



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, April 28, 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, APRIL 23, 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 Frank Gonzalez, Vice-Chair Jerry Gutierrez, John Peukert, Artist Gilbert, Al Twine, Dale Estvander, and BarBara Chavez

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

Presentations

[PC-21-0213](#) Presentation: Circulation Planning and Implementation

Public Hearings

[PC-21-0212](#) Continued Public Hearing for Conditional Development Permit No. 2019-0020 and Precise Plan of Design No. 2019-0053

Conditional Development Permit No. 2019-0020: A request to allow the development and use of a 54,484 square foot industrial storage warehouse/distribution center building for the storage and distribution of fuel products and lubricants on 4.87 gross acres (4.77 net acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue approximately 300 feet west of Riverside Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0053) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2019-0043: A request to allow the development of a 54,484 square foot industrial storage warehouse/distribution center building with associated paving, landscaping, fencing, lighting, and drainage improvements on 4.87 gross acres (4.77 net acres) of land (APN: 0258-121-08) located on the south side of Santa Ana Avenue approximately 300 feet west of Riverside Avenue within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0053) has been prepared for consideration in conjunction with the project.

Attachments: [Exhibit A - Planning Commission 4-14-2021 Agenda Report](#)

[Exhibit B - Draft Resolution for EAR No. 2019-0053](#)

[Exhibit C - Draft Resolution for CDP No. 2019-0020](#)

[Exhibit D - Draft Resolution for PPD No. 2019-0052](#)

[PC-21-0203](#)

Conditional Development Permit No. 2020-0001: A request to allow the development and operation of an outdoor contractor's storage yard on 0.77 acres of land (APN: 0254-142-15) located on the west side of Sycamore Avenue approximately 100 feet north 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. 2020-0001: A request to allow the development of an outdoor contractor's storage yard with associated paving, landscaping, fencing, lighting, and drainage improvements on 0.77 acres of land (APN: 0254-142-15) located on the west side of Sycamore Avenue approximately 100 feet north 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 Plans](#)[Exhibit D - Exterior Elevations](#)[Exhibit E - Preliminary Landscape Plan](#)[Exhibit F - Site Operation Program](#)[Exhibit G - Traffic Impact Study](#)[Exhibit H - Delhi Sands Flower-Loving Fly Surveys](#)[Exhibit I - Draft Resolution for CDP No. 2020-0001](#)[Exhibit J - Draft Resolution for PPD No. 2020-0001](#)

[PC-21-0202](#)

Conditional Development Permit No. 2019-0014: A request to allow the operation of an outdoor storage yard for truck and trailer parking on 3.3 acres of vacant land (APN: 0258-121-51) located on the west side of Riverside Avenue approximately 280 feet north of Industrial Drive within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0048) has been prepared for the project and all of its components, in accordance with the California Environmental Quality Act (CEQA).

Precise Plan of Design No. 2019-0036: A request to allow the development of an outdoor storage yard for additional truck trailer parking on 3.3 acres of vacant land (APN: 0258-121-51) located on the west side of Riverside Avenue approximately 280 feet north of Industrial Drive within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0048) has been prepared for the project and all of its components, in accordance with the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Landscape Plan](#)
[Exhibit D - Traffic Impact Analysis](#)
[Exhibit E - Initial Study](#)
[Exhibit F - MMRP](#)
[Exhibit G - EAR Draft Resolution](#)
[Exhibit H - CDP Draft Resolution](#)
[Exhibit I - PPD Draft Resolution](#)

Action Items

Planning Division Comments

Commissioner Reports

Adjournment