



# City of Rialto

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

## Regular Meeting - Final Planning Commission

---

Wednesday, May 29, 2019

6:00 PM

150 S. Palm Avenue, Rialto, CA 92376 City  
Council Chambers

---

### **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-19-577](#)

Minutes from the February 13, 2019 Planning Commission Meeting.

Attachments: [PC Minutes 2-13-2019.docx](#)

### **Public Hearings**

[PC-19-584](#)

**Conditional Development Permit No. 2017-0024:** A request to allow the development and operation of a used car dealership with incidental vehicle service and repairs, that will include the construction of a 4,381 square foot sales and service building, on 1.46 acres of land (APN: 0254-091-13) located at the southwest corner of Valley Boulevard and Lilac Avenue within the Industrial Park (I-P) zone of the Gateway Specific Plan. This project is categorically exempt pursuant to Section 15303 (New Construction of Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

**Variance No. 2018-0007:** A request to allow a variance from Section 18.35.030B of the Rialto Municipal Code to reduce the minimum required street-side landscape setback from 25 feet to 13.5 feet, as it relates to a proposal to develop a used car dealership with incidental vehicle service and repairs on 1.46 gross acres of land (APN: 0254-091-13) located at the southwest corner of Valley Boulevard and Lilac Avenue within the Industrial Park (I-P) zone of the Gateway Specific Plan. This project is categorically exempt pursuant to Section 15303 (New Construction of Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

**Attachments:**

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Elevations](#)

[Exhibit E - Conceptual Landscape Plan](#)

[Exhibit F - Notice of Exemption](#)

[Exhibit G - Draft Resolution for VAR No. 2018-0007](#)

[Exhibit H - Draft Resolution for CDP No. 2017-0024](#)

[PC-19-602](#)

**Specific Plan Amendment No. 2017-0001:** A request to change the zoning designation of approximately 4.54 gross acres of land (APNs: 0131-021-36, -37, -38, & -39) located at the southeast corner of Willow Avenue and Bonnie View Drive from Support Commercial (S-C) within the Central Area Specific Plan to Multi-Family Residential (MFR) within the Central Area Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0099) is included for consideration in conjunction with the project in accordance with the California Environmental Quality Act (CEQA).

**Tentative Tract Map No. 2018-0007 (TTM 20199):** A request to allow the subdivision of approximately 4.54 gross acres of land (APNs: 0131-021-36, -37, -38, & -39) located at the southeast corner of Willow Avenue and Bonnie View Drive into fifty-six (56) single-family lots and four (4) common lots (for private streets, amenities, and landscaping). A Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0099) is included for consideration in conjunction with the project in accordance with the California Environmental Quality Act (CEQA).

**Attachments:**[Exhibit A - Location Map](#)[Exhibit B - Zoning Exhibit](#)[Exhibit C - Tentative Tract Map No. 20199](#)[Exhibit D - Site Plan](#)[Exhibit E - Floor Plans](#)[Exhibit F - Elevations](#)[Exhibit G - Wall and Fence Plan](#)[Exhibit H - Preliminary Landscape Plan](#)[Exhibit I - Neighborhood Meeting Flyer](#)[Exhibit J - Neighborhood Meeting Attendance Sheet](#)[Exhibit K - Neighborhood Meeting Comment Card](#)[Exhibit L - Initial Study](#)[Exhibit M - Mitigation Monitoring & Reporting Program](#)[Exhibit N - Draft Resolution for EAR No. 2018-0099](#)[Exhibit O - Draft Resolution for SPA No. 2017-0001](#)[Exhibit P - Legal Description](#)[Exhibit Q - Draft Resolution for TTM No. 2018-0007](#)**Action Items****Planning Division Comments**

**Next Planning Commission Meeting is June 12, 2019**

**Planning Commission Comments**

**Adjournment**