

# **Beyond International, LLC**

**Conditional Development Permit No. 2018-0020**

# Project Site

- Two (2) parcels – 2.07 gross acres
- SWC Riverside Avenue & Randall Avenue
- Neighborhood Commercial (C-1)

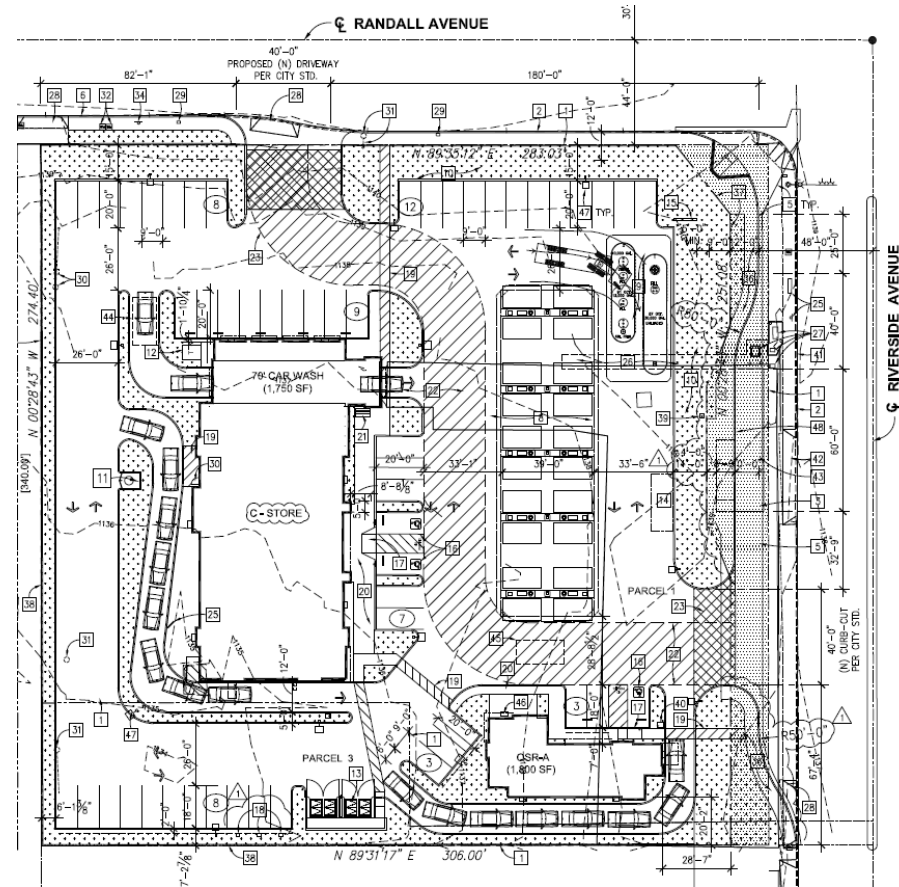


# Project Proposal

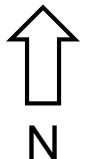
- **Construct the following:**
  - **Vehicle fuel station (5,460 square foot canopy and ten (10) fuel dispensers)**
  - **7,250 square foot convenience market with drive-thru service for merchandise pick-up**
  - **1,750 square foot automated car wash**
  - **1,800 square foot restaurant building with drive-thru service**
- **The Rialto Municipal Code requires CDP's for the vehicle fuel station, the convenience market, the car wash, and each drive-thru**

# Site Design

- Convenience Market / Car Wash on west end
- Canopy / Fuel Dispensers on east end
- Restaurant at southeast corner
- Drive-thru lanes with stacking for 8 vehicles
- Parking areas with 53 parking spaces
- Landscape planters throughout the site and parking areas
- Block walls along south and west property lines

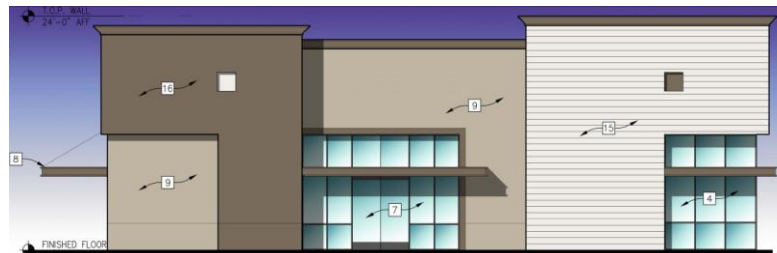


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- Site plan of the proposed 10000 S. 274th Avenue development. The plan shows a large parking lot on the left, a central building complex, and a smaller building on the right. Key features include a '76' CAR WASH (1,750 SF)', a 'C-STORE', and a 'QSR-A (1,800 SF)'. The plan is bounded by Randall Avenue to the north and 100th Avenue to the east. A red arrow points to the proposed driveway on the north side. The plan includes numerous dimensions, lot numbers, and a north arrow.



# Architectural Design

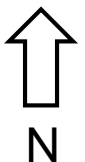
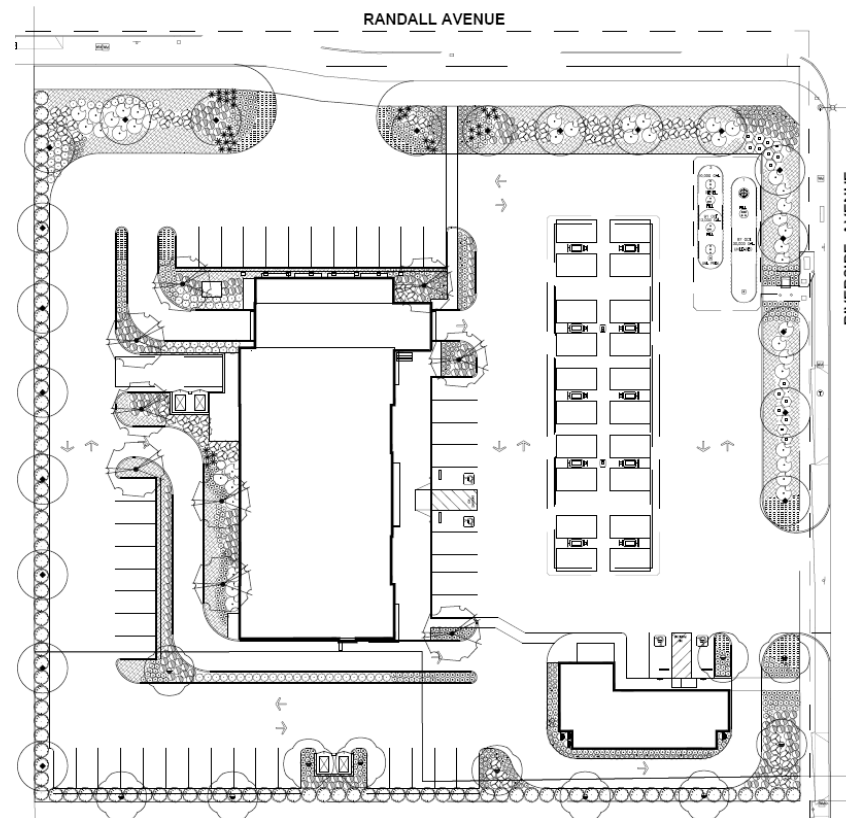
- **Contemporary architectural style**
  - Stucco Finish
  - Cement Board Siding
  - Light earth-tone colors
- **Wall plane relief**
  - Projected masses and columns
  - Height Variations



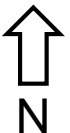


# Landscaping

- **21.0% landscape coverage**
- **14 foot landscape setback – Riverside Avenue**
- **15 foot landscape setback – Randall Avenue**
- **Screen hedges along drive-thru lanes and at rear of landscape setback**



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- Site plan for Parcel 3, showing building footprints, parking lots, and surrounding streets. The plan includes dimensions, lot numbers, and specific area labels.
- Streets:**
- RANDALL AVENUE (Top)
  - RIVERSIDE AVENUE (Right)
- Key Features and Dimensions:**
- Proposed (N) Driveway:** 40'-0" wide, per city std.
  - 76' CAR WASH:** 1,750 SF
  - C-STORE:** 1,750 SF
  - CSFPA:** 1,600 SF
  - Parking Lots:** Various lots with dimensions (e.g., 28'-0", 33'-0", 44'-0", 48'-0", 50'-0", 52'-0", 54'-0", 56'-0", 58'-0", 60'-0", 62'-0", 64'-0", 66'-0", 68'-0", 70'-0", 72'-0", 74'-0", 76'-0", 78'-0", 80'-0", 82'-0", 84'-0", 86'-0", 88'-0", 90'-0", 92'-0", 94'-0", 96'-0", 98'-0", 100'-0", 102'-0", 104'-0", 106'-0", 108'-0", 110'-0", 112'-0", 114'-0", 116'-0", 118'-0", 120'-0", 122'-0", 124'-0", 126'-0", 128'-0", 130'-0", 132'-0", 134'-0", 136'-0", 138'-0", 140'-0", 142'-0", 144'-0", 146'-0", 148'-0", 150'-0", 152'-0", 154'-0", 156'-0", 158'-0", 160'-0", 162'-0", 164'-0", 166'-0", 168'-0", 170'-0", 172'-0", 174'-0", 176'-0", 178'-0", 180'-0", 182'-0", 184'-0", 186'-0", 188'-0", 190'-0", 192'-0", 194'-0", 196'-0", 198'-0", 200'-0", 202'-0", 204'-0", 206'-0", 208'-0", 210'-0", 212'-0", 214'-0", 216'-0", 218'-0", 220'-0", 222'-0", 224'-0", 226'-0", 228'-0", 230'-0", 232'-0", 234'-0", 236'-0", 238'-0", 240'-0", 242'-0", 244'-0", 246'-0", 248'-0", 250'-0", 252'-0", 254'-0", 256'-0", 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# Commissions & Committees

- **August 15, 2018 – Development Review Committee**
  - **Recommended approval**
  - **Required revisions to site design and architecture of the buildings and canopy**
  - **Rialto Police Department reviewed and endorsed the applicant's Crime Prevention Plan. Safety measures within the plan included:**
    - **1.5 foot-candles of lighting around the buildings**
    - **Burglary/Robbery Alarms**
    - **Security Cameras**
    - **No Loitering – Training of Employees and Signage**
- **March 6, 2019 – Transportation Commission**
  - **Approved the project Traffic Study**
    - **Development will generate 4,039 new vehicle trips daily**
    - **465 trips AM Peak Hour**
    - **380 trips PM Peak Hour**
    - **Fair Share Payment of \$320,011 towards two (2) new traffic signals and the future widening of Riverside Avenue to 6 lanes between Randall Avenue and San Bernardino Avenue.**

# Commissions & Committees cont.

- **June 12, 2019 – Planning Commission**
  - **Recommended approval of Vehicle Fuel Station**
  - **Approved the Convenience Market, the Car Wash, and each drive-thru**
  - **Adopted a Mitigated Negative Declaration in accordance with CEQA**

# Compatibility & Consistency

- **The proposed uses are consistent with the intent of the Neighborhood Commercial (C-1) zone.**
- **The design of the project complies with all of the development standards of the Neighborhood Commercial (C-1) zone and the City's Design Guidelines.**
- **Landscape buffering, the installation of block walls, and traffic fair-share payments will reduce any impacts created by the project to a level of insignificance.**
- **The project is consistent with the following goals of the General Plan**
  - **Goal 2-16: Improve the architectural and design quality of developments**
  - **Goal 2-22: Promote commercial and/or industrial development that is well designed, etc.**
  - **Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate**

# Recommendation

- **Approve Conditional Development Permit No. 2018-0020**