



# City of Rialto

## Legislation Text

File #: PC-19-445, Version: 1

For the Planning Commission Meeting of April 24, 2019

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

**Conditional Development Permit No. 2019-0012:** Establishment of an indoor recreation facility (Kids Empire) within a proposed 12,027 square foot commercial building on Parcel 10 within the Renaissance Marketplace. The project site is located south of Renaissance Parkway and east of Linden Avenue within the Town Center (TC) zone of the Renaissance Specific Plan.

### **APPLICANT:**

Lewis Retail Centers, 1156 N. Mountain Avenue, Upland, CA 91785.

### **LOCATION**

The subject site is Parcel No. 10 (APN: 0264-152-10) of Parcel Map No. 19779. The parcel is a part of the Renaissance Marketplace project located at the south of Renaissance Parkway and east of Linden Avenue within Renaissance Marketplace development. (Refer to the Location Map (**Exhibit A**)).

### **BACKGROUND:**

#### *Surrounding Land Use and Zoning*

<b>Location</b>	<b>Existing Land Use</b>	<b>Zoning</b>
Site	Kids Empire	Town Center (TC)*
North	Norms/Olive Garden Restaurants	Town Center (TC)*
East	Future Retail Building	Town Center (TC) *
South	Vacant Land	Medium High Density Residential (MHDR)*
West	24 hour fitness	Town Center (TC)*

\*Within the Renaissance Specific Plan

#### *General Plan Designations*

<b>Location</b>	<b>General Plan Designation</b>
Site	Specific Plan
North	Specific Plan
East	Specific Plan
South	Specific Plan
West	Specific Plan

### *Site Characteristics*

The project site encompasses 2.1 acres in size and has an irregular shape. According to the plans, the site will include a 12,027 square foot structure, a pedestrian walkway, landscape planters and required parking. The applicant recorded a reciprocal access and parking agreement during the recording of TTM No. 19779 for adjacent parcels within the Renaissance Marketplace Shopping Center. The applicant will submit a lot-line adjustment application to adjust the north property line, to provide the required parking spaces for the development. The Renaissance Specific Plan establishes the zoning for the project site and the surrounding properties as Town Center (TC) and Medium High Density Residential (MHDR) (**Exhibit B**).

## **ANALYSIS/DISCUSSION:**

### *Project Proposal*

Lewis Retail Centers, the Applicant, proposes to construct a 12,027 square foot commercial building on the project site, referred to as Retail 1, and establish an indoor recreational facility for kids (Kids Empire) within said commercial building. According to the applicant's plans (**Exhibit C**), the floor area will include a toddler zone, dance room with video games, sitting area, restrooms, pantry area, storage area and a large structure utilized for climbing, swinging and sliding. The proposed hours of operation for the establishment are from 10:00am through 10:00pm, seven days a week.

### *Entitlement Requirements*

Pursuant to Table 3-2 (General Permitted Uses) of the Renaissance Specific Plan, the establishment of an indoor recreational facility is subject to the approval of a Conditional Development Permit. The applicant complied with this requirement and filed a completed Conditional Development Permit application on April 4, 2019.

### *Architectural Design*

The proposed building is consistent with the Renaissance Marketplace's architectural design combining split face decorative block, articulated textural surfaces, and color accents (**Exhibit D**). According to the elevations, the building will feature an articulated footprint specific to the tenant operational needs with projected masses on the front and back of building façade. The proposed building will feature a plaster exterior finish with a toque white colored base and split face decorative midnight block. The main entrance will incorporate different features such as, an eyebrow awning, glass windows, translucent accents and metal reveals. The building will have a minimum height of thirty-one (31) feet and four (4) inches and a maximum height of thirty-four (34) feet.

### *Parking*

The site plan provides one-hundred and seventy-one (171) parking spaces, meeting the minimum

parking requirement as shown in the parking calculation chart below and as required by Chapter 18.58.050 of the Rialto Municipal Code (Office, commercial and Industrial parking requirements) and Table 3-6, Parking Standards of the Renaissance Specific Plan:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
Indoor Recreational Facility (Kids Empire) Future Retail Building	12,027 11,840	1/100 1/250	120 48
<b>Total Required/Total Provided</b>			<b>168/171</b>

#### *Development Review Committee*

The Development Review Committee (DRC) reviewed the project on February 6, 2019. The DRC recommended approval of the project subject to the applicant revising the plans to address comments. The Committee's revisions include, but are not limited to, incorporating decorative block, providing the required parking spaces, submitting a detailed floor plan, and submitting a Conditional Development Permit for the proposed use. Staff added conditions of approval to the resolution requiring the incorporation of these revisions. After Planning Commission review, the Applicant will incorporate any revisions into the project plans, and the City will schedule the project for final review by the Development Review Committee.

#### *Land Use Compatibility*

The project meets the development criteria of the Town Center (TC) zone and the design criteria contained in Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code. The proposed land use is consistent with the Town Center (TC) zone and the surrounding land uses. There are no sensitive uses near the project site. As such, the project does not negatively impact the surrounding area. In addition, the Development Review Committee reviewed the project for compliance with all health, safety, and design requirements to ensure the project will significantly enhance the infrastructure and aesthetics of the local community.

#### *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 collection from the County of San Bernardino, and the City will receive its customary allocation. Retail sales tax generated by the commercial development will also result in additional tax revenue distributed to the City and generate new jobs, increasing employment opportunities for City of Rialto residents.

#### **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:**

The City Council certified a Subsequent Environmental Impact Report (SEIR) (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan on December 13, 2016, in accordance with the California Environmental Quality Act (CEQA). The SEIR analyzed the development of the Renaissance Marketplace shopping center, including the development and operation of commercial building Retail 1 on the project site. No further review under CEQA is required for the project.

### **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:**

It is recommended that the Planning Commission:

- Adopt the attached Resolution (**Exhibit E**) to approve Conditional Development Permit No. 2019-0012 to allow the establishment of an indoor recreational facility within a proposed 12,027 square foot commercial building, subject to the findings and conditions therein.

#### Attachments:

1. Exhibit A Location Map
2. Exhibit B Site Plan
3. Exhibit C Floor Plan
4. Exhibit D Elevations
5. Exhibit E Draft Resolution of Approval for CDP No. 2019-0012