



City of Rialto

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

Regular Meeting - Final Planning Commission

Wednesday, July 29, 2020

6:00 PM

Public Participation Procedures

NOTICE IS GIVEN THAT THE CITY COUNCIL OF THE CITY OF RIALTO HAS DECLARED A LOCAL EMERGENCY RELATED TO COVID-19, AND IN COMPLIANCE WITH SOCIAL DISTANCING PROTOCOLS REQUIRED BY GOVERNOR NEWSOM'S EXECUTIVE ORDER AND THE STATE DEPARTMENT OF PUBLIC HEALTH, THE CITY COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC WITH LIMITED SEATING INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM AT LEAST TWO HOURS BEFORE THE MEETING TIME, AS FOLLOWS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION, C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376; OR
- BY EMAIL TO PLANNING@RIALTOCA.GOV.

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-20-0573](#)

Minutes from the June 3, 2020 Planning Commission meeting.

Attachments: [PC Minutes 6-3-2020.docx](#)

Public Hearings

[PC-20-0563](#)

Conditional Development Permit No. 2019-0028: A request to establish vehicular drive-thru service in conjunction with a proposed 2,336 square foot restaurant building on 1.31 net acres of land (APNs: 0258-041-42 & -43) located on the west side of Riverside Avenue approximately 200 feet south of Slover Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Precise Plan of Design No. 2019-0064: A request to allow the development of a 2,336 square foot restaurant with drive-thru service on 1.31 net acres of land (APNs: 0258-041-42 & -43) located on the west side of Riverside Avenue approximately 200 feet south of Slover Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) 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 - Preliminary Landscape Plan](#)

[Exhibit F - Notice of Exemption](#)

[Exhibit G - Draft Resolution for CDP No. 2019-0028](#)

[Exhibit H - Draft Resolution for PPD.doc](#)

[PC-20-0565](#)

Conditional Development Permit No. 2020-0007: A request to establish vehicular drive-thru service in conjunction with a proposed 2,364 square foot restaurant building on 0.39 acres of land (Pad 'F') within the Cedarhill Plaza commercial center located at the southeast corner of Foothill Boulevard and Cedar Avenue within the Commercial Pedestrian (C-P) zone of the Foothill Boulevard Specific Plan. On April 19, 2017, the City of Rialto Development Review Committee adopted a Mitigated Negative Declaration (Environmental Assessment Review No. 16-01) for the development and operation of the Cedarhill Plaza commercial center, in accordance with the requirements of the California Environmental Quality Act.

Precise Plan of Design No. 2020-0013: A request to allow the development of a 2,364 square foot restaurant building with drive-thru service on 0.39 acres of land (Pad 'F') within the Cedarhill Plaza commercial center located at the southeast corner of Foothill Boulevard and Cedar Avenue within the Commercial Pedestrian (C-P) zone of the Foothill Boulevard Specific Plan. On April 19, 2017, the City of Rialto Development Review Committee adopted a Mitigated Negative Declaration (Environmental Assessment Review No. 16-01) for the development and operation of the Cedarhill Plaza commercial center, in accordance with the requirements of the California Environmental Quality Act.

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Building Elevations](#)

[Exhibit E - Preliminary Landscape Plan](#)

[Exhibit F - Draft Resolution for CDP No. 2020-0007](#)

[Exhibit G - Draft Resolution for PPD No. 2020-0013](#)

Action Items

No Action Items

Planning Division Comments

Commissioner Reports

Adjournment