



# City of Rialto

## Regular Meeting - Final Planning Commission

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Wednesday, July 28, 2021

6:00 PM

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

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### **Public Participation Procedures**

*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 N-29-20 AND THE STATE DEPARTMENT OF PUBLIC HEALTH, THE COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC WITH LIMITED SEATING INSIDE. THE PUBLIC WILL HAVE AN OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.*

*IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM AT LEAST TWO (2) 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](mailto:PLANNING@RIALTOCA.GOV).*

### **Call To Order**

### **Pledge of Allegiance**

### **Roll Call**

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

### **Oral Communications from the Audience on items not on the Agenda**

### **Planning Commission Minutes**

### **Public Hearings**

[PC-21-0469](#)

**Conditional Development Permit No. 2020-0020:** A request to allow the development and operation of a 47,609 square foot truck terminal and storage warehouse/distribution center on 12.72 gross acres (11.80 net acres) of land (APNs: 0258-011-01, -09, & -10) located between Cactus Avenue and Lilac Avenue approximately 625 feet south of Slover Avenue within the Light Industrial (M-1) zone and the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2020-0024) has been prepared for consideration in conjunction with the project.

**Precise Plan of Design No. 2020-0026:** A request to approve the design of a 47,609 square foot truck terminal and storage warehouse/distribution center, and associated paving, landscaping, fencing, lighting, and drainage improvements on 12.72 gross acres (11.80 net acres) of land (APN: 0258-011-01, -09, & -10) located between Cactus Avenue and Lilac Avenue approximately 625 feet south of Slover Avenue within the Light Industrial (M-1) zone and the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2020-0024) has been prepared for consideration in conjunction with the project.

Together, the above shall hereinafter be referred to as “Project” or “project”.

**Attachments:**

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plans](#)

[Exhibit D - Elevations](#)

[Exhibit E - Conceptual Landscape Plan](#)

[Exhibit F - Initial Study](#)

[Exhibit G - MMRP](#)

[Exhibit H - Draft Resolution for EAR No. 2020-0024](#)

[Exhibit I - Draft Resolution for CDP No. 2020-0020](#)

[Exhibit J - Draft Resolution for PPD No. 2020-0026](#)

[PC-21-0474](#)

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

**Attachments:**

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan and Elevations](#)

[Exhibit D - Crime Prevention Plan](#)

[Exhibit E - Draft Resolution for CDP No. 2021-0007](#)

## **Action Items**

## **Planning Division Comments**

## **COMMISSIONER REPORTS**

## **Adjournment**