



City of Rialto

Agenda

Planning Commission

Wednesday, July 14, 2021

6:00 PM

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

REGULAR MEETING

Public Participation Procedures

Call To Order

Pledge of Allegiance

Roll Call

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

Public Hearings

Conditional Development Permit No. 2021-0003: A request to allow the development and operation of a 1,430 square foot automated car wash on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance Specific Plan. In accordance with the California Environmental Quality Act (CEQA), an Addendum to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (Environmental Assessment Review No. 2021-0020) has been prepared for consideration in conjunction with the project.

Conditional Development Permit No. 2021-0024: A request to reduce the floor area of a previously approved convenience market from 4,400 square feet to 4,138 square feet for a proposed development on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance Specific Plan. In accordance with the California Environmental Quality Act (CEQA), an Addendum to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (Environmental Assessment Review No. 2021-0020) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2021-0004: A request to modify Precise Plan of Design

No. 2019-0048, to include reducing the floor area of a previously approved convenience market from 4,400 to 4,138 square feet, eliminating two (2) previously approved quick-service restaurants totaling 3,548 square feet in size, and incorporating a new 1,430 square foot automated car wash, for a proposed development on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance Specific Plan. In accordance with the California Environmental Quality Act (CEQA), an Addendum to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (Environmental Assessment Review No. 2021-0020) has been prepared for consideration in conjunction with the project.

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

Action Items

Conditional Development Permit No. 2021-0007: A request to allow the sale of beer, wine, and distilled spirits (Type 21) for off-site consumption from within a proposed grocery market to be located within an existing 8,000 square foot building located at 2018 N. Riverside Avenue within the Neighborhood Commercial (C-1) zone.

Planning Division Comments

Commissioner Reports

Adjournment