



City of Rialto

Legislation Text

File #: PC-21-0438, Version: 1

For the Planning Commission Meeting of July 14, 2021

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Karen Peterson, Community Development Manager
FROM: Daniel Casey, Senior Planner

Conditional Development Permit No. 2021-0003: A request to allow the development and operation of a 1,430 square foot automated car wash on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance Specific Plan. In accordance with the California Environmental Quality Act (CEQA), an Addendum to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (Environmental Assessment Review No. 2021-0020) has been prepared for consideration in conjunction with the project.

Conditional Development Permit No. 2021-0024: A request to reduce the floor area of a previously approved convenience market from 4,400 square feet to 4,138 square feet for a proposed development on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance Specific Plan. In accordance with the California Environmental Quality Act (CEQA), an Addendum to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (Environmental Assessment Review No. 2021-0020) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2021-0004: A request to modify Precise Plan of Design No. 2019-0048, to include reducing the floor area of a previously approved convenience market from 4,400 to 4,138 square feet, eliminating two (2) previously approved quick-service restaurants totaling 3,548 square feet in size, and incorporating a new 1,430 square foot automated car wash, for a proposed development on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance Specific Plan. In accordance with the California Environmental Quality Act (CEQA), an Addendum to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (Environmental Assessment Review No. 2021-0020) has been prepared for consideration in conjunction with the project.

The above entitlements, together, are collectively referred to as "project" or "Project".

APPLICANT:

J & T Management, Inc., 139 Radio Road, Corona, CA 92879.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0240-211-40) located at the southeast corner of Renaissance Parkway and Alder Avenue (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
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

Location	Zoning
Site	Freeway Commercial (FC)
North	Freeway Commercial (FC)
East	Employment (EMP)
South	Employment (EMP)
West	Utilities (U) and Employment (EMP)

Site Characteristics

The project site is a relatively flat, rectangular-shaped piece of land comprised of one (1) parcel. The parcel is 4.27 gross acres in size with approximate average dimensions of 285 feet (east-west) by 670 feet (north-south) and is entirely vacant and covered only by natural grasses and shrubs.

Surrounding Area

The project site is bound by Renaissance Parkway to the north and Alder Avenue to the west. To the north of the project site, across Renaissance Parkway, is approximately 2.27 acres of vacant land, and to the east and south of the project site is a 499,000 cold-storage warehouse facility currently occupied by Target. To the west, across Alder Avenue, is a Fontana Water Company water reservoir facility.

Prior Entitlements

On September 30, 2020, The Planning Commission adopted Planning Commission Resolution Nos. 2020-27 through 2020-33 approving Conditional Development Permit No. 2019-0022, Conditional Development Permit Nos. 2020-0013 through 2020-0017, and Precise Plan of Design No. 2019-0048, which allowed the development of a vehicle fuel station consisting of a 5,324 square foot canopy with sixteen (16) fuel dispensers, a 1,152 square foot canopy with six (6) fuel dispensers, a 4,400 square foot convenience market with the sale of beer and wine, a 1,798 square foot quick-

service restaurant with drive-thru service, a 1,750 square foot quick-service restaurant, and a 2,542 square foot stand-alone restaurant building with drive-thru service on the project site. A copy of the approved site plan is attached as **Exhibit B**.

ANALYSIS/DISCUSSION:

Project Proposal

J & T Management, Inc., the applicant, proposes to modify the previously approved project by reducing the floor area of the proposed convenience market from 4,400 square feet to 4,138 square feet, eliminating the 1,798 and 1,750 square foot quick-service restaurants, and adding a new 1,430 square foot automated car wash.

The two (2) fuel canopies, the 2,542 square foot stand-alone restaurant building, and the sale of beer and wine from within the proposed convenience market will remain as previously approved by the Planning Commission.

Proposed Tenants

The vehicle fuel station will operate under the brand “Shell”, the convenience market and car wash will operate under the brand “Circle-K”, and the stand-alone restaurant building remains speculative.

Entitlement Requirements

The following entitlements are required for the applicant's proposal:

- Conditional Development Permit No. 2021-0003: Per Table 3.2 (General Permitted Uses) of the Renaissance Specific Plan, the development and operation of an automated car wash within the FC zone requires the approval of a Conditional Development Permit.
- Conditional Development Permit No. 2021-0024: Per Section 18.66.060 of the Rialto Municipal Code, the modification of the previously approved convenience market requires the approval of a new Conditional Development Permit.
- Precise Plan of Design No. 2021-0004: Per Section 18.65.010 of the Rialto Municipal Code, the design of the revised development and the related site improvements (e.g. building exterior, landscaping, etc.) requires the approval of a Precise Plan of Design.

Site Design

According to the site plan (**Exhibit C**), the modified convenience market will be constructed at the northeast end of the project site, in the same location as previously approved, and the new automated car wash will be attached to the northeast end of the convenience market building. The drive-thru lane for the car wash will wrap around the north, east, and south sides of the convenience market building and provide stacking for approximately ten (10) vehicles from the drive-thru entrance to the car wash entrance. Additionally, the applicant will install four (4) new vacuum stations on the north side of the convenience market building near the car wash exit. The proposal also includes new landscape planters around the perimeter of the convenience market building and car wash building, as well as around the perimeter of the drive-thru lane for the car wash. All other proposed on-site and off-site improvements will remain as previously approved under Precise Plan of Design No. 2019-0048.

Floor Plan

The floor plan of the convenience market building (**Exhibit D**) indicates that the interior will consist of a one hundred (100) foot wide by forty-one (41) foot deep Circle-K convenience market and a fifty-five (55) foot wide by twenty-six (26) foot deep car wash tunnel attached to the northeast corner. The building will have an articulated footprint due to the incorporation of a projected vestibule on the west side of the building and non-habitable projected masses with varying depths on all sides of the building. Additionally, the car wash portion of the building is offset from the convenience market to provide greater relief along the north, east, and west sides of the building.

The interior of the Circle-K convenience market will contain a merchandise display area in the west side of the building, refrigerators/coolers in the north side of the building, storage/prep/cashier areas in the east side of the building, and restrooms and an office on the south sides of the building. Lastly, the applicant will place the main entrance of the Circle-K convenience market on the west side of the building facing Alder Avenue, the gas canopy, and the on-site vehicle parking areas for ease of access by customers.

The floor plan of the previously approved 2,542 square foot stand-alone restaurant building with drive-thru service will remain as previously approved under Precise Plan of Design No. 2019-0048.

Architectural Design

As shown on the elevations for the convenience market building (**Exhibit E**), the stand-alone restaurant building with drive-thru service (**Exhibit F**), and the canopies (**Exhibit G**), each structure will have a contemporary architectural design. This includes the incorporation of stucco finishes, neutral earth-tone colors, cornice roofline treatments, brick accents, and stone accents. The exterior heights across all structures will range from 19.5 feet up to 25 feet. Additional architectural features include generous amounts of glass, reveals, metal wall trellises, metal eyebrow canopies, and a porte cochere over the drive-thru window of the stand-alone restaurant building.

Landscaping

The landscape coverage for the entire project is 22.0 percent, which exceeds the minimum of 10.0 percent required by the Renaissance Specific Plan. This includes twenty-five (25) foot deep landscape planters along Renaissance Parkway and Alder Avenue as well as planters within the parking areas and around the perimeter of the buildings and the site. As shown on the Preliminary Landscape Plan (**Exhibit H**), all of the landscape planters will feature a variety of trees and an abundant amount of shrubs and groundcover.

Parking

The development will have seventy-eight (78) parking spaces, including four (4) ADA accessible 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 two-hundred fifty (250) square feet of gross floor area dedicated to convenience market uses and one (1) parking space for every one hundred (100) square feet of gross floor area dedicated to restaurant uses:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required/pr ovided
Convenience Market (Circle-K) Restaurant Total Required/Total Provided	4,138 2,542	1 / 250 1 / 100	17 26 43/78

Operations

The Shell vehicle fuel station, Circle-K convenience market, and car wash will operate twenty-four (24) hours a day, seven (7) days a week. The Circle-K convenience market will offer typical convenience-type merchandise, such as snacks, drinks, cigarettes, lottery, etc. Additionally, the Circle-K will sell beer and wine, as previously approved by the Planning Commission under Conditional Development Permit No. 2020-0013.

Crime Prevention Plan

In accordance with Section 18.106.050A(1) of the Rialto Municipal Code, the applicant submitted a Crime Prevention Plan (**Exhibit I**) that details measures to increase employee and customer safety and minimize criminal activity within the Circle-K convenience market. Safety measures contained within the Crime Prevention Plan include the installation of security lighting at a minimum of 1.5 foot-candles around the entire building, the installation of burglary and robbery alarms, and surveillance cameras. Sergeant Joshua Lindsay with the Rialto Police Department reviewed and endorsed the prevention measures contained within the applicant's Crime Prevention Plan and concluded that, if properly implemented and sustained, these safety measures will minimize crime and nuisance activities that may otherwise be associated with the convenience market. Additionally, the Draft Resolution for Conditional Development Permit No. 2019-0007 includes a condition of approval requiring adequate management to always be on-site at the convenience market to ensure proper execution of the Crime Prevention Plan.

Land Use Compatibility

The project and its design are consistent with the Freeway Commercial (FC) 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 immediately adjacent to or nearby the project site. As such, the project will not negatively affect the surrounding area. The project will provide a benefit to the community and an improvement to the surrounding area.

GENERAL PLAN CONSISTENCY:

The General Plan land use designation of the site is Specific Plan with a Specific Plan Overlay. This designation requires the underlying Specific Plan to establish distinct land use designations within the Specific Plan itself. Figure 2-2 (Land Use Diagram) of the Renaissance Specific Plan indicates that the land use designation for the project site is Freeway Commercial (FC). According to Table 3-1 (Land Use Categories) and Table 3-2 (General Permitted Uses) of the Renaissance Specific Plan, convenience market and car wash developments and uses, such as the project, are consistent with the proposed FC zoning designation. Furthermore, 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 2-22: Promote commercial and/or 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:

California Environmental Quality Act

The applicant engaged Matthew Fagan Consulting Services, Inc. to prepare an Addendum to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (MND Addendum), in accordance with the provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Rialto. Section 15164(b) of the State CEQA Guidelines states that “An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.”

The purpose of the MND Addendum is to analyze any potential differences between the impacts identified in the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (July 2020 MND) and those that would be associated with the proposed Project. Pursuant to provisions of CEQA and State CEQA Guidelines, the City is the Lead Agency charged with the responsibility of deciding whether to approve development on the Project site. As detailed in the MND Addendum, the proposed Project would result in no new significant impacts that were not analyzed in the July 2020 MND, nor would the proposed Project cause a substantial increase in the severity of any previously identified environmental impacts. The potential impacts associated with proposed Project would either be the same or less than those described in the July 2020 MND. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the July 2020 MND, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified. The MND Addendum to the July 2020 MND is attached to the agenda report (**Exhibit J**).

PUBLIC NOTICE:

The City published a public hearing notice for proposed project in the *San Bernardino Sun* newspaper, posted copies of the public hearing notice outside the Council Chambers, City Clerk's Office, and Grace Vargas Senior Center, and mailed public hearing notices to all property owners within 300 feet of the project site, as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Adopt the attached Resolution (**Exhibit K**) to approve the Addendum to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (Environmental Assessment Review No. 2021-0020) 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. 2021-0003 to allow the development and operation of a 1,430 square foot automated car wash on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway, subject to the findings and conditions therein; and
- Adopt the attached Resolution (**Exhibit M**) to approve Conditional Development Permit No. 2021-0024 to allow a reduction in floor area from 4,400 square feet to 4,138 square feet for a previously approved convenience market proposed on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway, subject to the findings and conditions therein; and
- Adopt the attached Resolution (**Exhibit N**) to approve Precise Plan of Design No. 2021-0004 to allow a modification to Precise Plan of Design No. 2019-0048, to include a reduction in floor area from 4,400 square feet to 4,138 square feet for a previously approved convenience market, the elimination of two (2) previously approved quick-service restaurants totaling 3,548 square feet in size, and the incorporation of a new 1,430 square foot automated car wash, for a proposed development on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway, subject to the findings and conditions therein.