



City of Rialto

Legislation Text

File #: PC-21-0728, Version: 1

For the Planning Commission Meeting of October 13, 2021

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Daniel Casey, Acting Community Development Manager
FROM: Daniel Rosas, Associate Planner

Conditional Development Permit No. 2021-0028: A request to allow the operation of drive-thru service in conjunction with a 950 square foot coffee shop to be located at 127 West Valley Boulevard (APNs: 0132-131-08, -09 & -18) within the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0030).

Conditional Development Permit No. 2021-0027: A request to allow the operation of a 5,137 square foot automated carwash to be located at 127 West Valley Boulevard (APNs: 0132-131-08, -09 & -18) within the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0030).

Precise Plan of Design No. 2021-0029: A request to develop a 950 square foot coffee shop with drive-thru service and a 5,137 square foot automated carwash facility with associated paving, landscaping, lighting, fencing, and drainage improvements located on the former Hometown Buffet site at 127 West Valley Boulevard (APNs: 0132-131-08, -09 & -18) within the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0030).

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

APPLICANT:

Paragon Commercial Group, 133 Penn Street, El Segundo, CA 90245.

LOCATION:

The project site consists of three (3) parcels of land (APNs: 0132-131-08, -09 & -18) located on the south side of Valley Boulevard approximately 130 feet west of Riverside Avenue (**Exhibit A**).

BACKGROUND:

Surrounding General Plan Land Use Designations

Location	General Plan Designation
Site	General Commercial
North	General Commercial
East	General Commercial
South	General Commercial
West	General Commercial

Surrounding Land Use District or Zoning Designations

Location	Zoning
Site	Freeway Commercial (F-C)
North	Retail Commercial (R-C)
East	Freeway Commercial (F-C)
South	Freeway Commercial (F-C)
West	Freeway Commercial (F-C)

Site Characteristics

The project site is a relatively flat and a fairly rectangular-shaped piece of land comprised of three (3) parcels totaling 2.45 acres in size with approximate average dimensions of 210 feet (east-west) by 340 feet (north-south). The site is currently developed with a 10,000 square foot restaurant building, associated parking, lighting, and landscaping that was formerly occupied by Hometown Buffet but has been vacant for approximately 18 months.

Surrounding Area

The project site is bound by Valley Boulevard to the north and a San Bernardino County Flood Control Channel to the west. To the north, across Valley Boulevard, is the Rialto Gateway commercial retail shopping center. To the east is an existing gas station and vacant land. To the south, is a triangular shaped city-owned parcel of land with an existing free-standing sign used to advertise the previous land use for the project site.

ANALYSIS/DISCUSSION:

Project Proposal

Paragon Commercial Group, the applicant, proposes to demolish the existing restaurant building, merge three (3) parcels of land into two (2) parcels of land, and redevelop the project site with the construction of a 950 square foot drive-thru coffee shop for Dutch Bros Coffee in conjunction with a 5,137 square foot automated carwash building and vacuum stations for Mister Carwash.

Entitlement Requirements

Per Chapter 18.66 (Conditional Development Permits) of the Rialto Municipal Code, the operation of a drive-thru requires the approval of a Conditional Development Permit by the Planning Commission.

Additionally, per Chapter 18.66 (Conditional Development Permits) of the Rialto Municipal Code, the operation of a carwash requires the approval of a Conditional Development Permit by the Planning Commission. Lastly, per Chapter 18.65 of the Rialto Municipal Code, a Precise Plan of Design approval is required to develop the project. The applicant has complied with these requirements and filed the applications on July 7, 2021.

Lot Merger

The proposal to merge of the three (3) existing parcels of land that comprise the project site into two (2) parcels of land requires the approval of a Lot Line Adjustment. According to Chapter 18.33 (F-C Zone) of the Rialto Municipal Code, the F-C zone does not require a minimum lot size for the new parcels. A Condition of approval requiring the submittal of a Lot Line Adjustment has been included in the Precise plan of Design Resolution. A Lot Line Adjustment does not require Planning Commission action. The Community Development Department and Public Works Department will process the Lot Line Adjustment upon completion of the entitlement process for the applicant's Conditional Development Permits and Precise Plan of Design applications.

Site Design

According to the site plan (**Exhibit B**), the applicant will construct a 950 square foot coffee shop building with drive-thru lane on the westerly parcel and a 5,137 square foot automated carwash building on the easterly parcel of the project site. Although each parcel will be developed with its respective facilities for Americans with Disability Act (ADA) access, trash service and required parking, there will be Covenants, Conditions and Restrictions (CC&Rs) recorded to address reciprocal access and parking, maintenance, etc.

The project site will continue to be accessed via the signalized driveway at Valley Boulevard and Gateway Plaza located at the northeast corner of the site. A vehicle circulation drive aisle will loop the around the project site providing access to parking, both drive-thru lane entrances and vacuum stations. The proposed drive-thru lane for the coffee shop has queuing for at least seventeen (17) cars. The carwash will have drive-thru queuing for at least twenty-one (21) cars from the entrance to the pay station and twenty-eight (28) designated vacuum stations.

The project also includes a pedestrian pathway to and from the public right-of-way, trash enclosures, landscape planters throughout the parking areas, landscape planters around the perimeter of the project site itself, and site lighting throughout the project will also be required.

Access

As previously mentioned, the project site will continue to be accessed via the signalized driveway at Valley Boulevard and Gateway Plaza. The project site has existing street improvements along Valley Boulevard including the existing 40 feet wide driveway located at the northeast corner of the site providing full access to and from Valley Boulevard.

Floor Plans

The floor plan of the drive-thru coffee shop building (**Exhibit C**) shows the interior will consist of a cooler, restroom, mechanical room, electrical room, and production space all totaling 950 square feet of area. The building will have an articulated footprint due to the incorporation of the electrical room and non-habitable projected masses with varying depths from the main wall plane

The floor plan of the carwash building (**Exhibit D**) shows the interior will consist of approximately 830

square feet of area for office, closets, restrooms, a breakroom, and remaining building square footage will be dedicated to the one hundred and thirty (130) foot deep wash tunnel and associated mechanical room. The building will have an articulated footprint due to the incorporation of projected masses with varying depths up to three (3) feet from the main wall plane.

Architectural Design

As shown on the elevations for the drive-thru coffee shop building (**Exhibit E**), the structure will have a contemporary architectural design that is consistent with the City's Design Guidelines and the Rialto Gateway Specific Plan in providing enhanced architecture and site design. This includes the incorporation of horizontal composite siding, and metal awnings, in cool grey color tones with fiber cement siding in a saturated blue accent color, and incorporation of Cliffstone veneer. The exterior heights across all structures will range from approximately twelve (12) feet up to twenty-four (24) feet.

As shown on the elevations for the carwash building (**Exhibit F**), the structure will have a contemporary architectural design as that is consistent with the City's Design Guidelines and the Rialto Gateway Specific Plan in providing enhanced architecture and site design. This includes the incorporation of EIFS (Exterior Insulation Finishing System), Limestone veneer, and accent metal siding finishes. The base of the building will include cool grey tones while wall projections and tower elements incorporate saturated blue and brown accent colors and varied roof forms. The exterior heights across all structures will range from approximately eighteen (18) feet up to thirty-five (35) feet.

Landscaping

The landscape coverage for the entire project is 21.8 percent which complies with the requirements of Rialto Gateway Specific Plan. This includes the existing landscape setback along Valley Boulevard, a landscape planter along the perimeter of the project site, as well as planters within the parking areas and around the interior perimeter of the buildings. As shown on the Planting Plan (**Exhibit G**), all of the landscape planters will feature a variety of trees and an abundant amount of shrubs and groundcover. Additionally, a condition of approval is included to require a landscape feature to screen the electrical room doors that will be located in an alcove facing Foothill Boulevard.

Parking

Parcel 1 of the proposed project will have eighteen (18) auto stalls and Parcel 2 will have four (4) auto stalls with twenty-eight (28) designated vacuum stations. This quantity meets the minimum parking requirement as shown in the parking calculation chart below and as required by Chapter 18.58 of the Rialto Municipal Code:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces
PARCEL-1 Coffee Shop Drive-thru credit Total Required/Total Provided	950	1/75	13 -3 10/18
PARCEL-2 Office Tunnel and mechanical equipment Total Required/Total Provided	830 N/A	1/250 N/A	4 0 4/4

Operations

Dutch Bros Coffee will operate the proposed coffee shop drive-thru. Dutch Bros Coffee started in 1992 as a pushcart in Oregon that has focused on quality, speed, and service to become a high growth operator and franchisor with 471 locations in 11 states as of June 30, 2021. The drive-thru will eventually operate 24-hours provided the consumer demand exists. Initially however, the operating hours will be 5:00 a.m. to 10:00 p.m., Sunday thru Thursday and 5:00 a.m. to 11:00 p.m. on Friday and Saturday. The operation will have a total staff of approximately thirty (30) employees with four to six (4-6) employees during a shift.

Mister Car Wash, the largest chain operator of carwashes in the United States, will operate the proposed carwash from 7:30 a.m. to 8:00 p.m., seven (7) days a week. The queuing lane and tunnel for the carwash facility will be gated upon closure, so that no cars can enter after hours. The facility is a self-service automatic carwash that will have a total staff of approximately fifteen (15) employees with three to six (3-6) employees on site during a shift to facilitate the movement of traffic, assist customers as needed and keep the facility clean. Payments will be facilitated by a self-service kiosk, the car wash itself will be fully automated and the vacuums are also self-serve.

Traffic

The applicant prepared a Traffic Scoping Agreement in coordination with the City of Rialto Public Works Department. Linscott Law & Greenspan Engineers prepared a Traffic Impact Analysis (TIA), dated September 10, 2021, to assess the project's potential impacts to local streets and intersections (**Exhibit H**). The TIA estimates that the project will generate approximately 674 greater net daily trips with 103 greater net AM peak hour trips and 62 greater net PM peak hour trips.

The TIA analyzed two (2) intersections in the project vicinity, as shown in the table below:

Study Intersections
1. Gateway Plaza (NS) at Valley Boulevard (EW)
2. Riverside Avenue (NS) at Valley Boulevard (EW)

Under Existing traffic conditions, the two (2) key study intersections currently operate at acceptable LOS D or better during the AM and PM peak hours, which is considered acceptable by the Rialto General Plan. The proposed project with ambient growth and cumulative conditions will not impact the two (2) key study intersections which are forecast to continue to operate at an acceptable LOS during the AM and PM peak hours. Although the proposed project will not impact the study intersections, improvements have been identified/recommended to improve an already existing deficient storages at the intersection of Riverside Avenue/Valley Boulevard. The recommended improvements consist of restriping the number two eastbound through lane to a shared through/right-turn lane and in-field signal timing adjustments if needed.

The Transportation Commission reviewed and approved the TIA on October 6, 2021. In its decision, the Transportation Commission agreed with the findings and recommendations in the TIA. All street improvements, "fair-share" payments, and development impact fee payments, must be paid and/or completed prior to issuance of building permits.

Land Use Compatibility

The project and its design are consistent with the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan and the General Plan. The primary purpose of the Freeway Commercial zone is to provide services to the motoring public and allows both automotive service and coffee shop uses. There are no sensitive uses in the nearby area. The project is not anticipated to have any negative impacts. The project will provide a benefit to the community by replacing an abandoned property with new on-site improvements that will aesthetically enhance the site and regenerate economic activity.

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 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 project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects (Environmental Assessment Review No. 2021-0030). Class 32 allows for the exemption of a project that is less than 5.0 acres in size and is surrounded by existing developments. A Notice of Exemption form is attached to agenda report.

PUBLIC NOTICE:

The City mailed a public hearing notice for the proposed project to all property owners within 1,000 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 I**) to approve Conditional Development Permit No. 2021-0028 to allow the operation of drive-thru service in conjunction with a 950 square foot coffee shop to be located at 127 West Valley Boulevard (APNs: 0132-131-08, -09 & -18) within the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan, subject to the findings and conditions therein; and
- Adopt the attached Resolution (**Exhibit J**) to approve Conditional Development Permit No. 2021 -

0027 to allow the operation of a 5,137 square foot automated car wash to be located at 127 West Valley Boulevard (APNs: 0132-131-08, -09 & -18) within the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan, subject to the findings and conditions therein; and

- Adopt the attached Resolution (**Exhibit K**) to approve Precise Plan of Design No. 2021-0029 to allow the development of a 950 square foot coffee shop with drive-thru service and a 5,137 square foot automated car wash facility with associated paving, landscaping, lighting, fencing, and drainage improvements located on the former Hometown Buffet site at 127 West Valley Boulevard (APNs: 0132-131-08, -09 & -18) within the Freeway Commercial (F-C) zone of the Rialto Gateway Specific Plan, subject to the findings and conditions therein.