

City of Rialto



Regular Meeting - Final

Wednesday, September 14, 2022

6:00 p.m.

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

Planning Commission

Public Participation Procedures

THE PUBLIC WILL HAVE OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY PROVIDE COMMENTS ON ANY AGENDA ITEM USING ANY OF THE FOLLOWING METHODS:

- REMOTE 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.

JOIN THE MEETING:

<https://us02web.zoom.us/j/9238163473>

MEETING ID: 923 816 3473

DIAL IN: 1-669-900-6833

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376
- 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 Jerry Gutierrez, Artist Gilbert, Dale Estvander, Frank Gonzalez, John Peukert

Election of Planning Commission Vice Chair

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-22-836](#)

Minutes from the July 27, 2022 Planning Commission meeting

Attachments: [PC MTG MINS 7.27.2022.docx](#)

Public Hearings

[PC-22-824](#)

Conditional Development Permit No. 2022-0029: A request for the use and development of an 83,272 square foot commerce center on a total of approximately 3.96 gross acres of land on a portion of two (2) parcels (APNs:0132-161-13 and 0132-202-06). The project site is located on the east side of Willow Avenue south of the existing Walmart Center, east of the Fire Station 205 and Cactus-Rialto Channel within the Industrial Park (I-P) land use district of the Gateway Specific Plan. The Planning Commission of the City of Rialto certified an Addendum to the Environmental Impact Report for the Gateway Specific Plan on January 7, 2022 (Resolution No. 2022-01).

Precise Plan of Design No. 2022-0052: A request for site and architectural review and development of an 83,272 square foot commerce center on 3.96 gross acres of land on a portion of APN 0132-161-13 and 0132-202-06.

Attachments: [Exhibit A - Location-Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[Exhibit E - TIA.pdf](#)
[Exhibit F - CDP 2022-0029 - Draft Resolution.docx](#)
[Exhibit G - PPD No. 2022-0052- Draft Resolution.docx](#)

[PC-22-835](#)

Conditional Development Permit No. 2021-0040: A request to allow the redevelopment and reuse of an existing industrial site comprised of 5.02 gross acres (4.78 net acres) of land (APN: 0239-192-12) located at the northwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan for a 100,880 square foot industrial commerce building. An Addendum to the Environmental Impact Report for the Rialto Airport Specific Plan (Environmental Assessment Review No. 2021-0051) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2021-0055: A request to allow the redevelopment of an existing industrial site comprised of 5.02 gross acres (4.78 net acres) of land (APN: 0239-192-12) located at the northwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan with a 100,880 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements. An Addendum to the Environmental Impact Report for the Rialto Airport Specific Plan (Environmental Assessment Review No. 2021-0051) has been prepared for consideration in conjunction with the project.

Attachments:[Exhibit A - Location Map](#)[Exhibit B - Site Plan](#)[Exhibit C - Floor Plan](#)[Exhibit D - Exterior Elevations](#)[Exhibit E - Preliminary Landscape Plan](#)[Exhibit F - Traffic Impact Analysis Scoping Agreement](#)[Exhibit G - Addendum to the EIR for the RASP](#)[Exhibit H - Draft Resolution for EAR No. 2021-0051](#)[Exhibit I - Draft Resolution for CDP No. 2021-0040](#)[Exhibit J - Draft Resolution for PPD No. 2021-0055](#)**Action Items**[PC-22-844](#)

Request that the Planning Commission receive a presentation in regard to the Foothill Central Specific Plan and provide comments.

Community Development Manager Comments**Commissioner Reports****Adjournment**