



# City of Rialto

## Regular Meeting - Final Planning Commission

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Wednesday, November 9, 2022

6:00 PM

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

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6:00 p.m.

### Public Participation Procedures

*THE PUBLIC WILL HAVE 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:*

- *REMOTE ORAL COMMENTS VIA ZOOM WEBINAR (THREE (3) MINUTE LIMIT). PLEASE EMAIL [PLANNING@RIALTOCA.GOV](mailto:PLANNING@RIALTOCA.GOV) AT LEAST TWO (2) HOURS BEFORE THE MEETING WITH A REQUEST FOR THE ZOOM WEBINAR LOGIN INSTRUCTIONS.*

*JOIN THE MEETING:*

*<https://us02web.zoom.us/j/9238163473>*

*MEETING ID: 923 816 3473*

*DIAL IN: 1-669-900-6833*

- *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](mailto: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](mailto: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

*None. Minutes from past meetings will be provided at the next Planning Commission meeting.*

## **Public Hearings**

### [PC-22-993](#)

**Conditional Development Permit No. 2022-0004:** A request to allow the construction of a 14-foot-tall freestanding sign with an electronic message board for an existing industrial development located within the Industrial Park (I-P) land use designation of the Gateway Specific Plan. A Notice of Exemption (Environmental Assessment Review No. 2022-0003) has been prepared in conjunction with the project.

**Attachments:** [Exhibit A - CDP2022-0004 - Location Map.doc](#)  
[Exhibit B - CDP2022-0004 - Proposed Sign.pdf](#)  
[Exhibit C - CDP2022-0004 - Resolution.doc](#)

### [PC-22-938](#)

**Conditional Development Permit No. 2022-0018:** A request for the development and use of a 49,400 square-foot industrial commerce center/distribution building on 2.97 gross acres of land (APN: 0128-151-51) located at the southeast corner of Rialto Avenue and Spruce 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).

**Precise Plan of Design Permit No. 2022-0027:** A request for site and architectural review for 49,400 square-feet of an industrial commerce/distribution center building on 2.97 gross acres of land.

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Floor Plan.pdf](#)  
[Exhibit D - Elevations.pdf](#)  
[Exhibit E - Landscape Plan.pdf](#)  
[Exhibit F - Draft CDP No. 2022-0018 Resolution.docx](#)  
[Exhibit G - Draft PPD No. 2022-0027 Resolution.docx](#)

[PC-22-1003](#)

**Conditional Development Permit No. 2021-0047:** A request to allow for the use of a 62,248 square foot industrial warehouse building on 2.84 acres of land (APN: 1133-081-01 & 1133-081-02) located at the southwest corner of Locust Avenue and Stonehurst Drive within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 (In-Fill Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0060).

**Precise Plan of Design No. 2021-0061:** A request for site, architectural review and development of a 62,248 square foot industrial warehouse building with a 5,964 square foot office area with associated paving, landscaping, and lighting on 2.84 acres of land (APN: 1133-081-01 & 1133-081-02) located at the southwest corner of Locust Avenue and Stonehurst Drive within General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Projects) Class 32 of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0060).

**Attachments:**[Exhibit A - Location Map](#)[Exhibit B - Site Plan](#)[Exhibit C - Floor Plan](#)[Exhibit D - Elevations.pdf](#)[Exhibit E - Landscape Plan](#)[Exhibit F - Traffic Scoping Agreement](#)[Exhibit G - Draft Resolution for CDP No. 2021-0047](#)[Exhibit H - Draft Resolution for PPD No. 2021-0061](#)**Action Items**

None.

**Community Development Manager Comments****Commissioner Reports****Adjournment**