



# City of Rialto

## Legislation Text

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For the Planning Commission Meeting of April 24, 2019

TO: Honorable Chairman and Planning Commissioners  
APPROVAL: Robb Steel, Assistant CA / Director of Development Services  
FROM: Daniel Casey, Senior Planner

**Conditional Development Permit No. 810:** A request to allow the development of a 4,100 square foot multi-tenant commercial building with drive-thru service on 6.06 gross acres of land (APNs: 1133-181-18, -19, -20, & -22) located at the southeast corner of Alder Avenue and Casmalia Street within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 16-26) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

**Conditional Development Permit No. 811:** A request to allow the development of a 3,200 square foot restaurant building with drive-thru service on 6.06 gross acres of land (APNs: 1133-181-18, -19, -20, & -22) located at the southeast corner of Alder Avenue and Casmalia Street within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 16-26) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

**Conditional Development Permit No. 812:** A request to allow the development of a diesel fuel service station consisting of a 1,368 square canopy and four (4) fuel dispensers on 6.06 gross acres of land (APNs: 1133-181-18, -19, -20, & -22) located at the southeast corner of Alder Avenue and Casmalia Street within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. The project includes a Mitigated Negative Declaration (Environmental Assessment Review No. 16-26) for consideration in conjunction, in accordance with the California Environmental Quality Act (CEQA).

### **APPLICANT:**

Alessandro Service Station, LP, 139 Radio Road, Corona, CA 92879.

### **LOCATION:**

The project site consists of four (4) parcels of land (APNs: 1133-181-18, -19, -20 & -22) located at the southeast corner of Alder Avenue and Casmalia Street (Refer to the attached Location Map (**Exhibit A**)).

### **BACKGROUND:**

*Surrounding General Plan Land Use Designations*

<b>Location</b>	<b>General Plan Designation</b>
Site	Specific Plan with a Specific Plan Overlay (Renaissance SP)
North	Specific Plan with a Specific Plan Overlay (Renaissance SP)
East	Specific Plan with a Specific Plan Overlay (Renaissance SP)
South	Specific Plan with a Specific Plan Overlay (Renaissance SP)
West	Specific Plan with a Specific Plan Overlay (Renaissance SP)

### *Surrounding Zoning Designations*

<b>Location</b>	<b>Zoning</b>
Site	Freeway Incubator (FI)
North	Employment (EMP)
East	Freeway Incubator (FI)
South	Freeway Incubator (FI)
West	Freeway Incubator (FI)

### *Site Characteristics*

The project site is a relatively flat, asymmetrical-shaped piece of land comprised of four (4) parcels. Altogether, the project site is 6.06 gross acres in size with approximate average dimensions of 1,200 feet (east-west) by 220 feet (north-south). The project site is mostly undeveloped, except for an Arco/AMPM service station and convenience market located on the most westerly parcel. The project site is bound by Casmalia Street to the north and Alder Avenue to the west.

### *Surrounding Area*

To the north of the project site, across Casmalia Street, is a 630,000 square foot industrial warehouse building, and to the east is approximately 5.13 acres of vacant land. To the south lies a flood channel owned and maintained by the San Bernardino County Flood Control District, and to the west, across Alder Avenue, is approximately 5.78 acres of vacant land.

## **ANALYSIS/DISCUSSION:**

### *Project Proposal*

Alessandro Service Station, LP, the applicant, proposes to adjust the property lines between all four (4) parcels of land that comprise the project site, and then construct a 4,100 square foot multi-tenant commercial building with drive-thru service, a 3,200 square foot restaurant building with drive-thru service, and a diesel fuel service station consisting of a 1,368 square canopy and four (4) fuel dispensers, as an addition to the existing service station, on the project site.

### *Lot Line Adjustment*

The applicant filed Lot Line Adjustment No. 231 to facilitate the adjustment of the property lines between the four (4) parcels of land that make up the project site. According to the lot line adjustment documents submitted by the applicant (**Exhibit B**), the lot line adjustment will establish

the following parcels from west to east - Parcel 1 (1.81 acres), Parcel 2 (0.96 acres), Parcel 3 (1.17 acres), and Parcel 4 (2.12 acres). The Director of Development Services approved Lot Line Adjustment No. 231 on April 15, 2019. The lot line adjustment is currently in plan check with the Public Works Engineering Division. Lot Line Adjustment No. 231 does not require Planning Commission action.

#### *Entitlement Requirements*

Per Table 3-2 (General Permitted Uses) of the Renaissance Specific Plan, the development of a multi-tenant commercial building with drive-thru service, a stand-alone restaurant building with drive-thru service, and a diesel fuel service station within the FI zone is subject to the approval of separate Conditional Development Permits for each use. The applicant complied with this requirement and filed three (3) Conditional Development Permit applications on April 26, 2016.

#### *Conditional Development Permit No. 810*

According to the site plan (**Exhibit C**), the applicant will construct a speculative 4,100 square foot multi-tenant commercial building on the north end of Parcel 3 near Casmalia Street. A drive-thru lane, which will wrap around the east, north, and west sides of the building, will provide stacking for approximately ten (10) vehicles. The proposal also includes a parking lot to the south of the building, as well as landscape planters around the perimeter of the building and drive-thru lane, and throughout the parking lot.

As shown on the elevations for the multi-tenant commercial building (**Exhibit D**), the building will have a contemporary architectural design. This includes the incorporation of projected masses, varied roof forms, natural stone accents, and light earth-tone colors. Specifically, the building will feature significant wall plane relief on all four (4) sides of the building (in the form of projected columns and masses), a Coronado stone veneer wainscot on each projected column and mass, and a 4:12 pitch gable roof with concrete roof tile on the south side of the building. The exterior building height will range from 20.75 feet up to 28 feet at the top of the gable roof. Additional architectural features include decorative roofline treatments, corbels, reveals, tile insets, fabric awnings, and steel awnings.

The landscape coverage for Parcel 3 is 27.0 percent, which exceeds the minimum required amount of 10.0 percent. This includes a 33-foot wide landscape setback/easement along Casmalia Street, as well as planters within the parking lot and around the building. Other notable landscape elements include a screen hedge along the drive-thru lane and vine trellises on the exterior of the building (**Exhibit E**).

The parking lot on Parcel 3 will have forty-nine (49) parking spaces, including two (2) disabled access parking spaces. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by Table 3-6 (Parking Standards) of the Renaissance Specific Plan, which requires one (1) parking space for every 100 square feet of gross floor area for restaurant uses, and one (1) parking space for every 250 square feet of gross floor area for retail uses:

<b>Type of Use</b>	<b>Floor Area (square feet)</b>	<b>Parking Ratio</b>	<b>Number of spaces required</b>
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Restaurant Retail	2,100	2,000	1 / 100	1 / 250	21	8
Total Required/Total Provided	29/49					

**Conditional Development Permit No. 811**

According to the site plan (**Exhibit C**), the applicant will construct a speculative 3,200 square foot stand-alone restaurant building on the north end of Parcel 2 near Casmalia Street. A drive-thru lane, which will wrap around the east, north, and west sides of the building, will provide stacking for approximately seven (7) vehicles. The proposal also includes a parking lot to the south of the building, as well as landscape planters around the perimeter of the building and drive-thru lane, and throughout the parking lot.

As shown on the elevations for the restaurant building (**Exhibit F**), the building will have a contemporary architectural design. This includes the incorporation of projected masses, varied roof forms, natural stone accents, and light earth-tone colors. Specifically, the building will feature significant wall plane relief on all four (4) sides of the building (in the form of projected columns and masses), a Coronado stone veneer wainscot on each projected column and mass, and a 4:12 pitch gable roof with concrete roof tile on the south side of the building above the main entrance. The exterior building height will range from 20.75 feet up to 28 feet at the top of the gable roof. Additional architectural features include decorative roofline treatments, reveals, tile insets, fabric awnings, and a steel awning.

The landscape coverage for Parcel 2 is 22.8 percent, which exceeds the minimum required amount of 10.0 percent. This includes a 30-foot wide landscape setback/easement along Casmalia Street, as well as planters within the parking lot and around the building. Other notable landscape elements include a screen hedge along the drive-thru lane and vine trellises on the exterior of the building (**Exhibit E**).

The parking lot on Parcel 2 will have thirty-three (33) parking spaces, including two (2) disabled access parking spaces. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart below and as required by Table 3-6 (Parking Standards) of the Renaissance Specific Plan, which requires one (1) parking space for every 100 square feet of gross floor area for restaurant uses:

<b>Type of Use</b>	<b>Floor Area (square feet)</b>	<b>Parking Ratio</b>	<b>Number of spaces required</b>
Restaurant	3,200	1 / 100	32
Total Required/Total Provided	32/33		

### *Conditional Development Permit No. 812*

According to the site plan (**Exhibit C**), the applicant will construct a diesel fuel service station at the southeast corner of Parcel 1, as an addition to the gasoline and diesel service stations that already exist on-site. The new diesel fuel service station will consist of a 1,368 square foot canopy, four (4) fuel dispensers, and a 30,000 gallon underground storage tank. The proposal also includes new paving and a five (5) foot wide landscape planter along the south side of the parcel.

As shown on the elevations for the canopy (**Exhibit G**), the exterior of the canopy will feature a white metal fascia, Arco signage, and a blue bullnose trim element characteristic of Arco branding. Additionally, Coronado stone veneer and a trim cap will cover the bottom ten (10) feet of each support column.

The landscape coverage for Parcel 1 is 17.0 percent, which exceeds the minimum required amount of 10.0 percent. This includes the new five (5) wide planter on the south side of the parcel, as well as existing landscape setbacks along Casmalia Street and Alder Avenue, and planters around the existing AMPM building (**Exhibit E**).

### *Parcel 4*

The applicant does not propose to develop Parcel 4 at this time. Any future development on Parcel 4 will require the submittal and approval of any and all necessary entitlement applications prior to the commencement of any construction on the parcel.

### *Access*

Two (2) existing driveways connected to directly to Casmalia Street will provide access to the project site. The westerly driveway, located between Parcel 1 and Parcel 2, provides right-in/right-out access only, while the easterly driveway, located between Parcel 2 and Parcel 3, provides full access via an existing traffic signal.

Within the project site, the existing drive-aisles on Parcel 1 and the new drive-aisles on Parcel 2 and Parcel 3 will interconnect to provide reciprocal access amongst each parcel.

### *Fiscal Analysis*

Prior to completion of the project, the applicant will pay plan check, permit, and development impact fees to the City. Additionally, the value of the new commercial development will increase the value of the land, which will result in increased property tax collections from the County of San Bernardino, of which the City will receive a portion. Retail sales tax generated by the future tenants will also result in additional tax revenue distributed to the City. Furthermore, the project will generate approximately 20 to 30 jobs, increasing employment opportunities for City of Rialto residents.

### *Development Review Committee*

The Development Review Committee (DRC) reviewed the project on May 18, 2016. The DRC recommended approval of the project subject to the applicant revising the layout of the site and the architecture of the building. The Committee's revisions included the incorporation of the required landscape easement along Casmalia Street, planters around the perimeter of each building, and additional architectural features. The plans attached to the agenda report incorporate all of the revisions required by the DRC. After Planning Commission review, the project will return to the DRC to finalize all Precise Plan of Design development-related conditions.

### *Transportation Commission*

Darnell & Associates, Inc. prepared a traffic study for the project, dated September 7, 2018, to assess the project's potential impacts to local streets and intersections. The Transportation Commission reviewed and approved the traffic study on October 3, 2018. The traffic study anticipates that the project will generate 2,382 new vehicle trips daily, with 220 trips in the AM peak hour and 167 trips in the PM peak hour. The Transportation Commission determined that the project is responsible for "fair-share" payment of approximately \$83,772 to go towards improvements along Alder Avenue between Casmalia Street and Renaissance Parkway.

### *Land Use Compatibility*

The project and its design are consistent with the Freeway Incubator (FI) zone of the Renaissance Specific Plan and the Design Guidelines contained within Chapter 18.61 of the Rialto Municipal Code. There are no sensitive uses adjacent to or near the project site. As such, the project will not negatively affect the surrounding area. The project will provide a benefit to the community and improve the surrounding area.

## **GENERAL PLAN CONSISTENCY:**

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

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

**Goal 3-1:** Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

## **ENVIRONMENTAL IMPACT:**

### *California Environmental Quality Act*

The applicant engaged VCS Environmental, Inc. to prepare an Initial Study (Environmental Assessment Review No. 16-26) for the project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study is attached to the agenda report (**Exhibit H**). Based on the findings and recommended mitigation within the Initial Study, staff determined that the project will not have an adverse impact on the environment and prepared a Mitigated Negative Declaration. The Planning Division published a Notice of Intent to adopt the Mitigated Negative Declaration for the project in the San Bernardino Sun newspaper, and mailed notices to all property owners within 300 feet of the project site. A twenty (20) day public comment period for the Mitigated Negative Declaration began on December 15, 2018 and ended on January 3, 2019. The Planning Division received one (1) comment letter during this period from the South Coast Air Quality Management District (SCAQMD).

On December 21, 2018, the Planning Division received a letter from Lijin Sun, J.D., Program Supervisor, with the South Coast Air Quality Management District (SCAQMD) (**Exhibit I**). Ms. Sun's letter requested that the project's Air Quality and Greenhouse Gas Assessment include an analysis of operational Reactive Organic Gas (ROG) emissions generated by the underground storage tanks and the fueling process. The applicant submitted a revised Air Quality and Greenhouse Gas Assessment, a revised Initial Study, and a response letter to the Planning Division on February 4, 2019 (**Exhibit J**). The applicant's response letter documented the requested update to the ROG

analysis and indicated that ROG emissions generated by the project will remain below the SCAQMD's threshold of significance. The Planning Division forwarded a copy of the response letter to the SCAQMD on February 7, 2019. The SCAQMD did not provide any further comment upon receiving the response.

#### *Native American Tribal Consultation (Assembly Bill 52)*

In accordance with California Assembly Bill 52, the Planning Division mailed notices to six (6) Native American tribes informing them of the project and allowing them to request consultation on the project. The six (6) tribes were given thirty (30) days, from February 1, 2018 to March 2, 2018 to request consultation on the proposed project. One (1) tribe, The Gabrieleño Band of Mission Indians -Kizh Nation (Kizh Nation), requested formal consultation during the period. Planning staff conducted formal consultation with Matt Teutimez of the Kizh Nation on May 10, 2018. The topics discussed included a basic background of the project and the anticipated construction activities. During the consultation, Mr. Teutimez requested the ability to allow a certified Native American Monitor on-site during all ground disturbance activities. The Draft Resolution of Approval includes a Condition of Approval requiring the applicant to coordinate with the Kizh Nation to allow access to the project site during all ground disturbance activities.

#### **PUBLIC NOTICE:**

The City mailed a public hearing notice 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:**

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit K**) to approve the Mitigated Negative Declaration for the proposed project and authorize staff to file a Notice of Determination with the Clerk of the Board of San Bernardino County; and
- Adopt the attached Resolution (**Exhibit L**) to approve Conditional Development Permit No. 810 to allow the development of a 4,100 square foot multi-tenant commercial building with drive-thru service, subject to the findings and conditions therein; and
- Adopt the attached Resolution (**Exhibit M**) to approve Conditional Development Permit No. 811 to allow the development of a 3,200 square foot restaurant building with drive-thru service, subject to the findings and conditions therein; and
- Adopt the attached Resolution (**Exhibit N**) to approve Conditional Development Permit No. 812 to allow the development of a diesel fuel service station consisting of a 1,368 square canopy and four (4) fuel dispensers, subject to the findings and conditions therein.