



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, July 17, 2024

6:00 PM

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

REGULAR MEETING - 6:00 P.M.

Public Participation Procedures

THE PUBLIC WILL HAVE THE OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY PROVIDE COMMENTS ON ANY AGENDA ITEM USING ANY OF THE FOLLOWING METHODS:

- *IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376*

- *IN WRITING VIA EMAIL TO PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING.*

YOU MAY CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (909) 820-2505 DURING REGULAR BUSINESS HOURS OR SEND AN EMAIL TO PLANNING@RIALTOCA.GOV TO FIND OUT WHAT DECISIONS THE PLANNING COMMISSION MADE ON THE AGENDA ITEMS.

Call To Order

Pledge of Allegiance

Roll Call

Chair Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Dale Estvander, Frank Gonzalez, Two (2) Vacancies

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-24-1499](#) Minutes from the June 5, 2024 Planning Commission meeting.

Attachments: [PC MTG MINS 6.05.2024.docx](#)

Public Hearings

[PC-24-1551](#)

Tentative Parcel Map No. 2023-0001 (TPM 20853): A request to allow the consolidation of six (6) parcels of land (APN's: 0239-301-40, -49, -51, -55, -56, & -64) located at the southeast corner of Locust Avenue and West Coast Boulevard within the Planned Industrial Development (I-PID) land use district of the Rialto Airport Specific Plan into one (1) 11.19 net acre parcel of land.

Conditional Development Permit No. 2023-0011: A request to allow the development and use of a 225,173 square foot industrial warehouse building on 11.19 net acres of land.

Precise Plan of Design No. 2023-0018: A request for site and architectural review for a proposed 225,173 square foot industrial warehouse building.

Environmental Assessment Review No. 2023-0022: An Addendum to the Environmental Impact Report for the Rialto Airport Specific Plan has been prepared in conjunction with Tentative Parcel Map No. 2023-0001, Conditional Development Permit No. 2023-0011, and Precise Plan of Design No. 2023-0018, in accordance with the California Environmental Quality Act (CEQA).

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Tentative Parcel Map](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Floor Plan](#)

[Exhibit E - Elevations](#)

[Exhibit F - Landscape Plan](#)

[Exhibit G - Traffic Study](#)

[Exhibit H - Addendum to the RASP EIR](#)

[Exhibit I - Draft Resolution for EAR No. 2023-0022](#)

[Exhibit J - Draft Resolution for TPM No. 2023-0001](#)

[Exhibit K - Draft Resolution for CDP No. 2023-0011](#)

[Exhibit L - Draft Resolution for PPD No. 2023-0018](#)

[PC-24-1550](#)

Tentative Parcel Map No. 2024-0002 (TPM 20700): A request to allow the consolidation of three (3) existing parcels of land (APN's: 0258-121-23, -33 & -34) located on the west side of Riverside Avenue approximately 550 feet north of Jurupa Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan into one (1) 9.95 net acre parcel of land.

Conditional Development Permit No. 2022-0055: A request to allow the development and use of a 219,000 square foot industrial warehouse building on 9.95 net acres of land.

Precise Plan of Design No. 2022-0077: A request for site and architectural review and development of a 219,000 square foot industrial warehouse building.

Environmental Assessment Review No. 2022-0077: A Mitigated Negative Declaration has been prepared in conjunction with Tentative Parcel Map No. 2024-0002, Conditional Development Permit No. 2022-0055, and Precise Plan of Design No. 2022-0077, in accordance with the California Environmental Quality Act (CEQA).

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Tentative Parcel Map](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Floor Plan](#)

[Exhibit E - Elevations](#)

[Exhibit F - Landscape Plan](#)

[Exhibit G - Transportation Impact Analysis](#)

[Exhibit H - Initial Study](#)

[Exhibit J - Draft Resolution for EAR No. 2022-0077](#)

[Exhibit K - Draft Resolution for TPM No. 2024-0002](#)

[Exhibit L - Draft Resolution for CDP No. 2022-0055](#)

[Exhibit M - Draft Resolution for PPD No. 2022-0077](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Reports/Comments

Adjournment