

City of Rialto

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



Regular Meeting - Final

Wednesday, April 24, 2019

6:00 PM

150 S. PALM AVENUE, RIALTO, CA 92376

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**

[PC-19-404](#) Minutes from the March 27, 2019 Planning Commission Meeting.

Attachments: [PC Minutes 3-27-2019](#)

Public Hearings

[PC-19-445](#)

Conditional Development Permit No. 2019-0012: Establishment of an indoor recreation facility (Kids Empire) within a proposed 12,027 square foot commercial building on Parcel 10 within the Renaissance Marketplace. The project site is located south of Renaissance Parkway and east of Linden Avenue within the Town Center (TC) zone of the Renaissance Specific Plan.

Attachments: [Exhibit A - Location Map.docx](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Floor Plan.pdf](#)

[Exhibit D - Elevations.pdf](#)

[Exhibit E - Draft Resolution of Approval for CDP No. 2019-0012.doc](#)

[PC-19-452](#)

Conditional Development Permit No. 810: A request to allow the development of a 4,100 square foot multi-tenant commercial building with drive-thru service on 6.06 gross acres of land (APNs: 1133-181-18, -19, -20, & -22) located at the southeast corner of Alder Avenue and Casmalia Street within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 16-26) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

Conditional Development Permit No. 811: A request to allow the development of a 3,200 square foot restaurant building with drive-thru service on 6.06 gross acres of land (APNs: 1133-181-18, -19, -20, & -22) located at the southeast corner of Alder Avenue and Casmalia Street within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 16-26) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

Conditional Development Permit No. 812: A request to allow the development of a diesel fuel service station consisting of a 1,368 square canopy and four (4) fuel dispensers on 6.06 gross acres of land (APNs: 1133-181-18, -19, -20, & -22) located at the southeast corner of Alder Avenue and Casmalia Street within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 16-26) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Lot Line Adjustment No. 231.pdf](#)
[Exhibit C - Site Plan.pdf](#)
[Exhibit D - Multi-Tenant Elevations.pdf](#)
[Exhibit E - Conceptual Landscape Plan.pdf](#)
[Exhibit F - Restaurant Elevations.pdf](#)
[Exhibit G - Canopy Elevations.pdf](#)
[Exhibit H - Initial Study.PDF](#)
[Exhibit I - SCAQMD Comment Letter.pdf](#)
[Exhibit J - Response Letter to SCAQMD.pdf](#)
[Exhibit K - Draft Resolution for EAR No. 16-26.docx](#)
[Exhibit L - Draft Resolution for CDP No. 810.doc](#)
[Exhibit M - Draft Resolution for CDP No. 811.doc](#)
[Exhibit N - Draft Resolution for CDP No. 812.doc](#)

Action Items

Planning Division Comments

Next Planning Commission Meeting is on May 8, 2019

Planning Commission Comments

Adjournment