



City of Rialto

Legislation Text

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For the Planning Commission Meeting of September 30, 2020

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Karen Peterson, Acting Community Development Director
FROM: Daniel Rosas, Associate Planner

Conditional Development Permit No. 2020-0004: Request to establish a truck repair use in conjunction with an industrial machinery and equipment wholesale facility located at 1450 North Fitzgerald Avenue (APN: 0264-212-61). The site is a 2.83-acre parcel of land with an existing 17,876 square foot building with 1,782 square feet of canopy and a 227 square foot storage shed located within the Employment (EMP) zone of the Renaissance Specific Plan. The proposed project qualifies as a Class 1 Exemption (Environmental Assessment Review No. 2020-0005) pursuant to the California Environmental Quality Act (CEQA).

APPLICANT:

Valley Power Systems, Inc., South Hacienda Blvd., City of Industry, CA 91745

LOCATION:

The project site consists of one (1) parcel of land (APN: 0264-212-61) located at 1450 N. Fitzgerald Avenue [refer to the attached Location Map (**Exhibit A**)].

BACKGROUND:

General Plan Designations

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

Zoning and Land Use

Location	Zoning	Existing Land Use
Site	Employment (EMP) with a Residential Overlay	Vacant

North	Employment (EMP) with a Residential Overlay	Vacant
East	Employment (EMP)	Industrial Warehouse
South	School (S)	Vacant
West	Low-Density Residential (LDR)	Vacant

Site Characteristics

The project site is a rectangular shaped piece of land comprised of one (1) parcel. The parcel is 2.83 gross acres in size with an average dimension of approximately 412 feet (east-west) by 310 feet (north-south). The project site is bound on the east by Fitzgerald Avenue. To the north of the site is a 3-acre parcel of vacant land. To the west of the project site is a 3.9-acre parcel of vacant land. To the south of the project site is a 4.9-acre parcel of vacant land. To the east, across Fitzgerald Avenue, is an Industrial warehouse facility. The project site consists of an existing 17,876 square foot building with 1,782 square feet of canopy, a 227 square foot storage shed and a fully paved storage yard with an existing block wall along the Fitzgerald Avenue property frontage.

Entitlement Requirements

Pursuant to Table 3-2 (General Permitted Uses) of Section 3 of the Renaissance Specific Plan, repair uses, including engine and drive train repairs, within the EMP zone requires a Conditional Development Permit, and the applicant has applied for a Conditional Development Permit ("CDP No. 2020-0004").

ANALYSIS/DISCUSSION:

Project Proposal & Site Design

The applicant, Mr. Mike Lee, proposes to lease the property to establish a truck repair use in conjunction with an industrial machinery and equipment facility known as Valley Power Systems, Inc. (Valley Power).

Operations

The applicant currently operates as a statewide distributor for several brands of industrial engines, transmissions and generator sets. Valley Power has seven locations in California and the proposed Rialto location will be a relocation of Mira Loma facility.

The facility will operate Monday through Friday from 7:00 a.m. to 6:00 p.m. and on Saturdays from 7:00 a.m. to 12:00 p.m. with approximately 50 employees and include the following activities:

- Indoor repair and maintenance of vehicles using the engines, transmissions, and parts that Valley Power represents;
- Sales of both taxable and non-taxable parts;
- Storage and distribution of industrial machinery and equipment with approximately two to three inbound and two to three outbound shipments per day; and,
- Operation of six field vehicles providing scheduled maintenance on emergency standby generator sets at customer locations throughout the Greater Los Angeles and Inland Empire areas.

Site Design

The project site consists of an existing 17,876 square foot building with 1,782 square feet of canopy, a 227 square foot storage shed and a fully paved storage yard with an existing block wall along the Fitzgerald Avenue property frontage. According to the applicant's plan (**Exhibit B & C**), the project will not add any new building square footage and the tenant intends to occupy the existing facility with only minor maintenance and repairs to the facility including:

- Replanting/revitalization of landscaping; and
- Resurfacing/restriping of the site as necessary to accommodate on-site parking spaces required for the proposed use; and
- Installation of necessary equipment within the building to facilitate the vehicle maintenance operation; and
- Installation of knox box at all gates or to the Rialto Fire Department's satisfaction.
- Installation of surveillance and alarm systems and lighting as required by the Rialto Police Department.

Access and Parking

The site has three (3) existing driveway access points to Fitzgerald Avenue. The site layout shows vehicle parking and circulation paths including an existing fire lane that will be designated with paint and maintained clear of obstructions at all times. The facility has a total of thirty-five (35) parking spaces which exceeds the minimum amount of parking that is required by Table 3-6 of the Renaissance Specific plan, as shown below:

<i>Type of parking</i>		<i>Parking Rate</i>	<i>Number of spaces</i>
<u>Office Area</u>	2,363 sf	1 / 250 sf	10
<u>Shop Area</u>	4,967 sf	1 / 500 sf	10
<u>Warehousing</u>	10,546 sf	1 / 1,000	11
<u>Parking Required</u>			31
<u>Parking Provided</u>			35

In addition to the auto parking spaces provided, the parking of customer vehicles being serviced will be limited to within the building and the seven (7) designated spaces within the yard as they are waiting to be repaired or picked up.

Land Use Compatibility & Zoning Consistency

The project and the surrounding properties are located within the General Plan land use designation of Specific Plan (SP) with Specific Plan Overlay which require the implementation of the Renaissance Specific Plan for determination of land use designations. The project is consistent with the Employment (EMP) zone of the Renaissance Specific Plan as the intent and purpose of the EMP zone is intended to accommodate a mixture of professional office, light industrial, research and development, business park, light manufacturing, assembly, and related storage and support

services.

In addition, the adjacent area to the north and east is zoned for, and developed with, light industrial uses. The surrounding area to the west and south is vacant and zoned for residential and school uses. To ensure compatibility, the applicant provided an acoustical analysis that shows the proposed operation will not negatively impact adjacent properties. While the analysis indicated that the proposed noise levels are acceptable, a condition of approval has been included in the resolution that requires the property owner and tenant to implement noise mitigations in the event that the proposed use generates unacceptable levels of noise for future neighboring uses.

The project is not anticipated to generate a significant amount of traffic and the site will be revitalized, including installation of new landscaping, new paint, and new signage.

With implementation of all the recommended conditions of approval in the resolution, the project is anticipated to operate in a manner that does not impact the surrounding area. In addition, a condition of approval is included to require a six-month review of the facility and annual reviews thereafter in the event there are validated complaints with the operation.

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 2-22: Promote industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

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

ENVIRONMENTAL IMPACT:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities Projects. Class 1 allows for the exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures and facilities. The proposed project does not involve the construction of any new additions and no traffic, noise, or other issues are anticipated. A Notice of Exemption form is attached to agenda report.

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site on September 17, 2020, published the public hearing notice in the *San Bernardino Sun* newspaper on September 19, 2020, and posted the public hearing notices on the property on September 22, 2020 and in three other locations on September 17, 2020 as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

- Adopt the attached Resolution (**Exhibit D**) to approve Conditional Development Permit No. 2020-0004 to allow the establish a truck repair use in conjunction with an industrial machinery and equipment wholesale facility subject to the findings and conditions therein.

Exhibit A - Location Map

Exhibit B - Site Plan

Exhibit C - Floor Plan

Exhibit D - Resolution