



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Tuesday, March 4, 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
Christy Marie Lopez, Assistant City Attorney
Colby Cataldi, Director of Community Development
Paul Gonzales, Community Development Manager
Paul Guerrero, Economic Development Manager
Jay Garcia, Chief Building Official
Matt Bennett, City Engineer
Daniel Casey, Principal Planner
Sandra Robles, Senior Planner
Kim Dame, Administrative Analyst

PUBLIC COMMENTS – Procedural comments were made establishing that during the EDC meetings all public comment on anything on the agenda should be made during the public comment period. There was one (1) speaker who arrived late and was allowed, as a courtesy, to speak on item EDC-25-0171 during the discussion period for that item.

Merven Norman – EDC-25-0171

Mr. Norman is a representative of the Center for Community Action and Environmental Justice. He is concerned with the project encroaching on neighborhoods as there are already several warehouses in this area.

REVIEW/APPROVAL OF MINUTES

Minutes from the August 28, 2024, EDC meeting – Approved

REPORTS/DISCUSSION ITEMS

EDC-25-0167

Carson Companies – Pepper 210 Commerce Center (Update Discussion)

Introduced by Colby Cataldi

Committee Comments/Questions/Recommendations:

This is a project located on Highland Avenue, north of the 210 freeway at Pepper Avenue which is located within the County. This project has been heard by the EDC before, so this is a progress update on where they are with the entitlement process. Todd Burnight of Carson Companies (property owner) is present to introduce his staff and consultants.

The project is in the County and is going through the entitlement process through the San Bernardino County Planning department. The current use at this location is the Vulcan Mining operation, which is a heavy industrial use. They plan to rezone the site to a light industrial use. Carson Companies has been in contact with City of Rialto staff throughout their process of entitlement through the County. Mr. Burnight reviewed the scope of the project site, and changes they've made as a direct result of Rialto staff comments, for the EDC members.

Mayor Pro Tem Scott, Mr. Cataldi, and Mr. Burnight had a detailed discussion regarding utilities and potential annexation of the site. Mayor Pro Tem Scott voiced his opposition to the project, stating reasons regarding the use of City services, environmental concerns, and resident opposition. Mayor Pro Tem Scott also requested copies that staff has of the current traffic studies for the project.

Mayor Baca and Mr. Cataldi had a discussion regarding annexation. Mayor Pro Tem Scott asked to see a copy of LAFCO rules regarding annexation. Mayor Baca asked staff to move forward with pursuing annexation of the site. Mr. Cataldi took direction from EDC to bring a resolution to City Council approving staff to submit an application to LAFCO to annex the area including the project site.

EDC-25-0171

Vineyard Ave. Warehouse Project Discussion

Committee Comments/Questions/Recommendations:

Mervyn Norman of CCAEJ spoke (see his comments under the Public Comments section of these minutes).

Mayor Pro Tem Scott clarified for everyone that this project has already been presented to EDC where it was opposed and then brought to City Council where it was voted down. He and former Mayor Robertson had both written letters of opposition to this project stating it's too close to surrounding residents. Mayor Baca and Mayor Pro Tem Scott both stated that they oppose a warehouse at this site but would be willing to consider another

project type. Mayor Pro Tem Scott requested that staff bring a resolution to Council opposing this project.

EDC-25-0150

Proposed Detached Single-Family Residential Neighborhood – Lytle Development Company

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Mr. Casey introduced the item which is a proposed 7-acre residential project on the east side of Linden Avenue, south of Riverside Avenue, and just north of Summit Avenue. The project would consist of a private, gated residential neighborhood comprised of 66 detached single-family dwellings.

Mayor Baca and Mayor Pro Tem Scott both approve moving the project forward.

EDC-25-0160

Building & Safety and Planning Update

- a. ADU State Law Compliance – Design, Permitting, and Implementation – Jay Garcia
 - b. Inspection Services – Jay Garcia
 - c. Zoning Code Update – AB98/Warehouse Moratorium – Daniel Casey
 - d. Temporary Use Permits – Paul Gonzales
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Committee Comments/Questions/Recommendations:

Daniel Casey started off by speaking about AB98 which is the warehouse moratorium and Zoning Code update. He walked EDC through all the changes to Chapter 18 of the Rialto Municipal Code to comply with AB98. Mr. Casey asked for input on any additional changes recommended by EDC.

Mayor Pro Tem Scott requested that Mr. Cataldi set up a meeting between Mayor Baca and representatives from one of the hotel companies during ICSC to discuss the benefit of a full-service hotel in Rialto.

The Renaissance Specific Plan was discussed, and EDC was shown updates of projects taking place currently. Mayor Pro Tem Scott requested a retail and restaurant focus for the properties located west of Laurel, between Linden and Locust. He also requested a plan to help them market their sites.

Mayor Baca would like staff to look into the City purchasing or leasing a warehouse space to be converted into an indoor sports facility. Mayor Pro Tem Scott asked about potentially leasing the Crow warehouse on Baseline near Jerry Eaves Park.

Mayor Baca asked about a food market or food hall. Mr. Cataldi gave an update about a potential site on Foothill Boulevard. Mayor Pro Tem Scott would like an update about the discussed buildings at the next meeting.

Jay Garcia discussed the new ADU State law and shared changes to the Building & Safety webpages, Lobby Central, pre-approved ADU plans, electronic plan review, community interface, and a 2025 look-ahead. The new permitting system will also be going live sometime in May or June. Staff will bring a preview of the new system to EDC before the go-live date. Mayor Pro Tem Scott would like staff to explore reinstating the amnesty program to help bring unpermitted ADU's into compliance. Mr. Garcia asked that Council consider declaring May Building & Safety month.

The topic of Special Events was brought up and discussed. Paul Gonzales shared that special events require a Temporary Use Permit (TUP). TUP's will now be tiered to accommodate for both larger and smaller events. Mayor Baca asked that a very clear definition of "special events" be made. Mr. Gonzales stated that the verbiage "special events" will be taken out, and we will only use Temporary Use Permit moving forward. Mr. Gonzales stated that a draft of the new TUP process will be presented to EDC in June or July for their review. Mayor Pro Tem would like to see this as part of what is given to new businesses so there is complete transparency.

Upcoming Meetings/Other Discussion Items:

The next EDC meeting is scheduled for Thursday, March 27, 2025.

ADJOURNMENT

Meeting adjourned at 3:02 p.m.