



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, January 27, 2021

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 HAS CLOSED PUBLIC MEETINGS TO PHYSICAL ATTENDANCE BY THE PUBLIC. PUBLIC MEETINGS WILL BE HELD BY TELEPHONIC AND OTHER ELECTRONIC MEANS TO THE GREATEST EXTENT POSSIBLE. THE PLANNING COMMISSION WILL BE PARTICIPATING IN THE MEETING FROM REMOTE LOCATIONS VIA TELECONFERENCE WITHIN THE GUIDELINES OF GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20. THE COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC DURING THE PLANNING COMMISSION MEETING.

WAYS TO PROVIDE COMMENTS:

THE AGENDA AND AGENDA ITEMS WILL BE POSTED ON THE CITY'S WEBSITE BY FRIDAY, JANUARY 22, 2021. MEMBERS OF THE PUBLIC ARE PROVIDED OPPORTUNITIES FOR PROVIDING PUBLIC COMMENT ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, AS FOLLOWS:

- IN PERSON ORAL COMMENTS VIA ZOOM WEBINAR (THREE (3) MINUTE LIMIT). PLEASE EMAIL PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING WITH A REQUEST FOR THE ZOOM WEBINAR LOGIN INSTRUCTIONS.*
- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376; AND,*
- IN WRITING VIA EMAIL TO PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING.*

YOU MAY CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (909) 820-2505 DURING REGULAR BUSINESS HOURS OR SEND AN EMAIL TO PLANNING@RIALTOCA.GOV TO FIND OUT WHAT DECISIONS THE PLANNING COMMISSION MADE ON THE AGENDA ITEMS.

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-20-0972](#)

Minutes from the September 9, 2020 Planning Commission meeting.

Attachments: [PC Minutes 9-9-2020.docx](#)

[PC-20-0967](#)

Minutes from the September 30, 2020 Planning Commission meeting.

Attachments: [PC Minutes 9-30-2020.docx](#)

[PC-20-0957](#)

Minutes from the October 28, 2020 Planning Commission Meeting.

Attachments: [PC Minutes 10-28-2020.docx](#)

[PC-20-0958](#)

Minutes from the November 18, 2020 Special Planning Commission meeting.

Attachments: [PC Minutes 11-18-2020.docx](#)

Public Hearings

[PC-20-0924](#) **Extension of Time for Tentative Parcel Map No. 19957 (TPM No. 2020-0009):** A request to extend the expiration date of Tentative Parcel Map No. 19957 by an additional three (3) years. The previously approved tentative parcel map consists of a proposal to subdivide a 1.08 net acre parcel of land located on the north side of Merrill Avenue approximately 315 feet east of Acacia Avenue into two (2) single-family lots.

Attachments: [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Planning Commission Resolution No. 18-54.pdf](#)
 [Exhibit C - Tentative Parcel Map No. 19957.pdf](#)
 [Exhibit D - Draft Resolution for EOT TPM NO. 19957 - Resolution.docx](#)

[PC-20-0927](#) **Conditional Development Permit No. 2020-0021 & Precise Plan of Design No. 2020-0031:** A request to establish a small collection recycling facility within the parking lot area of an existing retail center located at 151 West Base Line Road (APN: 0127-311-19) within the Community Shopping Center (C-1A) zone. The proposed project qualifies as a Class 3 Exemption (Environmental Assessment Review No. 2020-0025) pursuant to the California Environmental Quality Act (CEQA).

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

[PC-20-0966](#)

Specific Plan Amendment No. 2020-0003: A request to change the zoning designation of approximately 7.00 gross acres (6.94 net acres) of land (APNs: 0240-211-21, -23, -29 & -31) located at the northeast corner of Renaissance Parkway and Laurel Avenue from Corporate Center (CC) within the Renaissance Specific Plan to Business Center (BC) within the Renaissance Specific Plan. An Addendum to the June 2016 Renaissance Specific Plan Amendment Subsequent Environmental Impact Report (Environmental Assessment Review No. 2020-0015) has been prepared for consideration in conjunction with the project.

Tentative Parcel Map No. 2020-0006 (TPM 20241): A request to allow the consolidation of four (4) parcels of land (APNs: 0240-211-21, -23, -29 & -31) located at the northeast corner of Renaissance Parkway and Laurel Avenue into one (1) 6.94 net acre parcel of land. An Addendum to the June 2016 Renaissance Specific Plan Amendment Subsequent Environmental Impact Report (Environmental Assessment Review No. 2020-0015) has been prepared for consideration in conjunction with the project.

Conditional Development Permit No. 2020-0011: A request to allow the development and operation of a 135,408 square foot industrial storage warehouse/distribution center building on 7.00 gross acres (6.94 net acres) of land (APNs: 0240-211-21, -23, -29 & -31) located at the northeast corner of Renaissance Parkway and Laurel Avenue into one (1) 6.94 net acre parcel of land. An Addendum to the June 2016 Renaissance Specific Plan Amendment Subsequent Environmental Impact Report (Environmental Assessment Review No. 2020-0015) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2020-0015: A request to allow the development of a 135,408 square foot industrial storage warehouse/distribution center building on 7.00 gross acres (6.94 net acres) of land (APNs: 0240-211-21, -23, -29 & -31) located at the northeast corner of Renaissance Parkway and Laurel Avenue into one (1) 6.94 net acre parcel of land. An Addendum to the June 2016 Renaissance Specific Plan Amendment Subsequent Environmental Impact Report (Environmental Assessment Review No. 2020-0015) has been prepared for consideration in conjunction with the project.

- Attachments:**
- [Exhibit A - Location Map.pdf](#)
 - [Exhibit B - Specific Plan Amendment Exhibit.pdf](#)
 - [Exhibit C - Tentative Parcel Map.pdf](#)
 - [Exhibit D - Site Plan.pdf](#)
 - [Exhibit E - Floor Plan.pdf](#)
 - [Exhibit F - Elevations.pdf](#)
 - [Exhibit G - Conceptual Landscape Plan.pdf](#)
 - [Exhibit H - Traffic Impact Study.pdf](#)
 - [Exhibit I - Addendum to the June 2016 Renaissance Specific Plan Amendment Subsequ](#)
 - [Exhibit J - Draft Resolution for EAR No. 2020-0015](#)
 - [Exhibit K - Draft Resolution for SPA No. 2020-0003](#)
 - [Exhibit L - Legal Description.pdf](#)
 - [Exhibit M - Draft Resolution for TPM No. 2020-0006](#)
 - [Exhibit N - Draft Resolution for CDP No. 2020-0011](#)
 - [Exhibit O - Draft Resolution for PPD No. 2020-0015](#)

Action Items

Planning Division Comments

Commissioner Reports

Adjournment