



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, December 8, 2021

6:00 PM

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

Public Participation Procedure

IN RESPONSE TO THE COVID-19 EMERGENCY, THE CITY COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC WITH LIMITED SEATING INSIDE THE COUNCIL CHAMBERS. THE PUBLIC WILL HAVE AN OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE COUNCIL CHAMBERS.

Call To Order

Pledge of Allegiance

Roll Call

Chair Frank Gonzalez, Vice-Chair Jerry Gutierrez, Artist Gilbert, BarBara Chavez, Dale Estvander, John Peukert, one (1) Vacancy

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-21-0930](#)

Minutes from the November 10, 2021 Planning Commission meeting.

Attachments: [PC MTG MINS 11-10-2021.docx](#)

Public Hearings

[PC-21-0917](#)

Conditional Development Permit No. 2021-0002: A request to allow the operation of drive-thru service in conjunction with a 2,400 square foot fast-food restaurant to be located at the southeast corner of Casmalia Street and Ayala Drive (APN: 1133-591-07) within the Freeway Incubator (F-I) land use district of the Renaissance Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0057).

Precise Plan of Design No. 2021-0002: A request to develop a 2,400 square foot fast-food restaurant building with drive-thru service and associated paving, landscaping, lighting, fencing, and drainage improvements located on the southeast corner of Casmalia Street and Ayla Drive (APN: 1133-591-07) within the Freeway Incubator (F-I) land use district of the Renaissance Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0057).

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

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Elevation](#)

[Exhibit E - Landscape](#)

[Exhibit F - TIA Scope](#)

[Exhibit G - Draft CDP Resolution](#)

[Exhibit H - Draft PPD Resolution](#)

[PC-21-0931](#)

Precise Plan of Design No. 2021-0043: A request to allow the development of a 204-unit apartment complex comprised of seven three-story buildings with a maximum height of 40 feet. The proposed residential units would consist of one- to three-bedroom units, ranging between 702 square feet to 1,106 square feet, configured in four buildings that contain twenty-four (24) units and three buildings that contain thirty-six (36) units. The project includes construction of a 3,210-square foot leasing office and clubhouse building, with a recreational pool and barbeque area for residential use. The pool and barbeque area would include an in-ground pool and Jacuzzi, firepits and barbeque grill areas, shaded cabanas, and pool-side lounge areas. The project site consists of 8.02± acres of land (APNs: 0133-171-07, -08, -09, and -31) located at 534 E Foothill Boulevard, which is approximately 200 feet east of Acacia Avenue within the Residential-Mixed Use (R-MU) zone of the Foothill Boulevard Specific Plan. A Mitigated Negative Declaration (**Environmental Assessment Review No. 2021-0045**) has been prepared for consideration in conjunction with the project.

Variance No. 2021-0001: A request to allow a variance from Section 18.58.060B of the Rialto Municipal Code (RMC) to reduce the minimum required parking from 459 parking spaces to 367 parking spaces, as it relates to a proposal to develop a 204-unit apartment complex on 8.02± acres of land (APNs: 0133-174-07, -08, -09, and -31) located at 534 E Foothill Boulevard, which is approximately 200 feet east of Acacia Avenue within the Residential-Mixed Use (R-MU) land use district of the Foothill Boulevard Specific Plan. A Mitigated Negative Declaration (**Environmental Assessment Review No. 2021-0045**) has been prepared for consideration in conjunction with the project.

Attachments:

[Exhibit A - Location Map.pdf](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Floor Plan.pdf](#)

[Exhibit D - Elevations.pdf](#)

[Exhibit E - Conceptual Landscape Plan.pdf](#)

[Exhibit F - Traffic Study.pdf](#)

[Exhibit G - EAR2021-0045 - Initial Study.pdf](#)

[Exhibit H - EAR2021-0045 - MMRPs.docx](#)

[Exhibit I - PPD2021-0043 - Draft Resolution.doc](#)

[Exhibit J - VAR 2021-0001 - Draft Resolution.doc](#)

[Exhibit K - EAR 2021-0045 - Draft Resolution.docx](#)

[PC-21-0934](#)

Conditional Development Permit No. 2021-0031: A request to operate an Outlet Retail Store in an existing 1,530 square foot tenant space located at 678 W. Baseline Road (APN: 0127-281-10) within the Neighborhood Commercial (C-1) Zone ("Project" or "project"). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Floor Plan](#)
[Exhibit D - CDP No. 2021-0031 - Draft Resolution](#)

[PC-21-0937](#)

Conditional Development Permit No. 2021-0018: A request to establish a plastic conversion to fuel processing facility within an existing 14,779 square foot building on 1.07 gross acres of land (APN: 0258-181-09) located at 2259 S. Vista Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan ("Project" or "project"). This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities Projects) of the State CEQA Guidelines.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Project Plans](#)
[Exhibit C - CDP 2021-0018 - Draft Resolution](#)

Action Items

Director of Community Development Comments

Commissioner Reports

Adjournment