



# City of Rialto

## Legislation Text

File #: PC-21-0817, Version: 2

For the Planning Commission Meeting of November 10, 2021

TO: Honorable Chairman and Planning Commissioners  
APPROVAL: Daniel Casey, Acting Community Development Manager  
FROM: Dionne Harris, Senior Planner

**Conditional Development Permit No. 2021-0037:** A request to operate an outlet store within an existing 2,146 square foot tenant space located at 523 S. Riverside Avenue within the Central Commercial (C-2) Zone ("Project" or "project"). This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities Projects) of the State CEQA Guidelines.

### **APPLICANT:**

Adam Awwad, 986 South Teawood Avenue, Bloomington, CA 92316.

### **LOCATION:**

The project site is located at 523 S. Riverside Avenue within the Five Points Plaza commercial center, which is located at the southeast corner of Riverside Avenue and Merrill Avenue (Refer to the attached Location Map (**Exhibit A**)).

### **BACKGROUND:**

#### *Surrounding General Plan Land Use Designations*

<b><i>Location</i></b>	<b><i>General Plan Designation</i></b>
Site	General Commercial
North	Downtown Mixed Use / Residential 12
East	Residential 6
South	Residential 21 / General Commercial
West	General Commercial

#### *Surrounding Zoning Designations*

<b><i>Location</i></b>	<b><i>Zoning</i></b>
Site	Central Commercial (C-2)

North	Support Facilities (S-F) / Multi-Family Residential (MFR)
East	Single Family Residential (R-1C)
South	Central Commercial (C-2) / Multi-Family Residential (R-3)
West	Central Commercial (C-2)

### *Site Characteristics*

The project site consists of a 2,146 square foot tenant space within the Five Points Plaza commercial center located at the southeast corner of Riverside Avenue and Merrill Avenue. The Five Points Plaza is currently developed with parking, lighting, landscaping, and several commercial structures. The commercial center is occupied by El Super grocery store, Planet Fitness, Del Taco, and many other supporting commercial uses.

### *Surrounding Area*

The Five Points Plaza is bound on the west by Riverside Avenue and on the north by Merrill Avenue. To the north, across Merrill Avenue, is an AT&T telecommunications center and a residential townhome development, and to the east is a single-family residential subdivision built in 1957. To the south are several residential triplexes and the Plaza Rialto commercial center comprised of three (3) buildings totaling approximately 23,000 square feet in size, and to the west, across Riverside Avenue, is a Walgreens drug store.

## **ANALYSIS/DISCUSSION:**

### *Project Proposal*

Adam Awwad, the applicant, proposes to establish an outlet store within a 2,146 square foot inline tenant space located at 523 S. Riverside Avenue (Exhibit B). The proposed business name is City Outlet. The outlet store operation will consist of sales of an assortment of products, including small and large kitchen appliances, dinnerware collections, toys, small bikes and scooters, patio furniture and indoor furniture (sofas beds, drawers, dining tables and chairs), coffee tables, and home décor. The Project will operate from 9:00 a.m. to 8:00 p.m. seven (7) days a week and will have six (6) employees.

### *Entitlement Requirements*

Per Section 18.66.030Q of the Rialto Municipal Code, the establishment and operation of an outlet store is subject to the approval of a Conditional Development Permit by the Planning Commission. The applicant has complied with this requirement and filed a complete application with the Planning Division on October 19, 2021.

### *Floor Plan Layout*

As shown on the floor plan (**Exhibit C**), the proposed outlet store will have a cashier counter near the front of the store, a show room area for appliances and furniture in the center of the store, and shelving for smaller goods around the perimeter of the store.

### *Land Use Compatibility*

The Five Points Plaza was developed to accommodate various retail uses. Retail outlet stores are generally compatible with other retail uses and services typically found in commercial centers, including the existing businesses within the Five Points Plaza. As such, the Planning Division

considers the City Outlet operation to be compatible with the area in which it will locate. With the approval of the Conditional Development Permit, City Outlet will be subject to a Planning Commission review within six (6) months from the date of approval to ensure compliance with all Conditions of Approval, and to ensure that the establishment has not become a nuisance. Thereafter, the establishment will be subject to annual review.

### **GENERAL PLAN CONSISTENCY:**

The project is consistent with the following goals of the Economic Development Element of the Rialto General Plan:

**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 15301, Existing Facilities, Class 1, which allows for the exemption of a project consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures.

### **PUBLIC NOTICE:**

The City mailed a public hearing notice for the proposed project to all property owners within 660 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:

- Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities, of the State CEQA Guidelines; and
- Adopt the attached Resolution (**Exhibit D**) to approve Conditional Development Permit No. 2021-0037 to allow the establishment and operation of an outlet store within an existing 2,146 square foot tenant space located at 523 S. Riverside Avenue within the Central Commercial (C-2) Zone, subject to the findings and conditions therein.