



City of Rialto

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

Regular Meeting - Final Planning Commission

Wednesday, June 12, 2019

6:00 PM

150 S. Palm Avenue, Rialto, CA 92376 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-19-626](#)

Minutes from the May 29, 2019 Planning Commission Meeting.

Attachments: [PC Minutes 5-29-2019.docx](#)

Public Hearings

[PC-19-643](#)

Conditional Development Permit No. 2018-0020: A request to allow the development of a vehicle fuel station consisting of a 5,460 square foot canopy and ten (10) fuel dispensers on 2.07 gross acres of land (APNs: 0132-031-03 & -21) located at the southwest corner of Riverside Avenue and Randall Avenue within the Neighborhood Commercial (C-1) zone. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0063) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

Conditional Development Permit No. 2018-0021: A request to allow the development of a 7,250 square foot convenience market on 2.07 gross acres of land (APNs: 0132-031-03 & -21) located at the southwest corner of Riverside Avenue and Randall Avenue within the Neighborhood Commercial (C-1) zone. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0063) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

Conditional Development Permit No. 2018-0022: A request to allow drive-thru service for merchandise pick-up, in conjunction with the development of a 7,250 square foot convenience market on 2.07 gross acres of land (APNs: 0132-031-03 & -21) located at the southwest corner of Riverside Avenue and Randall Avenue within the Neighborhood Commercial (C-1) zone. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0063) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

Conditional Development Permit No. 2018-0023: A request to allow the development of a 1,750 square foot automated car wash on 2.07 gross acres of land (APNs: 0132-031-03 & -21) located at the southwest corner of Riverside Avenue and Randall Avenue within the Neighborhood Commercial (C-1) zone. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0063) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

Conditional Development Permit No. 2018-0024: A request to allow the development of a 1,800 square foot restaurant building with drive-thru service on 2.07 gross acres of land (APNs: 0132-031-03 & -21) located at the southwest corner of Riverside Avenue and Randall Avenue within the Neighborhood Commercial (C-1) zone. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0063) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Convenience Market & Car Wash Floor Plan](#)
 [Exhibit D - Restaurant Floor Plan](#)
 [Exhibit E - Convenience Market & Car Wash Elevations](#)
 [Exhibit F - Canopy Elevations](#)
 [Exhibit G - Restaurant Elevations](#)
 [Exhibit H - Preliminary Landscape Plan](#)
 [Exhibit I - Crime Prevention Plan](#)
 [Exhibit J - Initial Study](#)
 [Exhibit K - SCAQMD Comment Letter](#)
 [Exhibit L - Response Letter to SCAQMD](#)
 [Exhibit M - Mitigation Monitoring & Reporting Program](#)
 [Exhibit N - 2018 Delhi Sands Flower-Loving Fly Survey](#)
 [Exhibit O - USFWS Clearance Letter](#)
 [Exhibit P - Draft Resolution for EAR No. 2018-0063](#)
 [Exhibit Q - Draft Resolution for CDP No. 2018-0020](#)
 [Exhibit R - Draft Resolution for CDP No. 2018-0021](#)
 [Exhibit S - Draft Resolution for CDP No. 2018-0022](#)
 [Exhibit T - Draft Resolution for CDP No. 2018-0023](#)
 [Exhibit U - Draft Resolution for CDP No. 2018-0024](#)

Action Items

Planning Division Comments

Next Planning Commission meeting is June 26, 2019

Planning Commission Comments

Adjournment