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WHEREAS, on September 11, 2019, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on the proposed amendment to the Rialto Airport Specific Plan (“SPA No. 2019-0003”), took testimony, at which time it received

1 input from staff, the city attorney, and the Applicant; heard public testimony; discussed the  
2 proposed SPA No. 2019-0003; and closed the public hearing; and

3 WHEREAS, SPA No. 2019-0003 is exempt from the requirements of the California  
4 Environmental Quality Act (CEQA) pursuant to Section 15378(b)(5); and

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

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

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

10 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
11 the public hearing conducted with regard to SPA No. 2019-0003, including written staff reports,  
12 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the  
13 Planning Commission hereby determines that SPA No. 2019-0003 satisfies the requirements of  
14 Government Code Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code  
15 pertaining to the findings which must be made precedent to amending a Specific Plan. The findings  
16 are as follows:

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

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

20 SPA No. 2019-0003 will further Goal 2-9 by ensuring that the City of Rialto possesses an  
21 ability to place conditions of approval on all new warehouse developments to ensure that  
22 they are constructed and operated continuously in a manner that is consistent with the  
23 vision and goals of the City's General Plan and the Rialto Airport Specific Plan and to  
24 ensure that sensitive land uses are protected from the impacts associated with industrial  
25 and trucking-related developments and uses. SPA No. 2019-0003 will also further Goal 2-  
26 22 by enabling the Planning Commission to condition and observe all new warehouse  
27 developments to ensure that they are maintained and operated as designed and that they are  
28 sensitive to the needs of residents that may live in the immediate area.

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

*This finding is supported by the following facts:*

SPA No. 2019-0003 will not alter the balanced community of residential, commercial and industrial development achieved by the current land use configuration within the Rialto Airport Specific Plan. SPA No. 2019-0003 will not alter the zoning designation of any property within the Rialto Airport Specific Plan, and developments and uses will continue to be approved or conditionally approved as originally intended under the Rialto Airport Specific Plan, with the exception that new storage warehouse developments will now require the approval of a Conditional Development Permit in the I-PID zone for the purpose of providing an enforcement mechanism to ensure continued compliance.

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

*This finding is supported by the following facts:*

SPA No. 2019-0003 does not entail any development and is not associated with any specific development. However, the requirement of a Conditional Development Permit will allow the Planning Commission to ensure, through the implementation and enforcement of conditions of approval, that all new warehouse developments in the I-PID zone are constructed and operated in a manner that is compatible with existing and future development.

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

*This finding is supported by the following facts:*

SPA No. 2019-0003 will not alter the balanced community of residential, commercial and industrial development achieved by the current land use configuration within the Rialto Airport Specific Plan. SPA No. 2019-0003 will not alter the zoning designation of any property within the Rialto Airport Specific Plan, and developments and uses will continue to be approved or conditionally approved as originally intended under the Rialto Airport Specific Plan, with the exception that new storage warehouse developments will now require the approval of a Conditional Development Permit in the I-PID zone for the purpose of providing an enforcement mechanism to ensure continued compliance.

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

*This finding is supported by the following facts:*

SPA No. 2019-0003 does not entail any development and is not associated with any specific development. SPA No. 2019-0003 only involves a regulatory change in regard to the entitlement process for a new warehouse development in the I-PID zone. That said, the requirement of a Conditional Development Permit will allow the Planning Commission

1 to ensure, through the implementation and enforcement of conditions of approval, that all  
2 new warehouse developments in the I-PID zone are constructed and operated in a manner  
that respects the environmental and aesthetic assets of the community.

3 6. That the proposed Specific Plan Amendment incorporates, where feasible, active and  
4 passive energy conservation measures.

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

6 SPA No. 2019-0003 does not entail any development and is not associated with any  
7 specific development. SPA No. 2019-0003 only involves a regulatory change in regard to  
8 the entitlement process for a new warehouse development in the I-PID zone. Any future  
9 warehouse developments in the I-PID zone will be required to meet all of the latest energy  
requirements with Title 24 of the California Building Code.

10 SECTION 3. The Planning Commission hereby recommends that the City Council approve  
11 SPA No. 2019-0003 to amend Table 8 (Permitted Uses Non-Residential Designations) of the Rialto  
12 Airport Specific Plan as set forth in Exhibit "A" attached hereto.

13 SECTION 4. The Chairman of the Planning Commission shall sign the passage and  
14 adoption of this resolution and thereupon the same shall take effect and be in force.

15 PASSED, APPROVED AND ADOPTED this 11th day of September, 2019.

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20 JOHN PEUKERT, CHAIR  
21 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 Planning  
7 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 of  
15 Rialto this \_\_\_\_th day of \_\_\_\_, 2019  
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19 \_\_\_\_\_  
20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT  
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# Exhibit "A"

Final

Rialto Airport Specific Plan

USE	LAND USE DESIGNATION										
	NC	RFC	O/TC	I-AR	I-PID	I-GM	PF-A	PF-W	R-P	OS-CB	OS-L
Sporting goods stores	X	X	X								
Storage or service yards					C	X	C				
Storage warehouse				X	*C	X	X				
Studios (including art, music, voice, dance and like uses)	X	X	X	X	X						
Swimming pool supply stores	X	X									
Tailors, dressmakers, milliners	X	X	X	X	X						
Tar roofing, water proofing or treatment plants						X					
Taxi stands (up to five taxis)		X	X	X			X				
Taxidermist						X					
Tennis, handball and racquetball facilities		X	C	X	X	C			X		
Textile machinery manufacture						X					
Theaters (indoor only)	X	X	C	X			C				
Theaters (outdoor)		C									

X = Permitted use

C = Use permitted by Conditional Development Permit