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1 WHEREAS, pursuant to Section 18.02.080 any area annexed into the City of Rialto is
2 automatically placed Single-Family Residential (R-1A) zone, unless the Planning Commission and
3 City Council determine a separate pre-zoning designation as a part of the annexation procedure; and

4 WHEREAS, prior to the completion of Annexation No. 171, the applicant, Bridge
5 Development Partners, LLC, proposes to change the boundary of the Rialto Airport Specific Plan to
6 include the Site, and to change the pre-zoning designation from Single-Family Residential (R-1A)
7 to Planned Industrial Development (I-PID) within the Rialto Airport Specific Plan ("Project"); and

8 WHEREAS, in conjunction herewith, the applicant has also submitted General Plan
9 Amendment No. 2018-0001 to change the land use designation of the Site from Residential 6 to
10 Light Industrial with a Specific Plan Overlay ("GPA No. 2018-0001"); and

11 WHEREAS, in conjunction herewith, the applicant proposes to develop a 382,018 square
12 foot warehouse building on the Site, and the Project and GPA No. 2018-0001 are necessary to
13 facilitate said development; and

14 WHEREAS, pursuant to Section 18.78.060 of the Rialto Municipal Code, the Project
15 requires the approval of an amendment to the Rialto Airport Specific Plan, and the applicant has
16 agreed to apply for Specific Plan Amendment No. 2019-0002 ("SPA No. 2019-0002"); and

17 WHEREAS, pursuant to Section 18.78.010 of the Rialto Municipal Code, the City
18 Council is authorized to adopt and implement specific plans with the City; and

19 WHEREAS, pursuant to Section 18.78.060E and Section 18.78.060F of the Rialto
20 Municipal Code, the Planning Commission shall hold a public hearing for a proposed
21 amendment to an adopted specific plan and forward a recommendation to the City Council for
22 action; and

23 WHEREAS, on April 10, 2019, the Planning Commission of the City of Rialto conducted
24 a duly noticed public hearing, as required by law, on SPA No. 2019-0002 and GPA No. 2018-
25 0001, took testimony, at which time it received input from staff, the city attorney, and the
26 applicant; heard public testimony; discussed the proposed SPA No. 2019-0002 and GPA No.
27 2018-0001; and closed the public hearing; and

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

1 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
2 Rialto as follows:

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

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during
6 the public hearing conducted with regard to SPA No. 2019-0002, including written staff reports,
7 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the
8 Planning Commission hereby determines that SPA No. 2019-0002 satisfies the requirements of
9 Government Code Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code
10 pertaining to the findings which must be made precedent to amending a Specific Plan. The findings
11 are as follows:

- 12 1. That the proposed Specific Plan Amendment is consistent with the goals and
13 policies of the General Plan and its purposes, standards and land use guidelines; and

14 *This finding is supported by the following facts:*

15 In conjunction with the Project, the applicant filed a General Plan Amendment application
16 to change the land use designation of the Site from Residential 6 to Light Industrial with a
17 Specific Plan Overlay. The Planned Industrial Development (I-PID) zone of the Rialto
18 Airport Specific Plan is consistent with the Light Industrial land use designation of the
General Plan.

19 Nevertheless, the Project is consistent with Goal 2-22 of the Land Use Element of the
20 General Plan, which encourages the promotion of industrial development that is well
21 designed, people-oriented, environmentally sustainable, sensitive to the needs of visitors or
22 residents, and functionally efficient for its purpose. The incorporation of the Site into the
23 Rialto Airport Specific Plan and the change in the pre-zoning designation of the Site from
24 Single-Family Residential (R-1A) to Planned Industrial Development (I-PID) within the
25 Rialto Airport Specific Plan is consistent with the surrounding area. Specifically, the
26 properties immediately adjacent to the west of the project site have the same land use and
27 zoning designations, as proposed by the applicant, and contain existing industrial
28 developments. Additionally, the vacant land immediately adjacent to the south of the
project site contains a similar industrial zoning designation within the Renaissance Specific
Plan, and will likely develop into a similar warehouse development in the future. Maple
Avenue and the required 25 foot landscape setback along the entire frontage will serve to
provide a buffer between the project site and the existing single-family residences to the
west. Meanwhile, a proposed landscape slope and an employee parking lot will provide a
90 foot buffer between the proposed warehouse building and the rear yards of the existing

1 single-family residences to the north. The 120,000 square foot warehouse under
2 construction to the west of the project site maintains a similar configuration whereby it is
adjacent to the rear of existing single-family residences to the north.

- 3 2. That the proposed Specific Plan Amendment will help achieve a balanced
4 community of all races, age groups, income levels and ways of life; and

5 *This finding is supported by the following facts:*

6 The Project will facilitate the development of a 382,018 square foot warehouse building,
7 which will provide new job opportunities available to all races, age groups, and ways of life.
8 Furthermore, the proposed development will contribute to an increase in revenues collected
9 in form of permit fees, development impact fees, utility tax, business license tax, and
property tax. The increase in revenues will enable the City of Rialto to provide an increase
in services to all residents living within the City.

- 10 3. That the proposed Specific Plan Amendment results in development of desirable
11 character, which will be compatible with existing and proposed development in the
12 surrounding neighborhood; and

13 *This finding is supported by the following facts:*

14 The Project will facilitate the development of a new 382,018 square foot warehouse
15 building. The building's exterior design includes high quality features such as vertical
16 and horizontal wall plane articulation (in the form of projected masses and panel height
17 variations), panel reveals, steel canopies, vertical metal accents, and generous amounts of
18 glazing. The proposed development is compatible with existing and proposed
19 development in the surrounding area. Specifically, the properties immediately adjacent to
the west of the project site have the same land use and zoning designations, as proposed by
the applicant, and contain existing industrial developments and a 120,000 square foot
warehouse, which is currently under construction. Additionally, the vacant land
immediately adjacent to the south of the project site contains a similar industrial zoning
designation within the Renaissance Specific Plan, and will likely develop into a similar
warehouse development in the future. Maple Avenue and the required 25 foot landscape
setback along the entire frontage will serve to provide a buffer between the project site and
the existing single-family residences to the west. Meanwhile, a proposed landscape slope
and an employee parking lot will provide a 90 foot buffer between the proposed warehouse
building and the rear yards of the existing single-family residences to the north. The
120,000 square foot warehouse under construction to the west of the project site maintains a
similar configuration whereby it is adjacent to the rear of existing single-family residences
to the north.

- 26 4. That the proposed Specific Plan Amendment contributes to a balance of land uses
27 that will enable local residents to work and shop in the community in which they
28 live; and

1 *This finding is supported by the following facts:*

2 Development to the west and south of the Site has been dominated by industrial
3 developments and uses, while development to the east and north of the Site largely consist
4 of single-family residential. Maple Avenue, which runs north and south along the eastern
5 edge of the Site serves to provide a buffer between the industrial developments, including
6 the development associated with the Project, and the single-family residences. Additionally,
7 the Project will result in the development of a 382,018 square foot warehouse on the Site,
8 which will provide job opportunities that enable local residents to work in the community in
9 which they live.

- 10 5. That the proposed Specific Plan Amendment respects the environmental and
11 aesthetic assets of the community consistent with economic realities; and

12 *This finding is supported by the following facts:*

13 Kimley-Horn and Associates, Inc. prepared an Initial Study (Environmental Assessment
14 Review No. 2018-0081) to assess the potential environmental impacts of the proposed
15 project, in accordance with the requirements of the California Environmental Quality Act
16 (CEQA). Based on the findings and recommended mitigation within the proposed Initial
17 Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting
18 Program, staff determined that the project will not have an adverse impact on the
19 environment.

20 Additionally, the proposed development, enabled by the Project, will be required to meet or
21 exceed all aesthetic design guidelines required by the Rialto Airport Specific Plan during
22 review of the Precise Plan of Design application. This includes the incorporation of
23 architectural features that provide relief and visual interest, such as vertical and horizontal
24 wall plan articulation (in the form of projected masses and panel height variations), panel
25 reveals, steel canopies, vertical metal accents, and generous amounts of glazing.

- 26 6. That the proposed Specific Plan Amendment incorporates, where feasible, active
27 and passive energy conservation measures.

28 *This finding is supported by the following facts:*

29 The proposed development, enabled by the Project, is required to meet or exceed
30 California Building Code Title 24, Part 6 Energy Efficiency Standards. This will be
31 achieved through the implementation of features such as, but not limited to, energy
32 efficient windows, energy efficient heating and cooling systems, painting of all structures
33 in light off-white colors to reflect heat away, and structural accommodation of
34 photovoltaic solar electric systems.

35 SECTION 3. An Initial Study (Environmental Assessment Review No. 2018-0081) has
36 been prepared for SPA No. 2019-0002 in accordance with the California Environmental Quality Act

(CEQA) and it has been determined that any impacts will be reduced to a level of insignificance through mitigation measures, and a Mitigated Negative Declaration has been prepared in accordance with CEQA, along with a Mitigation Monitoring and Reporting Program. The Planning Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration, along with the Mitigation Monitoring and Reporting Program, and direct the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. The Planning Commission hereby recommends that the City Council approve SPA No. 2019-0002 to change the boundary of the Rialto Airport Specific Plan to include the Site, and to change the pre-zoning designation of the Site from Single-Family Residential (R-1A) to Planned Industrial Development (I-PID) within the Rialto Airport Specific Plan, in accordance with the applications on file with the Planning Division, subject to the following conditions:

1. SPA No. 2019-0001 is approved changing the boundary of the Rialto Airport Specific Plan to include approximately 16.55 gross acres of land (APNs: 133-101-04, 1133-221-02, 1133-221-06 & 1133-221-07) located on the west side of Maple Avenue approximately 660 feet north of Casmalia Street, and described in the legal description attached as Exhibit A, and changing the pre-zoning of said 16.55 gross acres of land from Single-Family Residential (R-1A) to Planned Industrial Development (I-PID) within the Rialto Airport Specific Plan. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the Project shall be subject to revocation.
2. City inspectors shall have access to the Site to reasonably inspect the Site during normal working hours to assure compliance with these conditions and other codes.
3. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, its advisory agencies, appeal boards, or legislative body concerning SPA No. 2019-0002. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and applicant will cooperate fully in the defense.
4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are

1 subject to protest by the applicant at the time of approval or conditional approval of
2 the Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.

- 3 5. The applicant shall comply with all conditions of approval contained in GPA No. 2018-
4 0001, to the extent they are not in conflict with any condition of approval herein.

5 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
6 adoption of this resolution and thereupon the same shall take effect and be in force.
7

8 PASSED, APPROVED AND ADOPTED this 10th day of April, 2019.

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11 _____
12 JOHN PEUKERT, CHAIR
13 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the ____th day of ____, 2019.

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 ____, the foregoing Resolution No. ____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
15 of Rialto this ____th day of ____, 2019
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19 _____
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT
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Exhibit "A"

HUITT-ZOLIARS

HUITT-ZOLIARS, INC. • 2603 Main Street • Suite 400 • Irvine, CA 92614-4250 • 949.988.5815 phone • 949.988.5820 fax • huitt-zollars.com

R308255.01
04-02-19

LEGAL DESCRIPTION
GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

Parcel One:

The Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 28, Township 1 North, Range 5 West, San Bernardino Base and Meridian, in the City of Rialto, County of San Bernardino, State of California, according to government survey.

Saving and excepting that portion lying within Tract No. 3279, as per plan recorded in Book 44 of Maps, Page 1, Records of said County.

Parcel Two:

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28 of Township 1 North, Range 5 West, San Bernardino Base and Meridian, in the City of Rialto, County of San Bernardino, State of California, according to the government Township plat thereof.

Parcel Three:

The North 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 1 North, Range 5 West, San Bernardino Base and Meridian, in the City of Rialto, County of San Bernardino, State of California, according to government Township plat thereof.

Excepting therefrom the Easterly 10 feet of said land as conveyed to the City of Rialto, a municipal corporation by Deed No. 1343 recorded November 5, 1987 as Instrument No. 87-395753 of Official Records.

Parcel Four:

The South 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 1 North, Range 5 West, San Bernardino Base and Meridian, in the City of Rialto, County of San Bernardino, State of California, according to government Township plat thereof.

Excepting therefrom the Easterly 10 feet of said land as conveyed to the City of Rialto, a municipal corporation by Deed No. 1343 recorded November 5, 1987 as Instrument No. 87-395753 of Official Records.



r/R308255.01/02/02.10/ZoneChange/zk/dwm

LEGAL DESCRIPTION-CONTINUED
GENERAL PLAN AMENDMENT
AND SPECIFIC PLAN AMENDMENT
PAGE 2

R308255.01
04-02-19

This legal description is prepared for a General Plan Amendment and Specific Plan Amendment and is not intended for the conveyance of land.

David W. Mackey

DAVID W. MACKEY, PLS 8912



r/R308255.01/02/02.10/ZoneChange/zk/dwm