



City of Rialto

Legislation Details (With Text)

File #: PC-23-942 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Agenda Ready
File created: 11/2/2023 **In control:** Planning Commission
On agenda: 11/8/2023 **Final action:**
Title: Conditional Development Permit No. 2022-0024: A request to allow the development and use of a 36,500 square foot industrial warehouse building with additional improvements including paving, landscaping, lighting, and drainage improvements on approximately 1.87 acres of land (portion of APN: 0128-062-24) located on the south side of Durst Drive approximately 365 feet east of Cedar Avenue within the General Manufacturing (M-2) zone. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). (Applicant: Lord Constructors, LLC)

Precise Plan of Design Permit No. 2022-0047: A request for site and architectural review and development of a 36,500 square foot industrial warehouse building with site improvements that include paving, landscaping, lighting, and drainage improvements.

Environmental Assessment Report No. 2022-048: The project is categorically exempt per section 15332 of the California Environmental Quality Act Guidelines, Class 32, Infill Development Project.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Site Plan, 3. Exhibit C - Floor Plan, 4. Exhibit D - Elevations, 5. Exhibit E - Draft Resolution for CDP No. 2022-0024, 6. Exhibit F - Draft Resolution for PPD No. 2022-0047

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of November 8, 2023

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Colby Cataldi, Community Development Director

REVIEWED BY: Paul Gonzales, Community Development Manager

FROM: Shannon J. Casey, Contract Senior Planner

Conditional Development Permit No. 2022-0024: A request to allow the development and use of a 36,500 square foot industrial warehouse building with additional improvements including paving, landscaping, lighting, and drainage improvements on approximately 1.87 acres of land (portion of APN: 0128-062-24) located on the south side of Durst Drive approximately 365 feet east of Cedar Avenue within the General Manufacturing (M-2) zone. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). (Applicant: Lord Constructors, LLC)

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development of a 36,500 square foot industrial warehouse building with site improvements that include paving, landscaping, lighting, and drainage improvements.

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APPLICANT:

SteelCo U.S.A. Inc., 1251 W. Durst Drive, Rialto, CA 92376

LOCATION:

The project site consists of one (1) parcel of land (Portion of APN: 0128-062-24) located on the south side of Durst Drive approximately 365 feet east of Cedar Avenue within the General Manufacturing (M-2) zone. (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	Light Industrial
North	Light Industrial
East	Light Industrial
South	Light Industrial
West	Light Industrial

Surrounding Zoning Designations

Location	Zoning
Site	General Manufacturing (M-2)
North	General Manufacturing (M-2)
East	General Manufacturing (M-2)
South	General Manufacturing (M-2)
West	General Manufacturing (M-2)

Site Characteristics

The project site is an irregularly-shaped piece of vacant land comprised of one (1) parcel. The project site is approximately 1.87 gross acres in size.

Surrounding Area

The project site is bound to the south by the existing Cedar Merrill Business Center, to the east by the existing Rialto Distribution, LLC warehouse logistics site, to the west by the existing Steelco USA metal distribution facility, and to the north by West Durst Drive and a warehouse distribution facility.

ANALYSIS/DISCUSSION:

Project Proposal

The applicant, Lord Construction LLC, is requesting the development and operation of a 36,500 square-foot tilt-up commerce warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements.

Site Design

The applicant has proposed to construct a 36,500-square-foot tilt-up warehouse distribution building (**Exhibit B**). The proposed layout includes a twenty-seven (27) passenger vehicle parking area along the south side of the site and drive aisles for truck access. The site is accessed by thirty-four (34) foot wide shared driveway (with the adjacent Steelco site) connected to West Durst Drive. The frontage will provide full access movements for trucks, fire truck, and passenger vehicles. Circulation is provided around the proposed building with a secondary thirty-three (33) foot wide access located at the Durst Drive cul-de-sac. Other proposed on-site improvements include paving, lighting, landscape planters (24-feet wide along West Durst Drive), an underground stormwater infiltration system, and a proposed four (4) foot high retaining wall adjacent to the parking area on the south side of the property. An existing chain-link fence is located on the south property line. Decorative trash enclosures are proposed on the east side of the building. Additionally, an existing decorative cellular mono-pine facility will remain at the southwest corner of the development site.

Floor Plan

The floor plan for the proposed building (**Exhibit C**) indicates that the building will consist of 36,500 square feet of open high-ceiling warehouse space. Truck bay doors are provided along the east and south sides of the proposed building. Two additional bay doors are provided on the west side of the building for forklift access. The applicant will place the main entrance to the building on the north street-facing side of the building. Secondary/emergency exits are provided on the east and west sides of the building.

Architectural Design

The proposed building will feature vertical and horizontal wall plane articulation in the form of projected wall panels and/or panel height variations on all four (4) sides of the building. As shown on the elevations (**Exhibit D**), the building height ranges from 31 feet to 31.5 feet from the finished floor level. The exterior of the building will be of concrete tilt-up wall construction painted with a palette of three (3) different gray tones and maroon accent panels located in the architectural recesses. Other architectural features include reveals, metal brow accents, and glazing.

Parking

The development will have 27 auto-parking spaces (24 required), including two (2) ADA-accessible parking spaces, and two (2) Electrical Vehicle parking spaces. This quantity meets the minimum parking requirement as shown in the parking calculation chart below and as required by Off-Street Parking Requirements of the Rialto Municipal Code, which requires one (1) parking space for every 1,000 square feet of commerce center space gross floor area up to 10,000 square feet, and one (1) parking space for every 2,000 square feet of commerce center space gross floor area beyond 10,000 square feet:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces
<u>Commerce center</u>			
Floor area of up to 10,000 square feet	10,000	1 / 1,000	1 / 10
Floor area 10,001 square feet or more	31,400	2,000	14
Total Required/Total Provided			24/27

GENERAL PLAN CONSISTENCY:

The General Plan land use designation of the site is Light Industrial. Per Chapter 2 (Managing Our Land Supply) of the Rialto General Plan, commerce centers, such as the project, are consistent with the Light Industrial designation. Furthermore, the project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

Goal 2-16: Improve the architectural and design quality of development in Rialto.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities and maintain a positive business climate.

ENVIRONMENTAL IMPACT:

The project is categorically exempt per section 15332 of the California Environmental Quality Act Guidelines, Class 32, Infill Development Project.

PUBLIC NOTICE:

The City mailed a public hearing notice for the proposed project to all property owners within 1,000 feet of the project site and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

1. Determine that the project is Categorical Exempt per Section 15332 (Infill Development Project) according to the California Environmental Quality Act and authorize staff to file a Notice of Exemption with the Clerk of the Board of San Bernardino County; and,
2. Adopt the attached Resolution (**Exhibit E**) to approve Conditional Development Permit No. 2022; and,
3. Adopt the attached Resolution (**Exhibit F**) to approve Precise Plan of Design No. 2022-

0047.