

City of Rialto

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



Regular Meeting - Final

Wednesday, February 13, 2019

6:00 PM

City Council Chambers 150 S. Palm Avenue

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, BarBara Chavez

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

1 [PC-19-197](#)

Minutes for the July 25, 2018 Planning Commission Meeting.

Attachments: [PC Minutes 7-25-2018](#)

2 [PC-19-182](#)

Minutes for the January 30, 2019 Planning Commission Meeting.

Attachments: [PC Minutes 1-30-2019](#)

Public Hearings

1 [PC-19-199](#)

Conditional Development Permit No. 2019-0001: A request to allow the establishment of a tattoo parlor within an existing 1,190 square foot tenant space in a multi-tenant commercial building located at 1645 S. Riverside Avenue Unit C, within the Retail Commercial (R-C) zone of the Gateway Specific Plan.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Floor Plan](#)
[Exhibit D - Applicant's Letter](#)
[Exhibit E - Draft Resolution](#)
[Exhibit F - Notice of Exemption](#)

- 2 [PC-19-203](#) ***Conditional Development Permit No. 2018-0029:*** A request to allow up to a four (4) 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 78,680 square foot industrial warehouse building on 4.44 gross acres (4.10 net acres) of land (APNs: 0240-201-08 & -41) located on the west side of Alder Avenue approximately 170 feet south of Miro Way within the Employment (EMP) zone of the Renaissance Specific Plan. This project includes a Mitigated Negative Declaration (**Environmental Assessment Review No. 2018-0072**) 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 - Response to SCAQMD](#)
 [Exhibit J - Draft Resolution for EAR No. 2018-0072](#)
 [Exhibit K - Draft Resolution for CDP No. 2018-0029](#)

Action Items

- 1 [PC-19-183](#) Minutes for the July 11, 2018 Planning Commission Meeting

Attachments: [PC Minutes 7.11.18](#)

- 2 [PC-19-184](#) Minutes for the August 8, 2018 Planning Commission Meeting

Attachments: [PC Minutes 8.8.2018](#)

- 3 [PC-19-207](#)

Attachments: [Code Enforcement Curb Appeal Review 1-16-2019](#)

Richard Frieholtz, Interim Code Manager

Planning Division Comments

Next Meeting: February 27, 2019

Planning Commission Salaries

League of California Cities

Planning Commission Comments

Adjournment