

1
2 RESOLUTION NO. 2093

3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
5 ESTABLISHING A DEVELOPMENT REVIEW COMMITTEE AND THE
6 REQUIREMENT FOR PRECISE PLANS OF DESIGN.

7 WHEREAS, it is the intent of the City Council to promote and assure an
8 orderly, suitable and aesthetically pleasing environment within the City
9 of Rialto; and

10 WHEREAS, it is the intent of the City Council to ensure that development
11 within the City of Rialto be in compliance with all City Ordinances and
12 Regulations; and

13 WHEREAS, a development review procedure is desirable and necessary to
14 provide a more efficient and comprehensive review of development plans by
15 the City;

16 NOW THEREFORE, be it resolved by the City Council of the City of Rialto
17 that a Development Review Committee, consisting of the Planning Director,
18 Director of Community Services, Police Chief, Fire Chief and Chief Building
19 Official or their designated representatives, be established with the duties
20 and responsibilities of reviewing and approving precise plans of design for
21 development proposed within the City. Accordingly, the following rules and
22 regulations for the application and processing of Precise Plans of Design are
23 hereby adopted, effective immediately:

24 SECTION 1. Requirement for Precise Plan of Design.

25 A Precise Plan of Design shall be approved by the Development Review
26 Committee prior to the issuance of any building permit for the new construc-
27 tion of one (1) or more dwelling units in any residential zone, or for new
28 development or expansion of an existing use in any commercial, industrial
or other zone. Such development is permitted only in accordance with the
approved Precise Plan of Design.

	DATE	OPERATOR
Image	10/20/95	12-2
Proof	10/20/95	12-2
OCR/Index	10/24/95	OLY

1
2 SECTION 2. Contents of Precise Plan of Design.

3 The Precise Plan of Design application shall include the following
4 information, unless otherwise not required by the Planning Department:

- 5 A. The general nature of the proposed use.
- 6 B. The location, size, height and type of all structures,
7 including signs, walls and fences.
- 8 C. The exterior elevations of all buildings proposed for
9 construction, showing the general design, architectural
10 features and building materials.
- 11 D. The location, size and dimensions of all yards, setbacks and
12 all spaces between structures.
- 13 E. The location, dimensions and method of improvement of all
14 driveways, parking areas, walkways and means of access,
15 ingress and egress.
- 16 F. The location and design of all exterior lighting for the
17 proposed development.
- 18 G. The location, dimensions and method of improvement of all
19 property to be dedicated to the public or any public utility.
- 20 H. A detailed plan of landscaping and of the sprinkling system
21 providing water to all planted areas. The landscaping plan
22 shall indicate the botanical and common names of all plants
23 used, size of plants, spacing and number of each type used.
24 The sprinkling system detail shall indicate the type, number,
25 size and location of all sprinkling devices and the size and
26 location of all pipes used.

27 SECTION 3. Filing of Application for Precise Plan of Design.

28 All Applications for Precise Plans of Design shall be filed with the
Planning Department following completion of the required Environmental

1
2 Review process. Each application shall consist of one (1) copy of the
3 application form provided by the Planning Department and six (6) copies
4 of the Precise Plan of Design.

5 SECTION 4. Review Procedure.

6 The review procedure for Precise Plans of Design shall be as follows:

- 7 A. Upon receipt of the completed application, the Planning
8 Department shall refer the Precise Plan of Design to the
9 Department of Community Services, Police Department, Fire
10 Department and Division of Building & Safety for their comments
11 and recommendations.
- 12 B. The Planning Department shall, within ten (10) working days
13 from receipt of the application, call a meeting of the
14 Development Review Committee to discuss the proposed develop-
15 ment. More than one meeting of the Committee may be necessary
16 to adequately review the development.
- 17 C. The Development Review Committee shall approve, conditionally
18 approve, or disapprove each application for Precise Plan of
19 Design. Following completion of the review process, the
20 Planning Department shall prepare a report summarizing the
21 decision and findings of the Committee. The report will be for-
22 warded to the applicant for review and concurrence.
- 23 D. Approval of the Precise Plan of Design does not become effective
24 until the applicant has signed a statement acknowledging aware-
25 ness and acceptance of any required conditions of approval.
- 26 E. If the applicant does not concur with the findings of the
27 Development Review Committee, the applicant may, with no
28 additional fee, appeal the Committee's decision to the Planning

1
2 Commission. The written appeal shall specifically state
3 wherein the applicant disagrees with the findings and
4 decision of the Development Review Committee.

5 F. The applicant shall file the appeal with the Planning
6 Department. Upon receipt of the appeal, the Planning Department
7 shall schedule the appeal on the agenda of the Commission's
8 next regular meeting to be held at least fifteen (15) days after
9 receipt of the written appeal.

10 G. The Planning Commission shall hear the appeal and, within thirty
11 (30) days after receiving the appeal, shall make its decision
12 and report in writing to the applicant.

13 SECTION 5. Basis for Approval of Precise Plans of Design.

14 Approval, conditional approval or disapproval of a Precise Plan of
15 Design shall be based on the following principles and findings:

- 16 A. Every proposed use and development of land shall be in
17 compliance with all City Ordinances and Regulations.
- 18 B. Every proposed use and development of land shall be considered
19 on the basis of suitability of the site for the particular use
20 or development intended; and the total development shall be so
21 arranged as to avoid or reduce traffic congestion, ensure the
22 health, safety and welfare of the general public, prevent adverse
23 effects on neighboring properties and shall be in general accord
24 with all Elements of the General Plan.
- 25 C. If the proposed development contains elements which would sub-
26 stantially depreciate the property values of the neighboring
27 properties, or would unreasonably interfere with the use or
28 enjoyment of neighboring property rights or would endanger the
peace, health, safety, or welfare of the general public, the

1
2 Precise Plan of Design may be disapproved or may be so modified
3 or conditioned as to remove or mitigate such objections.

4 D. In reviewing a Precise Plan of Design, the Development Review
5 Committee may consider the architectural design, general
6 exterior appearance, landscaping, color, texture, surface
7 materials and exterior construction, shape and bulk, and other
8 physical characteristics, including the location of public
9 utility facilities.

10 If it is determined by the Committee that the proposed develop-
11 ment will interfere with the orderly development of the City,
12 the Precise Plan of Design may be disapproved or may be so
13 modified or conditioned as to remove or mitigate such objections.

14 SECTION 6. Approval of Precise Plan of Design.

15 An approved Precise Plan of Design will remain valid for a period of
16 one (1) year from the effective date of approval. If construction is
17 commenced within the one (1) year period and construction is being pursued
18 diligently towards completion, the approved Precise Plan of Design shall
19 remain effective for an additional one (1) year period. The Development
20 Review Committee may, upon application prior to termination of the second
21 one (1) year period, extend the approved time in the event of unavoidable
22 delays.

23 SECTION 7. Authorization for Preparation of Ordinance.

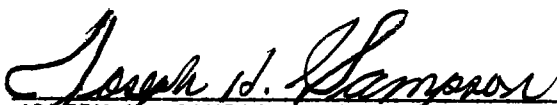
24 This Resolution shall be effective until April 1, 1981 or until the
25 contents hereof shall have been embodied in a comprehensive ordinance up-
26 dating the building and zoning laws of the City of Rialto whichever occurs
27 first. The Development Review Committee is hereby authorized and instructed
28 to proceed with the preparation of such a comprehensive ordinance and to

1
2 report to the Rialto City Council on or about April 1, 1980, as to its
3 progress in preparing such ordinance.

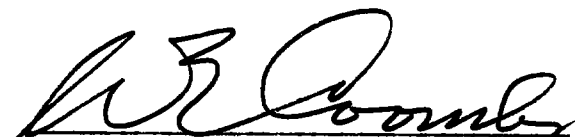
4 PASSED, APPROVED AND ADOPTED this 20th day of February,
5 1979.

6
7 
8 _____
ELVIN R. MEEK, Mayor

9
10 ATTEST:

11
12 
13 _____
JOSEPH M. SAMPSON, City Clerk

14
15
16 APPROVED AS TO FORM:

17
18 
19 _____
20 W. E. COOMBS, City Attorney

21 _____
22 _____
23 _____
24 _____
25 _____
26 _____
27 _____
28 _____

1
2 STATE OF CALIFORNIA)
3 COUNTY OF SAN BERNARDINO) ss
4 CITY OF RIALTO)

5 I, JOSEPH H. SAMPSON, City Clerk of the City of Rialto, DO HEREBY
6 CERTIFY that the foregoing Resolution No. 2093 was duly passed
7 and adopted at a Regular meeting of the City Council of the
8 City of Rialto held on the 20th day of February, 1979.

9 Upon Motion of Councilmember Eaves, seconded
10 by Councilmember Sawyer, the foregoing resolution
11 was duly passed and adopted. Vote on the Motion:

12 AYES: Mayor Meek; Council: Eaves, Sawyer, Curtis and Longville

13 NOES: None.

14 ABSENT: None.

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal
16 of the City of Rialto this 16TH day of MARCH, 1979.

17 
18 JOSEPH H. SAMPSON, City Clerk
19
20
21
22
23
24
25
26
27
28