



# City of Rialto

## Legislation Details (With Text)

**File #:** PC-21-0435 **Version:** 2 **Name:**  
**Type:** Agenda Item **Status:** Agenda Ready  
**File created:** 7/8/2021 **In control:** Planning Commission  
**On agenda:** 7/14/2021 **Final action:**  
**Title:** Conditional Development Permit No. 2021-0007: A request to allow the sale of beer, wine, and distilled spirits (Type 21) for off-site consumption from within a proposed grocery market to be located within an existing 8,000 square foot building located at 2018 N. Riverside Avenue within the Neighborhood Commercial (C-1) zone.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Planning Commission Agenda Report (6-30-2021), 2. Exhibit B - Draft Resolution of Denial for CDP No. 2021-0007

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of July 14, 2021

**TO:** Honorable Chairman and Planning Commissioners

**APPROVAL:** Karen Peterson, Community Development Manager

**FROM:** Dionne Harris, Senior Planner

**Conditional Development Permit No. 2021-0007:** A request to allow the sale of beer, wine, and distilled spirits (Type 21) for off-site consumption from within a proposed grocery market to be located within an existing 8,000 square foot building located at 2018 N. Riverside Avenue within the Neighborhood Commercial (C-1) zone.

**APPLICANT:**

Ghazwan Akraa, Akraa Architectural Creation, 14617 Victory Blvd. #3, Van Nuys, CA 91411.

**LOCATION:**

The project site consists of one (1) parcel of land (APN: 0264-371-02) located on the south side of Casmalia Street and west of Riverside Avenue.

**BACKGROUND/DISCUSSION:**

On the June 30, 2021, the Planning Commission reviewed Conditional Development Permit No. 2021-0007, which was a request to allow the sale of beer, wine, and distilled spirits for off-site consumption from within a proposed 8,000 square foot grocery market to be located 2018 N Riverside Avenue. After consideration, the Planning Commission made a voted 7-0 to direct staff to prepare a formal Resolution of Denial for Conditional Development Permit No. 2021-0007 to be

presented at the July 28, 2021 Planning Commission meeting. The agenda report from the June 30, 2021 Planning Commission meeting is attached as **Exhibit A**.

In response to the Planning Commission action, the Planning Division prepared a Resolution of Denial for review and consideration by the Planning Commission (**Exhibit B**).

However, since the Planning Commission meeting on June 30, 2021 Planning staff has discovered additional information as follows:

- The California Department of Alcoholic Beverage Control (ABC) allows the issuance of a maximum of four (4) licenses for the sale of alcoholic beverages for off-site consumption by right within Census Tract No. 27.06, the census tract in which the project site is located. A maximum of three (3) licenses was previously reported.
- There are currently six (6) active licenses within Census Tract No. 27.06:
  - Rite Aid - 2020 N. Riverside Avenue, Rialto, CA 92377
  - Chevron Extra Mile - 2035 N. Riverside Avenue, Rialto, CA 92377
  - Arco AM/PM - 3892 Sierra Avenue, Fontana, CA 92336
  - Chevron Extra Mile - 3870 Sierra Avenue, Fontana, CA 92336
  - Shell Food Mart - 3864 Sierra Avenue, Fontana, CA 92336
  - Shell Rebel - 5985 Palm Avenue, San Bernardino, CA 92407

Three (3) active licenses were previously reported.

- Four (4) of the six (6) active licenses are located outside of the City of Rialto. The three (3) active licenses in Fontana are located approximately 5.0 miles to the northwest of the project site. The one (1) active license within the City of San Bernardino is located approximately 3.5 miles to the north of the project site across the Lytle Creek wash.
- Census Tract No. 27.06 is expansive in area and contains a population of 12,213.

### **RECOMMENDATION:**

The Planning Division recommends that the Planning Commission schedule a new public hearing for Conditional Development Permit No. 2021-0007 to be held on July 28, 2021 to allow for public comment and consideration by the Planning Commission in regard to the new information.