



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**March 19, 2025 - 6:00 p.m.**

The regularly scheduled Planning Commission meeting of the City of Rialto was held in the City of Rialto City Council Chambers located at 150 South Palm Avenue, Rialto, California 92376, on March 19, 2025.

This meeting was called by the presiding officer of the City of Rialto Planning Commission in accordance with the provisions of **Government Code §54956** of the State of California.

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**CALL TO ORDER**

Chair Jerry Gutierrez called the meeting to order at 6:00 p.m.

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**PLEDGE OF  
ALLEGIANCE**

Chair Gutierrez led the pledge of allegiance.

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**ROLL CALL**

Roll Call was taken by Administrative Assistant, Heidy Gonzalez.

**Present:**

Chair Jerry Gutierrez  
Vice-Chair John Peukert  
Commissioner Dale Estvander  
Commissioner Artist Gilbert  
Commissioner Frank Gonzalez

**Absent:**

There are two vacancies.

**Staff Present:**

Assistant City Attorney, Christy Lopez  
Director of Community Development, Colby Cataldi  
Community Development Manager, Paul Gonzales  
Associate Planner, Jason Costa  
Administrative Analyst, Kim Dame  
Administrative Assistant, Heidy Gonzalez

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**ORAL  
COMMUNICATION**

Chair Gutierrez asked if there were any oral communications from the public not on the agenda. Mrs. Gonzalez stated there were none.

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**PLANNING  
COMMISSION  
MEETING  
MINUTES**

**Chair Gutierrez announced that the first item on the agenda is Planning Commission Meeting Minutes.**

Motion by Commissioner Dale Estvander, seconded by Commissioner Frank Gonzalez to move to approve the February 19, 2025, Planning Commission meeting minutes.

All were in favor, *motion carried*, 5-0.

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**PUBLIC  
HEARINGS**

**Chair Gutierrez stated the next item on the agenda is Tentative Parcel Map No. 2024-0005 and Environmental Assessment Review No. 2025-0010 (File PC-25-0190).**

Associate Planner Jason Costa made the presentation.

**Tentative Parcel Map No. 2024-0005 and Environmental Assessment Review No. 2025-0010:** A request to allow the subdivision of one (1) 3.94-acre (171,566 square feet) parcel of land (APN: 0132-102-15) into two (2) new parcels of land – Parcel 1 (2.65 acres/115,583 square feet) and Parcel 2 (1.29 acres/55,983 square feet). The project site is located at 1471 South Riverside Avenue in the Retail Commercial (R-C) land use district of the Gateway Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines.

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Chair Gutierrez opened the Public Hearing.

The applicant gave a brief description of the project.

Commissioner Estvander made a motion to close the Public Hearing. Seconded by Commissioner Gonzalez.

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve Tentative Parcel Map No. 2024-0005 and Environmental Assessment Review No. 2025-0010. Seconded by Commissioner Artist Gilbert.

**PUBLIC**  
**HEARINGS**

Vote on the motion:

AYES: 5 (Gutierrez, Peukert, Estvander, Gilbert, Gonzalez)

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

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**Chair Gutierrez stated the next item on the agenda is Tentative Tract Map No. 2024-0001, Conditional Development Permit No. 2024-0004, Precise Plan of Design No. 2024-0008 & Environmental Assessment Review No. 2024-0011 (File PC-25-0182).**

Community Development Manager Paul Gonzales made the presentation on behalf of Senior Planner Daniel Rosas.

**Tentative Tract Map No. 2024-0001, Conditional Development Permit No. 2024-0004, Precise Plan of Design No. 2024-0008 & Environmental Assessment Review No. 2024-0011:** A request to allow the consolidation of 4.99 acres of land (APNs: 0128-361-24 & -20) located on the northeast corner of Foothill Boulevard and Spruce Avenue within the Foothill Mixed-Use Zone (FMUZ) of the Foothill Central Specific Plan into one (1) residential condominium lot with easements for ingress and egress for emergency vehicle purposes, for private street and utility purposes to facilitate the development of a residential project consisting of eighty-one (81) attached condominium dwelling units with private streets and amenities. This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Environmental Assessment Review No. 2024-0011).

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Chair Gutierrez opened the Public Hearing.

The Project Consultant Greg Ocasek from Warmington Residential gave a summary of the project.

Commissioner Estvander made a motion to close the Public Hearing. Seconded by Vice-Chair John Peukert.

Chair Gutierrez closed the Public Hearing.

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**PUBLIC**  
**HEARINGS**

Commissioner Estvander made a motion to approve Tentative Tract Map No. 2024-0001, Conditional Development Permit No. 2024-0004, Precise Plan of Design No. 2024-0008 & Environmental Assessment Review No. 2024-0011. Seconded by Commissioner Gilbert.

Vote on the motion:

AYES: 5 (Gutierrez, Peukert, Estvander, Gilbert, Gonzalez)

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

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**Chair Gutierrez stated that the next item on the agenda is Community Development Director comments.**

**COMMUNITY**  
**DEVELOPMENT**  
**DIRECTOR**  
**COMMENTS**

Community Development Director Colby Cataldi noted that City Council took an action to modify the City's commissions. March 27<sup>th</sup> will be the deadline for interested applicants to apply for Planning Commission. Mr. Cataldi added that the Planning Commission will take on the responsibilities and duties of the Neighborhood Beautification & Historical Preservation and Traffic Commission. A seven-person commission and twelve-year term limit was confirmed by Mr. Cataldi.

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**Chair Gutierrez stated the next item on the agenda is Planning Commissioner comments.**

**PLANNING**  
**COMMISSIONER**  
**COMMENTS**

None.

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Commissioner Estvander made a motion to adjourn the meeting. Seconded by Vice-Chair Peukert.

**ADJOURNMENT**

**The Regular Planning Commission meeting on Wednesday, March 19, 2025, adjourned at 6:23 p.m.**

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Minutes prepared by Heidy Gonzalez  
Administrative Assistant

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Jerry Gutierrez  
Chair, Planning Commission