

City of Rialto



Regular Meeting - Final

Wednesday, April 3, 2024

REGULAR MEETING - 6:00 P.M.

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

Planning Commission

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-24-1284](#)

Minutes from the August 30, 2023 Planning Commission Meeting.

Attachments: [PC MTG MINS 08.30.2023.docx](#)

[PC-24-1285](#)

Minutes from the September 27, 2023 Planning Commission Meeting.

Attachments: [PC MTG MINS 09.27.2023.docx](#)

[PC-24-1199](#)

Minutes from the February 7, 2024 Planning Commission Meeting.

Attachments: [PC MTG MINS 2.07.2024.docx](#)

Public Hearings

[PC-24-1286](#)

Conditional Development Permit No. 2024-0002: A request to operate a single-price overstock/discount store ("Project") within an existing 16,391 square foot tenant space located at 200 West Foothill Boulevard (APN 0127-591-40) in the existing Rialto Square shopping center at the northeast corner of West Foothill Boulevard and North Willow within the Commercial Pedestrian (C-P) zone of the Foothill Boulevard Specific Plan.

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Floor Plan.pdf](#)
[Exhibit D - Elevations.pdf](#)
[Exhibit E - CDP2024-0002 Draft Resolution.doc](#)

[PC-24-1288](#)

Master Case No. 2022-0021, Conditional Development Permit No. 2022-0014 and Precise Plan of Design No. 2022-0016: A request to allow the development of a 6-unit apartment complex on a 0.5-acre parcel (APN: 0130-082-05) located on the south side of Third Street approximately 200 feet east of Lilac Avenue within the Multiple Family Residential (R-3) zone. This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Environmental Assessment Review No. 2022-0018).

Attachments: [Exhibit A - Location Map.docx](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Floor Plan.pdf](#)
[Exhibit E - Draft CDP Resolution.docx](#)
[Exhibit F - Draft PPD Resolution.docx](#)
[Exhibit D - Exterior Elevations.pdf](#)

[PC-24-1281](#)

(Master Case No. 2022-0022) Tentative Parcel Map No. 2023-0005, Conditional Development Permit No. 2022-0015, Conditional Development Permit Nos. 2023-0026 - 2023-0029, Conditional Development Permit No. 2023-0031, and Precise Plan of Design No. 2022-0017: Development of one (1) 224,566 square foot industrial warehouse building, 3,915 square foot restaurant building with drive-thru, vehicle fuel station with a 4,042 square foot overhead canopy, 3,700 square foot convenience market, and a 1,458 square foot automated car wash on a 14.29 acre site (APN's: 0264-191-02 & -04). The site is located on the southeast corner of Pepper Avenue and the SR-210 Freeway. The project also includes the subdivision of two (2) parcels of land (APN's: 0264-191-02 & -04) into three (3) new parcels - Parcel 1 (1.18 acres), Parcel 2 (1.46 acres), and Parcel 3 (11.65 acres). An Addendum to the Pepper Avenue Specific Plan Amendment and Industrial Development Project Subsequent Environmental Impact Report (Environmental Assessment Review No. 2023-0048) has been prepared for consideration in conjunction with the project, in accordance with the California Environmental Quality Act (CEQA).

Attachments:[Exhibit A - Location Map](#)[Exhibit B - Tentative Parcel Map](#)[Exhibit C - Retail Development Site Plan](#)[Exhibit D - Industrial Development Site Plan](#)[Exhibit E - Elevations \(Restaurant Building\)](#)[Exhibit F - Elevations \(Convenience Market & Car Wash Building\)](#)[Exhibit G - Elevations \(Canopy\)](#)[Exhibit H - Elevations \(Industrial Warehouse Building\)](#)[Exhibit I - Preliminary Landscape Plan](#)[Exhibit J - Crime Prevention Plan](#)[Exhibit K - Traffic Impact Analysis](#)[Exhibit L - Addendum to the SEIR](#)[Exhibit M - Draft Resolution for EAR No. 2023-0048](#)[Exhibit N - Draft Resolution for TPM No. 2023-0005](#)[Exhibit O - Draft Resolution for CDP No. 2022-0015](#)[Exhibit P - Draft Resolution for CDP No. 2023-0026](#)[Exhibit Q - Draft Resolution for CDP No. 2023-0027](#)[Exhibit R - Draft Resolution for CDP No. 2023-0028](#)[Exhibit S - Draft Resolution for CDP No. 2023-0029](#)[Exhibit T - Draft Resolution for CDP No. 2023-0031](#)[Exhibit U - Draft Resolution for PPD No. 2022-0017](#)

[PC24-1295](#)

Continued public hearing from the March 6th, 2024 Planning Commission meeting:

(Master Case No. 2022-0003) Conditional Development Permit No. 2022-0003: A request to allow the expansion and of an existing used automobile sales and rental site to include 17,978 square feet of additional pavement, truck sales and rentals, vehicle car wash, additional office space, and vehicular circulation on 6.68 gross acres of land (APN: 0251-091-22) located at 585 West Valley Boulevard within Industrial Park (I-P) zone of the Gateway Specific Plan in three existing buildings totaling 20,600 square feet. This project is categorically exempt pursuant to Section 15301 (Existing Facilities) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - Location Map \(22\).pdf](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Reports/Comments

Adjournment