



City of Rialto

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

Regular Meeting - Final Planning Commission

Wednesday, September 30, 2020

6:00 PM

Public Participation Procedure

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, THERE WILL NOT BE SEATING FOR THE PUBLIC WITHIN THE COUNCIL CHAMBERS. A PODIUM WILL BE AVAILABLE AT THE ENTRANCE TO THE CHAMBERS FOR PERSONS WISHING TO PROVIDE COMMENTS AT THE MEETING.

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-20-0713](#)

Minutes from the July 8, 2020 Planning Commission meeting.

Attachments: [PC Minutes 7-8-2020.docx](#)

Public Hearings

[PC-20-0707](#)

Precise Plan of Design No. 2019-0048: A request to allow the development of a 7,948 square foot multi-tenant building with a convenience store and two (2) quick service restaurants, one with drive-thru access, a 5,324 square foot automobile fuel canopy with 8 islands and 16 fuel dispensers, a 2,542 square foot drive-thru restaurant and 1,152 square foot truck fuel canopy with 3 islands and 6 fuel dispensers on 4.27 acres of land, located at the southeast corner of Renaissance Parkway and Alder Avenue (APN: 0240-211-14) within the Freeway Commercial (FC) zone of the Renaissance Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0060) was prepared for the project and all of its components, in accordance with the California Environmental Quality Act (CEQA).

Conditional Development Permit No. 2019-0022: A request to allow the establishment of 4,400 square foot convenience store within a proposed 7,948 square foot multi-tenant commercial building on 4.27 acres of land, located at the southeast corner of Renaissance Parkway and Alder Avenue (APN: 0240-211-14) within the Freeway Commercial (FC) zone of the Renaissance Specific Plan.

Conditional Development Permit No. 2020-0013: A request to allow the sale of beer and wine for off-site consumption within a 4,400 square foot convenience store within a proposed 7,948 square foot multi-tenant commercial building on 4.27 acres of land, located at the southeast corner of Renaissance Parkway and Alder Avenue (APN: 0240-211-14) within the Freeway Commercial (FC) zone of the Renaissance Specific Plan.

Conditional Development Permit No. 2020-0014: A request to allow the development of a 2,542 square foot pad restaurant building with drive-through service on 4.27 acres of land, located at the southeast corner of Renaissance Parkway and Alder Avenue (APN: 0240-211-14) within the Freeway Commercial (FC) zone of the Renaissance Specific Plan.

Conditional Development Permit No. 2020-0015: A request to allow the development of a 1,798 square foot quick service restaurant with drive-through service within a proposed 7,948 square foot multi-tenant commercial building on 4.27 acres of land, located at the southeast corner of Renaissance Parkway and Alder Avenue (APN: 0240-211-14) within the Freeway Commercial (FC) zone of the Renaissance Specific Plan.

Conditional Development Permit No. 2020-0016: A request to allow the development of an automobile fuel station consisting of a 5,324 square foot canopy with 8 islands and 16 fuel dispensers on 4.27 acres of land, located at the southeast corner of Renaissance Parkway and Alder Avenue (APNs: 0240-211-14) within the Freeway Commercial (FC) zone of the

Renaissance Specific Plan.

Conditional Development Permit No. 2020-0017: A request to allow the development of a truck fuel station consisting of a 1,152 square foot canopy with 3 islands and 6 fuel dispensers on 4.27 acres of land, located at the southeast corner of Renaissance Parkway and Alder Avenue (APNs: 0240-211-14) within the Freeway Commercial (FC) zone of the Renaissance Specific Plan.

Attachments: [Exhibit A - Location Map.docx](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Multi-Tenant Floor Plan.pdf](#)
[Exhibit D - Restaurant Pad Floor Plan.pdf](#)
[Exhibit E - Multi-Tenant Elevations.pdf](#)
[Exhibit F - Auto Canopy Elevations.pdf](#)
[Exhibit G - Truck Canopy Elevations.pdf](#)
[Exhibit H - Restaurant Pad Elevations.pdf](#)
[Exhibit I - Landscape Plans .pdf](#)
[Exhibit J - Crime Prevention Plan.pdf](#)
[Exhibit K - Initial Study.pdf](#)
[Exhibit L - MND and MMRP.pdf](#)
[Exhibit M - SCAQMD Comment Letter.pdf](#)
[Exhibit N - Applicant's Response to SCAQMD.pdf](#)
[Exhibit O - Revised AQ-GHG Study.pdf](#)
[Exhibit P - EAR 2019-0060 Draft Resolution.docx](#)
[Exhibit Q - PPD 2019-0048 Draft Resolution.docx](#)
[Exhibit R - CDP 2019-0022 Draft Resolution.docx](#)
[Exhibit S - CDP 2020-0013 Draft Resolution.docx](#)
[Exhibit T - CDP 2020-0014 Draft Resolution.docx](#)
[Exhibit U - CDP 2020-0015 Draft Resolution.docx](#)
[Exhibit V - CDP 2020-0016 Draft Resolution.docx](#)
[Exhibit W - CDP 2020-0017 Draft Resolution.docx](#)

[PC-20-0710](#)

Conditional Development Permit No. 2020-0004: Request to establish a truck repair use in conjunction with an industrial machinery and equipment wholesale facility located at 1450 North Fitzgerald Avenue (APN: 0264-212-61). The site is a 2.83-acre parcel of land with an existing 17,876 square foot building with 1,782 square feet of canopy and a 227 square foot storage shed located within the Employment (EMP) zone of the Renaissance Specific Plan. The proposed project qualifies as a Class 1 Exemption (Environmental Assessment Review No. 2020-0005) pursuant to the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - Location Map.docx](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Floor Plans.pdf](#)
[Exhibit D - Draft Resolution.doc](#)

[PC-20-0711](#)

Tentative Parcel Map No. 2020-0002 (TPM 20204): A request to allow the consolidation of six (6) parcels of land (APNs: 0131-011-29, -30, -31, -32, -33, & -34) into one (1) 3.45 net acre parcel of land. The project site is located at the northeast corner of Merrill Avenue and Yucca Avenue within the Light Industrial (M-1) zone. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Conditional Development Permit No. 2020-0003: A request to allow the development and operation of a 36,500 square foot industrial storage warehouse/distribution center building on 3.51 gross acres (3.45 net acres) of land (APNs: 0131-011-29, -30, -31, -32, -33, & -34) located at the northeast corner of Merrill Avenue and Yucca Avenue within the Light Industrial (M-1) zone. 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. 2020-0004: A request to allow the development of a 36,500 square foot industrial storage warehouse/distribution center building on 3.51 gross acres (3.45 net acres) of land (APNs: 0131-011-29, -30, -31, -32, -33, & -34) located at the northeast corner of Merrill Avenue and Yucca Avenue within the Light Industrial (M-1) zone. 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.pdf](#)[Exhibit B - Tentative Parcel Map No. 20204.pdf](#)[Exhibit C - Site Plan.pdf](#)[Exhibit D - Floor Plan.pdf](#)[Exhibit E - Building Elevations.pdf](#)[Exhibit F - Conceptual Landscape Plan.pdf](#)[Exhibit G - Traffic Impact Analysis Scoping Agreement.pdf](#)[Exhibit H - Air Quality, Greenhouse Gas Emissions, and Energy Analysis Report.pdf](#)[Exhibit I - Noise Impact Analysis Report.pdf](#)[Exhibit J - Draft Resolution for TPM No. 2020-0002.docx](#)[Exhibit K - Draft Resolution for CDP No. 2020-0003.docx](#)[Exhibit L - Draft Resolution for PPD No. 2020-0004.docx](#)**Action Items****Planning Division Comments**

COMMISSIONER REPORTS

Adjournment