

RESOLUTION NO. 18-~~XX~~

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, STATE OF CALIFORNIA, APPROVING CONDITIONAL DEVELOPMENT PERMIT (CDP) 2017-0040 TO ALLOW THE ESTABLISHMENT OF OUTDOOR VEHICLE STORAGE FOR PROPOSED 404,837 SQUARE FOOT SPECULATIVE INDUSTRIAL BUILDING WITHIN THE INDUSTRIAL PARK (I-P) ZONE OF THE GATEWAY SPECIFIC PLAN AND TO ALLOW AN INDUSTRIAL LAND USE TO BE LOCATED WITHIN 300 FEET OF AN EDUCATIONAL FACILITY.

BE IT RESOLVED by the Planning Commission of the City of Rialto as follows:

SECTION 1. That the Planning Commission hereby determines that the Conditional Development Permit No. 2017-0040 request satisfies the requirements of the Rialto Municipal Code (Chapter 18.66) pertaining to the findings which must be made precedent to granting a Conditional Development Permit. The findings are as follows:

1. The proposed use is deemed essential or desirable to provide a service or facility which will contribute to the convenience or general well-being of the neighborhood or community; and
2. The proposed use will not be detrimental or injurious to the health, safety or general welfare of persons residing or working in the vicinity; and
3. The site for the proposed use is adequate in size, shape, topography, accessibility and other physical characteristics to accommodate the proposed use in a manner compatible with existing land uses; and
4. The site has adequate access to those utilities and other services required for the proposed use; and
5. The proposed use will be arranged, designed, constructed and maintained so as it will not be injurious to property or improvements in the vicinity or otherwise be inharmonious with the General Plan and its objectives or any zoning ordinances, and the Gateway Specific Plan; and
6. Any potential adverse effects upon the surrounding properties will be minimized to every extent practical and any remaining adverse effects shall be outweighed by the benefits conferred upon the community or neighborhood as a whole.

SECTION 2. That Panattoni Development Company, Inc. is hereby granted Conditional Development Permit No. 2017-0040, to allow the establishment of an industrial land use within 300

1 feet of an educational facility; and outdoor storage of vehicles for the prospective industrial land
2 use to be located a rectangular shape property with approximately 1,245 square feet of frontage on
3 the south side of Valley Boulevard between Spruce Avenue and Cactus Avenue.

4 SECTION 3. An Initial Study (IS) has been prepared for this project pursuant to
5 California Environmental Quality Act (CEQA), Section 15070. Pursuant to Section 15060 of the
6 CEQA, a Mitigated Negative Declaration (MND) has been prepared for the Planning
7 Commission's consideration. Based on the information in the IS/MND and incorporation of
8 mitigation measures as detailed in the Mitigation Monitoring and Reporting Program (MMRP),
9 the proposed project will not have a significant impact on the environment. A Notice of
10 Determination form has been prepared and will be filed with the Clerk of the Board of Supervisors
11 for San Bernardino County upon Planning Commission approval.

12 SECTION 4. That this Conditional Development Permit No. 2017-0040 is granted to
13 Panattoni Development Company, Inc., in accordance with the plans and application on file with
14 the Planning Division, subject to the following conditions:

- 16 1. This approval is granted to establish outdoor storage of vehicles in conjunction with an
17 approved business to be located within the proposed 404,837 square foot speculative
18 industrial building located at the project site described above herein.
- 19 2. This approval is granted to allow the proposed 404,837 square foot building within 300 feet
20 of an existing educational facility.
- 21 3. There shall be no sub-leasing of space for storage of other materials.
- 22 4. A minimum eight (8) foot high wrought iron fence with eight (8) foot high pilasters spaced
23 ___ feet apart shall be located along the southern property line with cypress trees to screen
24 the outdoor storage of truck/trailers and 49 dock doors from view along Interstate 10
25 Freeway.
- 26 5. The surface material for all vehicle maneuvering areas must be comprised of an
27 impermeable material such as asphalt or concrete.
- 28 6. Prior to the issuance of building or grading permits for the proposed project, the
Development Review Committee (DRC) shall approve a Precise Plan of Design.

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- 2 7. The proposed use shall adhere to the site plan submitted to the Planning Division on
- 3 November 1, 2017 except as modified through the Precise Plan of Design or tenant
- 4 improvement process.
- 5
- 6 8. The proposed use shall conform to all applicable requirements of the Zoning Ordinance,
- 7 the General Plan, and the Gateway Specific Plan.
- 8
- 9 9. The development shall comply with all applicable requirements of the most recently
- 10 adopted editions of the Uniform Fire and Building codes. The Building Division shall
- 11 approve the engineering calculations and plans as needed.
- 12
- 13 10. The applicant shall obtain all necessary approvals, licenses and permits from all Federal,
- 14 State and local agencies prior to issuance of a Certificate of Occupancy.
- 15
- 16 11. The privileges granted by the Planning Commission pursuant to approval of this
- 17 conditional development permit are valid for one (1) year from the effective date of
- 18 approval. If the applicant fails to commence the project within one year of said effective
- 19 date, this conditional development permit shall be null and void and any privileges
- 20 granted herewith shall terminate automatically. If the applicant, or his or her successor
- 21 in interest, commences the project within one year of the effective date of approval, the
- 22 privileges granted will continue to inure to the property as long as the property is used
- 23 for the purpose for which the conditional development permit was granted, and such use
- 24 remains compatible with adjacent property uses.
- 25
- 26 12. If the applicant fails to comply with any of the conditions of approval placed upon
- 27 Conditional Development Permit No. 2017-0040 or any conditions placed upon the
- 28 approval of the Precise Plan of Design, as required by Condition No. 7 above, the
- Planning Commission may initiate proceedings to revoke the Conditional Development
- Permit in accordance with the provisions of Sections 18.66.070 through 18.66.090,
- inclusive, of the Rialto Municipal Code.

21 SECTION 5. The Chair of the Planning Commission shall sign the passage and adoption

22 of this resolution and thereupon the same shall take effect and be in force.

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24 PASSED, APPROVED AND ADOPTED this 10th day of January, 2018.

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JOHN PEUKERT, CHAIR
CITY OF RIALTO PLANNING COMMISSION