



# City of Rialto

## Legislation Details (With Text)

**File #:** 20-0539      **Version:** 1      **Name:**  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 7/15/2020      **In control:** City Council  
**On agenda:** 7/28/2020      **Final action:**  
**Title:** Request City Council to Receive and File the Economic Development Status Report  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

For City Council Meeting [July 28, 2020]

TO: Honorable Mayor and City Council

APPROVAL: Rod Foster, City Manager

FROM: Karen Peterson, Community Development Manager

Request City Council to Receive and File the Economic Development Status Report

In response to the City Council's request for an update on economic development within the City, staff has compiled information regarding the status of new commercial, industrial, and residential activity within the City. Below is a series of the following lists:

1. New commercial businesses that have obtained a business license since May 1, 2020
2. New commercial businesses with active building permits
3. New commercial business with active development applications
4. New industrial developments with active building permits
5. New industrial developments with active entitlements
6. New residential developments with active building permits

Other certain developments, besides those found on the subsequent lists, are subject to confidentiality agreements and are considered closed session matters.

### ***New Business Licenses (Since May 1, 2020)***

BUSINESS NAME	ADDRESS	GOODS/SERVICE
Rialto Family Pharmacy	436 S. Riverside Ave.	Pharmacy
Stichic	1245 W. Renaissance Pkwy. #550	Clothing Store

Starbucks	1235 W. Foothill Blvd.	Coffee Shop
Rainbow Auto Shop	993 W. Valley Blvd. #217	Auto Body Shop
GM Family Plates	200 W. Foothill Blvd. #D5	Kitchenware
Dollar Tree	1205 W. Foothill Blvd. Suite B	General Retail

### ***Commercial Businesses with Active Building Permits***

- **Charleys Philly Steaks** - 1611 S. Riverside Avenue
  - Restaurant Chain specializing in Philly cheesesteak sandwiches
  - Remodel of existing commercial building
  - Tenant Improvement Permit issued June 16, 2020
  - Construction to commence on or around August 1, 2020
- **Norms Restaurants** - 1325 W. Renaissance Parkway
  - Chain of diner-style restaurants
  - New commercial building
  - Construction 100% complete
  - Planned opening date - October 1, 2020
- **Panera Bread** - 1588 S. Riverside Avenue
  - Chain of bakery-café fast casual restaurants
  - New commercial building
  - Construction 75% complete
  - Construction on hold per developer due to Covid-19 Pandemic
- **The Buffalo Spot** - 1275 W. Foothill Boulevard, Suite D
  - Restaurant Chain specializing in chicken wings
  - Interior tenant improvement
  - Tenant Improvement Permit issued May 21, 2020
  - Construction 90% complete
  - Planned opening date - On or around August 1, 2020
- **Juice It Up!** - 1255 W. Foothill Boulevard, Suite C
  - Chain specializing in raw juice and smoothies
  - Interior tenant improvement
  - Tenant Improvement Permit issued March 24, 2020
  - Construction 90% complete
  - Planned opening date - On or around August 1, 2020

- **AT&T Store** - 1255 W. Foothill Boulevard, Suite D
  - Cell phone store
  - Interior tenant improvement
  - Tenant Improvement Permit issued July 3, 2019
  - Construction 90% complete
  - Planned opening date - On or around August 1, 2020
  
- **Bright Now! Dental** - 1275 W. Foothill Boulevard, Suite A
  - Chain of dental offices
  - Interior tenant improvement
  - Tenant Improvement Permit approved March 19, 2020
  - Construction on hold per tenant due to Covid-19 Pandemic
  
- **Blink Fitness** - 1205 W. Foothill Boulevard, Suite A
  - Chain of Fitness Gyms
  - Interior tenant improvement
  - Tenant Improvement Permit issued September 17, 2019
  - Construction 100% complete
  - Opening on hold per tenant due to Covid-19 Pandemic
  
- **UPS Store** - 1315 W. Renaissance Parkway #850
  - Shipping and mailing service
  - Interior tenant improvement
  - Tenant Improvement Permit issued June 16, 2020
  - Construction 50% complete
  - Planned opening date - On or around August 1, 2020
  
- **Shakey's Pizza Parlor** - 1236 N. Riverside Avenue
  - Pizza restaurant chain
  - Remodel of existing commercial building
  - Tenant Improvement Permit issued February 6, 2020
  - Construction 100% complete
  - Planned opening date - On or around July 27, 2020
  
- **Jack's Grill & Billiards** - 148 S. Riverside Avenue
  - Restaurant with billiards
  - Remodel of existing commercial building
  - Tenant Improvement Permit issued April 25, 2019
  - Construction 50% complete
  - Planned opening date - January 2021

- **76 & Circle-K** - 1103 W. Casmalia Street
  - Gas station and convenience market
  - New commercial buildings
  - Construction 40% complete
  - Planned opening date - December 2020
  
- **Sirwin Enterprises** - 1133 W. Casmalia Street
  - 7,000 square foot multi-tenant commercial building
  - New commercial building
  - Construction 20% complete
  - Planned opening date - December 2020
  
- **Rialto Animal Hospital** - 1460 N. Ayala Drive
  - 8,794 square foot animal hospital
  - New professional office building
  - Construction 70% complete
  - Planned opening date - October 2020

### ***Commercial Businesses with Active Development Applications***

- **Arby's** - 1225 W. Foothill Boulevard
  - Restaurant chain specializing in roast beef sandwiches
  - New commercial building with drive-thru service
  - Planning Commission to review on July 29, 2020
  - Planned opening date - January 2021
  
- **Zendejas** - W/S Riverside Avenue S/O Slover Avenue
  - Restaurant specializing in Mexican food
  - New commercial building with drive-thru service
  - Planning Commission to review on July 29, 2020
  - Planned opening date - January 2021
  
- **Cowboy Jr.** - W/S Riverside Avenue S/O Slover Avenue
  - Hamburger Restaurant
  - New commercial building with drive-thru service
  - Planning Commission approved on December 12, 2018
  - Planned opening date - January 2021

### ***Industrial Developments with Active Building Permits***

- **I-10/60 Logistics Center**  
NWC Cactus Avenue and El Rivino Road
  - 2 Warehouse Buildings
    - Building 1 - 1,264,102 square feet
    - Building 2 - 615,310 square feet
  - Building 1 - Construction 100% complete
  - Building 2 - Construction 20% complete
- **CDRE Holdings 11, LLC**  
N/S Base Line Road between Palmetto Avenue and Tamarind Avenue
  - 1 Warehouse Building
  - 99,999 square feet
  - Construction 80% complete
  - Planned date of completion - November 2020
- **Agua Mansa & Enterprise Industrial Center**  
NWC Agua Mansa Road and Enterprise Drive
  - 1 Warehouse Building
  - 52,307 square feet
  - Construction 95% complete
  - Planned date of completion - August 2020
- **Base Line & Tamarind Warehouse**  
NWC Base Line Road and Tamarind Avenue
  - 1 Warehouse Building
  - 156,500 square feet
  - Construction 80% complete
  - Planned date of completion - November 2020
- **Base Line & Alder Warehouse**  
NWC Base Line Road and Alder Avenue
  - 1 Warehouse Building
  - 255,173 square feet
  - Construction 60% complete
  - Planned date of completion - January 2021
- **Walnut/Alder Warehouse**  
SWC Walnut Avenue and Alder Avenue
  - 1 Warehouse Building
  - 188,712 square feet
  - Construction 20% complete
  - Planned date of completion - Summer 2021

- **Renaissance Buildings 7, 8, & 9**  
S/S Renaissance Parkway between Locust Avenue and Linden Avenue
  - 3 Warehouse Buildings
    - Building 7 - 202,260 square feet
    - Building 8 - 258,737 square feet
    - Building 9 - 79,430 square feet
  - Construction 75% complete
  - Planned date of completion - November 2020
- **All-Ways Pacific, Inc.**  
1110 W. Merrill Avenue
  - 3<sup>rd</sup> Party Warehousing and Distribution
  - Remodel of existing industrial building
  - Tenant Improvement Permit approved July 8, 2020
  - Construction to commence on or before August 1, 2020
  - Planned date of occupancy - October 2020

### ***Industrial Developments with Active Entitlements***

- **CDRE Holdings 12, LLC**  
N/S Base Line Road between Palmetto Avenue and Tamarind Avenue
  - 1 Warehouse Building
  - 74,466 square feet
  - Planning Commission approved on November 28, 2018
  - Building Permit approved April 25, 2019
  - Construction on hold per tenant due to Covid-19 Pandemic
- **Palmetto Avenue Warehouse**  
NEC Base Line Road and Palmetto Avenue
  - 1 Warehouse Building
  - 90,726 square feet
  - Planning Commission approved on July 8, 2020
  - In Building and Engineering plan check
  - Construction planned to begin October 2020

### ***Residential Developments with Active Building Permits***

- **Adams Acres - W/S Cactus Avenue S/O Merrill Avenue**
  - 75 detached single-family residences
  - Private gated neighborhood with Homeowner's Association
  - Phases 1-7 complete

- Phase 8 (final phase) under construction - 25% complete
- **Bella Villagio** - E/S Cactus Avenue N/O Base Line Road
  - 29 detached single-family residences
  - Private gated neighborhood with Homeowner's Association
  - Phase 1 complete
  - Phases 2-3 (final phases) under construction - 90% complete
- **Foothill Grove** - N/S Foothill Blvd. between Spruce Ave. and Larch Ave.
  - 118 condominiums and 66 detached single-family residences
  - Private gated neighborhood with Homeowner's Association
  - Grading in progress
  - Construction of Phase 1 to commence in August 2020
- **Santiago** - NEC Randall Avenue and Acacia Avenue
  - 49 detached single-family residences
  - Private gated neighborhood with Homeowner's Association
  - Grading in progress
  - Construction of Phase 1 to commence in August 2020
- **Arrowhead Meadows** - E/S Spruce Avenue S/O San Bernardino Avenue
  - 30 detached single-family residences
  - Private gated neighborhood with Homeowner's Association
  - Grading complete
  - Construction of Phase 1 to commence in August 2020
- **Tract No. 20086** - SEC Randall Avenue and Alice Avenue
  - 8 detached single-family residences
  - Public street and improvements
  - Single phase - Construction 40% complete
  - Planned date of completion - November 2020

### **LEGAL REVIEW**

The City Attorney has reviewed and supports this staff report.

### **RECOMMENDATION:**

Staff recommends that the City Council Receive and File the Economic Development Status Report.