - 3. Adequate provisions for traffic circulation, off-street parking, and pedestrian safety shall be provided to the satisfaction of the director of community development.
 - 4. Temporary storage containers for seasonal sales may be approved for up to 45 days between September 30th until January 31st. City approval of a site plan is required and must demonstrate, to the Director's satisfaction, that adequate parking will be provided among other conditions of approval, storage containers may be required to be screened from the public right-of-way.
- B. **Traveling Amusement Enterprises.** Circuses, carnivals, rodeos, pony riding, animal shows, special event tents, fairs, festivals, or similar traveling amusement enterprises are subject to the following guidelines and conditions:
 - 1. All such uses shall be limited to not more than seven (7) days, or not more than three (3) weekends, in any 12-month period.
 - 2. All such activities shall have a minimum setback of 200 feet from any residential property line. This may be reduced by the director of community development if they determine that no adverse impacts result.
 - 3. Adequate provisions for traffic circulation, off-street parking, and pedestrian safety shall be provided by the applicant to the satisfaction of the director of community development.
 - 4. Restrooms and waste disposal facilities shall be provided onsite.
 - 5. Security personnel may be required. The Police Department shall determine the level and type of security required.
 - 6. The applicant shall provide designated parking to accommodate amusement enterprise workers, vendors and support vehicles.
 - 7. Noise attenuation for generators, carnival rides or other equipment shall be provided to the satisfaction of the director of community development.
 - 8. The applicant shall be required to submit plans for approval of tents and site plan

to the Building Official and/or Fire Marshal 30 days prior to the special event being held. The tent and any structure including temporary structures, must meet all California Building Codes and applicable City codes.

9. Amusement rides shall comply with Title 8 of the California Code of Regulations and have all necessary approvals from the California Division of Occupational Safety and Health (Cal/OSHA), under the Department of Industrial Relations, prior to the submission of a Building Permit application.
10. To ensure proper safety, approval from the Police Department (PD) is required, and finger printing through PD may also be necessary.

C. **Temporary Model Homes and Trailers.** Applications for a TUP for model home(s), trailer(s) for new homes sales and/or construction trailer(s) may be processed in conjunction with a Precise Plan of Design (PPD) application. Such temporary uses shall be limited to office uses for the sale of new homes, or for the construction of permanent structure(s) on the site where the trailer is located or within the tract if new homes are being constructed. Any trailer or model home approved under a TUP shall be removed within 15 days following the close of escrow for the last home within the tract or when the applicant for the TUP and/or PPD, will no longer offer homes for sale in the tract; or, in the case of construction of a building on site such as a model home, receipt of a certificate of occupancy; or upon written notice to remove by the director of community development. The following requirements shall apply:

1. A sales office may be located in a garage, trailer, or dwelling; a certificate of occupancy will be required.
2. Approval shall be for a two-year period, at which time the sales office use shall be terminated and the structure restored back to its original condition. Extensions may be granted by the director of community development in one-year increments up to a maximum of four (4) years or until 90 percent of the development is sold; whichever is less.
3. A cash deposit shall be submitted to the City of Rialto, in an amount to be set by Council resolution, to ensure the restoration or removal of any temporary structure permitted by the TUP.
4. The sales office is to be used only for transactions involving the sale, rent, or lease of lots and/or structures within the tract in which the sales office is located, contiguous tracts, or a planned community.
5. Failure to terminate a sales office or structure and restore the site, or failure to apply for an extension on or before the expiration date, will result in forfeiture of the cash deposit, a halt in further construction or inspection activity on the project site, and an enforcement action to ensure restoration or removal of the structure and restoration of the site.
6. Street improvements and temporary parking at a rate of two spaces per model home shall be completed to the satisfaction of the city engineer and director of community development, including compliance with the American with

Disabilities Act, prior to commencement of sales activities or the display of model homes open to the public. Off-street parking spaces shall be required, except on-street parking may be permitted subject to the following conditions:

- a. The sales office, model homes, and on-street parking spaces shall be located at the end of a cul-de-sac and coordinated with construction phasing such that there are no homeowners living in homes located adjacent to the gated, secured area of the street.
 - b. The parking stalls shall be adequately striped and shall conform to City standards; ADA accessible parking and an accessible route to the sales office will be required.
 - c. Parking shall be permitted only within and on the project site. Parking along adjacent or perimeter streets (public or private) shall not be used to satisfy the model home sale off-street parking requirement.
 - d. Temporary landscaping, including minimum 48-inch box trees, shall be provided within the on-street parking area.
7. All fences proposed in conjunction with the model homes and sales office shall be located outside of the public right-of-way, except where approved by the director of community development and city engineer.

D. Temporary Work Trailers. This section shall apply to trailers or mobile homes on active construction sites for use as a construction office or temporary living quarters for security personnel. A separate Major TUP is required for each proposed work trailer. The following restrictions shall apply:

1. The director of community development may approve a temporary work trailer for the duration of the construction project or for a specified period, but in no event for more than two (2) years. If exceptional circumstances exist, a one-year extension may be granted by the director, provided that the building permit for the first permanent dwelling or structure on the same site has also been extended.
2. Installation of trailer coaches may occur only after a valid TUP and certificate of occupancy has been issued.
3. The trailer coach must have a valid California vehicle license and, if required, shall provide evidence of State Division of Housing and Community Development approval as prescribed in the Health and Safety Code of the State of California. A recreational vehicle being defined as a motor home, travel trailer, truck camper or camping trailer, with or without motive power, shall not be permitted pursuant to this section.
4. The temporary trailer coach installation must meet all requirements and regulations of the County Department of Environmental Health Services and the Community Development Department.
5. Any permit issued pursuant to this section in conjunction with a construction project shall become invalid upon cancellation or finalization of the building permit for which this use has been approved, a certificate of occupancy has

been issued or the expiration of the time for which the approval has been granted.

- E. **Other Temporary Uses.** Other uses and activities that may be needed on a temporary basis as deemed appropriate by the director of community development.

18.XXX.060 – Modification or Revocation.

A TUP may be revoked by the director of community development, effective immediately, upon verbal or written notice. If found that the event has resulted in negative impacts that can be mediated, the director may require changes to the conditions of an approved TUP at any time, if needed to ensure that the use may continue to operate consistent with the required findings. The director also has the authority to revoke the TUP in the event: 1) the use constitutes a hazard or danger to the public or those present at the location, or; 2) a violation of any policy, rule, or regulation of the city, county or state, or; 3) a violation of any permit condition.

18.XXX.070 – Appeal

In the event that the director of community development revokes a TUP as result of finding an immediate threat to health and safety, the decision of the director of community development shall be final and not subject to an administrative appeal. For all other revocations and any denials of a TUP, a permittee may appeal the director's decision to the Planning Commission . The appeal shall set for the grounds for the appeal including but not limited to the alleged error or abuse of discretion and/or set forth the particulars wherein the application for a TUP did meet those necessary conditions set forth in Section 18.XXX.030(D). Said appeal shall be submitted in writing to the city clerk's office within 15 days of the decision, along with the appeal fee, and agendized for Planning Commission consideration.

18.XXX.080 – Violation

Any person who violates any provision of this chapter, or condition of approval of a TUP, shall be a public nuisance and/or guilty of a misdemeanor at the discretion of the prosecuting attorney.



City of Rialto

Legislation Text

File #: EDC-25-0640, **Version:** 1, **Agenda #:**

For the Economic Development Committee [September 18, 2025]

TO: Honorable Economic Development Committee Members

APPROVAL: Christina Taylor, Community Development Director

FROM: Sandra Robles, Senior Planner

Amendment to the Accessory Dwelling Unit (ADU) Ordinance

BACKGROUND

The City first adopted its Accessory Dwelling Unit (ADU) Ordinance in 2020 in response to a state mandate (*California Government Code Sections 65852.2 and 65852.22*). Since then, state laws governing ADUs have changed, rendering the City's ordinance out of compliance. Under state regulations, if a local ADU ordinance is not updated to align with current state law, it becomes null and void, and state regulations take precedence. While cities are permitted to adopt local ADU ordinances that offer additional flexibility or address topics not covered by state law, they may not impose standards that are more restrictive than those established by the state. In response, City staff has prepared a revised ADU ordinance that aligns with current state regulations.

ANALYSIS/DISCUSSION

Typically, when municipal code amendments are proposed, decision-makers are provided with a redlined version showing the specific changes. In this case, due to the comprehensive nature of the revisions, a summary of the key updates to the ADU ordinance is provided below:

- **Location of ADU Code:** The existing ADU regulations are currently located within the R-1 Single-Family Zone. The revised ordinance will relocate the ADU regulations into a standalone section of the code with its own numbering, as ADUs are not limited to single-family zones.
- **Increased ADU Allowance in Single-Family Zones:** Previously, a maximum of one ADU and one Junior ADU (JADU) was allowed per lot. Current state law now permits an additional conversion ADU (e.g., a unit converted from an existing structure like a detached garage or storage building), allowing for a total of up to three units: one newly constructed ADU (attached or detached), one conversion ADU, and one JADU.
- **Expanded ADU Allowance in Multifamily Properties:** For existing multifamily properties (defined as two or more units sharing a common wall), the number of allowable detached ADUs has increased. While previous regulations allowed two detached ADUs per lot, the revised code allows up to eight, depending on the number of existing units. For example, a

multifamily property with four existing units may be eligible for up to four detached ADUs.

- **New and Clarified Definitions:** Several new definitions have been added to improve clarity, including terms such as *Major Transit Stop* and *State-Exempt ADUs*.
- **Application and Timeframe Standards:** A new section has been added to clarify application requirements and timelines for ADUs, distinguishing between those proposed with an existing primary dwelling and those proposed as part of entirely new developments.
- **Two-Story ADUs:** Design standards have been added for two-story ADUs to enhance architectural articulation and protect neighboring privacy. In accordance with state law, two-story ADUs are allowed when the primary dwelling is two stories. However, state law is silent on detached two-story ADUs. The revised ordinance clarifies that detached two-story ADUs will not be permitted unless they qualify as state-exempt.
- **ADU Conversions:** Additional guidance is included on what constitutes an ADU conversion, along with associated development and design standards.
- **Other Updates:** The ordinance also includes revisions to standards related to utility service connections, placement of mechanical equipment, and fire sprinkler requirements.
- **Simplified Format:** The new ordinance streamlines complex state laws and separates development standards for ADUs on single-family and multifamily properties for greater clarity and ease of use.

RECOMMENDATION

Staff recommends that the Economic Development Committee receive this report, discuss and provide feedback to staff.

18.53 – Accessory Dwelling Units.

- A. **Intent.** To the extent permissible by law, and pursuant to Government Code Section 66310 et seq., this section regulates the development of accessory dwelling units, including junior accessory dwelling units. This ordinance shall be interpreted and applied consistent with state law pursuant to Government Code Section 66310 et seq. In the event of a conflict between this ordinance and state law, the provisions of state law shall control.
- B. **Definitions.** The following definitions shall apply to this section.

Accessory Dwelling Unit (ADU). An attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is situated.

Conversion ADU. An ADU converted from a space within a single-family dwelling or accessory structure, including a garage; or from the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. Conversion ADUs are eligible for a 150 square-foot expansion to accommodate ingress and egress and must have exterior access.

Director. The City's Director of Community Development, or their designee.

Energy Efficient Kitchen. A cooking facility with appliances, a food preparation counter, and storage cabinets that are reasonable in size in relation to the size of the JADU.

Habitable Space. A space in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

High-Quality Transit Corridor. Is a corridor with a fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Junior Accessory Dwelling Unit (JADU). A unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling. An enclosed use within the residence, such as an attached garage, is considered to be part of and contained within the single-family dwelling. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure, and must include an efficiency kitchen, which will include a cooking facility with appliances, and reasonably sized food preparation counter and storage cabinets.

Living Area. The interior habitable area of the dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

Major Transit Stop. A site containing any of the following:

- An existing rail or bus rapid transit station.
- A ferry terminal served by either a bus or rail transit service.
- The intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.

Multifamily Dwelling. For the purposes of an ADU, a multifamily dwelling is defined as a structure with two or more attached dwellings on a single lot.

Public Transit. A location, including but not limited to a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

State-exempt ADUs. A conversion ADU; or a detached, new construction, ADU that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling that has a maximum total floor area of 800 square feet; or ADUs that are detached from existing or proposed multi-family dwelling units, or proposed within the portions of existing multifamily dwellings that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, provided each unit complies with applicable Building Code Standards.

Tandem parking. Two or more automobiles parked on a driveway or in any other location on a lot, lined up behind one another.

C. **Applicability.**

1. The standards and criteria in this section apply to properties containing single-family or multifamily dwellings or within all zoning districts that allow for single-family or multifamily residential uses, including mixed-use residential. ADUs may be attached to, or located within a proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or may be detached from the proposed or existing primary dwelling. ADUs shall be on the same lot as the proposed or existing primary dwelling. ADUs may be prohibited based on the adequacy of water and sewer services and the impact of ADUs on traffic flow and public safety.
2. An ADU or JADU shall be used solely as a dwelling. ADUs and JADUs shall not be utilized as ancillary or accessory uses, including, but not limited to, events, storage, home office, gym/workout studio, and greenhouse.
3. A trailer or any other recreational vehicle may not be maintained as an ADU or JADU on a residential lot.
4. The City shall not impose any zoning of development standard requirement that does not permit at least an 800 square foot ADU with 4-foot side and rear yard setbacks to be constructed in compliance with all other development standards required by this section.
5. An ADU or JADU shall not be separately conveyed.

D. Applications and Timeframe. An ADU or JADU permit application will be considered ministerially without discretionary review or hearing, in accordance with the following timelines. These timelines apply to attached, detached, and conversion ADUs. The application shall be submitted to the Building & Safety Division and shall only require a building permit. A denial will include a full set of written comments with a list of items must be corrected, and a description of how the application can be remedied.

1. **Lots with an existing single-family or multifamily dwelling.** On lots with an existing single-family or multifamily dwelling, an application to construct an ADU or JADU must be approved or denied within 60 days from when a completed application is received. An application for a JADU may only be processed for a parcel with an existing single-family dwelling.

2. **Lots with a proposed single-family or multifamily dwelling.** On lots with a proposed single-family or multifamily dwelling, the City will concurrently approve or deny a proposed ADU with the proposed single-family or multifamily dwelling, when submitted simultaneously for permitting. The City will concurrently approve or deny permits for a proposed JADU and a new single-family dwelling when submitted simultaneously for permitting. A certificate of occupancy for an ADU will not issue prior to the certificate of occupancy for the primary dwelling.
3. **Preapproved ADU plans.** The city will approve or deny the applications for preapproved ADU plans within 30 days from the date the city receives a completed application.

E. General Development Standards and Regulations Applicable to All ADUs and JADUs.

1. **Two-Story ADUs.** With the exception of state-exempt ADUs, two-story ADUs shall comply with the following:
 - a. **Windows.** On second-floor elevations, with a setback less than 6 feet from the property line shared with an adjacent residential parcel, only fixed windows, or fixed panes of a window assembly, comprised of plain obscured (such as frosted) with no color shall be placed in the area up to 5 feet above the interior floor height. Any clear window or windowpane on these elevations shall be placed so that the bottom of the clear glass is at least 5 feet above the interior floor height.
 - b. **Balconies.** Balconies shall only be allowed on elevations facing the interior of the property (i.e., facing the primary dwelling and/or the back yard area directly behind the primary dwelling). In the case of an ADU on a corner lot, a balcony may face the adjacent street.
 - c. **Setbacks for second floor.** The second floor of an ADU shall be set back a minimum of 4 feet from the side and rear property line.
 - i. Notwithstanding the above, a second floor ADU shall be allowed to maintain the same setback as an existing wall, provided the wall is at least 3 feet from the property line.
 - d. **Second floor articulation.** 30 percent of the side elevation and 30 percent of the rear wall plane above the first floor shall be articulated with minimum 18-inch recesses.
2. **Conversion of existing structures.** An existing, legally permitted attached or detached structure may be converted into an ADU (or JADU if the property contains a single-family dwelling and the structure to be converted is attached to the dwelling). No setback shall be required for a legally permitted structure that is converted into an ADU/JADU other than that which existed prior to conversion. If an existing structure is demolished and replaced with an ADU, an ADU may be constructed in the same location and to the same dimensions as the demolished structure.
 - a. If a garage is converted into an ADU/JADU, when feasible, the garage door must be removed and replaced with windows, doors, or other design treatments that are consistent with the overall architectural design of the primary dwelling unit and per the Building Code.

- b. A conversion of an ADU/JADU may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing structure. An expansion beyond the physical dimensions of the existing structure shall be limited to accommodating ingress and egress.
 - c. A conversion ADU/JADU shall require side and rear setbacks sufficient for fire clearance.
- 3. **Design compatibility.** The ADU/JADU shall be designed in a style which is architecturally compatible with the primary structure and structures in the immediate neighborhood. It shall not detract from the nature and character of the established neighborhood or primary structure in terms of architectural style, exterior materials and finishes, scale, location, or pattern of development. This standard is desirable for but does not apply to state-exempt ADUs.
- 4. **Driveways.** No additional driveway approaches from public streets shall be permitted for ADUs or JADUs.
- 5. **Occupancy; Rental.** ADUs and JADUs may not be rented for less than 30 days. JADUs must be owner-occupied; the owner may occupy the primary dwelling or the JADU.
- 6. **Services.** The City may designate areas within its jurisdiction where ADUs may be permitted or prohibited, based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety.
- 7. **Building code requirements.** All ADUs and/or JADUs shall comply with all applicable local and state building code requirements, including California Building Code accessibility standards Chapter 11A and 11B, as applicable to detached and converted ADUs created from non-habitable space.
- 8. **Parking requirements.** One off-street parking space shall be provided per ADU/JADU in addition to the required parking spaces serving the primary unit. The required spaces may be provided as tandem parking on an existing driveway, provided the space is a minimum 9 feet by 19 feet and does not encroach into the public right-of-way. Off-street parking shall be permitted in setback areas in locations determined by the city or through tandem parking. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU/JADU, the off-street enclosed parking spaces do not need to be replaced.

No additional parking shall be required for an ADU in any of the following instances:

- a. The ADU is located within one-half mile walking distance of public transit.
- b. The ADU is located within an architecturally and historically significant historic district.
- c. The ADU is part of the existing primary residence or an existing accessory structure.
- d. When on-street parking permits are required, but not offered to the occupant of the ADU.
- e. When there is a car share vehicle located within one block of the ADU.
- f. State-exempt ADUs.

9. **Utility service connections.** An ADU may be subject to a connection fee or capacity charge pursuant to Government Code Section 66013. Metering and connections for sewer, water, electricity, and gas shall be required as follows and as stated in the ADU Checklist provided by the Building Division:
- a. **Conversion.** An ADU that is converted from an existing residence, accessory structure, or portions thereof, does not require separate metering. Submeters may be requested by the applicant and are subject to approval at the discretion of the Building Official.
 - b. **Attached or detached ADU:** A newly built attached or detached ADU shall require separate metering. Submeters may be requested and are subject to approval at the discretion of the Building Official.
 - c. **New dwelling and ADU:** An ADU constructed concurrently with a new primary dwelling shall require separate metering.
10. **Impact fees.** All ADUs over 750 square feet are subject to development impact fees. All state-exempt ADUs and ADUs less than 750 square feet are not subject to development impact fees.
11. **Mechanical equipment.** All mechanical equipment (i.e., HVAC systems, mini-split, water heater, etc.) must maintain a minimum clearance of three feet from the nearest property line. Any mechanical equipment located on street-facing elevations shall be screened from view by a fence or wall and vegetation. This standard shall not apply to state-exempt ADUs.
12. **Addressing.** Permanent three-dimensional street numbers, with a minimum height of four inches, shall be installed on the side of the building at its highest point and furthest projection. The address shall be illuminated, clearly visible from the street, and unobstructed at all times. The primary dwelling unit shall be labeled as "Unit 1". Any additional ADUs or JADU shall be labeled sequentially as "Unit 2," "Unit 3," and so on.
13. **Fire sprinklers.** Automatic fire sprinkler systems are required in all newly constructed ADUs in the following circumstances:
- a. The existing primary dwelling has a fire sprinkler system.
 - b. The ADU is constructed concurrently with a new primary dwelling, and the new primary dwelling is required to include fire sprinklers.
 - c. The ADU is not located within 150 feet of a vehicular access roadway (as measured from curb) in order to facilitate emergency fire access, the ADU is not located within 400 feet of a fire hydrant, and as otherwise deemed necessary by the Fire Department; provided that this requirement shall not apply to state-exempt ADUs.

F. Development Standards for ADUs and JADUs on Single-Family Properties.

1. **Number of ADUs/JADUs.** No more than one new attached or detached ADU, one conversion ADU, and one JADU are allowed on any lot with an existing or proposed single-family dwelling.

2. **Building separation.** An ADU may be attached or detached from the primary dwelling on the same lot. Detached ADUs that are larger than 800 square feet shall maintain a 10-foot building separation from any structures on the site (wall-to-wall, or wall-to-post). ADUs with a building separation less than 10 feet shall require fire mitigation. This standard shall not apply to state-exempt ADUs.
3. **Location.** ADUs shall be located at the rear or the side of the primary dwelling unless it is demonstrated, to the satisfaction of the Director, that the ADU can only be located in front of the primary dwelling due to extraordinary or physical constraints of the lot. The front ADU shall be a maximum of 800 square feet and shall meet the following standards. This requirement shall not apply to state-exempt ADUs.
 - a. The ADU shall comply with the applicable front yard setback requirement for the zoning district or specific plan in which it is located, unless the front setback requirement precludes the construction of an 800 square-foot ADU. The front ADU shall comply with minimum side yard setbacks of 4 feet.
 - b. The front yard-facing elevation of the ADU shall include an entry into the unit and a covered porch or awning.
 - c. The application site plan shall provide a landscape plan for the area in front of the ADU. No new driveway or parking area shall be allowed directly in front of the ADU.
 - d. A minimum 20 square feet of window area shall be provided on each front and corner-facing elevation.
 - e. The ADU shall have a pitched roof if one or more adjacent properties have pitched roofs.
 - f. If a garage is attached to the ADU, the garage shall be setback a minimum of five feet from the front elevation wall plane.
 - g. A JADU must be constructed within the walls of the proposed or existing single-family residence, which may include an attached garage.
4. **Square feet.** The ADU/JADU shall be subject to the following:
 - a. **Attached.** The maximum square feet for a newly constructed attached ADU shall not exceed 50 percent of the primary unit for a maximum of 800 square feet.
 - b. **Detached.** The maximum square feet for a newly constructed detached ADU shall not exceed 850 square feet. If the ADU has more than one bedroom, the total size shall not exceed 1,000 square feet.
 - c. **Conversion.** An ADU conversion from a space within a single-family dwelling or attached accessory structure shall not exceed 50 percent of the primary unit.
 - d. **JADU.** The JADU shall be a maximum of 500 square feet.
5. **Height.** The ADU shall be subject to the following:
 - a. The height of a one-story ADU shall not exceed 16 feet.

- b. If the lot is located within half a mile from a major transit stop or high-quality corridor, the height of a one-story ADU shall not exceed 18 feet. An additional two feet to accommodate a roof pitch that aligns with the primary dwelling (total height not to exceed 20 feet) may be permitted.
 - c. For an ADU that is proposed to be attached to a two-story primary dwelling, the maximum height is 25 feet or the height of the existing two-story primary dwelling, whichever is less.
6. **Setbacks.** Except as provided elsewhere in this section, an ADU shall have a minimum setback of 4 feet to the rear and side property lines. State-exempt ADUs shall have a minimum setback of 4 feet the rear and side property lines.
7. **Separate entrance.** Attached ADUs and JADUs shall be provided with a separate outside entrance; other than for state-exempt ADUS, the separate entrance shall not be located on the front elevation of the primary unit. A JADU without a separate bathroom shall also have an interior entrance to the main living area.
8. **JADU deed restriction.** JADU require a deed restriction to be recorded to run with the land, which will: prohibit separate conveyance of the JADU, and a statement that the deed restriction may be enforced against future owners; and restrict the size of the ADU as provided in subsection (F)(4)(d), above.

G. Development Standards for ADUs on Multifamily Lots

1. **Number of detached ADUs.** No more than two detached ADUs are permitted on lots with a proposed multifamily dwelling. For lots with an existing multifamily dwelling, the number of ADUs shall not exceed the number of existing units on the lot, up to a maximum of 8 total detached ADUs.
2. **Conversion ADUs.** Non-habitable space within the existing building envelope on lots with a multifamily dwelling, including storage rooms, boiler rooms, passageways, attics, basements, or garages, may be converted into ADUs if each unit complies with State building standards for dwellings and on the condition that the number of ADUs created do not exceed 25 percent of the number of existing multifamily dwelling units, or at least one ADU.
3. **Setbacks.** An ADU shall comply with the front yard setback requirements of the applicable zoning district, except that no setback shall be required for the conversion of an existing structure, and a minimum setback of 4 feet from the side and rear lot lines shall be required for new construction.
4. **Square footage.** An ADU within a multifamily property shall not exceed 850 square feet, or 1,000 square feet for a unit with two or more bedrooms.
5. **Height.** The proposed ADU located within a multifamily property shall be subject to the following:
 - a. The height of a one-story ADU shall not exceed 16 feet.
 - b. If located within half a mile from a major transit stop or high-quality corridor, the height of a one-story ADU shall not exceed 18 feet (as measured from finished grade to top of roof), including an additional 2 feet to accommodate a roof pitch that aligns with the primary dwelling (total height not to exceed 20 feet).

- c. A two-story ADU shall not exceed 18 feet in height, as measured from finished floor to the top of the plate; and maximum height of up to 22 feet, as measured from finished grade to the top of the roof.

DRAFT

18.10.070 - Accessory dwelling units.

- A. Intent. To the extent permissible by law, and pursuant to Government Code Section 65852.2 et seq., this section regulates the development of accessory dwelling units, including junior accessory dwelling units and efficiency units, while maintaining and preserving the essential characteristics of the single-family and multi-family residential zones in which they are located.
- B. Definitions. For purposes of implementing this section the following terms are defined as:
1. "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is situated. An accessory dwelling unit also includes the following:
 - a. An efficiency unit, as defined in Section 17958.1 of Health and Safety Code; or
 - b. A manufactured home, as defined in Section 18007 of the Health and Safety Code; or
 - c. A junior accessory dwelling unit, as defined by Government Code Section 65852.22, which means a unit that is no more than five hundred square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
 2. "Living area" means the interior habitable area of a dwelling unit, including basements and attics but does not include a garage or any accessory structure.
 3. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- C. Applicability. Accessory dwelling units shall be a permitted use on all lots in single-family and multi-family residential zones. Accessory dwelling units may be attached to, or located within a proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or may be detached from the proposed or existing primary dwelling. Accessory dwelling units must be on the same lot as the proposed or existing primary dwelling.
- D. Approval; Timeframe. Accessory dwelling units require the submittal of a development application to the community development department. Applications for an accessory dwelling unit must be ministerially approved or denied within sixty days, without a hearing, after an application satisfying the following is deemed complete:
1. The unit is in any zone where single-family or multi-family dwellings are a permitted use.
 2. The unit is on any lot with an existing single-family or multi-family dwelling.

If the application for an accessory dwelling unit is submitted with an application to create a new single-family dwelling on the lot, the city may delay acting on the application for the accessory dwelling unit until it acts on the application for the new single-family dwelling. The accompanying application for the accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the sixty-day time period shall be tolled for the period of the delay.

- E. Location. The city may designate areas within its jurisdiction where accessory dwelling units may be permitted or prohibited, based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety.

With respect to a lot, accessory dwelling units shall be located at the rear or the side of the primary unit unless it is demonstrated to the satisfaction of the director of community development that the accessory dwelling unit can only be located in front of the primary unit due to extraordinary or physical constraints of the lot.

- F. Independent Living Facility. The accessory dwelling unit shall provide for complete independent living facilities for one or more persons, including permanent provisions for living, access, sleeping, eating, cooking and sanitation.
- G. Design Compatibility. The accessory dwelling unit shall be designed in a style which is architecturally compatible with the primary structure and structures in the immediate neighborhood. It shall not detract from the nature and character of the established neighborhood or primary structure in terms of architectural style, exterior materials and finishes, scale, location, or pattern of development.
- H. Occupancy. The accessory dwelling unit may be occupied without occupancy limitations, but if rented, such rental shall be for a period greater than thirty days. Owner occupancy shall not be required of either the primary unit or the accessory dwelling unit. In the case of a junior accessory dwelling unit owner occupancy shall be required of either the primary unit or the junior accessory dwelling unit.
- I. Subdivision. The accessory dwelling unit shall not be sold separately from the primary unit. No subdivision of any kind, including condominiums or cooperatives, shall be permitted between the primary and accessory dwelling units.
- J. Number of Units. No more than one accessory dwelling unit and one junior accessory dwelling unit are allowed on any lot with an existing or proposed single-family residence. No more than one attached accessory dwelling unit is allowed for every four dwelling units within an existing multi-family development, and each attached accessory dwelling unit shall be located within a conversion of existing non-living space. No more than two detached accessory dwelling units are allowed on a lot with an existing multi-family residence.

K.

Conversion of Existing Structures. An existing, legally permitted attached or detached structure may be converted to an accessory dwelling unit. No setback shall be required for an existing structure that is converted to an accessory dwelling unit other than that which existed prior to conversion. If an existing structure is demolished and replaced with an accessory dwelling unit, an accessory dwelling unit may be constructed in the same location and to the same dimensions as the demolished structure.

If a garage is converted into an accessory dwelling unit, the garage door must be removed and replaced with windows, door, or other design treatments that are consistent with the overall architectural design of the existing structure and the primary dwelling unit.

The city shall ministerially approve an application for a building permit to create within a single-family residential zone one accessory dwelling unit per single-family lot if the unit is contained within the existing space of a single-family residence or existing accessory structure, has independent exterior access from the existing residence, and the side and rear setbacks are sufficient for fire safety.

- L. Ingress; Egress. All requirements for ingress, egress, drive aisleways, and safety shall be met in accordance with Chapter 18.58 of the Rialto Municipal Code.
- M. Building Code Requirements; Development Standards. All accessory dwelling units shall comply with all local building code requirements. All accessory dwelling units, except those that are converted from an existing residence or accessory structure and as provided in this section, shall comply with the minimum yard setbacks, lot coverage, height restrictions and other development standards for the primary unit residence, with the exception of density and minimum lot size, and except as otherwise provided in this section. The primary dwelling unit shall contain the minimum living areas required by the zone, and shall comply with all existing building code requirements and development standards, including the parking requirements.
- N. Parking Requirements. One off-street parking space in a permitted location shall be provided per accessory dwelling unit or bedroom within the unit, whichever is less, in addition to the required parking spaces serving the primary unit. The required spaces may be provided as tandem parking on an existing driveway, provided the space is a minimum nine feet by twenty feet and does not encroach into the public right-of-way. Off-street parking shall be permitted in setback areas in locations determined by the city or through tandem parking. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the off-street enclosed parking spaces do not need to be replaced.

However, no additional parking shall be required for an accessory dwelling unit in any of the following instances:

1. The accessory dwelling unit is located within one-half mile walking distance of public transit.
- 2.

The accessory dwelling unit is located within an architecturally and historically significant historic district.

3. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
5. When there is a car share vehicle located within one block of the accessory dwelling unit.

Except as provided above, the parking requirement of the primary dwelling unit shall remain unchanged and must comply with the applicable development standards.

- O. Driveways. No additional driveway approaches from public streets shall be permitted for accessory dwelling units.
- P. Square Footage. The maximum square footage of an accessory unit shall not exceed fifty percent of the primary unit, or eight hundred fifty square feet, whichever is more. If the accessory dwelling unit has more than one bedroom, the maximum square footage shall not exceed fifty percent of the primary unit, or one thousand square feet, whichever is more. In no case may an accessory unit exceed one thousand two hundred square feet.

The accessory dwelling unit may include an expansion of not more than one hundred fifty square feet beyond the same physical dimensions as the existing structure. An expansion beyond the physical dimensions of the existing structure shall be limited to accommodating ingress and egress.

- Q. Separate Entrance. Attached accessory dwelling units shall be provided with a separate outside entrance that is not located on the front elevation of the primary unit.
- R. Density. An accessory dwelling unit that conforms to this section shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot.
- S. Lot Coverage Exception. If the applicable maximum lot coverage requirement, or the floor area ratio, would prevent the approval of an attached or detached accessory dwelling unit that is at least eight hundred square feet, an applicant shall, nonetheless, be permitted to construct an attached or detached accessory dwelling unit that is up to eight hundred square feet, provided that the unit complies with all other development standards.
- T. Height. The height of an accessory dwelling unit shall not exceed sixteen feet or one story, whichever is less.
- U. Setback. Except as provided elsewhere in this section, an accessory dwelling unit must have a minimum setback of four feet to the rear and side property lines.

No accessory dwelling unit may be located in a way that would prohibit access to a designated parking area or impede safe ingress and egress from a required side, rear, or front setback.

- V. Utility Metering. An accessory dwelling unit that is not converted from an existing residence or accessory structure shall be metered separately from the primary unit for gas, electricity, and water/sewer services, and may be subject to a connection fee or capacity charge in accordance with Government Code Section 66013. For an accessory dwelling unit created from the conversion of an existing residence or accessory structure, or portions thereof, separate metering is permissible, but not required.
- W. An accessory dwelling unit under seven hundred fifty square feet shall not be charged development impact fees.

(Ord. No. 1641, § 4, 7-14-20)



City of Rialto

Legislation Text

File #: EDC-25-0644, **Version:** 1, **Agenda #:**

Planning Entitlement and Building & Safety Plan Review Status Reports

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
MC2021-0013	Eucalyptus Subdivision	706 N. Eucalyptus Ave.	5-lot residential subdivision on 1.7 acres	ROBLES	3/12/2021	11/25/2024	01/27/2025: Incomplete Submittal Letter sent Awaiting Resubmittal from Applicant 07/20/2025: Received resubmittal 07/31/2025: Incomplete letter sent
MC2021-0076	Laundromat	350 W. Foothill Blvd.	5,876 SF commercial building	ROBLES	12/15/2021	11/18/2024	06/24/2025: 5th Resubmittal received 07/10/2025: Met with applicant, owner, Engineering; applicant to resubmit
MC2022-0034	Valley-Willow Industrial	NEC Valley & Willow	2 Warehouses totaling 121,902sf	ROSAS	4/27/2022	1/29/2025	Traffic Scoping Agreement Approved Awaitiing submittal of final draft of IS/MND for review and circulation
MC2022-0042	Cornell SFRs	Cornell between Ashford and Sandalwood	7 Single Family Residential dwellings	ROSAS	9/27/2023	5/22/2025	DRC Review 5/29/2025 Awaiting Engineering comments-TSA
MC2022-0066	Lakewood Pipe	2694 N. Locust Ave.	800 SF Modular and 4,000 SF metal building (PPD2022-0062)	ROBLES	8/9/2022	12/04/2023	01/24/2024: Incomplete Submittal Letter sent 07/15/2025: Contacted Applicant for an update on timing of resubmittal
MC2022-0071	Pepper Rialto Plaza	SWC 210 Freeway & Pepper Ave.	Gas Station, 2 drive-thru rest., 1 multi-tenant bldg.	CASEY	8/31/2022	N/A	Status: Incomplete Submittal Comment Letter sent 11/7/2022 Met with app 3/5/2025 to discuss timing of resubmittal
MC2022-0097	Housing Element Update	N/A	6th Cycle Housing Element	ROBLES	N/A	N/A	07/03/2025: IS/MND Revised and submitted for Staff review 07/10/2025: Met with HCD to discuss comment letter 08/20/2025: Met with team to discuss next steps in resubmittal
MC2023-0001	6-lot Subdivision	North of Cornell St.	6-lot residential subdivision of 1.96 acres (TTM 20853)	ROBLES	1/5/2023	11/27/2024	12/09/2024: Incomplete Submittal Letter sent
MC2023-0002	Tres Hermanos ABC	735 E. Foothill Blvd.	Upgrade from ABC Type 20 to Type 21	ROBLES	1/9/2023	N/A	Incomplete Submittal Letter sent 2/2/2023 Awaiting applicant to work with Police and resubmit when service calls reduce
MC2023-0006	Lilac Warehouse Modification	1551 S. Lilac Avenue	Modernize existing 104,840sf warehouse	CASEY	2/7/2023	N/A	Status: Incomplete Submittal Comment Letter sent 3/23/2023 Awaiting Resubmittal from Applicant
MC2023-0011	Santa Ana Truck Terminal	S/S Santa Ana 1,800 feet E/O Riverside	172,443sf truck terminal	CASEY	2/27/2023	12/5/2024	Status: Complete Submittal Peer Review of EIR Complete 9/17/2025: Planning Commission Hearing
MC2023-0014	Frankenberger Pallet Storage Yard	2365 Lilac Ave.	Proposed pallet yard on 4.75-acre site (PPD2023-0009)	ROBLES	3/2/2023	3/27/2024	03/17/2023: Incomplete Submittal Letter sent 07/30/2025: Applicant resubmitted
MC2023-0026	Olive Grove Residential	W/S River Ranch Pkwy. 850 feet N/O Highland	Rezone R-1 to R-3 & 29-lot SFR Subdivision	CASEY	2/27/2025	N/A	Status: Incomplete Submittal Comment Letter sent 5/5/2025 Awaiting Resubmittal from Applicant
MC2023-0032	WTF DISH Wireless	2640 North Cedar Avenue	DISH colocation on existing monopalm on City property	COSTA	6/15/2023	2/27/2024	8.26.2025: DISH and the water company have competing on-site construction objectives and expect it to take six to nine months to resolve them.
MC2023-0042	Dolwani Casmalia Project	N/S & S/S Casmalia 650 feet E/O Locust	Three (3) New Warehouses - 227,015sf total	CASEY	8/15/2023	8/6/2024	Status: Incomplete Submittal Resubmittal Received 6/2/2025 DRC Review 7/10/2025 Comment Letter sent 8/14/2025

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
MC2023-0046	SB9 605 East Etiwanda Avenue	605 East Etiwanda	SB9 TPM and PPD for SFR	COSTA	8/25/2023	3/4/2025	8.25.2025: Engineering reviewing applicant's corrections.
MC2023-0047	MVP Industrial	SWC Valley and Lilac	22,770sf Industrial Warehouse	ROSAS	9/8/2023	7/1/2025	In Review DRC Review 7/17/2025 Awaiting Comments from Engineering and Utilities
MC2023-0048	Solids Facility Improvements	1482 W. Summit Avenue (FWC Plant F14)	New 5,000sf dewatering building & 2 tanks	CASEY	9/14/2023	8/14/2024	Status: Complete Submittal 5/29/2025: DRC Review Fire & Sewer requested information from applicant to assist in Condition preparation 8/25/2025: Applicant Met with Fire & Sewer
MC2023-0055	AJ Market	786 East Foothill Boulevard	Off-Sale Beer & Wine Type 20	COSTA	11/2/2023	1/2/2023	8.25.2025: Applicant's representative will send email requesting to withdraw the project.
MC2023-0056	Locust Gateway Development	SWC Locust Ave. & Lowell St.	New 664,859sf Warehouse	CASEY	1/18/2024	10/23/2024	Status: Complete Submittal 9/5/2025: DEIR Circulated for 45-day Public Review Period Development Agreement Terms Under Negotiation
MC2024-0011	Archaea CNG Facility	S/S Sierra Lakes Pkwy. 0.5 miles W/O Alder Ave.	Four (4) CNG dispensers	CASEY	4/17/2024	N/A	Status: Incomplete Submittal Fees Due - On Hold Per Applicant
MC2024-0012	Adesa Foods Processing Plant	SEC Casmalia St. & Cedar Ave.	54,144sf Food Processing Industrial Building	CASEY	4/29/2024	10/22/2024	Status: Complete Submittal 7/24/2025: Neighborhood Meeting 9/11/2025: Comments on IS/MND sent to Applicant
MC2024-0015	New SFR	Terrace Road (APN: 0269-331-08)	1,400 SF Single-Family (PPD2024-0012)	ROBLES	5/2/2024	N/A	06/11/2024: Incomplete Letter sent 07/15/2025: Applicant said he would provide a status update next week
MC2024-0019	Miro/Ayala Newland Project	SWC & NWC's Ayala Drive & Miro Way	New 399,967sf and 28,302sf Warehouses	CASEY	9/26/2024	N/A	Status: SPA Complete Submittal / PPD Incomplete Submittal 3/3/2025: PPD Comment Letter sent to Applicant Awaiting PPD Resubmittal from Applicant Awaiting Submittal of SOC & Findings from Applicant
MC2024-0020	Randall SFR Subdivision	SWC Randall Ave. & Spruce Ave.	16-lot SFR Subdivision	CASEY	7/22/2024	N/A	Status: Incomplete Submittal Comment Letter sent 2/3/2025 Awaiting Resubmittal from Applicant
MC2024-0022	Stonehurst outdoor storage yard	2239 W Stonehurst Dr.	Contractors outdoor storage yard	ROSAS	8/19/2024	6/13/2025	Status: Incomplete Awaiting Resubmittal from Applicant
MC2024-0025	CNG 375 South Cactus Avenue	375 South Cactus Avenue	CNG dispensers for company fleet	COSTA	8/15/2024	2/28/2025	7.2.2025 awaiting Applicant response on Engineering CoAs.
MC2024-0028	Renaissance Residential Phase 2	E/S Linden Approx. 850ft S/O Renaissance	Subdivision for 292 single-family dwelling units	ROSAS	9/25/2024	3/3/2025	Status: Incomplete Comments provided to Applicant 8/4/2025 Awaiting Resubmittal from Applicant
MC2024-0030	2977 Locust Warehouse	E/S Locust Ave. 300 feet N/O Lowell St.	New 85,180sf Warehouse	CASEY	9/26/2024	N/A	Status: Incomplete Submittal On Hold Per Applicant
MC2024-0031	New Single-Family Res.	3794 N Amberwood Ave	New SFR, ADU & JADU	VAZQUEZ	9/20/2024	N/A	Applicant resubmitted on 9/11/2025 Scheduled for DRC review on 9/18/2025

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
MC2024-0032	Lot-split for new SFR with ADUs	540 E Merrill Ave.	New SFR, ADU & JADU	ROSAS	12/17/2024	N/A	Status: Incomplete Submittal Comments provided to Applicant 4/7/2025 Awaiting Resubmittal from Applicant
MC2024-0034	Souldies CDP2	108 South Riverside Avenue	Expand to outdoor entertainment and hours of operation	COSTA	11/4/2024	N/A	8.25.2025: Scheduled for the 9/4/2025 DRC
MC2024-0036	3730 S. Riverside Truck Yard	W/S Riverside Ave. 1,330 feet S/O Agua Mansa Rd.	Truck & Trailer Storage Yard on 3.07 acres	CASEY	11/12/2024	N/A	Status: Incomplete Submittal 8/14/2025: Resubmittal Received 8/28/2025: DRC Review of Resubmittal 9/2/2025: Met with Applicant to Discuss Comments
MC2024-0041	Baseline/Riverside Donation Bin	155 E Baseline Rd	Proposal of a donation bin	VAZQUEZ	11/15/2024	N/A	Incomplete - Applicant to select new location (Parking requirment was not met)
MC2024-0044	ADU Update	N/A	Update to ADU	ROBLES	N/A	N/A	07/17/2025: Revised ADU Ordinance to be presented at DRC 8/21/2025: EDC report complete, to be presented on 8/28
MC2024-0045	TUP	N/A	New TUP Ordinance	ROBLES	N/A	N/A	07/10/2025: Met with legal to review comments, legal team to provide new Draft 08/21/2025: EDC report complete, to be presented on 8/28
MC2024-0047	Amazon Check-in lanes	1568 N. Linden Avenue	Reconfiguration of entry lanes and securty structures	ROSAS	12/10/2024	4/2/2025	Draft PPD Approval Letter prepared for review
MC2025-0001	Larch Ave. Office & Manu.	W/S Larch Ave. 150 feet S/O Rialto Ave.	New 7,500sf Industrial Building	CASEY	1/13/2025	N/A	Status: Incomplete Submittal 7/9/2025: Resubmittal Received 7/24/2025: DRC Review 8/25/2025: Met with Applicant to discuss DRC comments
MC2025-0002	Outdoor Storage Investments	2175 South Willow Avenue	Semi-trailer Storage Yard PPD, CDP, LLA, EAR	COSTA	1/13/2025	N/A	8.20.2025: Approved by Planning Commisssion; LLA with Engineering in process
MC2025-0003	Alder Fairfeild Hotel	Generally NWC Alder & Renaissance	Fairfeild Hotel development on Parcel 3	ROSAS	2/3/2025	N/A	DRC 1/28/2025 - Comments Ltr Out 3/27/2025
MC2025-0004	Date & Cameron Truck Yard	SWC Date Ave. & Cameron Way	Truck & Trailer Storage yard on 2.44 acres	CASEY	2/6/2025	N/A	Status: Incomplete Submittal 4/17/2025: Comment Letter sent to Applicant 4/29/2025: Met with Applicant Awaiting Resubmittal from Applicant
MC2025-0005	Rialto Tire Center	392 Foothill Blvd	Legalization of a 1515sf Building and new 5000sf 2-story building	ROSAS	1/30/2025	N/A	Status: Incomplete Submittal Comment provided to Applicant 6/9/2025 Awaiting Resubmittal from Applicant
MC2025-0006	SB 9 Unit	840 S Riverside	SB 9, New 612 Sqft Unit, 39 sqqft Porch & a new 622 Sqft Garage	VAZQUEZ/ROBLES	3/3/2025	N/A	Incomplete - Comment Letter sent on 4/29/2025 - Awaiting Resubmittal
MC2025-0007	Recycling Center	578 W Foothill Blvd	Proposal of a Recycling Center	COSTA	2/27	N/A	9.3.2025: DRC comments from Planning and Engineering emailed to applicant.
MC2025-0008	Extra Space Storage Expansion	3285 N. Locust Avenue	79,544sf expansion to an existing self-storage facility	CASEY/VAZQUEZ	3/10/2025	N/A	Status: Incomplete Submittal 8/5/2025: Resubmittal Received 8/28/2025: DRC Review of Resubmittal 9/11/2025: Applicant Placed Project On-Hold

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submittal	Latest Resubmittal	Entitlement Status
MC2025-0009	AB 98 Compliance	N/A	Update to Chapter 18.112 to include AB 98 Requirements	CASEY	N/A	N/A	9/9/2025: City Council Public Hearing (1st Reading) 9/23/2025: City Council Consent Calendar (2nd Reading)
MC2025-0010	Massage Parlor	786 E. Foothill Blvd. #712	Massage therapy service (CDP2025-0008)	ROBLES	3/11/2025	N/A	06/24/2025: Contacted applicant to gather more information 07/22/2025: Sent incomplete
MC2025-0011	Expansion of Solomon Colors Warehouse	1371 N. Laurel Ave.	89,000 SF expansion of warehouse (PPD2025-0016)	ROBLES	3/12/2025	N/A	06/02/2025: Incomplete letter sent 07/15/2025: Staff met with applicant to clarify items listed in incomplete letter
MC2025-0012	Vulcan Materials Site Annexation	NWC Pepper Avenue & Highland Avenue	Annexation of over 100 acres of land	CASEY	N/A	N/A	4/8/2025: CC Adopted Resolution Authorizing Annexation Under Special Counsel Review
MC2025-0013	Linden Cluster Residential	E/S Linden S/O Riverside Avenue	66 SFR Planned Unit Development	CASEY	4/1/2025	N/A	Status: Incomplete Submittal 4/24/2025: DRC Review 5/5/2025: Comment Letter sent to Applicant Awaiting Resubmittal from Applicant
MC2025-0014	Gateway SP SPA and GPA	0132-122-04, 07, and 23 (124, 132, 136 E. Valley Bl.	SPA and GPA	COSTA	4/9/2025	4/14/2025	8.25.2025: Initial study received.
MC2025-0015	Lytle Creek Neighborhood 2 Phase 2	Lytle Creek Ranch SP Neighborhood 2	Reorganize Planning Areas to facilitate future development	CASEY	4/9/2025	N/A	Status: Incomplete Submittal 7/10/2025: DRC Review Awaiting Comments from Engineering, Fire, and Utilities
MC2025-0016	Beyond Market type 20 Beer & wine	916 S Riverside Ave	CDP w/variance	VAZQUEZ	4/22/2025	N/A	Incomplete letter sent on 6/24/2025
MC25-0020	EV Car Charging Station	1175 W Reniassance Pkwy	Development of an EV Car Charging Station	VAZQUEZ	6/16/2025	N/A	Incomplete Letter sent on 7/9/2025
MC25-0022	1685 N. Eucalyptus Subdivison	1685 N. Eucalyptus Avenue	Subdivide a 5.36 acre parcel of land into two (2) parcels of land - Parcel 1 (0.63 acres) & Parcel 2 (4.73 acres)	COSTA	6/24/2025	N/A	8.6.2025: Incomplete letter sent; required documents and EAR fee were not submitted.
MC25-0023	AT&T Wireless Telecommunications Facility Co-Location	1610 W. Foothill Boulevard	Co-locate a new wireless telecommunications facility onto an existing 65 foot tall mono-pine	ROBLES	6/24/2025	N/A	07/22/2025: Sent incomplete as Filing Fees Due
MC25-0024	Massage Parlor	2012 N. Riverside Avenue, Suite F	Massage therapy service (CDP25-0001)	ROBLES	07/07/2025	N/A	07/23/2025: Incomplete email sent via EPL 07/29/2025: Applicant resubmitted 08/18/2025: Application routed to Police Department
MC25-0025	Jackson's Food Stores EV Charging Station	2281 W. Casmalia Street	Install new EV chargers and canopies at an existing gas station/convenience market	VAZQUEZ	7/15/2025	N/A	Incomplete Letter send on 9/3/2025
MC25-0027	Burlington Facade Improvement	1321 W. Foothill Boulevard	Facade improvement to an existing commercial building to facilitate Burlington branding	ROSAS	7/16/2025	N/A	9/9/2025: Incomplete email sent via EPL Awaiting Resubmittal
MC25-0028	Uppal Truck Yard Expansion	2273 S. Cactus Avenue	Development of easterly portion of existing truck yard with 2,700 square foot truck repair building, a 320 square foot staff breakroom and associated paving, landscaping, lighting and drainage improvements	ROSAS	7/30/2025	N/A	Assigned: 8/20/2025 DRC 8/28/2025

Entitlement Status Report

Master Case No.	Project Name	Project Location	Project Description	Project Planner	1st Submital	Latest Resubmittal	Entitlement Status
MC25-0029	Calvary Chapel Expansion	1391 West Merrill Avnue	Temporary Modular Building	COSTA	8/11/2025	N/A	9.3.2025: DRC comments from Planning, Building, Engineering and Fire emailed to applicant.
MC25-0030	Terry Butler	2959 N. Palm Avenue	Commercial Vehicle Parking on a Residential Property	CASEY	8/11/2025	N/A	Assigned: 8/19/2025 Application Contents Under Review
MC25-0031	Dental Care of Rialto	1817 N. Riverside Avenue	Installation of two (2) LED readerboard signs	ROSAS	8/13/2025	N/A	Assigned: 9/2/2025 Awaiting Assignment
MC25-0032	Celia Melgarejo	2894 N. Palm Avenue	Commercial Vehicle Parking on a Residential Property	CASEY	8/20/2025	N/A	Assigned: 9/3/2025 Application Contents Under Review
MC25-0033	Magnolia Food c/o Coldwell Solar	1450 N. Alder Avenue	1251.25 kW DC Commercial Solar - four carport system	ROSAS	8/21/2025	N/A	8/22/2025: Fees Paid 9/2/2025: Assigned to Planner 9/11/2025: DRC Review
MC25-0034	Roberto Acevedo	124 E. Etiwanda Avenue	Proposed SB-9 (no lot split) Fire Restoration of existing home of 1982 s.f. JADU conversion of 422 s.f. and 2 garage conversion to detached ADU's: ADU1 756 s.f, ADU2 697 s.f.	ROSAS	8/21/2025	N/A	9/3/2025: Fees Paid 9/10/2025: Assigned to Planner 9/25/2025: DRC Review
MC25-0035	Water Quality Modifications - New Filters	1482 W. Summit Avenue (FWC Plant F14)	Two (2) new filter ponds and a 1,500 square foot addition to an existing filter gallery building		8/28/2025	N/A	9/10/2025: Fees Paid Awaiting Assignment

Building & Safety Plan Review Status Report - Current 09/08/2025

Permit App Date	Permit Number	Work Class	Address	Permit Description	Application Status
6/6/2025	COMM25-0017	New Building	313 E FOOTHILL BLVD	QUICK QUACK CARWASH CAR WASH BUILDING - 3,067SF	Corrections Required: 06/24/2025
6/6/2025	COMM25-0018	New Building	1230 N AYALA DR	ADD OF 1306SF TO E/CAR WASH EXPRESS CAR WASH	Corrections Required: 06/10/2025
6/9/2025	COMM25-0023	New Building	1825 N ALDER AVE	MULTI TENANT DRIVE THRU 2,542 SQ FT (SHELL)	In Review: 09/25/2025
6/9/2025	COMM25-0025	New Building	915 S LILAC AVE	SUNRISE CENTERBUILDING A - SHELL BLDG8800 SF	Permit Processing: Fees & Conditions Due Prior to Permit Issuance
6/9/2025	COMM25-0026	New Building	1189 N RIVERSIDE AVE	NEW 980SF DUTCH BROS W/ CANOPY AND A TRASH ENCLOSURE	In Review: 09/09/2025
6/9/2025	COMM25-0028	New Building	2889 N LOCUST AVE	NEW 99864 SQFT INDUS WRHSE, INCL OFF, MEZZ, WALLS, TRSH ENCL	Corrections Required: 08/06/2025
6/11/2025	COMM25-0037	New Building	330 EUCALYPTUS AVE	105,926 SFSELF STORAGE WITH 905 SF OFFICE	Permit Processing: Fees & Conditions Due Prior to Permit Issuance
6/26/2025	COMM25-0059	Tenant Improvement	585 W VALLEY BLVD Unit: UNIT A	ENTERPRISE RENT-A-CENTER BLDG A REMODEL:	Permit Processing: Fees & Conditions Due Prior to Permit Issuance
6/17/2025	COMM25-0085	Tenant Improvement	2020 N RIVERSIDE AVE	DOLLAR TREE M.E.P TI W/ NEW STOCKROOM, BATHROOM, SEE NOTES	Corrections Required: 07/11/2025
7/18/2025	COMM25-0098	Tenant Improvement	1318 W FOOTHILL BLVD	MCDONALDS INTERIOR M.E.P TI WITH NEW PARTITION & MENU WALL	Corrections Required: 07/21/2025
7/18/2025	COMM25-0099	Tenant Improvement	1950 SYCAMORE AVE	PROPOSED EAST AND WEST SANCTUARY WINGS ADDITION TO EXISTING CHURCH BUILDING AND EXTENSION OF THE EXISTING VESTRY. WEST WING:1,866SF EAST WING: 1,516SF	In Review: 09/23/2025
7/23/2025	COMM25-0110	New Building	1382 N MAPLE AVE	4,476 MULTI-TENANT INDUSTRIAL BUILDING SHELL BLDG #2	In Review: 09/12/2025
6/9/2025	COMM25-0119	New Building	945 S LILAC AVE	SUNRISE CENTER BUILDING B - SHELL BLDG 9966 SF	Permit Processing: Fees & Conditions Due Prior to Permit Issuance
8/18/2025	COMM25-0156	Tenant Improvement	585 W VALLEY BLVD Unit: UNIT C	ENTERPRISE RENT-A-CENTER BLDG C REMODEL:	Permit Processing: Fees & Conditions Due Prior to Permit Issuance
8/29/2025	COMM25-0173	Tenant Improvement	111 W BASELINE RD	Tenant Improvement for existing superior grocers market	Applied - Online: 08/29/2025

6/5/2025	IND25-0005	New Building	3130 INDUSTRIAL DR	CONSTRUCT. NEW METAL BLDG 6,968SF (48X100) W/ 2SY OFFICE	Corrections Required: 08/05/2025
6/13/2025	IND25-0010	New Building	1000 W BASELINE AVE	402,304SF CONCRETE TILT UP SHELL	Corrections Required: 07/08/2025
6/13/2025	IND25-0011	New Building	998 W BASELINE AVE	243,940 SF CONCRETE TILT UP SHELL	Corrections Required: 08/05/2025
6/23/2025	IND25-0016	New Building	2524 S LILAC AVE	297,270SF CONCRETE TILT-UP WAREHOUSE	In Review: 10/01/2025
6/29/2025	IND25-0026	New Building	2830 RIVERSIDE AVE	216,863 SF WAREHOUSE OFFICE TENANT IMPROVEMENT	In Review: 09/10/2025
6/30/2025	IND25-0030	New Building	150 S PALM AVE	657,153 SF WAREHOUSE 4,112SF OFFICE ON 1ST FLOOR 3,601 SF MEZZANINE	In Review: 09/08/2025
6/16/2025	MFR25-0012	New Building	321 N CACTUS AVE	N/ APTMNT CMLPX BLDGS 1,4 & 8 - 8 UNITS	Corrections Required: 08/27/2025
6/16/2025	MFR25-0013	New Building	345 CACTUS AVE	N/ APTMNT CMLPX BLDGS 2 & 7 - 6 UNITS	Corrections Required: 08/28/2025
6/16/2025	MFR25-0014	New Building	321 N CACTUS AVE S PALM AVE	N/ APTMNT CMLPX BLDGS 3 & 6 - 6 UNITS BLDG 3 - 7,651SF	Corrections Required: 08/28/2025
6/16/2025	MFR25-0015	New Building	321 N CACTUS AVE S PALM AVE	N/ APTMNT CMLPX BLDG 5 - 3 UNITS	Corrections Required: 08/28/205

Report ran from 06/04/2025 - 09/08/2025