



# City of Rialto

## Legislation Text

File #: PC-21-0934, Version: 1

For the Planning Commission Meeting of December 8, 2021

TO: Honorable Chairman and Planning Commissioners  
APPROVAL: Sean M. Moore, AICP, Director of Community Development  
FROM: Dionne Harris, Senior Planner

**Conditional Development Permit No. 2021-0031:** A request to operate an Outlet Retail Store in an existing 1,530 square foot tenant space located at 678 W. Baseline Road (APN: 0127-281-10) within the Neighborhood Commercial (C-1) Zone ("Project" or "project"). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.

### **APPLICANT:**

Mayra Olascuaga, 9010 Newport Avenue, #2, Fontana, CA 92376.

### **LOCATION:**

The project site is located near the northeast corner of Baseline Road and Cactus Avenue at 678 W. Baseline Road within an existing commercial center on a parcel of land identified as APN: 0127-281-10. The commercial center is approximately 0.78 acres in size. (Refer to the Location Map included as **Exhibit A**).

### **BACKGROUND:**

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

<b>Location</b>	<b>General Plan Designation</b>
Site	Community Commercial
North	Residential 6
East	Community Commercial
South	Residential 21
West	Community Commercial

#### *Surrounding Land Use District or Zoning Designations*

<b>Location</b>	<b>Zoning</b>
Site	Neighborhood Commercial (C-1)

North	Multi-Family Residential (R-3)
East	Neighborhood Commercial (C-1)
South	Multi-Family Residential (R-3)
West	Neighborhood Commercial (C-1)

#### *Site Characteristics*

The project site (**Exhibit B**) consists of a 1,530 square foot tenant space within an existing commercial center, which is developed with parking, lighting, and landscaping. The site has existing access to Baseline Road via two (2) driveways at the south side of the site. The Commercial center tenants include Jimmy's Liquor, Hair Kraze, The Zumba Room, and Armando's Mexican Food Drive-thru Restaurant.

#### *Surrounding Area*

The surrounding area is comprised of single-family residences to the north and south. A 76 Gas Station and Convenience Store are situated to the west and La Petite Academy Day Care Center is to the east.

### **ANALYSIS/DISCUSSION:**

#### *Project Proposal*

Mayra Olascuaga, the applicant, proposes to establish an outlet store at the project site. The operation of the proposed business, named Sweet Deals, will consist of the sale of discounted, discontinued and overstock merchandise, i.e., clothing, shoes, accessories, home goods, glasses, toys, makeup, seasonal items, small electronics, bedding, and jewelry. The proposed business will operate from 10 a.m. to 5 p.m., Monday through Saturday and will have two (2) employees.

#### *Entitlement Requirements*

Pursuant to Chapter 18.66 (Conditional Development Permits) of the Rialto Municipal Code the project requires Planning Commission approval of a Conditional Development Permit. The applicant has complied with this requirement and filed a complete application with the Planning Division on October 20, 2021.

#### *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 clothing on racks, appliances, and home décor around the perimeter, and shelving for smaller goods throughout. The space is divided by a floating wall rack. Beyond the floating wall rack, the site plan includes a desk, printing table, dryer, printing machine, shelves, a break room, and bathroom.

#### *Land Use Compatibility*

The commercial center was designed for retail uses. Outlet stores are generally compatible with other retail uses and services typically found in commercial centers, including the existing businesses. As such, the Planning Division considers the proposed project to be compatible with the businesses in the area. To ensure compliance with all Conditions of Approval and that the establishment has not become a nuisance, the draft Resolution (**Exhibit D**) includes a Condition of Approval requiring Planning Commission review within six (6) months from the date of approval and

annual reviews thereafter.

### **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 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures. A Notice of Exemption is attached to agenda report as (**Exhibit E**).

### **PUBLIC NOTICE:**

The City mailed a public hearing notice for the proposed project to all property owners within 660 feet of the project site, published the public hearing notice in the *San Bernardino Sun* newspaper, and posted the public hearing notice in two public places as required by State law.

### **RECOMMENDATION:**

The Planning Division recommends that the Planning Commission:

- Find the project 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. 2021-0031 to allow the establishment and operation of an Outlet Retail Store within an existing 1,530 square foot tenant space located at 678 W. Baseline Road within the Neighborhood Commercial (C-1) Zone, subject to the findings and conditions therein.