



# City of Rialto

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

## Regular Meeting Planning Commission

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Wednesday, August 8, 2018

6:00 PM

City Council Chambers

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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, Frank Gonzalez, BarBara Chavez*

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

### **Planning Commission Minutes**

Planning Commission Minutes are drafted and will be available on August 9, 2018.

### **Public Hearings**

- 1      [18-633](#)      Conditional Development Permit No. 2018-0016: A request to construct an 108-room hotel (Holiday Inn Express) on a 1.86-acre site at the northeast corner of Ayala Drive and Renaissance Parkway in the Freeway Incubator (FI) zone of the Renaissance Specific Plan.

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

[Exhibit B - Renaissance East Layout](#)

[Exhibit C - Holiday Inn Rialto - Design Package compressed](#)

[Exhibit D - CDP Resolution](#)

- 2      [18-767](#)      **Tentative Tract Map No. 2018-0002 (TTM 20086):**      A request to subdivide 2.51 gross acres of land (APN: 0132-031-13) into eight (8) single-family lots. The project site is located on the south side of Randall Avenue approximately 475 feet east of Willow Avenue within the Single-Family Residential (R-1C) zone. The project is categorically exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA).

**Attachments:**      [Exhibit A - Location Map](#)  
                                 [Exhibit B - Tentative Tract Map No. 20086](#)  
                                 [Exhibit C - Site Plan](#)  
                                 [Exhibit D - Floor Plans](#)  
                                 [Exhibit E - Color Elevations](#)  
                                 [Exhibit F - Notice of Exemption](#)  
                                 [Exhibit G - Draft Resolution for TTM No. 2018-0002](#)

- 3      [18-777](#)      **Specific Plan Amendment No. 2018-0004 and Environmental Review Assessment No. 2018-0079:**      Recommend approval of an amendment to the Land Use Map of the Renaissance Specific Plan to the City Council to re-designate the zoning of a 3.07-acre parcel (APN 0264-212-27) located at the southwest corner of Fitzgerald Avenue and Lieske Drive from Low Density Residential (LDR) to Employment and adopt a Negative Declaration in accordance with the California Environmental Quality Act (CEQA).

**Attachments:**      [Exhibit A - Renaissance Specific Plan Zoning Maps & Assessor's Map](#)  
                                 [Exhibit B - Summons - Mark Horvath](#)  
                                 [Exhibit C - Airport Specific Plan Land Use Map](#)  
                                 [Exhibit D - GP Consistency Analysis](#)  
                                 [Exhibit E - PC Resolution](#)  
                                 [Exhibit E.1 - Legal Description](#)

## **Action Items**

- 1      None.

## **Planning Division Comments**

- 1      Next Meeting Date: August 29, 2018

## **Planning Commission Comments**

## **Adjournment**