



City of Rialto

Legislation Text

File #: PC-20-0927, Version: 1

For the Planning Commission Meeting of January 27, 2021

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

Conditional Development Permit No. 2020-0021 & Precise Plan of Design No. 2020-0031: A request to establish a small collection recycling facility within the parking lot area of an existing retail center located at 151 West Base Line Road (APN: 0127-311-19) within the Community Shopping Center (C-1A) zone. The proposed project qualifies as a Class 3 Exemption (Environmental Assessment Review No. 2020-0025) pursuant to the California Environmental Quality Act (CEQA).

APPLICANT:

Sunset Recycling, 13523 Gilmore Street, Van Nuys, CA 91401.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0127-311-19) located at 151 West Base Line Road (**Exhibit A - Location Map**).

BACKGROUND:

The project was considered by the Planning Commission on December 9, 2020 (**Exhibit B - Staff Report**) and continued to January 27, 2021.

At the public hearing for the project, the Planning Commission expressed concerns that the facility would be located in a highly visible location and its proposed location would conflict with vehicles entering the nearby drive-thru restaurant and circulating within the parking lot. The project was continued to allow the applicant adequate time to find a new location for the facility.

ANALYSIS/DISCUSSION:

Modified Project Location

According to the applicant's revised site plan (**Exhibit C - Revised Site Plan**), the facility has been relocated to the west side of the Superior Grocers building. The proposed location is not within the main parking field and is away from heavy vehicle circulation. The facility will occupy parking spaces that are less utilized, promote pedestrian safety, and is unlikely to negatively impact any existing businesses. The facility is oriented in a manner that presents the aesthetically enhanced kiosk to the general public while providing additional screening of the roll-off containers.

Land Use Compatibility & Zoning Consistency

The project is consistent with the Community Shopping Center (C-1A) zone and Section 18.108 of the Rialto Municipal Code (Recycling Facilities). With the successful implementation of the recommended conditions of approval, the project is not anticipated to have a negative impact on surrounding land uses.

RECOMMENDATION:

It is recommended that the Planning Commission:

- Adopt the attached Resolution (**Exhibit D**) to approve Conditional Development Permit No. 2020-0021 and Precise Plan of Design 2020-0031 to allow the development of a small collection recycling facility, subject to the findings and conditions therein.