



City of Rialto

Council Chambers
150 S. Palm Ave.
Rialto, CA 92376

Legislation Text

File #: 18-625, **Version:** 1

For the Planning Commission Meeting of June 27, 2018

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Robb Steel, Interim City Administrator

FROM: Gina M. Gibson-Williams, Planning Manager

Conditional Development Permit No. 2018-0009 and 2018-0010: A request to allow billiard games and the sale of alcoholic beverages (beer and wine) in conjunction with a restaurant located at 148 S. Riverside Avenue in the Core Commercial zone of the Central Area Specific Plan.

APPLICANT:

Stacy Augustine, 2097 E. Washington Street, Colton, CA 92324

LOCATION:

The project is located at 148 S. Riverside Avenue ("Site") on the west side of Riverside Avenue between First Street and Rialto Avenue (APN: 0130-241-53 and 0130-241-34) (Refer to **Exhibit A - Location Map**).

BACKGROUND:

Surrounding Land Use and Zoning

The Site is located within the CC - Core Commercial zone of the Central Area Specific Plan. The chart below shows the surrounding land uses and their corresponding zoning designations:

Location	Existing Land Use	Zoning
North	Commercial	CC
South	Commercial	CC
East	Commercial	CC
West	Vacant	CC

General Plan Designation

The Site is located in the Central Area Specific Plan. The chart below shows the surrounding parcels and their corresponding land use designations:

Location	General Plan
Site	Specific Plan (Central Area)
North	Specific Plan (Central Area)
South	Specific Plan (Central Area)
East	Specific Plan (Central Area)
West	Specific Plan (Central Area)

Site Characteristics

The Site consists of two parcels. The applicant filed a Lot Line Adjustment to merge the parcels into one lot. The scope of work includes the interior demolition and remodel of three buildings located at 144, 146 and 148 S. Riverside Avenue to construct the restaurant with bar and billiard facilities.

ANALYSIS/DISCUSSION:

Conditional Development Permit Required

The Core Commercial zone “provide(s) uses which will intensify and strengthen the economic vitality of the Central Business District”. A restaurant is a permitted use in the Core Commercial zone.

Section 2.c.c of the Core Commercial zone, allows “Other uses” not permitted outright “subject to a Conditional Development Permit”. Since neither the sale of alcoholic beverages or billiard games are listed as permitted uses, a Conditional Development Permit is required. On April 4, 2018, the applicant filed Conditional Development Permit applications for both the billiard use and the sale of alcoholic beverages.

Project Plans

The scope of work includes construction of: an enclosed outdoor patio, dining area, seven (7) billiard tables, a kitchen, bar facilities, restrooms, refrigerated coolers and an office (Refer to **Exhibits B-E Plans**).

The building elevations show two complimentary materials on the front entry--brick veneer and Hardie Plank “tongue and groove” lap siding. Architectural features on the front elevation also include awnings, a circular window, decorative wrought iron and wall sconce light fixtures. These features bring visual interest to the exterior appearance of the building. The proposed elevations will meet the City’s design guidelines with the exception of the aluminum window trim and the sheet metal parapet cap. The window trim must be decorative and demonstrate vertical relief from the plan of the building wall. The sheet metal parapet must be painted to match the color of the exterior siding.

Operations

The billiard tables are regulation size. The caliber of the tables will attract both professional and recreational players as well as tournament play. The hours of operation are Sunday through Thursday from 11:00 AM to 11:00 PM and Friday and Saturday from 11:00 AM to 2:00 AM. The restaurant serves lunch and dinner. Patrons may order from the menu during all hours of operation. The business will employ six (6) people.

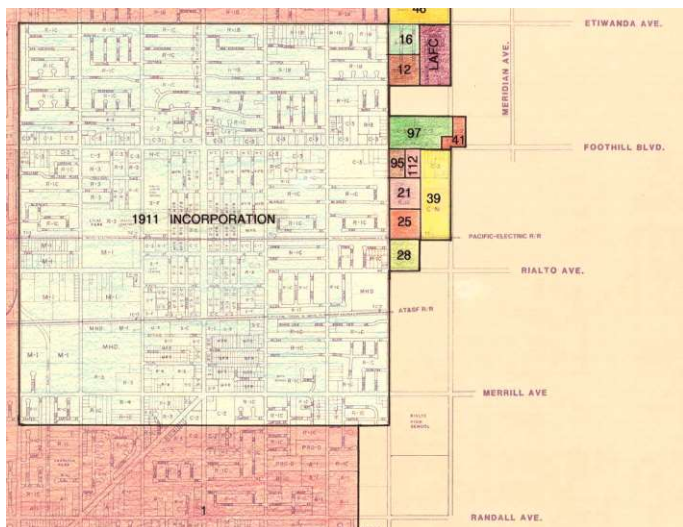
Safety

The primary entry is adjacent to Riverside Avenue. The Rialto Police Department requires the applicant to install a Knox-box at the front entry for emergency personnel. There are two rear doors. One is accessible by staff and delivery personnel only. The other is a secondary entrance for the public. The business has an alarm and security cameras on the interior and exterior of the building. Decorative lighting fixtures are shown on the building façade and security LED lighting is shown at the rear of the building. The roof is accessible via an exterior ladder. The Rialto Police Department requires the owner to provide remote monitoring of the system in the event of criminal activity. A condition of approval prohibiting loitering is included in the Resolution. If approved, the bar and billiards use is subject to a Planning Commission review within six (6) months and annually thereafter.

Parking

Three (3) parking spaces are provided at the rear of the building. It should be noted that the Site is located in the City's Central Business District (CBD). The CBD is encompassed within the City's original incorporation area (1911).





Most buildings in the CBD pre-date current parking requirements in Section 18.58 of the Rialto Municipal Code. Therefore, the buildings are legal non-conforming in terms of parking. The proposed project will utilize the three (3) spaces in the rear of the building augmented by street parking. To ensure that cars do not encroach onto the sidewalk in the rear of the building wheel stops are required within each stall.

Land Use Compatibility

The project meets the intent of the Core Commercial zone “to provide uses which will intensify and strengthen the economic vitality of the Central Business District”. The tournament style billiard tables combined with a restaurant and recreational drinking is not available in Rialto.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goal of the Rialto General Plan:

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

ENVIRONMENTAL IMPACT:

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. Class 32 allows for the exemption of in-fill projects consists on a site of no more than five (5) acres within an urban area, adequately served by provided that the project is consistent with the general plan, zoning regulations, and has no environmental impacts. No further environmental review is required. A Notice of Exemption will be filed with the Clerk of the Board.

PUBLIC NOTICE:

The City mailed public hearing notices to all property owners within 300 feet of the Site, and published the public hearing notice in the San Bernardino Sun newspaper as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

- Adopt the attached Resolutions of Approval (**Exhibits F and G**) for Conditional Development Permit Nos. 2018-0009 and 2018 -0010 to allow a billiard games and the sale of alcoholic beverages (beer and wine) in conjunction with a restaurant at 148 S. Riverside, subject to the findings and conditions therein.