



# City of Rialto

Council Chambers  
150 S. Palm Ave.  
Rialto, CA 92376

## Regular Meeting Planning Commission

*Jerry Gutierrez Chair*  
*John Peukert Vice Chair*  
*Pauline Tidler Commissioner*  
*Dale Estvander Commissioner*  
*Artist Gilbert Commissioner*  
*Al Twine Commissioner*  
*Frank Gonzalez Commissioner*  
*Pam Lee Asst. City Attorney*  
*Gina Gibson Planning Manager*  
*Angela Morales Commission Secretary*

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Wednesday, July 27, 2016

6:00 PM

CIVIC CENTER

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Members of the public are given an opportunity to speak on any listed agenda items. Please notify the Planning Division if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, California 92376) at least 72 hours in advance of the meeting. Copies of the staff reports relating to each item on the agenda are on file in the Planning Division, 150 South Palm Avenue, Rialto, California 92376 and are available for public inspection. Any person having a question concerning any agenda item may call the Planning Division (909) 820-2535 to inquire about any item described on the agenda.

*NOTICE TO PUBLIC: To speak on Public Hearing Items, fill out a form located at the front counter in the lobby and give it to Development Services Staff. Each person will be allowed three (3) minutes to address the Planning Commission.*

*Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Planning Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]*

*If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the City Clerk upon forms provided by the City within fifteen (15) calendar days after the hearing.*

### **Call To Order**

### **Pledge of Allegiance**

### **Roll Call**

*Chair Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Al Twine, Dale Estvander, Pauline Tidler, Frank Gonzalez*

### **Oral Communications from the Audience on items not on the Agenda**

## **Planning Commission Minutes**

*Minutes from the July 13, 2016 meeting will be reviewed at the August 10, 2016 meeting.*

## **Public Hearings**

*None.*

## **Action Items**

*None.*

## **Planning Division Comments**

[16-534](#)

### **Planning Commission Annual Update**

**Attachments:** [PC Annual Report FY 15-16](#)

## **Planning Commission Comments**

*Economic Development Update*

*The California Environmental Quality Act - The Commissioner's Role*

## **Adjournment**



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Council Chambers  
150 S. Palm Ave.  
Rialto, CA 92376

## Legislation Text

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**File #: 16-534, Version: 1**

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For the Planning Commission Meeting of [July 27, 2016]

TO: Honorable Chairman and Planning Commissioners  
APPROVAL: Robb Steel, Asst.CA/Development Services Director  
REVIEWED BY: Gina M. Gibson, Planning Manager  
FROM: Daniel Rosas, Assistant Planner

### **Planning Commission Annual Update**

A draft of the Planning Commission Annual Update report is attached for discussion. Once completed, the final report will be scheduled for a formal review by the Planning Commission and the City Council.

# *City of Rialto*

## *Planning Commission*



### *2015-2016*

## *FISCAL YEAR REPORT*

## HISTORY OF ZONING AND THE PLANNING COMMISSION

According to historical records, in 1939, the City Council adopted Ordinance No. 166, establishing the first rudimentary zoning classifications and regulations in the City. Over the next several years, additional basic zoning ordinances were adopted culminating in 1953 with the adoption of Ordinance No. 313, which established the “Official Land Use Zoning Ordinance” for the City. While this action represented a substantial leap forward, the Zoning Ordinance was still very basic and difficult to interpret. Additionally, in 1953, graduate students from the University of Southern California (USC) published a comprehensive report entitled “Research for Planning” of the Community. This 1953 report was the first comprehensive economic and planning study of the City. The report praised the City for the advancements it had made in land use planning. Up to 1953 and the adoption of the Zoning Ordinance, zoning decisions were made by the City Council.

According to Department files, the first City Planning Commission consisted of five members and was established by the City Council in early 1938. The Planning Commission is the oldest permanent advisory Commission established by the City Council.

## RESPONSIBILITIES OF THE PLANNING COMMISSION

The Planning Commission performs the functions, duties and powers provided in the State of California Planning and Zoning Law referred to in Section 2.22.010. The Planning Commission conducts public hearings to consider land use matters, such as the adoption and amendment of the City General Plan, zoning ordinances, specific plans, amendments, conditional development permits, variances and land divisions. It functions in an advisory role to the City Council on practically all matters of land use. It also initiates and directs special land use studies as directed by the City Council.

The Planning Commission is comprised of seven (7) commissioners who were appointed by the Mayor and City Council to serve four-year terms. The Commission meets regularly on the second and last Wednesdays of each month, and may meet in other workshop and special sessions as necessary.

## PLANNING COMMISSIONERS

The following citizens served on the Planning Commission:



Jerry Gutierrez, Chair



John Peukert, Vice Chair



Pauline Tidler



Al Twine





Artist Gilbert  
Gonzalez

Dale Estvander

Frank

## STAFF TO THE PLANNING COMMISSION

The following staff served the Planning Commission:

- Robb Steel, Assistant City Administrator/Development Services Director
- Gina Gibson, Planning Manager
- Daniel Casey, Associate Planner
- Daniel Rosas, Assistant Planner
- Angela Morales, Administrative Assistant
- Melody Segura, Planning Intern

## NORMAL AGENDA ITEMS AND PROJECTS REVIEWED

The Planning Commission held nineteen (19) regular meetings during fiscal year 2015-2016. Below is a summary of the major items considered, reviewed, approved and/or forwarded to the City Council by the Commission during the fiscal year:

➤ **ANNEXATIONS**

*1 Reviewed*

**Annexation No. 170:** The Planning Commission recommended that the City Council initiate the annexation application process with the San Bernardino County Local Agency Formation Commission (LAFCO) to annex Lytle Creek Ranch Specific Plan Neighborhoods 2 and 3 from the Rialto sphere of influence in unincorporated San Bernardino County to the City of Rialto. (Lytle Development Company). The annexation was approved by LAFCO on May 18, 2016 and was not challenged at the protest hearing on July 21, 2016.

➤ **APPEALS**

*0 Reviewed*

➤ **CONDITONAL DEVELOPMENT PERMITS**

*23 Reviewed*

**Conditional Development Permit No. 769:** A request to allow the issuance of a Type 21 (Off-Sale General) liquor license from the California Department of Alcoholic Beverage Control for the sale of general alcoholic beverages at an existing convenience market located at 509 W. Foothill Boulevard within the C-P (Commercial Pedestrian) zone of the Foothill Boulevard Specific Plan.

**Conditional Development Permit No. 773:** A request to establish a church sanctuary in the employment zone located on the north side of Base Line Road between Alder Avenue and Laurel Avenue. (Panattoni)

**Conditional Development Permit No. 768:** A request to increase the height of an existing mono-pine wireless telecommunications facility by twelve (12) feet from fifty-six (56) feet to a new height of sixty-eight (68) feet and to install twelve (12) new panel antennas with auxiliary equipment for colocation with T-Mobile. The facility is located at 172 East Base Line Road within the C-1 A (Community Shopping Center) zone. (Verizon Wireless)

**Conditional Development Permit No. 772:** A request to allow an eight percent (8%) increase in the permitted floor area ratio through the implementation of non-residential development incentives for the development of a 175,900 square foot industrial warehouse building on a 8.42 gross acres of land located at the northeast corner of Base Line Road and Laurel Avenue within the EMP (Employment) zone of the Renaissance Specific Plan. (Shaw Properties)

**Conditional Development Permit No. 775:** A request to allow the development of a 7,382 square foot five (5) unit apartment building on a 0.32 gross acre parcel of land (APN: 0130-261-13) located at the southwest corner of First Street and Date Avenue within the R-X (Increased Density Residential) zone of the Central Area Specific Plan. (Zozo Community Inc.)

**Conditional Development Permit No. 779:** A request to allow the establishment of used car sales within an existing 1,880 square foot industrial unit located at 1320 N. Fitzgerald Avenue, Suite E, within the EMP (Employment) zone of the Renaissance Specific Plan. (Giorgian Beliciu)

**Conditional Development Permit No. 780:** A request to allow the establishment of a single-price overstock/discount store within an existing 8,240 square foot commercial building located at 677 S. Riverside Avenue within the Central Commercial (C-2) zone. (Dollar Tree Store, LLC)

**Modification of Conditional Development Permit No. 714:** A request to extend operating hours as conditioned in the conditions of approval for Planning Commission Resolution No. 14-09 in conjunction with live entertainment at Culuchi Town restaurant located at 611 E. Foothill Boulevard within the C-P (Commercial Pedestrian) zone of the Foothill Boulevard Specific Plan. (Culuchi Town)

**Conditional Development Permit No. 776:** A request to allow an increase in occupancy from six (6) to eight (8) occupants at an existing residential care facility located at 1840 North Magnolia Avenue within the R-1A (Single Family Residential) zone. (Nuevo Lindo Horizon, LLC)

**Conditional Development Permit No. 789:** A request to allow the establishment of a tattoo shop within an existing 480 square foot commercial unit located at 420 S. Riverside Avenue, Suite 101 , within the Support Commercial (S-C) zone of the Central Area Specific Plan. (James Morgan)

**Conditional Development Permit No. 753:** A request to allow the co-location of an existing mono-pine wireless telecommunications facility for the installation of twelve (12) new panel antennas with auxiliary equipment. The facility is located at 592 South Cedar Avenue within the R-1 A (Single Family Residential) zone. (Verizon Wireless)

**Conditional Development Permit No. 795:** A request to allow the establishment of a 4,000 square foot educational facility within an existing shopping center at 150 West Base Line Road, Unit B. The project site is located within the C-1A (Community Shopping Center) zone. (Taylion HD Academy)

**Conditional Development Permit No. 797:** - A request to establish a tire shop business located at 650 E. Foothill Boulevard within an existing commercial building. (Jose Ledesma)

**Conditional Development Permit No. 794:** A request to allow the establishment of a women's sober living room and board facility within an existing 1,905 square foot single-family residence located at 765 W. Heather Street within the Single-Family Residential (R-1C) zone. (Harold Douglas)

**Conditional Development Permit No. 799:** A request to allow the establishment of a truck and trailer storage yard on 4.77 acres of land located at 2977 N. Locust Avenue within the Planned Industrial Development (I-PID) zone of the Rialto Airport Specific Plan. (EZE Trucking)

**Conditional Development Permit No. 802:** A request to allow the installation of approximately 1,811 linear feet of electric fencing around the perimeter of an existing industrial storage yard on 4.6 acres of land located at 125 W. Bryant Street within the H-IND (Heavy Industrial) zone of the Agua Mansa Specific Plan. (Electric Guard Dog)

**Conditional Development Permit No. 805:** A request to allow the construction of a forty (40) foot tall freestanding sign with an electronic message board for a proposed retail shopping center located at the southwest corner of Riverside Avenue and San Bernardino Avenue within the R-C (Retail Commercial) zone of the Gateway Specific Plan. (Newmark Merrill Companies, LLC)

**Quarterly Review 16-1 of Conditional Development Permit No. 714:** The Commission received an update regarding the approved Conditional Development Permit for live entertainment in conjunction with an existing restaurant located at 611 E. Foothill Boulevard within the C-P (Commercial Pedestrian) zone of the Foothill Boulevard Specific Plan (APN: 0130-061-25). (Culich Town)

**Conditional Development Permit No. 807:** A request to establish a second-hand/thrift store within an existing commercial building located at 1507 South Riverside Avenue (0132-112-06) within the R-C (Retail Commercial) zone of the Gateway Specific Plan. (Nancy Benitez)

**Conditional Development Permit No. 804:** A request to allow a ten (10) percent increase in the permitted floor area ratio, through the implementation of non-residential development incentives, to facilitate the development of a 200,845 square foot warehouse building. The project site is located at the northwest corner of Alder Avenue and Walnut Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. (PDC OC/IE LLC)

**Conditional Development Permit No. 796:** A request to construct a 64-unit multi-family residential Project with amenities. The project site is located on the north side of Bonnieview Avenue adjacent to the Metrolink rail approximately 300 feet of Riverside Avenue within the Rialto Central Area Specific Plan. (Related California)

**Conditional Development Permit No. 808:** A request to allow the establishment of a church within an existing commercial building located at 678 West Base Line Road within the C-1 (Neighborhood Commercial) zone. (Minsterio Dunamis)

**Conditional Development Permit No. 777:** A request to allow the development of a 105,537 square-foot 209-bed Assisted Living facility and a 62,932 square-foot 118-bed Skilled Nursing facility in conjunction with a proposed Congregate Care Residential Community facility. The project site is located on the north side of Foothill Boulevard approximately 200 feet east of

Acacia Avenue within the Residential-Mixed Use (R-MU) zone of the Foothill Boulevard Specific Plan. (Azure Route 66)

➤ **PLANNING COMMISSION DETERMINATION** **3 Reviewed**

**Street Vacation:** The Planning Commission approved a Resolution making certain findings and recommending the vacation of existing right-of-way along Casmalia Street between Linden Avenue and Locust Avenue and Along Linden Avenue between Casmalia Street and Norwood Street in the Employment Zone of the Renaissance Specific Plan. ( Lewis-Hillwood Rialto Company, LLC., and the City of Rialto)

**Street Vacation:** The Planning Commission approved a Resolution making certain findings and recommending the vacation of a Portion of Existing Right-of-Way for Laurel Avenue lying northerly of Baseline in the Employment Zone of the Renaissance Specific Plan. ( Lewis-Hillwood Rialto Company, LLC., and the City of Rialto)

**Street Vacation:** The Planning Commission approved a Resolution making certain findings and recommending the vacation of a Portion of Existing Right-of-Way of Maple Avenue located southerly of Baseline. ( Lewis-Hillwood Rialto Company, LLC., and the City of Rialto)

➤ **DEVELOPMENT AGREEMENTS** **2 Reviewed**

**Development Agreement No. 15-01:** For the construction of an approximately 2,264 square foot church and a 742,514 square foot warehouse located at the northeast corner of Alder Avenue and Base Line Road. (Panattoni)

**Development Agreement No. 16-01:** Conduct Public Hearing and Consider Adoption of Resolution 16-446 Making Certain Findings and Recommendations to the City Council to Approve Development Agreement No. 16-01 by and between the City of Rialto and Alder Opportunity, LLC.

➤ **DEVELOPMENT CODE AMENDMENTS** **1 Reviewed**

**Development Code Amendment No. 16-01:** Approval of Resolution Making Certain Findings and Recommending that the City Council Approve Modifications to Titles 9 and 18 of the Rialto Municipal Code, Chapters 9.45 Mobile Marijuana Dispensaries and delivery and 18.112 Regulation of Medical Marijuana Dispensaries and Cultivation.

➤ **ENVIRONMENTAL IMPACT REPORTS** **0 Reviewed**

➤ **ENVIRONMENTAL ASSESSMENT REVIEW** **8 Reviewed**

**Environmental Assessment Review No. 15-25:** The Planning Commission recommended that the City Council approve a request to consider an Addendum to the Renaissance Specific Plan Environmental Impact Report of construct an approximately 2,264 square foot church and a 742,514 square foot warehouse located at the northeast corner of Alder Avenue and Base Line Road. (Panattoni)

**Environmental Assessment Review No. 15-27:** The Commission approved a request to allow an eight percent (8%) increase in the permitted floor area ratio through the implementation of non-residential development incentives for the development of a 175,900 square foot industrial warehouse building and to adopt a Mitigated Negative Declaration. The project site is located at

the northeast corner of Base Line Road and Laurel Avenue within the EMP (Employment) zone of the Renaissance Specific Plan. (Shaw Properties)

**Environmental Assessment Review No. 14-75:** The Commission approved a request to allow a twenty-two (22) lot subdivision located on the south side of Casmalia Street between Ayala Drive and Spruce Avenue within the Freeway Incubator (FI) zone of the Renaissance Specific Plan and to adopt a Mitigated Negative Declaration. (Emaar Enterprise, Inc)

**Environmental Assessment Review No. 15-48:** The Commission approved a request to establish a tire shop business located at 650 E. Foothill Boulevard within an existing commercial building and adopted a Negative Declaration for the project. (Jose Ledesma)

**Environmental Assessment Review No. 15-52:** The Planning Commission recommended that the City Council approve a request to change the general plan land use designation of 7.16 net-acres of land (APNs 0128-461-39 & 0128-461-40 (North Portion)) and adopt a Negative Declaration. The project site is located on the west side of Cactus Avenue approximately 615 feet south of Merrill Avenue from Residential 2 (0.1-2.0 du/acre) with a Historic Agriculture Overlay to Residential 12 (6.1-12 du/acre). (Crestwood Communities)

**Environmental Assessment Review No. 16-12:** The Commission approved a request to allow a ten (10) percent increase in the permitted floor area ratio, through the implementation of non-residential development incentives, to facilitate the development of a 200,845 square foot warehouse building and adopt a Mitigated Negative Declaration. The project site is located at the northwest corner of Alder Avenue and Walnut Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. (PDC OC/IE LLC)

**Environmental Assessment Review No. 15-67:** The Commission approved a request to construct a 64-unit multi-family residential Project with amenities on the north side of Bonnieview Avenue approximately 300 feet of Riverside Avenue and adopted a Mitigated Negative Declaration for the project. (Related California)

**Environmental Assessment Review No. 15-31:** The Commission approved a request to allow the development of a 105,537 square-foot 209-bed Assisted Living facility and a 62,932 square-foot 118-bed Skilled Nursing facility in conjunction with a proposed Congregate Care Residential Community facility and a Mitigated Negative Declaration for the project. (Azure Route 66)

➤ **EXTENSION OF TIME**

***0 Reviewed***

➤ **GENERAL PLAN AMENDMENTS**

***1 Reviewed***

**General Plan Amendment No. 15-01:** The Planning Commission recommended that the City Council approve a request to change the general plan land use designation of 7.16 net-acres of land (APNs 0128-461-39 & 0128-461-40 (North Portion)) located on the west side of Cactus Avenue approximately 615 feet south of Merrill Avenue from Residential 2 (0.1-2.0 du/acre) with a Historic Agriculture Overlay to Residential 12 (6.1-12 du/acre). (Crestwood Communities)

➤ **SPECIFIC PLAN AMENDMENTS**

***2 Reviewed***

**Amendment No. 2 to the Renaissance Specific Plan:** The Planning Commission recommended that the City Council approve a request to change the zoning designation of approximately 4.86 gross acres of land (APNs: 1133-591-01 , -04, -09, & -10 (East Portion)) located at the southwest corner of Casmalia Street and Spruce Avenue from Freeway Incubator (FI) to Low Density Residential (LDR) in conjunction with Tentative Tract Map No. 19916. (Emaar Enterprise, Inc)

**Amendment No. 1 to the Foothill Boulevard Specific Plan:** - The Planning Commission recommended that the City Council approve a request to amend the Foothill Boulevard Specific Plan to change the zoning designation of the project site located at the northwest corner of Foothill Boulevard and Eucalyptus Avenue from the R-MU (Residential Mixed-Use) zone to the C-P (Commercial Pedestrian) zone related to the establishment a tire shop business located at 650 E. Foothill Boulevard within an existing commercial building. (Jose Ledesma)

➤ **TENTATIVE PARCEL MAPS**

***8 Reviewed***

**Tentative Parcel Map No. 19649** A request to consolidate twenty-three (23) parcels of land and create one (1 ) parcel of land to facilitate the development of an approximately 2,264 square foot church and a 742,514 square foot warehouse located at the northeast corner of Alder Avenue and Base Line Road. (Panattoni)

**Tentative Parcel Map No. 19665:** A request to allow the subdivision of 0.92 gross acres of land into three (3) single-family lots. The project site is located at the northwest corner of Randall Avenue and Church Avenue (APN: 0250-261-56) within the R-1 C (Single-Family Residential) zone. (Abdel Awad)

**Tentative Tract Map No. 19916:** A request to allow a twenty-two (22) lot subdivision of 5.37 gross acres of land (APNs: 1133-591-01 & -10) located on the south side of Casmalia Street between Ayala Drive and Spruce Avenue within the Freeway Incubator (FI) zone of the Renaissance Specific Plan. (Emaar Enterprise, Inc)

**Modification of Planning Commission Resolution 13-31:** A request to remove Conditional of Approval No. 36, in relation to Tentative Tract Map No. 17708, which requires compliance with the United States Fish and Wildlife Service requirements relating to the Delhi Sands Flower-Loving Fly prior to the issuance of a grading permit. (JD 6<sup>th</sup> Street, LLC)

**Tentative Tract Map No. 19977:** A request to allow the subdivision of 9.24 gross-acres of land (APNs: 0128-461-39 & -40) located on the west side of Cactus Avenue approximately 615 feet south of Merrill Avenue into seventy-five (75) detached single-family lots, one (1 ) common lot, and one (1 ) 1.93 net acre remainder parcel. (Crestwood Communities)

**Tentative Parcel Map No. 19726:** A request to consolidate eight parcels of land (APNs: 0240-191-18, -22, -23, -25, -26, -27, -28, & -29) into one (1 ) 9.35 net acre parcel of land to facilitate the development of a 200,845 square foot warehouse building. The project site is located at the northwest corner of Alder Avenue and Walnut Avenue within the Employment (EMP) zone of the Renaissance Specific Plan. (Panattoni)

**Tentative Parcel Map No. 19674:** A request to merge two (2) parcels of land into one (1 ) 2.55 net acre parcel of land to facilitate the construction of a 64-unit multi-family residential Project with amenities. The project site is located on the north side of Bonnieview Avenue adjacent to the Metrolink rail approximately 300 feet of Riverside Avenue within the Rialto Central Area Specific Plan. (Related California)

**Tentative Parcel Map No. 19731:** A request to allow the consolidation of five (5) parcels of land (APNs: 0133-171-07, -08, -09, -20, & -31 ) into one (1 ) 8.23 net acre parcel of land to facilitate the development of a 105,537 square-foot 209-bed Assisted Living facility and a 62,932 square-foot 118-bed Skilled Nursing facility in conjunction with a proposed Congregate Care Residential Community facility and a Mitigated Negative Declaration for the project. (Azure Route 66)

➤ **VARIANCES**

***4 Reviewed***

**Variance No. 709:** A request to allow a Variance from Section 18.110.050, subsections A through D, of the Rialto Municipal Code to reduce the required separation distance between establishments offering alcoholic beverages for sale for off-site consumption and the following sensitive uses: (i) schools, from 1,000 feet to approximately 440 feet; (ii) churches, from 500 feet to approximately 436 feet; (iii) residential areas, from 100 feet to approximately 17 feet; and (iv) similar establishments possessing a valid Type 21 (Off-Sale General) license, from 1,000 feet to approximately 615 feet, in relation to a request to allow the issuance of a Type 21 (Off-Sale General) license from the California Department of Alcoholic Beverage Control for the sale of general alcoholic beverages at an existing convenience market located at 509 W. Foothill Boulevard within the C-P (Commercial Pedestrian) zone of the Foothill Boulevard Specific Plan.

**Variance No. 710** A request to vary from the setback requirement for lots in the Employment Zone. The project site is located at the northeast corner of Alder Avenue and Base Line Road (Panattoni).

**Variance No. 711:** A request to vary from Section 18.102.060G(3)(b) of the Rialto Municipal Code to increase the number of allowable freestanding signs within a shopping center from one (1 ) to two (2), to increase the allowable height of a freestanding sign from 40 feet above grade to 50 feet above grade, and to increase the allowable sign area from 130 square feet to 297 square feet in relation to a sign review application for a freestanding sign in an existing shopping center located at the northeast corner of Riverside Avenue and the 210 freeway (APN: 0264-032-19) within the C-1 (Neighborhood Commercial) zone . (Shoppes at Creekside, LLC)

**Variance No. 712:** A request to vary from Section 18.10.030E and 18.10.030G to allow a reduction in the 25 foot minimum front yard setback and the 20 foot minimum rear yard setback of the R-1C (Single Family Residential) zone. (Mosa Investments)

➤ **ZONE CHANGES**

*1 Reviewed*

**Zone Change No. 332:** A request to change the zoning designation of 7.16 net-acres of land (APNs 0128-461-39 & 0128-461-40 (North Portion)) located on the west side of Cactus Avenue approximately 615 feet south of Merrill Avenue from Agricultural (A-1 ) to Planned Residential Development-Detached (PRD-D). (Crestwood Communities)

<b>OTHER PROJECTS CONSTRUCTED</b>	
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1. **210 Logistics II:**

In 2013, the Planning Commission approved entitlements for a 763,640 square foot cross-dock warehouse located north of Base Line Road, south of Miro Way, east of Linden Avenue, and west Maple Avenue. The property remained vacant for approximately one year and the building has been constructed.



2. **Prologis 4:**

On May 8, 2013, the Planning Commission approved Variance No. 698 to allow an increase from the maximum allowable building height for a proposed 677,225 square foot distribution warehouse located on Tamarind Avenue approximately 600 feet north of Base Line Road. The building was under construction when the last Planning Commission Update and is now completed.



3. **Chevron:**

The Chevron/Extra Mile at 2035 N. Riverside Avenue in the Shoppes at Creekside development at the 210 Freeway is now complete and the facility is in operation.



4. **Medline Industries:** Construction of the 1,070,320 square foot Medline distribution center at Locust Avenue and Miro Way is nearly complete and a Certificate of Occupancy will be issued shortly.



5. **Niagara Water:** The 600,000 square foot water bottling facility for Niagara at the corner of Alder Avenue and Miro Way is complete, occupied and operational.



## **FUTURE PLANNING COMMISSION ACTIVITIES**

In addition to the many regular items that the Planning Commission reviews, there are, at this time, several major projects and plans that the Commission is scheduled to review in 2015/16:

- Renaissance Specific Plan Revision and Subsequent Environmental Impact Report

The Renaissance Specific Plan Amendment (RSPA) is an amendment to the approved 2010 RSP. The 2010 RSP consists of approximately 1,445.3 gross acres located within the western/central portion of the City. The Specific Plan is planned as an integrated community of varied housing types located near and linked to places of employment, retail outlets, services and schools. The RSP at the time of approval was planned to accommodate 16.2 million square feet of business and commercial uses (835,200 square feet of which were existing and would remain), 1,667 residential units, one school, a community park, and multiple neighborhood parks all located in proximity to one another and organized in a grid pattern.

The RSP Amendment proposed the relocation of business and industrial uses to the west of Linden Avenue; relocation of all residential land uses and the public park to the east side of Linden Avenue; and implementation of the Renaissance Marketplace retail development and the Planning Area 108 industrial/warehouse development. In addition to the Specific Plan Amendment, the project includes the Renaissance Marketplace consisting of an approximately 505,500 square foot retail center as well as the Planning Area 108 development comprised of approximately 4 million square feet of industrial/warehouse uses. These developments were not specifically identified in the 2010 RSP.

- General Plan Housing Element Update
- Habitat Conservation Plan for the Delhi Sands Flower-Loving Fly (DSFLF)
- Pepper Avenue Specific Plan

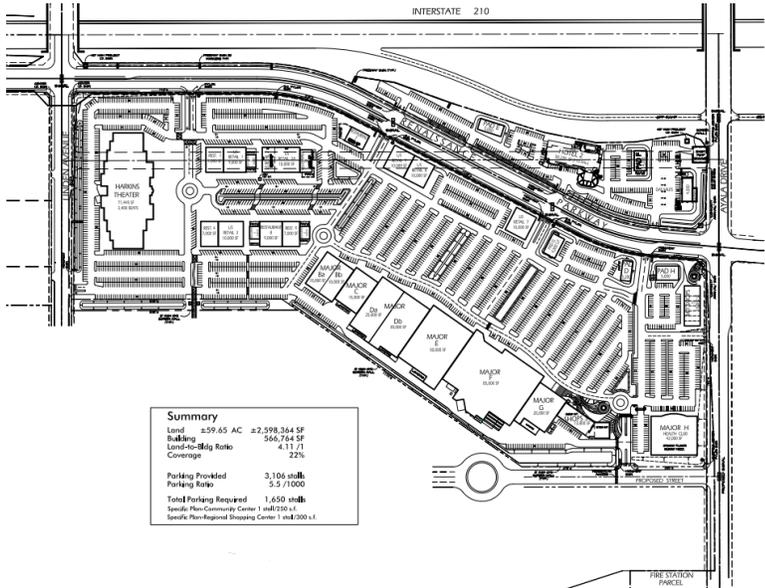
The Pepper Avenue project is a planning effort of 101.7 acres initiated by the City of Rialto in order to guide future development for these mostly vacant parcels located at the north eastern portion of the City. The Project is at an opportune location to create an entry gateway statement to Rialto. Once developed, the Project will also serve as a new source of tax revenue for the city, and utilize predominantly vacant land, and will serve the city's commercial and residential needs all while preserving the site's natural habitat. Three land use designations have been designated for this project: Community Commercial, Open Space, and Public Facility. Additionally, two land use designation overlays have been proposed: Community Commercial and Multi-Family Residential.

1. The Community Commercial land use designation will allow for up to 462,000 square feet of retail and 125,000 square feet of business park uses.
2. The Open Space land use will preserve nearly 30 acres of habitat for Riversidean Alluvial Fan Sage Scrub (RAFSS).
3. The Public Facility designation contains an existing West Valley Water District (WVWD) facility that consists of existing pump stations, water supply wells, and a reservoir.

- 4. The Multi-Family Residential Overlay allows for the option of up to 275 units subject to a reduction in the retail square footage.
- 5. A Community Commercial Overlay Zone will allow a limited development on approximately 6.3 acres, to allow future developers flexibility to attract a wider variety of tenants on the western side of Pepper Avenue.



- Revised General Plan Circulation Element and Non-Motorized Transportation Element
- Model Mining Development Code Amendment
- Storage Facilities Development Code Amendment
- Existing Wal-Mart re-use plan
- Renaissance Marketplace shopping center (505,000 square feet of retail/commercial/entertainment land use)



**ANNUAL PLANNING COMMISSION BUDGET FOR FISCAL YEAR 2015-16**

Salaries	\$ 5,300.00
Services and Supplies	<u>1,000.00</u>
TOTAL	\$ 6,300.00

<b>PLANNING COMMISSION ATTENDANCE FISCAL YEAR 2015-16</b>
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<i>Meeting Dates</i>	<i>Pauline Tidler</i>	<i>Dale Estvander</i>	<i>Artist Gilbert</i>	<i>Al Twine</i>	<i>Jerry Gutierrez</i>	<i>John Peukert</i>	<i>Frank Gonzalez</i>
<b>7/8/2015</b>	Present	Present	Absent	Present	Present	Present	Present
<b>7/29/2015</b>	Present	Present	Present	Present	Present	Present	Present
<b>8/12/2015</b>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>
<b>8/26/2015</b>	Absent	Present	Present	Present	Absent	Present	Present
<b>9/9/2015</b>	Present	Present	Present	Present	Present	Present	Present
<b>9/30/2015</b>	Absent	Present	Absent	Present	Present	Present	Present
<b>10/14/2015</b>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>
<b>10/28/2015</b>	Present	Present	Present	Present	Present	Absent	Present
<b>11/11/2015</b>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>
<b>11/25/2015</b>	Present	Present	Present	Present	Present	Present	Present
<b>12/9/2015</b>	Present	Present	Present	Present	Absent	Present	Present
<b>12/30/2015</b>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>
<b>1/13/2016</b>	Present	Present	Present	Present	Present	Present	Present
<b>1/27/2016</b>	Present	Present	Present	Present	Absent	Present	Present
<b>2/10/2016</b>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>	<i>Dark</i>
<b>2/24/2016</b>	Absent	Present	Absent	Present	Present	Absent	Present
<b>3/9/2016</b>	Absent	Present	Absent	Present	Present	Present	Present
<b>3/30/2016</b>	Present	Present	Absent	Present	Absent	Present	Present
<b>4/13/2016</b>	Present	Present	Present	Present	Absent	Present	Present
<b>4/27/2016</b>	Present	Present	Absent	Present	Present	Absent	Present
<b>5/11/2016</b>	Present	Present	Present	Present	Present	Present	Present
<b>5/25/2016</b>	Present	Present	Absent	Present	Present	Present	Present
<b>6/8/2016</b>	Present	Absent	Present	Present	Present	Absent	Absent
<b>6/29/2016</b>	Present	Present	Absent	Present	Present	Present	Present
<b>7/13/2016</b>	Present	Present	Present	Present	Present	Present	Present