

City of Rialto



Regular Meeting - Final

Wednesday, September 28, 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, Vice-Chair John Peukert, Artist Gilbert, Dale Estvander, Frank Gonzalez, Two (2) Vacancies

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-22-837](#)

Minutes from the August 31, 2022 Planning Commission Meeting

Public Hearings

[PC-22-871](#)

Conditional Development Permit No. 2022-0011: A request for the use and development of a 44,758 square foot 4-story hotel, with 86 guestrooms for a Best Western Hotel on 1.12 gross acres of land (APNs: 0128-081-43, -44, and -45) located on the south side of Foothill Boulevard approximately 485 feet east of Spruce Avenue, within the Commercial-Mixed Use (C-MU) zone, of the Foothill Specific Plan. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Precise Plan of Design Permit No. 2022-0012: A request for site and architectural review for a 44,758 square foot 4-story hotel building, with 86 guestrooms for the Best Western Hotel on 1.12 gross acres of land (APNs: 0128-081-43, -44, and -45).

[PC-22-861](#)

General Plan Amendment No. 2022-0003: A request to change the general plan land use designation of approximately 101.7 acres of land (APNs: 0264-191-02, -04, -13, & -14 and 0264-201-08, -25, -27, -28, -29, -30, & -31) generally located east of Eucalyptus Avenue, south of the SR-210 Freeway, west of Meridian Avenue, and north of Walnut Avenue from a mix of Residential 6 and Business Park to Specific Plan with a Specific Plan Overlay. The City Council of the City of Rialto certified an Environmental Impact Report for the project on December 12, 2017 (Resolution No. 7259).

Zone Change No. 2022-0001: A request to change the zoning designation of approximately 101.7 acres of land (APNs: 0264-191-02, -04, -13, & -14 and 0264-201-08, -25, -27, -28, -29, -30, & -31) generally located east of Eucalyptus Avenue, south of the SR-210 Freeway, west of Meridian Avenue, and north of Walnut Avenue from a mix of Single-Family Residential (R-1A) and Commercial Manufacturing (C-M) to Pepper Avenue Specific Plan. The City Council of the City of Rialto certified an Environmental Impact Report for the project on December 12, 2017 (Resolution No. 7259).

Action Items

Community Development Manager Comments

Commissioner Reports

Adjournment