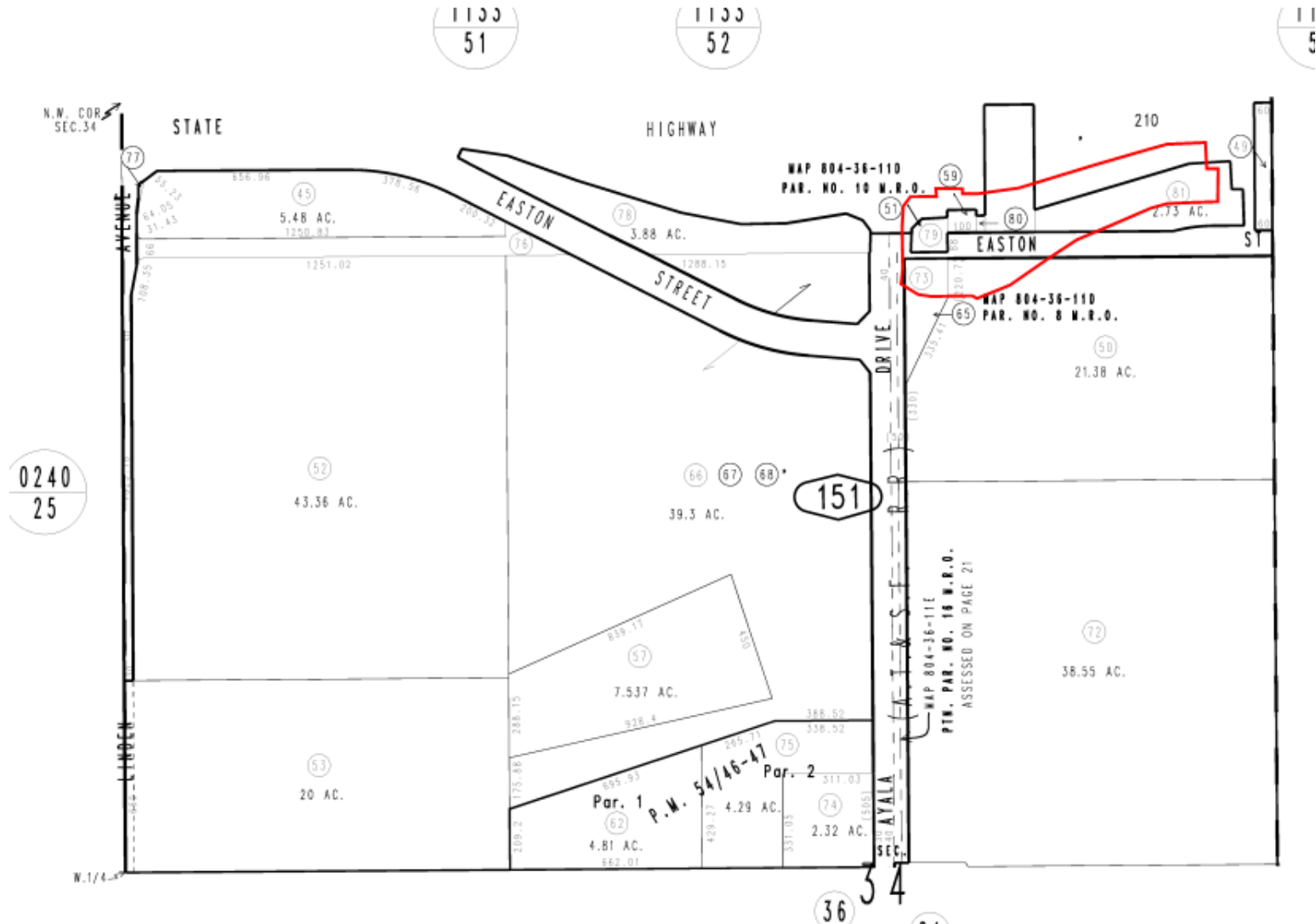


# **Renaissance East Commercial Development**

City Council  
November 14, 2017



# Assessor's Parcels Map



# Aerial



LOCATION MAP

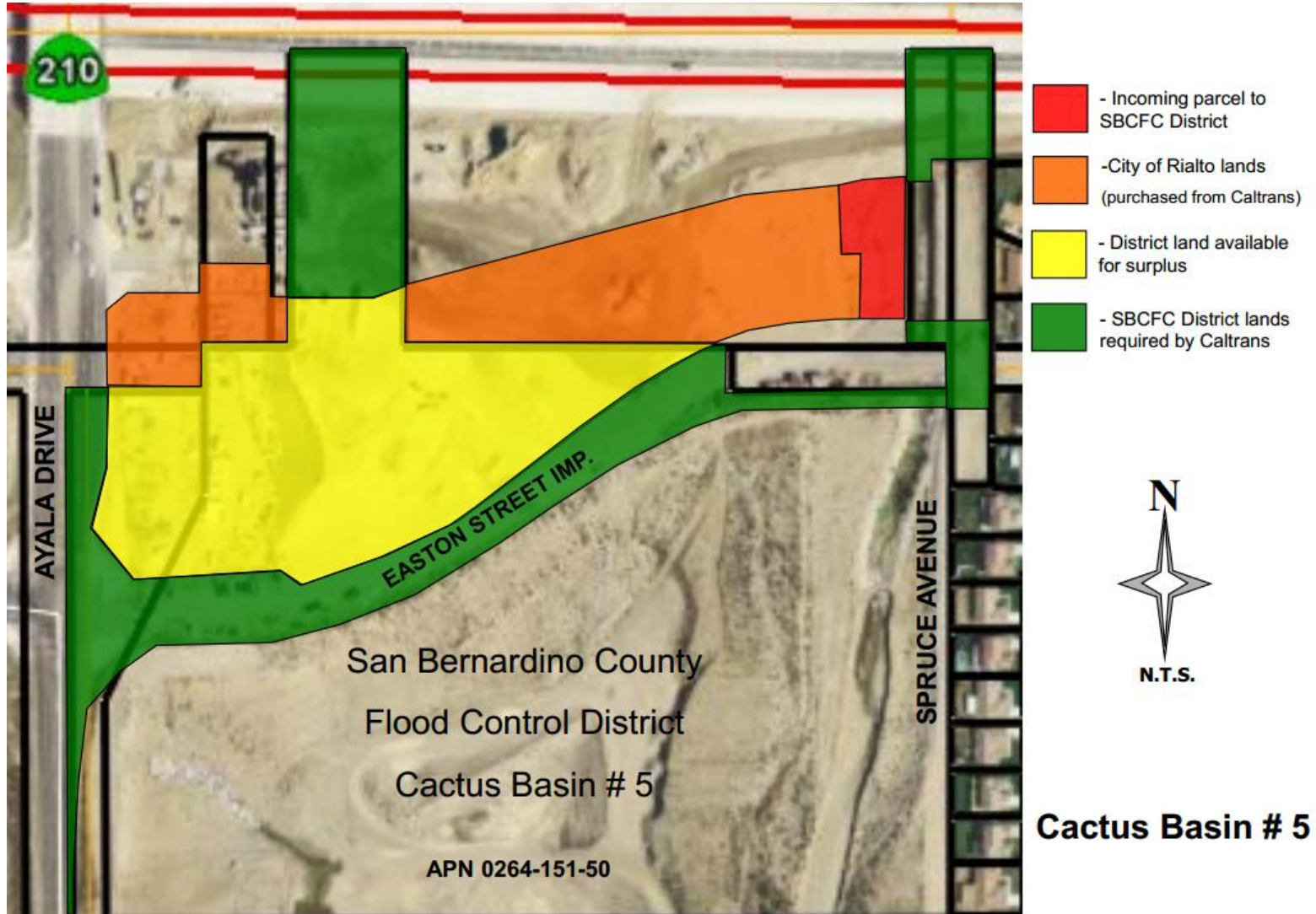
RENAISSANCE EAST

Source: 2016 Google Earth Image

EXHIBIT

**A**

# Exclusive Right to Negotiate



**Cactus Basin # 5**



# Addendum

The following technical studies were prepared for the Addendum:

1. Air Quality
2. Biology
3. Paleontology
4. Phase I
5. Noise and Vibration
6. Traffic Impact Analysis

The City of Rialto is the Lead Agency as set forth in CEQA Section 21067 and is responsible for reviewing and approving the Addendum to the Renaissance Specific Plan Final EIR.

# Specific Plan Amendment

## Landscape Easement

The proposed Specific Plan Amendment modifies the landscape easements along Renaissance Parkway east of Ayala Drive:

- Remove landscape easement on Renaissance Parkway east of Ayala Drive and
- Reduce the parkway on the south side of Renaissance Parkway, east of Ayala Drive, to a minimum of 5 feet.

# Specific Plan Amendment

## Street Vacation

The Project would also include a street right of way vacation for Easton Street, an existing dedication located on the Project site. Easton Street was originally planned to traverse the parcels included in the proposed Project; however, due to the proximity of the Easton Street and Ayala Drive intersection and the SR-210 on-ramps, the path of Easton Street was previously modified and constructed to intersect with Ayala Drive southeast of



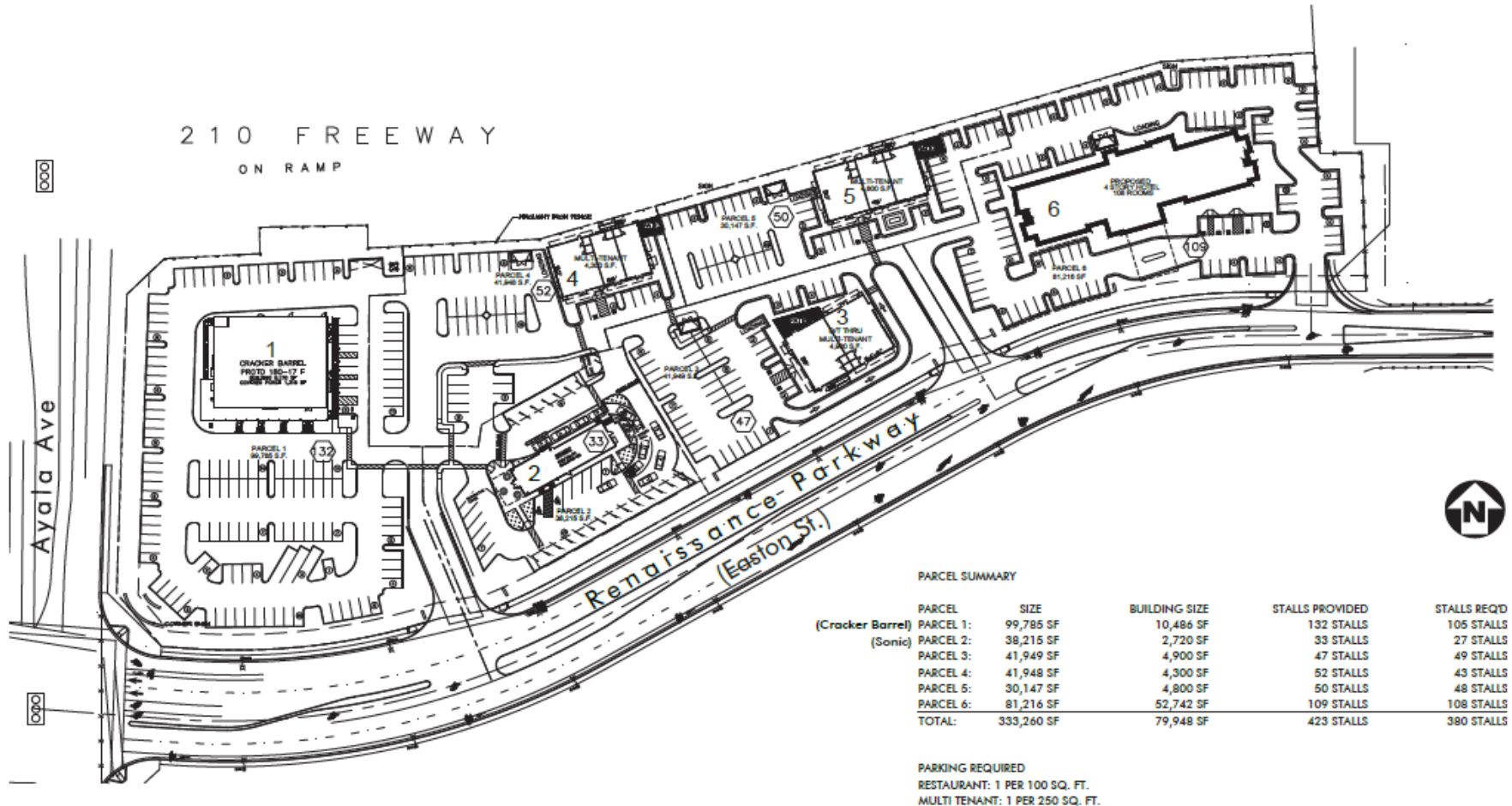


# CDP

A drive through use is a Conditionally Permitted in the FI zone of the Renaissance Specific Plan. The Sonic located on Pad 2 is a drive through restaurant subject to the CDP.



# Overall Site Plan





# Cracker Barrel



**CITY OF RIALTO**

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## EXTERIOR MATERIALS LEGEND (A)

MARK	MATERIAL & MANUFACTURER	COLOR / FINISH
A	ALLURA SIDING & HORIZONTAL BATTENS AT 16" O.C.	SHERWIN-HELLIAMS PAINT "CRACKER BARREL BROWN" (SEE FINISH LISTING ON SHEET A-1)
B	DERRIDGE DEEP-V GUTTER STANDING SEAM METAL ROOF	PRE-FINISHED GALVALUME
C	PETERSEN METAL COPING, GUTTERS, DOWNSPOUTS	PRE-FINISHED DARK BRONZE
D	ROUGH-SAWN HOOD TRIM	SHERWIN-HELLIAMS PAINT "CRACKER BARREL BROWN"
E	PARAPET WALL SIGNAGE	BY SIGNAGE CONTRACTOR
F	CULTURED STONE VENER	CHARCOTONAT BLEND
G	HOOD ENTRY DOORS	HENMAN OIL STAIN "GOLDEN OAK"
H	METAL SERVICE / EXIT DOORS & FRAMES	SHERWIN-HELLIAMS PAINT "CRACKER BARREL BROWN"
I	HALL / SIGNAGE LIGHTING	PRE-FINISHED BLACK
J	PLASTER STUCCO FINISH	SHERWIN-HELLIAMS PAINT "CRACKER BARREL BROWN" (SEE FINISH LISTING ON SHEET A-1)



West Elevation (Ayala Avenue)



East Elevation

PREFERRED LOCATION OF ELECTRICAL DISCONNECT IF REQUIRED BY LOCAL UTILITY. SEE ELECTRICAL DWG'S.

**NOTE: COLOR ELEVATIONS**  
DUE TO LIMITATIONS OF THE PRINTING PROCESS, SURFACE TEXTURE OF MATERIALS, ETC., THE COLORS SHOWN ON THIS DRAWING WILL VARY.

10.05.2017

## ELEVATIONS

Cracker Barrel Old Country Store  
NEC Ayala Dr. and W Renaissance Parkway, Rialto, CA



**LYONS WARREN** | engineers + architects

9560 Candida Street, - San Diego, CA 92126  
phone 858.573.8999 - fax 858.573.8998



# Cracker Barrel

## EXTERIOR MATERIALS LEGEND (A)

MARK	MATERIAL & MANUFACTURER	COLOR / FINISH
A	ALLURA SIDING & WRAPPED BATTENS AT 16" O.C.	SHERWIN-HELLIAMS PAINT 'CRACKER BARREL BROWN' (SEE FINISH LISTING ON SHEET A-4)
B	BERRIDGE DEEP-VEE STANDING SEAM METAL ROOF	PRE-FINISHED GALVALUME
C	PETERSEN METAL COPING, GUTTERS, DOWNSPOUTS	PRE-FINISHED DARK BRONZE
D	ROUGH-SAWN HOOD TRIM	SHERWIN-HELLIAMS PAINT 'CRACKER BARREL BROWN'
E	PARAPET WALL SIGNAGE	BY SIGNAGE CONTRACTOR
F	CULTURED STONE VENEER	'CAVEDORWAY' BLEND
G	HOOD ENTRY DOORS	HEINZ OIL STAIN 'OLDEN OAK'
H	METAL SERVICE / EXIT DOORS & FRAMES	SHERWIN-HELLIAMS PAINT 'CRACKER BARREL BROWN'
I	HALL / SERVICE LIGHTING	PRE-FINISHED BLACK
J	PLASTER STUCCO FINISH	SHERWIN-HELLIAMS PAINT 'CRACKER BARREL BROWN' (SEE FINISH LISTING ON SHEET A-4)



North Elevation



South Elevation (Renaissance Parkway)

**NOTE: COLOR ELEVATIONS**  
DUE TO LIMITATIONS OF THE PRINTING PROCESS, SURFACE TEXTURE OF MATERIALS, ETC., THE COLORS SHOWN ON THIS DRAWING WILL VARY.

## ELEVATIONS

Cracker Barrel Old Country Store  
NEC Ayala Dr. and W Renaissance Parkway, Rialto, CA



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10.05.2017

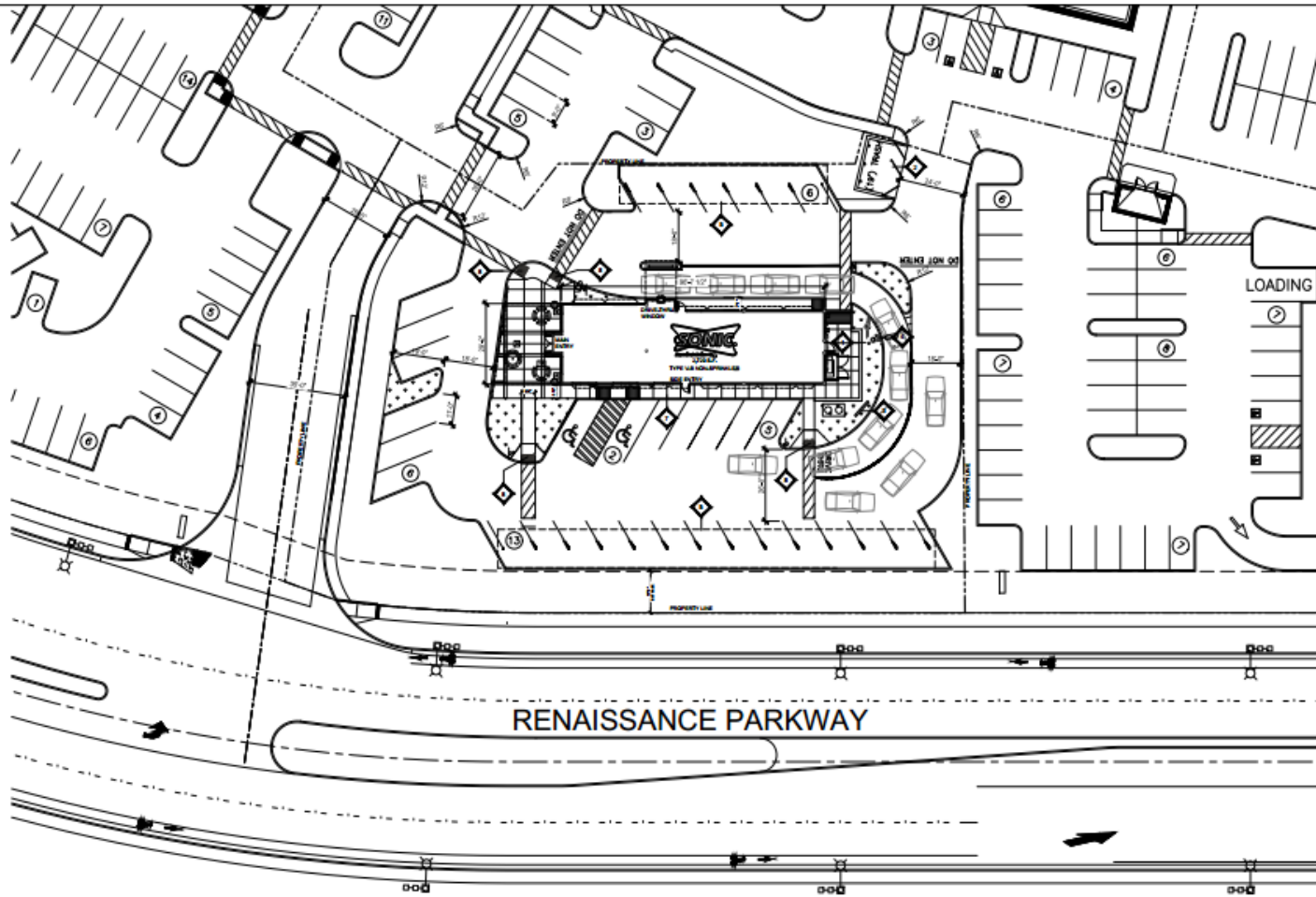


# Sonic Site Plan



CITY OF RIALTO

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ARCHITECTURAL SITE PLAN

1" = 20'0"

**PM DESIGN**  
Architectural  
Solutions Group  
38 E. COLUMBIA PARK  
SUITE 300  
IRVINE, CA 92614  
Contact: Jeff Anderson  
janderson@pmdesign.com  
Tel: 949.251.1000

CLIENT:  
**SONIC**  
Restaurant Drive-In

SONIC CORP.  
380 JOHNNY BUCHAN DR.  
OKLAHOMA CITY, OK 73104  
OFF PHONE: 405-235-8000  
FAX: 405-235-8881

PROJECT INFORMATION:  
**SONIC®**  
SONIC DRIVE-IN RESTAURANT  
NEC AYALA AVE. & RENAISSANCE PKWY.  
RIALTO, CA  
STORE #XXXX

PROJECT NO. 201701  
DRAWN BY:  
CHECKED BY:

# Sonic

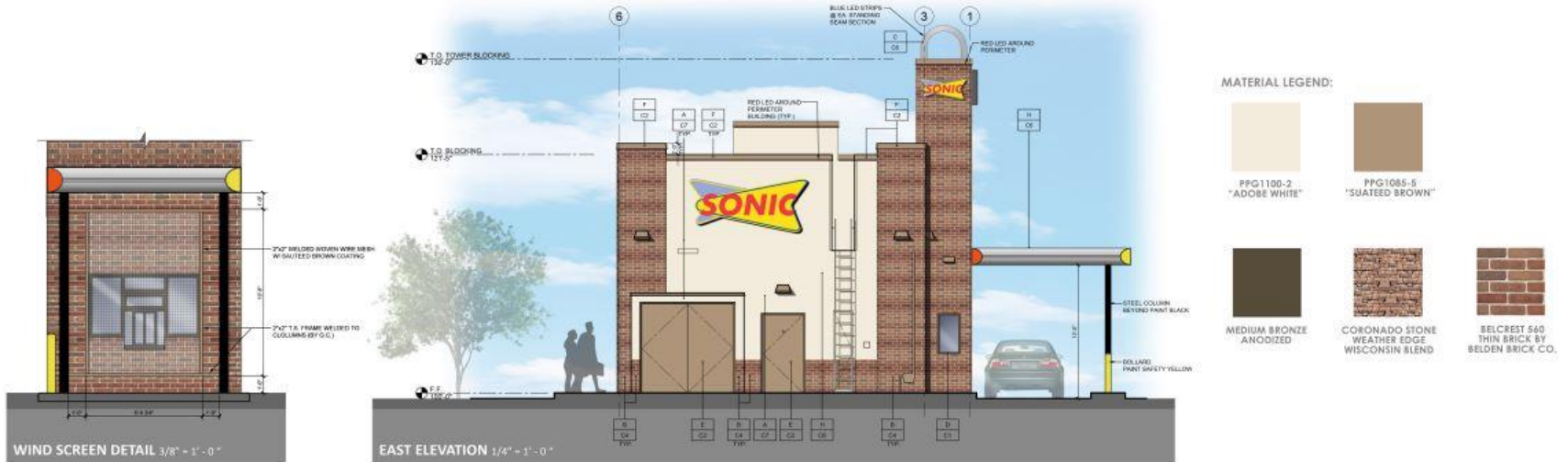


## MATERIAL LEGEND:



**SONIC** NEC AYALA AVE. & RENAISSANCE PKWY. - Rialto, CA

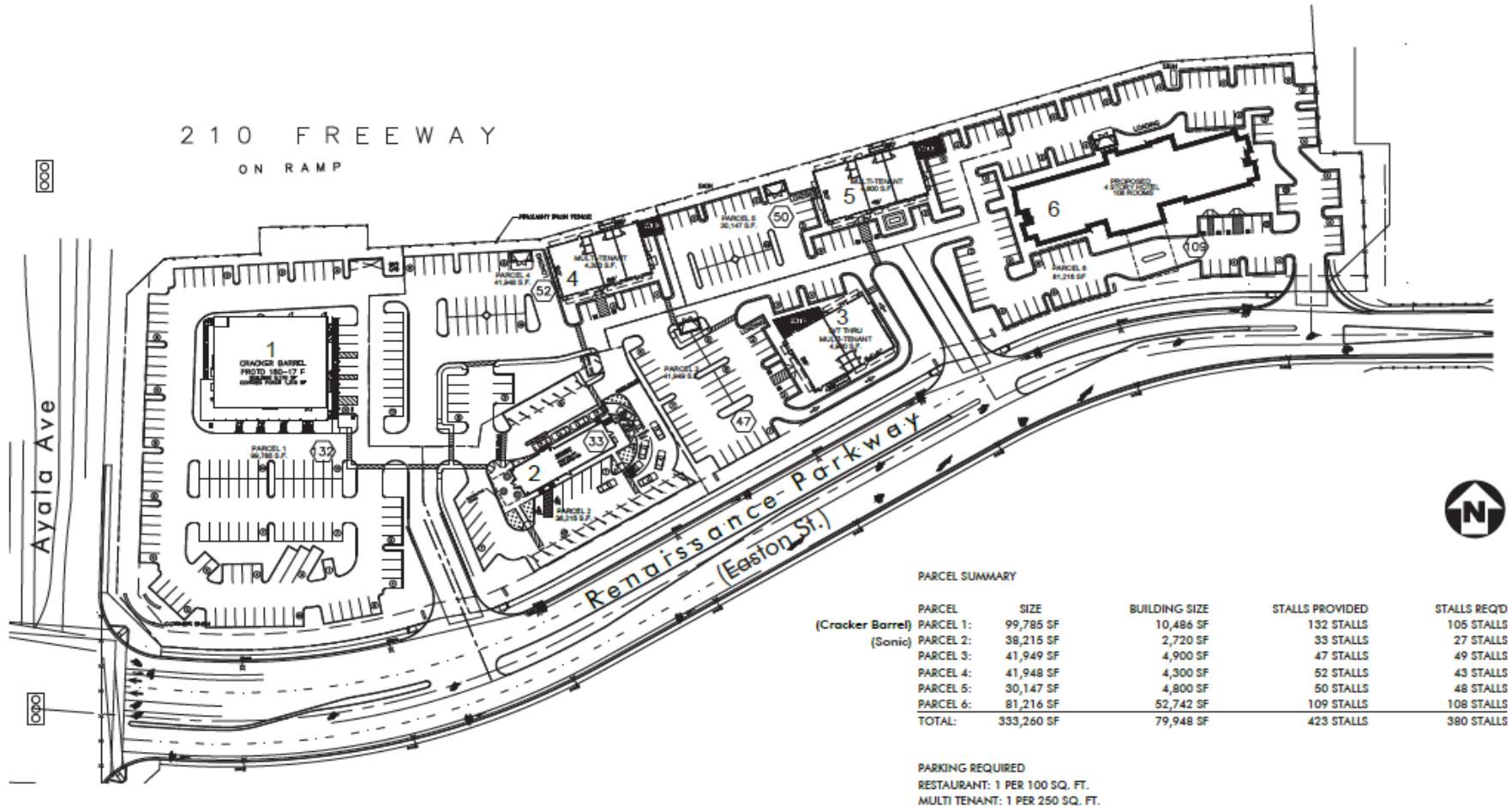
# Sonic







# Overall Site Plan



# Building 3



**NORTH ELEVATION**  
SCALE : 1/8"=1'-0"



**WEST ELEVATION**  
SCALE : 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE : 1/8"=1'-0"



**EAST ELEVATION**  
SCALE : 1/8"=1'-0"



**FLOOR PLAN**  
SCALE: 1/32"=1'-0"

## MATERIALS LEGEND

- 1) PLASTER FINISH
- 2) BRICK VENEER
- 3) STOREFRONT
- 4) METAL TRIM
- 5) METAL AWNINGS
- 6) STEEL COLUMN
- 7) METAL CANOPY

## FINISH LEGEND

- A) PPG103-2 'ADORE WHITE' BY PPG PAINT
- B) PPG1085-5 'SAUTEED MUSHROOM' BY PPG PAINT
- C) PPG1018-7 'SARSAPARILLA' BY PPG PAINT
- D) MEDIUM BRONZE ANODIZED BY ARCADIA
- E) PPG1085-6 'HAT BOX BROWN' BY PPG PAINT
- F) BELCREST 580 THIN BRICK BY BELDEN BRICK CO.



## BUILDING 3 ELEVATIONS

**NEC AYALA AVE. & RENAISSANCE PARKWAY  
RIALTO, CA**

Fernando Acosta R.E. INC.  
Phone: 714.307.8018

DATE: 08.14.2017  
PROJECT NUMBER: 468.1701.01

**R•E•D Architectural Group**

PLANNING ■ ARCHITECTURE ■ INTERIORS  
3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CA 91208  
P R1R GK7 776L ■ R1R GK7 7767 F



# Building 4



**SOUTH ELEVATION**  
SCALE : 1/8"=1'-0"



**EAST ELEVATION**  
SCALE : 1/8"=1'-0"



**NORTH ELEVATION**  
SCALE : 1/8"=1'-0"



**WEST ELEVATION**  
SCALE : 1/8"=1'-0"



**FLOOR PLAN**  
SCALE: 1/32"=1'-0"

## MATERIALS LEGEND

- 1) PLASTER FINISH
- 2) BRICK VENEER
- 3) STOREFRONT
- 4) METAL TRIM
- 5) METAL AWNINGS
- 6) STEEL COLUMN
- 7) METAL CANOPY

## FINISH LEGEND

- A) PPG1100-2 "MOORE WHITE" BY PPG PAINT
- B) PPG1085-5 "SAUTEED MUSH-ROOM" BY PPG PAINT
- C) PPG1018-7 "BARSAFARILLA" BY PPG PAINT
- D) MEDIUM BRONZE ANODIZED BY ARCADIA
- E) PPG1085-6 "HAT BOX BROWN" BY PPG PAINT
- F) BELCREST 980 THIN BRICK BY BELDEN BRICK CO.



**KEY PLAN**

Fernando Acosta R.E., INC.  
Phone: 714.307.8018

DATE: 08.14.2017  
PROJECT NUMBER: 468.1701.01

**BUILDING 4 ELEVATIONS**  
**NEC AYALA AVE. & RENAISSANCE PARKWAY**  
**RIALTO, CA**

**R•E•D Architectural Group**

PLANNING ■ ARCHITECTURE ■ INTERIORS  
3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CA 91208  
P R1R 047 77R6 ■ R1R 047 77R7 F

# Building 5



**SOUTH ELEVATION**  
SCALE : 1/8"=1'-0"



**EAST ELEVATION**  
SCALE : 1/8"=1'-0"



**NORTH ELEVATION**  
SCALE : 1/8"=1'-0"



**WEST ELEVATION**  
SCALE : 1/8"=1'-0"



## MATERIALS LEGEND

- 1) PLASTER FINISH
- 2) BRICK VENEER
- 3) STOREFRONT
- 4) METAL TRIM
- 5) METAL AWKINGS
- 6) STEEL COLUMN
- 7) METAL CANOPY

## FINISH LEGEND

- A) PPG1100-2 'ADORE WHITE' BY PPG PAINT
- B) PPG1085-5 'BALTIC MUSHROOM' BY PPG PAINT
- C) PPG1019-7 'SARAPARILLA' BY PPG PAINT
- D) MEDIUM BRONZE ANODIZED BY ARCADIA
- E) PPG1085-6 'HAT BOX BROWN' BY PPG PAINT
- F) BELCREST 560 THIN BRICK BY BELDEN BRICK CO.



ernando Acosta R.E. INC.  
hone: 714.307.8018

ATE: 08.14.2017  
ROJECT NUMBER: 468.1701.01

## BUILDING 5 ELEVATIONS SCHEME 2

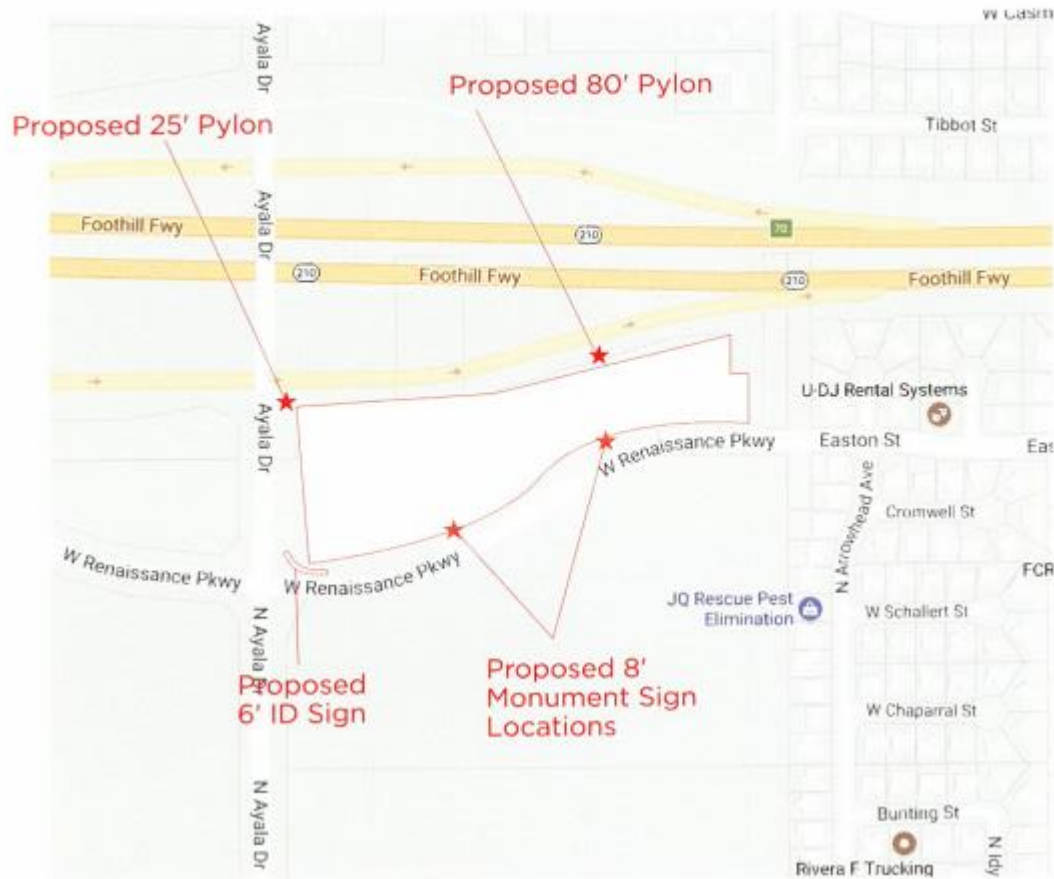
**NEC AYALA AVE. & RENAISSANCE PARKWAY  
RIALTO, CA**

**R•E•D Architectural Group**

PLANNING ■ ARCHITECTURE ■ INTERIORS  
3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CA 91208  
P R1R 0K7 776A ■ R1R 0K7 77K7 E

# Sign Locations

## SITE PLAN



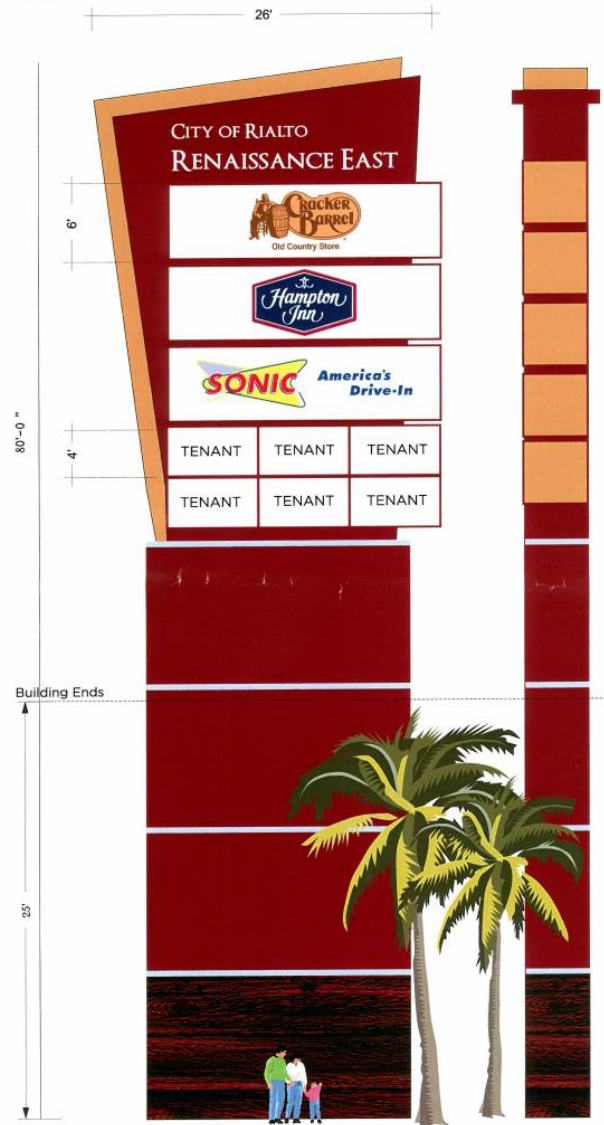
# Sign Variance



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PYLON 1 - 80'





# Potential Tenants

## Letters of Intent

- I. Juanchos
- II. Firehouse Subs
- III. Pedro's Tacos
- IV. Hampton Inn/Holiday Inn Express (EKN Development Group)

## Letters of Interest

- I. Hampton Inn (Jay Leva)



# Economic Impact

- \$290,000 per year in new general fund revenues from retail sales taxes, property taxes, utility taxes, and business license taxes.
- \$275,000 annually from transient occupancy taxes if the 100-room hotel develops.
- \$1.8 million in various Development Impact Fees and Fair Share Fees.

# Recommendation

It is recommended that the City Council :

- Approve Resolution No. \_\_\_\_\_ for Environmental Assessment Review No. 2017-0055 for an Addendum to the 2010 certified Renaissance Specific Plan Final EIR ;
- Approve Resolution No. \_\_\_\_\_ for Specific Plan Amendment No. 2017-0003;
- Approve Resolution No. \_\_\_\_\_ for Tentative Parcel Map No. 2017-0007;
- Approve Resolution No. \_\_\_\_\_ for Conditional Development Permit No. 2017-0029;
- Approve Resolution No. \_\_\_\_\_ for Variance No. 2017-0010