



City of Rialto

Regular Meeting - Final

Planning Commission

Wednesday, June 30, 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, JUNE 25, 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.

JOIN THE MEETING:

<https://us02web.zoom.us/j/7921353850>

MEETING ID: 792 1345 3850

DIAL IN: 1-669-900-6833

Call To Order

Pledge of Allegiance

Roll Call

Chair Frank Gonzalez, Vice-Chair Jerry Gutierrez, John Peukert, Artist Gilbert, Al Twine, Dale Estvander, BarBara Chavez

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-21-0227](#)

Minutes from the April 14, 2021 Planning Commission meeting.

Attachments: [PC Minutes 4-14-2021.docx](#)

[PC-21-0265](#)

Minutes from the April 28, 2021 Planning Commission meeting.

Attachments: [PC Minutes 4-28-2021.docx](#)

Presentation

[PC-21-0262](#)

Presentation on Plan to House Our Rialto: 2021-2029 Housing Element Update

Public Hearings

[PC-21-0369](#)

Conditional Development Permit No. 2021-0007: A request for off-site sales of beer, wine, and spirits (Type 21) in conjunction with a grocery market to be located within an existing 8,000 square foot building located at 2018 N. Riverside Avenue within the Community Commercial (C-1) zone ("Rialto Ranch Market", "project" or "Project").

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B -Site Plan.pdf](#)
[Exhibit C- Floor plan and Elevations.pdf](#)
[Exhibit D-Crime Prevention Plan.pdf](#)
[Exhibit E- CDP 2021-0007 - Resolution.doc](#)

[PC-21-0393](#)

Conditional Development Permit No. 2021-0001: A request to allow the development and operation of a 40,164 square foot two-story climate-controlled indoor self-storage facility on 0.76 gross acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central Area Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.

Precise Plan of Design No. 2021-0001: A request to allow the development of a 40,164 square foot two-story climate-controlled indoor self-storage building with associated paving, landscaping, lighting, and drainage improvements on 0.76 acres of land (APN: 0131-031-58) located on the east side of Riverside Avenue approximately 725 feet south of Rialto Avenue within the Support Commercial (S-C) zone of the Central Area Specific Plan. This project is categorically exempt from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.

The above entitlements, together, are collectively referred to as “project” or “Project”.

Attachments:[Exhibit A - Location Map](#)[Exhibit B - Site Plan](#)[Exhibit C - Floor Plans](#)[Exhibit D - Elevations](#)[Exhibit E - Preliminary Landscape Plan](#)[Exhibit F - Traffic Impact Analysis Scoping Agreement](#)[Exhibit G - Draft Resolution for CDP No. 2021-0001](#)[Exhibit H - Draft Resolution for PPD No. 2021-0001](#)**Action Items****Planning Division Comments****Commissioner Reports****Adjournment**