

**RESOLUTION NO. 17-47**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (EA 2017-0055) FOR THE RENAISSANCE SPECIFIC PLAN FOR A 10,486 SQ. FT. RESTAURANT (CRACKER BARREL), A 2,720 SQ. FT. RESTAURANT (SONIC), AND THREE MULTI-UNIT COMMERCIAL BUILDINGS AS PART OF A LARGER 80,000 SQUARE FOOT COMMERCIAL CENTER KNOWN AS "RENAISSANCE EAST", LOCATED AT THE NORTHEAST CORNER OF AYALA DRIVE AND RENAISSANCE PARKWAY (APNS 0264-151-50, -59, -73, -79, -80, AND -81) IN THE FREEWAY INCUBATOR (FI) ZONE OF THE RENAISSANCE SPECIFIC PLAN.

**WHEREAS**, the Renaissance Specific Plan (Ordinance No. 1477) and Renaissance Specific Plan Environmental Impact Report ("RSP EIR") were approved and certified by the Rialto City Council on November 23, 2010; and

**WHEREAS**, the applicant, Ayala and 210 Partners, LLC/Fernando Acosta ("Applicant"), proposes to develop a 52,742 square foot hotel with 100+ rooms, a 10,486 sq. ft. restaurant (Cracker Barrel), a 2,720 sq. ft. restaurant (Sonic), and three multi-unit commercial buildings as part of a larger 80,000 square foot commercial center known as "Renaissance East" ("Project"), located at the northeast corner of Ayala Drive and Renaissance Parkway in the Freeway Incubator (FI) zone of the Renaissance Specific Plan ("Site"); and

**WHEREAS**, in conjunction with the Project, the Applicant requested approval of (i) a Renaissance Specific Plan amendment to modify the street cross section and circulation map for Renaissance Parkway between Ayala Drive and approximately 1,600 linear feet immediately to the east thereof ("Specific Plan Amendment"); (ii) Precise Plan Of Design Nos. 2017-0066 and 0074; (iii) Tentative Parcel Map No. 19898 to subdivide the Site, a 7.6 acre parcel, into six (6) developable lots; (iv) Conditional Development Permit No. 2017-0033 to develop and construct a 2,720 sq. ft. restaurant with a drive through use; and (vi) a variance to increase the maximum height of a freestanding pylon sign adjacent to the I-210 freeway from 50 feet to 80 feet; and

1       **WHEREAS**, the Design Review Committee (DRC) preliminarily reviewed the Project on  
2 September 12 and October 11, 2017 for compliance with health safety, and design requirements and  
3 forwarded the a recommendation of approval to the Planning Commission subject to the incorporation of  
4 DRC comments; and

5       **WHEREAS**, Sections 21166 and 15162 of CEQA identify the conditions for preparation of  
6 additional environmental documentation when the Lead Agency has previously certified an EIR.  
7 According to CEQA, an Addendum to a previously certified EIR may be prepared if:

- 8       1. No substantial changes are proposed in the Project which will require major revisions of a  
9       previous EIR due to an involvement of new significant environmental effects, or a substantial  
10       increase in the severity of previously identified significant effects; or
- 11       2. No substantial changes will occur with respect to the circumstances under which the Project  
12       is undertaken which will require major revisions of the previous EIR; or
- 13       3. No new information of substantial importance, which was not known and could not have been  
14       known with the exercise of reasonable diligence at the time the previous EIR was certified;  
15       or
- 16       4. The Project will have not have any significant effects that are not discussed in the previous  
17       EIR, and there are no newly feasible, or considerably different, mitigation measures or  
18       alternatives which would substantially reduce one or more significant effects of the Project  
19       which the applicant declines to adopt; and

20       **WHEREAS**, the City of Rialto, acting as the Lead Agency, required, for the Project, the  
21 preparation of an Addendum to the previously certified EIR for the Renaissance Specific Plan and  
22 coordinated the preparation of the Initial Study and accompanying technical studies which describe and  
23 evaluate the Project because the proposed consolidation of land and warehouse/distribution center facility  
24 will not result in any changes with respect to the circumstances or require major revisions to the  
25 previously approved EIR of the Renaissance Specific Plan (“Addendum to the Renaissance Specific Plan  
26 No. EA 2017-0055”); and

1       **WHEREAS**, on October 25, 2017, the Planning Commission of the City of Rialto conducted a  
2 duly noticed public hearing, as required by law, on the approval of the Project, including Addendum to  
3 the Renaissance Specific Plan No. EAR 2017-0055, at which time it received input from staff, the city  
4 attorney, and the applicant; heard public testimony; discussed the Project and Addendum to the  
5 Renaissance Specific Plan No. EAR 2017-0055 and closed the public hearing; and

6       **WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

7       **NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Rialto as  
8 follows:

9       SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth  
10 in the recitals above of this Resolution are true and correct and incorporated herein.

11       SECTION 2. The City of Rialto is the Lead Agency as determined by CEQA. Based on  
12 Addendum to the Renaissance Specific Plan No. EAR 2017-0055 prepared for the Project and the  
13 accompanying technical studies, it has been determined that:

- 14       1. There are no substantial changes to the Project or the circumstances under which the Project will  
15       be carried out that will require major revisions to the previously certified EIR.
- 16       2. The Project will not result in new significant environmental effects or substantial increases in the  
17       severity of previously identified significant effects.
- 18       3. There is no new information of substantial importance, which was known or could have been known  
19       with the exercise of reasonable diligence at the time the previous EIR was certified.
- 20       4. The project will not have any significant effects that are not identified and discussed in the  
21       previously certified EIR, and there are no newly feasible, or considerably different, mitigation  
22       measures or alternatives which would substantially reduce one or more significant effects of the  
23       Project which the applicant declines to adopt.

24       SECTION 3. The Planning Commission hereby recommends that the City Council adopt  
25 Addendum to the Renaissance Specific Plan 2017-0055, prepared in accordance with CEQA for the  
26 Project.  
27  
28

1        SECTION 4. The Chairperson of the Planning Commission shall sign the passage and adoption  
2 of this resolution and thereupon the same shall take effect and be in force.

3        **PASSED, APPROVED AND ADOPTED** this 25th day of October, 2017.

4  
5  
6          
7        \_\_\_\_\_  
8        JOHN PEUKERT, CHAIR  
9        CITY OF RIALTO PLANNING COMMISSION  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
4

5 I, Sheree Lewis, Administrative Assistant of the City of Rialto, do hereby certify that the  
6 foregoing Resolution No. 17-47 was duly passed and adopted at a regular meeting of the Planning  
7 Commission of the City of Rialto held on the 25<sup>th</sup> day of October, 2017.

8 Upon motion of Planning Commissioner Dale Estvander seconded by Planning  
9 Commissioner Pauline Tidler, the foregoing Resolution No. 17-47 was duly passed and adopted.  
10


11 Vote on the motion:

12 AYES: 7

13 NOES: 0

14 ABSENT: 0

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of  
16 Rialto this 25<sup>th</sup> day of October, 2017.  
17

18  
19  
20 

21 SHEREE LEWIS, ADMINISTRATIVE ASSISTANT  
22  
23  
24  
25  
26  
27  
28