



City of Rialto

Legislation Details (With Text)

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On agenda: 9/27/2022 **Final action:** 9/27/2022

Title: Request City Council to Set a Public Hearing for November 15, 2022 to consider (1) General Plan Amendment No. 2020-0001, a request to change the general plan land use designation of approximately 8.46 gross acres of land from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay, (2) Specific Plan Amendment No. 2020-0001, a request to change the specific plan zoning designation of approximately 8.46 gross acres of land from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan, (3) Variance No. 2020-0001, a request to increase the maximum allowable building height from 35 feet to 49 feet, (4) Conditional Development Permit No. 2020-0006, a request to allow the development and operation of a 492,410 square foot industrial commerce building on approximately 22.49 gross acres of land, (5) Precise Plan of Design No. 2020-0012, a request for site and architectural review of a 492,410 square foot industrial commerce building on approximately 22.49 gross acres of land, and (6) an Environmental Impact Report (Environmental Assessment Review No. 2020-0007) prepared for the project, in accordance with the California Environmental Quality Act (CEQA). The project site is located at the northwest corner of Valley Boulevard and Willow Avenue.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Location Map, 2. Exhibit B - Planning Commission Resolution No. 2022-41, 3. Exhibit C - Notice of Public Hearing

Date	Ver.	Action By	Action	Result
9/27/2022	1	City Council		

For City Council Meeting [September 27, 2022]

TO: Honorable Mayor and City Council

APPROVAL: Marcus Fuller, City Manager

FROM: Paul Gonzales, Community Development Manager

Request City Council to Set a Public Hearing for **November 15, 2022** to consider (1) **General Plan Amendment No. 2020-0001**, a request to change the general plan land use designation of approximately 8.46 gross acres of land from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay, (2) **Specific Plan Amendment No. 2020-0001**, a request to change the specific plan zoning designation of approximately 8.46 gross acres of land from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan, (3) **Variance No. 2020-0001**, a request to increase the maximum allowable building height from 35 feet to 49 feet, (4) **Conditional Development Permit No. 2020-0006**, a request to allow the development and operation of a 492,410 square foot industrial commerce building on approximately 22.49 gross acres of land, (5) **Precise Plan of Design No. 2020-0012**, a request for site and architectural review of a 492,410 square foot industrial commerce building on

approximately 22.49 gross acres of land, and (6) an Environmental Impact Report (**Environmental Assessment Review No. 2020-0007**) prepared for the project, in accordance with the California Environmental Quality Act (CEQA). The project site is located at the northwest corner of Valley Boulevard and Willow Avenue.

APPLICANT:

QR Birtcher Willow Ave Owner, LLC, 450 Newport Center Drive, Suite 220, Newport Beach, CA 92660.

LOCATION:

The project site consists of four (4) parcels of land (APNs: 0132-181-01, 0132-201-03, 0254-261-14, & 0254-261-17) located at the northwest corner of Valley Boulevard and Willow Avenue (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

General Plan Amendment No. 2020-0001, Specific Plan Amendment No. 2020-0001, Variance No. 2020-0001, Conditional Development Permit No. 2020-0006, Precise Plan of Design No. 2020-0012, and Environmental Assessment Review No. 2020-0007 shall hereinafter be referred to as “Project” or “project”.

Planning Commission Action

On July 27, 2022, the Planning Commission opened the public hearing and discussed the project during a regularly scheduled public meeting. After further discussion, the Commission closed the public hearing. The Planning Commission expressed concerns regarding vehicle traffic and air emissions that would be generated by the project and voted 6-0 (1 vacancy) to adopt a Resolution recommending that the City Council deny the project. A copy of the Planning Commission Resolution is attached as **Exhibit B**.

ANALYSIS/DISCUSSION:

In accordance with Government Code Sections 65350-65362 and Section 18.78.060G of the Rialto Municipal Code, the City Council is to set the matter for public hearing. A more comprehensive staff report will follow once the hearing has been set.

ENVIRONMENTAL IMPACT:

An Environmental Impact Report (**Environmental Assessment Review No. 2020-0007**) has been prepared for consideration in conjunction with the project.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report and the attached Notice of Public Hearing (**Exhibit C**).

RECOMMENDATION:

In accordance with the process provided by Government Code Sections 65350-65362 and Section 18.78.060G of the Rialto Municipal Code, Staff recommends that the City Council set a Public Hearing for November 15, 2022, to consider the Project.