



# City of Rialto

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

## Regular Meeting Planning Commission

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

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Wednesday, May 30, 2018

6:00 PM

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### **Call To Order**

### **Pledge of Allegiance**

### **Roll Call**

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

### **Oral Communications from the Audience on items not on the Agenda**

### **Planning Commission Minutes**

- 1      [18-495](#)      Minutes from the January 10, 2018 Planning Commission meeting.  
  
         Attachments:    [PC Minutes 1.10.2018](#)
  
- 2      [18-488](#)      Minutes from the April 11, 2018 Planning Commission Meeting.  
  
         Attachments:    [PC Minutes 4.11.2018](#)
  
- 3      [18-490](#)      Minutes from the April 25, 2018 Planning Commission meeting.  
  
         Attachments:    [PC Minutes 4.25.2018](#)
  
- 4      [18-487](#)      Minutes from the May 9, 2018 Planning Commission Meeting.  
  
         Attachments:    [PC Minutes 5.9.2018](#)

## **Public Hearings**

- 1      [18-406](#)      **Development Agreement No. 2018-0001:** Conduct Public Hearing and Consider Adoption of a Resolution Making Certain Findings and Recommendations to City Council to Approve Development Agreement No. 2018-0001 by and between the City of Rialto and Oakmont El Rivino, LLC.
- Attachments:**      [Exhibit A Site Plan](#)  
                                 [Aerial Image of the Site - Bldg 1 \(RFC, Rialto\) 10.18.17](#)  
                                 [Aerial Image of the Site - Bldg 2 \(RFC, Rialto\) 10.2.17](#)  
                                 [Exhibit B Notice of Determination - Filed \(RFC Rialto\) 12 22 17](#)  
                                 [Exhibit C Development Agreement - Rialto Commerce Center - CLEAN \(RFC Rialto\) 4](#)  
                                 [Exhibit D Development Impact Fees](#)  
                                 [Exhibit E PC Public Hearing Notice](#)  
                                 [Exhibit F Resolution](#)
- 2      [18-500](#)      **Modification of Conditional Development Permit No. 714:** A request to modify CDP No. 714 to include an upgrade of the ABC license from Type 41 to Type 47 and extend the operating hours for live entertainment in conjunction with the Culichi Town restaurant at 611 E. Foothill Boulevard as restricted in the conditions of Planning Commission Resolution No. 15-42.
- Attachments:**      [Exhibit A - Location Map](#)  
                                 [Exhibit B - Modification Request](#)  
                                 [Exhibit C - Draft Modification Resolution](#)  
                                 [Exhibit D - Notice of Exemption](#)
- 3      [18-501](#)      **Conditional Development Permit No. 2017-0026:** A request to allow the development of an eighty (80) foot tall multi-carrier mono-pine Wireless Telecommunications Facility, located at the northwest corner of Slover Avenue and Riverside Avenue (APN: 0254-241-13) within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan.
- Attachments:**      [Exhibit A - Location Map](#)  
                                 [Exhibit B - Site Plan](#)  
                                 [Exhibit C - Antenna Plan](#)  
                                 [Exhibit D - Elevations](#)  
                                 [Exhibit E - Notice of Exemption](#)  
                                 [Exhibit F - Draft Resolution of Approval for CDP No. 2017-0026](#)

4      [18-513](#)

**Environmental Assessment Review (EAR) 2017-0079, Conditional Development Permit (CDP) 2017-0042, and Determination of Use (DOU) No. 2017-0004 (Master Case 2017-0080):** Approval to redevelop an existing commercial shopping center: 1) CDP 2017-0042 to allow a drive thru restaurant pursuant to Rialto Zoning Code Section 18.66.040A(1), and Gateway Specific Plan Section 18.31-020E(2); 2) DOU 2017-0004 to establish compatibility of the proposed automobile parts and storage use pursuant to Rialto Zoning Code Section 18.02.050, and Gateway Specific Plan Section 18.31.020E and; 3) EAR 2017-0079 to assess the environmental impacts associated with the proposed project

**Attachments:**      [Exhibit A Walmart Re Use - Location Map](#)  
                              [Exhibits B-D Resubmittal - PLANS](#)  
                              [Exhibit E EAR 2017-0079 Resolution](#)  
                              [Attachment A Initial Study and MND](#)  
                              [Exhibit F Conditional Development Permit 2017-0042](#)  
                              [Exhibit G Determination of Use #2017-0004 Resolution](#)  
                              [Exhibit H NOD for Walmart Reuse Project](#)

## **Action Items**

*None.*

## **Planning Division Comments**

*Next Meeting Date: June 13, 2018*

## **Planning Commission Comments**

## **Adjournment**