



City of Rialto

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Title: Environmental Assessment Review 2017-0076, Tentative Parcel Map 2017-0008, Conditional Development Permit 2017-0040, Variance 2017-0011: A request to merge five (5) lots into one 19.1 acre lot; construct an industrial land use within 300 feet of a public educational facility; increase the maximum allowable building height from 35 feet to 47 feet to facilitate the development of a 404,837 square foot industrial building (Master Case 2017-0076).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Tentative Parcel Map & CGP, 3. Exhibit C - Project Plans, 4. Exhibit D - Survey for Maximum Building Height Variance (Valley, Rialto) 1.3.18, 5. Exhibit E - Colored Elevations, 6. Exhibit F - EAR 2017-0076 - Resolution, 7. Exhibit G - TTM 2017-0008 - Resolution, 8. Exhibit H - CDP 2017-0040 Resolution, 9. Exhibit I - VAR 2017-0011 - Resolution

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of January 10, 2018

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Robb Steel, Interim City Administrator

REVIEWED BY: Gina Gibson-Williams, Planning Manager

FROM: Shawnika Johnson, AICP
Principal Contract Planner
Gina Gibson-Williams, Planning Manager

Environmental Assessment Review 2017-0076, Tentative Parcel Map 2017-0008, Conditional Development Permit 2017-0040, Variance 2017-0011: A request to merge five (5) lots into one 19.1 acre lot; construct an industrial land use within 300 feet of a public educational facility; increase the maximum allowable building height from 35 feet to 47 feet to facilitate the development of a 404,837 square foot industrial building (***Master Case 2017-0076***).

BACKGROUND:

Applicant

Panattoni Development Company, Inc., 20411 SW Birch Street, Suite 200, Newport Beach, CA

92660

Location

The project is located on the south side of Valley Boulevard (APN(s): 0253-251-01, -02, -03, -04 and -07) between Spruce Avenue and Cactus Avenue, north of Interstate 10 Freeway. Currently, the site is vacant. Historically, a used car lot previously operated at the location.

Design Review Committee Review

The Design Review Committee will review the architectural design and site layout for the project. The building is 404,837 square feet with 5,000 square feet of office space. The concrete tilt-up design incorporates undulated rooflines, facades, painted bands, wall mounted lighting and glazed windows. The Resolution incorporates Conditions of Approval requiring the applicant to use a modern complimentary color palette to achieve aesthetic harmony with buildings in the surrounding area, and accentuate the architecture of the structure along all elevations of the building. The north elevation, which is visible from the public right-of-way (Valley Boulevard), features enhanced architecture (i.e. articulated building corners visible from Cactus Avenue and Spruce Avenue, reflective glazed windows. The proposed elevations will be aesthetically attractive and complimentary to the surrounding neighborhood.

Transportation Commission

- The Transportation Commission reviewed and approved the Traffic Impact Analysis on November 1, 2017. A copy of the Traffic Impact Analysis and the agenda report is appended to this report as item 17-908. The Transportation Commission imposed the following conditions: 1) installation of the traffic signal at Valley Boulevard and Spruce Avenue; 2) installation of EB right turn overlap at Valley Boulevard and Riverside Avenue 3) payment of fair share fees.

Existing and Surrounding Land Use and Zoning:

Location	Existing Land Use	Zoning	General Plan Designation
Site:	Vacant/Commercial	Gateway Specific Plan Industrial Park (I-P) Zone	Business Park/ Specific Plan Overlay
North:	Vacant, Auto Sales, Residential, Ruth Grimes Elementary School and Joe Baca Middle School	Gateway Specific Plan Freeway Commercial (F-C) Zone	General Commercial
East:	Commercial	Gateway Specific Plan Freeway Commercial (F-C) Zone	Business Park/Specific Plan Overlay
West:	Commercial	Gateway Specific Plan Freeway Commercial (F-C) Zone	Light Industrial
South:	Interstate 10 Freeway/Union Pacific Railroad	N/A	N/A

ANALYSIS/DISCUSSION:

The applicant, Panattoni Development Company, Inc., requests Planning Commission approval of a 404,837-square foot tilt up industrial building with 5,000 square feet of office space on a 16.6 net acre property. The building is speculative; a tenant will purchase or lease the building at a future date. The property has a General Plan land use designation of Business Park/Specific Plan Overlay, which allows the proposed use.

Site Characteristics

According to the site plan, there are (4) driveway approaches, two (2) on Cactus, and two (2) on Spruce Avenues for passenger ingress and egress Truck/Trailer access. Truck loading and unloading will occur on the southerly portion of the development. An eight (8) foot high screen wall and metal gates on the west and eastern sides of the project to screen the proposed 49 dock doors from the public right-of-way. An eight (8) foot high wrought iron fence with eight (8) foot high pilasters and cypress trees will screen the dock doors and truck/trailers from public view, and create an aesthetically pleasing landscape along Interstate 10 Freeway one of the City’s most prominent thoroughfares.

Site Area	19.1 gross acres (Approx.)
Building Analysis	
Office	5,000 square feet
Warehouse	399,837 square feet
Total Area	404,837 square feet

The table below compares the proposed plan with the development standards of the Gateway Specific Plan:

Development Standard	Regulatory Document	Required	Proposed	Meets Code?
Height	Gateway Specific Plan	35'	47"	No
Front Yard Setback	Gateway Specific Plan	25'	25'	Yes
Rear Yard Setback	C-2 Zone (RMC)	0'	136'	Yes
Side Yard Setback	Gateway Specific Plan	25'	25'	Yes
Parking	Gateway Specific Plan	225	225	Yes
Landscaping	Gateway Specific Plan	15%	24.8%	Yes

Tentative Map

The project site is a rectangular shaped property consisting of five (5) parcels totaling approximately 19.1 gross acres in size with a street frontage of approximately 1,290 feet. The applicant submitted TPM No. 2017-0008 to merge five (5) lots into one 736,753 square foot lot. The overall dimensions of the project site will be 1,245 feet (lot width) by 620 feet (lot depth) as demonstrated on Exhibit B (Tentative Parcel Map 2017-0008). The IP zone does not specific a minimum lot area, depth, or width.

Variance

The applicant requests approval of VAR 2017-0011 to increase the maximum building height from 35 feet to 47 feet. The City adopted the Gateway Specific Plan over two decades ago and some of the standards may now be obsolete. Recently, developers constructed three warehouse buildings in the Renaissance Specific Plan at 47 feet. The Gateway Specific Plan restrictions prevent development of a facility that can be sold or leased competitively in the marketplace. The table below summarizes the building heights of recently completed buildings in Rialto and the surrounding communities:

Survey - Maximum Building Height Variance

Valley & Spruce

Industrial Buildings in Inland Empire Between 285,000 to 650,000 SF (36'+ Clear Height)

1/3/2018

#	Address	City	Building SF	Clear Ht.	Max Building Height*	Yr. Built / Completed
CITY OF RIALTO:						
1.	1543 N. Alder Ave.	Rialto	426,302 SF	36'	46' - 48'	Q2 2018
2.	2225 N. Alder Ave.	Rialto	630,200 SF	36'	46' - 48'	2016
3.	1568 N. Linden Ave.	Rialto	649,800 SF	36'	46' - 48'	2017
CITY OF CHINO:						
4.	8966 Remington Ave.	Chino	442,920 SF	36'	46' - 48'	2017
CITY OF EASTVALE:						
5.	0 Cantu-Galleano Ranch Rd.	Eastvale	450,398 SF	36'	46' - 48'	2017
CITY OF FONTANA:						
6.	SWC of Oleander Ave. & Santa Ana Ave.	Fontana	288,215 SF	36'	46' - 48'	Q4 2018
7.	SWC of Redwood Ave. & Santa Ana Ave.	Fontana	360,000 SF	36'	46' - 48'	Q4 2018
8.	11260 Elm Ave.	Fontana	434,170 SF	36'	46' - 48'	2016
9.	11250 Poplar Ave.	Fontana	444,669 SF	36'	46' - 48'	2016
10.	NWC of Cypress Ave. & Santa Ana Ave.	Fontana	560,564 SF	36'	46' - 48'	Q1 2019
11.	6101 Sierra Ave.	Fontana	597,818 SF	37'	47' - 49'	Q1 2018
CITY OF MORENO VALLEY:						
12.	15810 Heacock St.	Moreno Valley	400,935 SF	36'	46' - 48'	2017
CITY OF ONTARIO:						
13.	5101 E. Philadelphia St.	Ontario	452,952 SF	36'	46' - 48'	2016
14.	2053 E. Jay St.	Ontario	553,136 SF	36'	46' - 48'	2017
15.	2104 E. Jay St.	Ontario	573,899 SF	36'	46' - 48'	2017
CITY OF PERRIS:						
16.	375 Markham St.	Perris	456,652 SF	36'	46' - 48'	Q3 2018
CITY OF RANCHO CUCAMONGA:						
17.	Santa Anita Ave. & 6th St.	Rancho Cucamonga	329,000 SF	36'	46' - 48'	Q2 2018
CITY OF REDLANDS:						
18.	26525 Pioneer Ave.	Redlands	375,839 SF	36'	46' - 48'	2017
CITY OF RIVERSIDE:						
19.	15801 Meridian Pkwy.	Riverside	486,000 SF	36'	46' - 48'	2016
20.	22000 Opportunity Wy.	Riverside	503,592 SF	36'	46' - 48'	2017
CITY OF SAN BERNARDINO:						
21.	343 Lena Rd.	San Bernardino	476,632 SF	36'	46' - 48'	Q1 2018

Notes:

*The above list of buildings have a clear height of 36' or greater. The building clear height is typically measured from the slab floor to the underside of the roof structure. According to HPA Architecture, the architect for the Valley & Spruce project, the combination of the roof structure, roof membrane, and building parapet walls typically add an additional 10' - 12' to the building clear height measurement. Therefore, the maximum building height for the above buildings will range from approximately 46' to 49'.

Granting the height variance will not constitute a special privilege.

Conditional Development Permit

The site is located within 300 feet of Joe Baca Middle School. A school is a sensitive land use and, as such, compatibility with proposed and existing development is paramount to the public health and general welfare of the students and faculty. Pursuant to Gateway Specific Plan Section 18.35.020C, a Conditional Development Permit is required to allow an industrial use within 300 feet of a public educational facility. Joe Baca Middle School is located approximately 150 feet northeast of the

project site.

The Resolution includes a condition of approval that requires equipment to be stored no higher than eight (8) feet, which is the same height of the proposed screen walls located on the east and west of the project site. The screen walls along with landscaping will screen 14' high trailers from view along Spruce Avenue and Cactus Avenue.

Summary

The project is consistent with the Industrial Park (I-P) zone of the Gateway Specific Plan and the surrounding land uses with the exception of building height. The proposed site is adequate in size and shape to accommodate the use. The project site is adjacent to various land uses, residential, vacant land, commercial development, and public schools. Landscape buffering, the installation of solid screen walls, and complimentary color scheme will ensure that the development is compatible with the surrounding land uses. The proposed building will be an improvement to the surrounding area and will benefit the community by eliminating a vacant field.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

Goal 2-16: Improve the architectural and design quality of development in Rialto.

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

ENVIRONMENTAL IMPACT:

In accordance with Public Resources Code, Section 21080.3.1(d), the City of Rialto (the "City") notified tribal representatives of the project on November 13, 2017. One of the sovereign nations requested a meeting with the City but never responded to the City's invitation to meet. The 30-day comment period has passed and the requirement to notify tribal organizations has been satisfied.

The City acting as Lead Agency reviewed the Initial Study (IS) prepared for this project pursuant to California Environmental Quality Act (CEQA), Section 15070. Pursuant to Section 15060 of the CEQA, a Mitigated Negative Declaration (MND) has been prepared. Based on the information in the IS and incorporation of mitigation measures as detailed in the Mitigation Monitoring and Reporting Program (MMRP), the proposed project will not have a significant impact on the environment. Electronic copies of the environmental analysis are available for review in the Development Services Department, Planning Division and online at www.rialto.ca.gov.

PUBLIC NOTICE:

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

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and the Conditions

of Approval, staff recommends that the Planning Commission:

- 1) Adopt the attached Mitigated Negative Declaration and direct staff to file a Notice of Determination (Exhibit F);
- 2) Adopt a resolution (Exhibit G) to approve TPM 2017-0008;
- 3) Adopt a resolution (Exhibit H) to approve CDP 2017-0040; and,
- 4) Adopt a resolution (Exhibit I) to approve VAR 2017-0011.