

City of Rialto



Regular Meeting - Final

Wednesday, May 21, 2025

REGULAR MEETING - 6:00 P.M.

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

Planning Commission

Public Participation Procedures

THE PUBLIC WILL HAVE THE OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY PROVIDE COMMENTS ON ANY AGENDA ITEM USING ANY OF THE FOLLOWING METHODS:

- *IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376*

- *IN WRITING VIA EMAIL TO PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING.*

YOU MAY CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (909) 820-2505 DURING REGULAR BUSINESS HOURS OR SEND AN EMAIL TO PLANNING@RIALTOCA.GOV TO FIND OUT WHAT DECISIONS THE PLANNING COMMISSION MADE ON THE AGENDA ITEMS.

Call To Order

Pledge of Allegiance

Roll Call

Chair Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Dale Estvander, Frank Gonzalez, Two (2) Vacancies

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-25-0348](#) Minutes from the May 7, 2025 Planning Commission Meeting

Attachments: [Planning Commission Meeting Minutes from May 7, 2025](#)

Public Hearings

[PC-25-0357](#)

Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002: A request to allow for the expansion of an existing 5 acre truck yard operation generally located on the northeast corner of Stonehurst Drive and Alder Avenue onto 2.5 acres of land, also known as 2160 West Stonehurst Drive (APN: 1133-071-08, -09 & 10) and consideration of a CEQA Exemption pursuant to Section 15332 (Class 32), Infill Development Projects (Environmental Assessment Review No. 2024-0004). The site is located within the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Request for June 4 Hearing](#)

Action Items

None.

Community Development Department Comments

Planning Commissioner Reports/Comments

Adjournment



City of Rialto

Legislation Text

File #: PC-25-0348, **Version:** 1, **Agenda #:**

Minutes from the May 7, 2025 Planning Commission Meeting



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
May 07, 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 May 07, 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 6:05 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
Commissioner Dale Estvander
Commissioner Artist Gilbert
Commissioner Frank Gonzalez

Absent:

Vice-Chair John Peukert
There are two vacancies.

Staff Present:

Assistant City Attorney, Christy Lopez
Community Development Manager, Paul Gonzales
Senior Planner, Daniel Rosas
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 Frank Gonzalez, seconded by Commissioner Dale Estvander to move to approve the March 19, 2025, Planning Commission meeting minutes.

All were in favor, *motion carried*, 4-0.

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PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002 (File PC-25-0322).

Community Development Manager Paul Gonzales advised that an email was received from the applicant John Killen in which a continuance was requested for May 21st, 2025.

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Chair Gutierrez opened the Public Hearing.

Mrs. Gonzalez read an email staff received from Andrew Worley.

[Hello, I represent the owner of 2010 W Stonehurst Drive, Rialto, CA, and received notice of the public hearing for an application Conditional Development Permit no. 2024-0001 and PPD 2024-0002 regarding APN 1133-071-08, 09, and 10 (subject property). We are neither in support nor opposition of the application, but instead have question that pertain to the impact of our property. While I will be attending the meeting, I wanted to send these questions in writing ahead of time.

1. Did any environmental reports elated to this application reveal any soil contamination as a result of the crushed asphalt dumped on the property? In the email chain attached/below, we expressed concern there was no stormwater runoff management from the subject property nor on Stonehurst to prevent pollutants from traveling to other properties. The eastern side of the subject property was razed, graded, and surfaced with crushed asphalt without any notice to us from the city of property owner.
2. What street improvement requirements will be imposed as part of the PPD?
3. What will happen to the Laurel Avenue easement that runs north/south along the eastern property line of the subject and the western property line of 2010 Stonehurst?]

PUBLIC HEARINGS

Chair Gutierrez advised that the questions brought up in the email would be addressed in the May 21, 2025, Planning Commission meeting.

Chair Gutierrez made a motion to continue the public hearing comments until May 21, 2025. Commissioner Artist Gilbert seconded the motion.

Vote on the motion:

AYES: 4 (Gutierrez, Estvander, Gilbert, Gonzalez)

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Peukert)

Motion passes.

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COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

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

Mr. Gonzales advised that the next Planning Commission meeting will be May 21st at 6 PM – two items will be on the agenda. Mr. Gonzales also wished the Commissioners a Happy Mother's Day weekend.

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PLANNING COMMISSIONER COMMENTS

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

Commissioner Gonzalez asked for an update regarding the changes to the Planning Commission. Mr. Gonzales advised that the Planning Commission will become a combination of the Historical and Traffic Commissions sometime in June.

Chair Gutierrez expressed his gratitude to staff for working on the Casa Grande project.

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Commissioner Estvander made a motion to adjourn the meeting. Seconded by Commissioner Gonzalez.

ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, May 7, 2025, adjourned at 6:11 p.m.

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Minutes prepared by Heidi Gonzalez
Administrative Assistant

Jerry Gutierrez
Chair, Planning Commission



City of Rialto

Legislation Text

File #: PC-25-0357, **Version:** 1, **Agenda #:**

For the Planning Commission Meeting of May 21, 2025

TO: Honorable Chairman and Planning Commissioners

APPROVED BY: Paul Gonzales, Community Development Manager

FROM: Daniel Rosas, Senior Planner

Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002: A request to allow for the expansion of an existing 5 acre truck yard operation generally located on the northeast corner of Stonehurst Drive and Alder Avenue onto 2.5 acres of land, also known as 2160 West Stonehurst Drive (APN: 1133-071-08, -09 & 10) and consideration of a CEQA Exemption pursuant to Section 15332 (Class 32), Infill Development Projects (Environmental Assessment Review No. 2024-0004). The site is located within the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan.

APPLICANT:

Batfish Holdings LLC and Robert and Dolores Riggio., 14768 Central Ave. Chino, CA 92705

LOCATION:

The project site consists of three (3) parcels of land (APN: 1133-071-08, 1133-071-09, & 1133-071-10) generally located on the northeast corner of Stonehurst Drive and Alder Avenues within the I-GM zone of the Rialto Airport Specific Plan, as shown on the attached location map **Exhibit A**.

BACKGROUND:

On May 7, 2025, the Planning Commission continued the public hearing for Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002 to May 21, 2025 at the applicant's request. On May 15, 2025, the applicant sent an email to the Planning Division (**Exhibit B**) with a request that the public hearing be continued to June 4, 2025 to allow additional time for proposed operation discussions and to the need to draft and review responses to public comments.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission continue the public hearing for Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002 open to June 4, 2025.



Project Location Map



From: [John Killen](#)
To: [Daniel Rosas](#); [Paul P. Gonzales](#)
Cc: [Nelson Oporto](#); [Sylvia Tran](#)
Subject: CDP-2024-0001 and PPD-2024-0001 - 2160 W Stonehurst Dr
Date: Thursday, May 15, 2025 5:51:00 PM
Attachments: [image001.png](#)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hello everyone,

Thank you for taking the time for this important call. After further discussion with ownership, we would like to continue our current application and remain on the calendar for the 06/04 Planning Commission meeting. [@Daniel Rosas](#) [@Paul P. Gonzales](#) please let know if you need anything else from us. We appreciate your time today.

Regards,

John

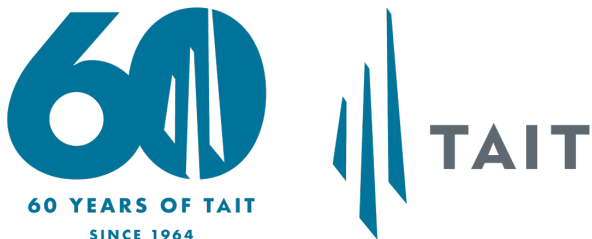
John C Killen AIA / NCARB | TAIT & Associates, Inc.

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