

City of Rialto

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



Regular Meeting - Final

Wednesday, January 9, 2019

6:00 PM

Council Chambers

Planning Commission

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

Public Hearings

- 1 [PC-19-063](#) **Conditional Development Permit No. 2018-0043**: A request to allow up to a ten (10) percent increase in the permitted floor area ratio through the implementation of non-residential development incentives, as it relates to a proposal to develop a 99,999 square foot industrial warehouse building on 4.63 gross acres of land (APNs: 0240-181-32 & -33) located on the north side of Base Line Road approximately 315 feet east of Palmetto Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. This project includes a Mitigated Negative Declaration (**Environmental Assessment Review No. 2018-0024**) 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 - Public Art](#)
 [Exhibit G - Initial Study](#)
 [Exhibit H - SCAQMD Comment Letter](#)
 [Exhibit I - Health Risk Assessment Report](#)
 [Exhibit J - Draft Resolution for EAR No. 2018-0024](#)
 [Exhibit K - Draft Resolution for CDP No. 2018-0043](#)

- 2 [PC-19-087](#) **Tentative Parcel Map No. 2018-0007 (TPM 19981):** A request to allow the consolidation of six (6) parcels of land (APNs: 0240-181-22, -26, -27, -30, -34 & -35) into one (1) 7.55 net acre parcel of land. The project site is located at the northwest corner of Base Line Road and Tamarind Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. This project includes a Mitigated Negative Declaration (**Environmental Assessment Review No. 2018-0084**) for consideration in conjunction with the project.

Conditional Development Permit No. 2018-0031: A request to allow up to an eight (8) percent increase in the permitted floor area ratio through the implementation of non-residential development incentives, as it relates to a proposal to develop a 156,500 square foot industrial warehouse building on 8.01 gross acres (7.55 net acres) of land (APNs: 0240-181-22, -26, -27, -30, -34 & -35) located at the northwest corner of Base Line Road and Tamarind Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. This project includes a Mitigated Negative Declaration (**Environmental Assessment Review No. 2018-0084**) for consideration in conjunction with the project.

Attachments: [Exhibit A - Location Map](#)
 [Exhibit B - Tentative Parcel Map](#)
 [Exhibit C - Site Plan](#)
 [Exhibit D - Floor Plan](#)
 [Exhibit E - Elevations](#)
 [Exhibit F - Conceptual Landscape Plan](#)
 [Exhibit G - Public Art](#)
 [Exhibit H - Initial Study](#)
 [Exhibit I - SCAQMD Comment Letter](#)
 [Exhibit J - Response to SCAQMD](#)
 [Exhibit K - Draft Resolution for EAR No. 2018-0084](#)
 [Exhibit L - Draft Resolution for TPM No. 2018-0007](#)
 [Exhibit M - Draft Resolution for CDP No. 2018-0031](#)

Action Items

Planning Division Comments

Next Planning Commission Meeting: January 30, 2019

Planning Commission Comments

Adjournment