



City of Rialto

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

Regular Meeting Planning Commission

*Chairperson John Peukert
Vice-Chair Frank Gonzalez
Commissioner Pauline Tidler
Commissioner Dale Estvander
Commissioner Artist Gilbert
Commissioner Al Twine
Commissioner Jerry Gutierrez
Student Maria Delgadillo*

Wednesday, November 8, 2017

6:00 PM

Call To Order

Pledge of Allegiance

Roll Call

Chair John Peukert, Vice-Chair Frank Gonzalez, Jerry Gutierrez, Artist Gilbert, Al Twine, Dale Estvander, Pauline Tidler

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

- 1 [PC-1034](#) Planning Commission Meeting Minutes For August 30, 2017

Attachments: [PC Minutes 8-30-2017](#)

- 2 [PC-1035](#) Planning Commission Meeting Minutes For September 13, 2017

Attachments: [PC Minutes 9-13-2017](#)

Public Hearings

1 [17-501](#)

A request to determine the adequacy of the Draft Environmental Impact Report (Environmental Assessment Review 2017-0072) and recommend approval of a Specific Plan (Specific Plan 2017-0001) to establish the boundaries, zoning, infrastructure and design standards for a 101.7-acre site known as the Pepper Avenue Specific Plan (Master Case 2017-0042).

Attachments:[Exhibit A - Pepper Ave Land Use Plan](#)[Exhibit B - PepperAve Specific Plan](#)[Exhibit C - Pepper-Avenue-Specific-Plan-Draft-EIR_No-Appendices_-PRINT-Version](#)[Exhibit D - Pepper Avenue Specific Plan RTC and Mitigation Monitoring](#)[Exhibit E - CEQA EIR PC Resolution](#)[Exhibit F - Specific Plan PC Resolution](#)**2** [2PC-1033](#)

General Plan Amendment No. 2017-0004: A Resolution of the Planning Commission recommending that the City Council adopt the 2014-2021 Housing Element Update to the Rialto General Plan.

Attachments:[Exhibit A - PSA #16-035-Awarded Letters](#)[Exhibit B - Final Draft 2014-2021 Rialto Housing Element](#)[Exhibit C - HCD Approval letter](#)[Exhibit D - Rialto Housing Element Spanish flyer](#)[Exhibit E - Rialto Housing Element flyer](#)[Exhibit F - Rialto Housing Element PC Resolution.docx](#)

- 3 [PC-965](#) **Conditional Development Permit No. 2017-0038:** A request to allow a thirteen percent (13%) increase in the permitted floor area ratio, through the implementation of non-residential development incentives, to facilitate the development of a 151,866 square foot warehouse building. The project site is located at the northeast corner of Casmalia Street and Locust Avenue (APN: 1133-241-07 within the Employment (EMP) zone of the Renaissance Specific Plan. The Planning Commission adopted a Mitigated Negative Declaration (**Environmental Assessment Review No. 13-44**) for the project on March 12, 2014.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Planning Commission Resolution No. 14-08](#)
[Exhibit C - Precise Plan of Design No. 2295 Approval Letter](#)
[Exhibit D - Site Plan](#)
[Exhibit E - Floor Plan](#)
[Exhibit F - Elevations](#)
[Exhibit G - Conceptual Landscape Plan](#)
[Exhibit H - Public Art](#)
[Exhibit I - Draft Resolution for CDP No. 2017-0038](#)

Action Items

None

Planning Division Comments

Truck Traffic Update

Planning Commission Comments

Adjournment