



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, October 2, 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-24-1751](#) Minutes from the August 21, 2024 Planning Commission Meeting

Attachments: [PC MTG MINS 8.21.2024.docx](#)

[PC-24-1752](#) Minutes from the September 18, 2024 Planning Commission Meeting

Attachments: [PC MTG MINS 9.18.2024.docx](#)

Public Hearings

[PC-24-1749](#)

Conditional Development Permit No. 2023-0025 & Precise Plan of Design No. 2023-0036: A request to allow the construction of a 3,382 square foot addition to an existing church located at 222 E. Easton Street (APN: 0127-031-01) within the Single-Family Residential (R-1A) zone. This project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

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

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Elevations](#)

[Exhibit E - Notice of Exemption](#)

[Exhibit F - Draft Resolution for CDP No. 2023-0025](#)

[Exhibit G - Draft Resolution for PPD No. 2023-0036](#)

[PC-24-1750](#)

Conditional Development Permit No. 2024-0013: A request to allow the establishment of an overstock liquidation store within an existing 25,868 square foot commercial building located at 463 E. Foothill Boulevard (APN: 0130-051-51) within the Commercial Pedestrian (C-P) land use district of the Foothill Boulevard Specific Plan. This project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

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

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Draft Resolution for CDP No. 2024-0013](#)

[PC-24-1753](#)

Conditional Development Permit No. 2022-0036: A request to allow the development and use of a 118,000 square foot industrial warehouse building on 5.63 acres of land (APN: 0258-171-57 & 0258-171-31) located on the west side of Willow Avenue approximately 1,300 feet south of Santa Ana Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Industrial Corridor Specific Plan. A Mitigated Negative Declaration has been prepared for the proposed project pursuant to the requirements of California Environmental Quality Act (CEQA) (Environmental Assessment Review No. 2022-0058).

Precise Plan of Design No. 2022-0060: A request for site and architectural review of the proposed 118,000 square foot industrial warehouse building

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Truck Routing](#)

[Exhibit D - Lot Merger](#)

[Exhibit E - Floor Plan](#)

[Exhibit F - Exterior Elevations](#)

[Exhibit G - Landscape Plan](#)

[Exhibit H - Focused Traffic Study](#)

[Exhibit I - Final ISMND](#)

[Exhibit J - MMRP](#)

[Exhibit K - Draft Resolution for EAR No. 2022-0058](#)

[Exhibit L - Draft Resolution for CDP No. 2022-0036](#)

[Exhibit M - Draft Resolution for PPD No. 2022-0060](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Reports/Comments

Adjournment