



City of Rialto

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

Regular Meeting Planning Commission

Wednesday, November 28, 2018

6:00 PM

City Council Chamber

Call To Order

Pledge of Allegiance

Roll Call

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

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

Public Hearings

- 1 [PC-18-1142](#) **General Plan Amendment No. 2018-0002:** A request to change the general plan land use designation of approximately 4.75 acres of land (APNs: 0131-111-05, -07, -75 & -76) located east of Sycamore Avenue approximately 630 feet north of Randall Avenue from Residential 6 (2.1-6 du/acre) to Residential 12 (6.1-12 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 2017-0066) was been prepared for consideration in conjunction with the project.

Zone Change No. 2017-0004: A request to change the zoning designation of approximately 4.75 acres of land (APNs: 0131-111-05, -07, -75 & -76) located east of Sycamore Avenue approximately 630 feet north of Randall Avenue from Single-Family Residential (R-1C) to Multi-Family Residential (R-3). A Mitigated Negative Declaration (Environmental Assessment Review No. 2017-0066) was been prepared for consideration in conjunction with the project.

Tentative Tract Map No. 2017-0006 (TTM 20108): Tentative Tract Map No. 2017-0006 (TTM 20108): A request to allow the subdivision of approximately 4.75 acres of land (APNs: 0131-111-05, -07, -75 & -76) located east of Sycamore Avenue approximately 630 feet north of Randall Avenue into thirty-two (32) single-family lots, one (1) common open space lot and a stormwater retention basin. A Mitigated Negative Declaration (Environmental Assessment Review No. 2017-0066) was been prepared for consideration in conjunction with the project.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - TTM 2017-0006 \(TTM 20108\)](#)
[Exhibit C - Common Open Space Plan](#)
[Exhibit D - General Plan Land Use Exhibit](#)
[Exhibit E - Zoning Exhibit](#)
[Exhibit F - Neighborhood Meeting Flyer](#)
[Exhibit G - Neighborhood Meeting Attendance Sheet](#)
[Exhibit H - Neighborhood Meeting Comment Card](#)
[Exhibit I - Initial Study](#)
[Exhibit J - Mitigation Monitoring & Reporting Program](#)
[Exhibit K - 2017 DSF Survey Report](#)
[Exhibit L - 2018 DSF Survey Report](#)
[Exhibit M - Draft Resolution for EAR 2017-0066](#)
[Exhibit N - Draft Resolution for GPA 2018-0002](#)
[Exhibit O - Legal Description](#)
[Exhibit P - Draft Resolution for ZC 2017-0004](#)
[Exhibit Q - Draft Resolution for TTM 2017-0006 \(TTM 20108\)](#)

- 2 [PC18-1152](#) **Tentative Parcel Map No. 2018-0002:** A request to consolidate three (3) parcels of land into one (1) parcel of land to facilitate the development of a 188,712 square foot industrial warehouse distribution facility located at the southwest corner of Alder Avenue and Walnut Avenue (APNs: 0240-201-31, -60 and -02) within the Employment (EMP) zone of the Renaissance Specific Plan & **Conditional Development Permit No. 2018-0001:** A request to allow an a nine (9) percent increase in the permitted floor area ratio, through the implementation of non-residential development incentives, to facilitate the development of the Industrial warehouse distribution building on the project site. A Mitigated Negative Declaration (**Environmental Assessment Review No. 2018-0002**) has been prepared for consideration in conjunction with the project.

Attachments: [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Floor Plan](#)
 [Exhibit D - Tentative Map](#)
 [Exhibit E - Color Elevations](#)
 [Exhibit F - Conceptual Landscape Plan](#)
 [Exhibit G - Public Art](#)
 [Exhibit H - Initial Study](#)
 [Exhibit I - MMRP](#)
 [Exhibit J - EAR Reso for MND](#)
 [Exhibit K - TPM Resolution](#)
 [Exhibit L - CDP Resolution](#)

- 3 [PC-18-1141](#) **Variance No. 2018-0002:** A request to allow a variance from Section 18.35.030A of the Rialto Municipal Code to increase the maximum allowable building height from 35 feet to 44 feet, as it relates to a proposal to develop a 74,466 square foot industrial warehouse building on 3.72 gross acres of land (APN: 0132-191-15) located on the south side of Valley Boulevard approximately 330 feet east of Lilac Avenue. This project includes a Mitigated Negative Declaration (**Environmental Assessment Review No. 2018-0046**) for consideration in conjunction with the project.

Attachments: [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Floor Plan](#)
 [Exhibit D - Elevations](#)
 [Exhibit E - Conceptual Landscape Plan](#)
 [Exhibit F - Initial Study](#)
 [Exhibit G - Comments & Responses](#)
 [Exhibit H - Draft Resolution for EAR No. 2018-0046](#)
 [Exhibit I - Draft Resolution for VAR No. 2018-0002](#)

- 4 [PC-18-1133](#) **Conditional Development Permit Nos. 2018-0036 thru 39 & 2018-0017:** A request to allow a convenience store use with off sale of beer and wine (ABC license type 20), fuel sales, and an attached automated car wash located at the southwest corner of the Ayala Drive and Casmalia Street intersection (APN: 1133-521-04) within the Freeway Incubator (F-I) zone of the Renaissance Specific Plan. The project consists of an approximately 4,300 square foot overhead fuel canopy with six (6) fuel pump islands, a 2,400 square foot automated car wash and a 4,500 square foot convenience market/Quick Service Restaurant building.

Attachments: [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Floor Plan](#)
 [Exhibit D - Building Elevations](#)
 [Exhibit E - Canopy Elevations](#)
 [Exhibit F - Landscape Plan](#)
 [Exhibit G - Crime Prevention Plan](#)
 [Exhibit H - Initial Study-MND](#)
 [Exhibit I - MMRP](#)
 [Exhibit J - EAR Reso for MND](#)
 [Exhibit K - CDP Reso Convenience Store](#)
 [Exhibit L - CDP Reso Alcohol Sales](#)
 [Exhibit M - CDP Reso Gas Station](#)
 [Exhibit N - CDP Reso Car Wash](#)
 [Exhibit O - CDP Reso Drive-thru](#)

Action Items

- 5 Yard Sale Enforcement Update -William Jernigan, Interim Code Enforcement Manager
- 6 Planning Commission Salary Update

Planning Division Comments

Next Meeting Date: December 12, 2018

Planning Commission Comments

Adjournment