

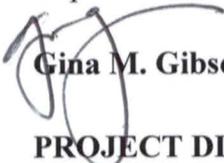


THE CITY OF RIALTO
DEVELOPMENT REVIEW COMMITTEE
AGENDA

Council Chambers
150 S. Palm Avenue
Rialto, CA 92376

WEDNESDAY, September 7, 2016

To: **DEVELOPMENT REVIEW COMMITTEE**
Deborah Robertson, Mayor
Edward Palmer, Council Member
Joshua Lindsay, Sergeant -Police Department
Hector Gonzalez, Associate Engineer -Public Works Department
Greg Lantz, Economic Development Manager -Development Services
Department
Kerrilyn Walton, Assistant Fire Marshall -Fire Prevention Unit Fire Department
James Caro, Building and Code Enforcement Manager -Development Services
Department
Guadalupe Robles, Business License Inspector-Development Services
Department

From:  **Gina M. Gibson, Planning Manager-** Development Services Department

9:30 A.M. **PROJECT DISCUSSION**
Internal Development Review Committee review and discussion of the conditions of approval.

10:00 A.M. **PUBLIC SESSION**

PRELIMINARY REVIEW **PRECISE PLAN OF DESIGN NO. 2476:** Development of a 5-acre site for an outdoor storage and parking facility located on the northeast corner of Alder Avenue and Stonehurst Drive (APN: 1133-071-05, -06, & -07)
Applicant / Property Owner: Stonehurst-Alder Partner, LLC
Project Planner: MIG Consultant- Jose Rodriguez, Project Manager

PRELIMINARY REVIEW **PRECISE PLAN OF DESIGN NO. 2474:** Construction of 32,635 square foot addition to an existing metal building, interior tenant improvements, and site improvements located at 2755 South Willow Avenue (APN: 0258-121-43) within the H-IND (Heavy Industrial) zone of the Agua Mansa Specific Plan.
Applicant / Property Owner: PSG Perris, LLC
Project Planner: Daniel Rosas, Assistant Planner

PRELIMINARY REVIEW **PRECISE PLAN OF DESIGN NO. 2480:** Exterior façade improvements to an existing drive-thru restaurant located at 120 West Valley Boulevard (APN: 0132-121-08) within the R-C (Retail Commercial) zone of the Gateway Specific Plan.
Applicant: California Food Management, LLC
Property Owner: CFM Properties Management, LLC
Project Planner: Daniel Rosas, Assistant Planner

ACTION ITEM **PRECISE PLAN OF DESIGN NO. 2477:** Request to allow the installation of three (3) panel antennas, (1) equipment cabinet, and auxiliary equipment on an existing wireless telecommunication facility located at 1485 South Willow Avenue (APN: 0132-202-07) within the F-C (Freeway Commercial) zone of the Gateway Specific Plan.

Applicant / Property Owner: James G & Janet L Flowers Revocable Trust
Project Planner: Daniel Rosas, Assistant Planner

ACTION ITEM **PRECISE PLAN OF DESIGN NO. 2478:** Request to allow the installation of three (3) panel antennas, (1) equipment cabinet, and auxiliary equipment on an existing wireless telecommunication facility located at 2538 North Locust Avenue (APN: 1133-081-04) within the I-GM (General Manufacturing) zone of the Rialto Airport Specific Plan.

Property Owner: Pyramid Precast Co, Inc.
Tower Owner: SBA
Project Planner: Daniel Rosas, Assistant Planner

Note to Applicants/Developers: All applicants must be present at 10:00 A.M. Items will be called in the order listed on the agenda. Approximately 20-30 minutes has been allotted for each item. Applicants not present will be rescheduled to a subsequent meeting. Members of the Development Review Committee will be present at the meeting. To ensure the success of the development process, applicants/developers and the project manager, engineer, and/or architect, (if necessary) should attend the meeting.

cc: Michael E. Story, City Administrator
 Robb Steel, Assistant City Administrator-Development Services Director
 George Harris, Director of Administrative and Community Services
 Barbara McGee, City Clerk
 Robert Eisenbeisz, Public Works Director
 Dean Hardin, Lieutenant
 John Dutrey, Project Manager
 Kyle Johnson, Finance Manager
 Chuck Cohn, Sr. Administrative Analyst
 Christopher Ellis, Records Coordinator
 Gene Klatt, Public Works Department
 Carleton Lockwood, Public Works Department
 John Walton, Lead Building Inspector
 Helen Shepherd, Code Enforcement Officer
 Daniel Casey, Associate Planner
 Daniel Rosas, Assistant Planner
 Ricardo Alvarez, Administrative Aide
 James Boyd, RWS/Veolia Water
 Aaron Kraft, RWS/Veolia Water
 Daniel Villanueva, RWS/Veolia Water
 Chipper Greene, RWS/Veolia Water
 Angie Perry, Executive Assistant to the CA
 Pam Kennedy, Executive Assistant to the CA
 Rialto Unified School District
 Rialto Water Services
 West Valley Water District
 Jose Rodriguez, Project Manager
 Richard Hofman- PPD No. 2477
 Allen Rolison- PPD No. 2478