



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
September 18, 2024 - 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 September 18, 2024.

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 Analyst, Kim Dame.

Present:

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

Absent:

There are two vacancies.

Staff Present:

Director of Community Development, Colby Cataldi
Assistant City Attorney, Robert Messinger
Community Development Manager, Paul Gonzales
Principal Planner, Daniel Casey
Senior Planner, Daniel Rosas
Senior Planner, Sandra Robles
Engineering Manager, Vicente Giron
Administrative Analyst, Kim Dame

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**ORAL
COMMUNICATION**

Chair Gutierrez asked if there were any oral communications from the public not on the agenda. Ms. Dame 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.

There were no minutes for approval.

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PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is PC-24-1709, Conditional Development Permit No. 2023-0015 and Precise Plan of Design No. 2024-0013.

Principal Planner Daniel Rosas made the presentation.

Project is for Used Car Sales.

Conditional Development Permit No. 2023-0015: A request to establish a used car dealership within an existing commercial office located at 162 W Foothill Boulevard (APN: 0127-591-27) within the Commercial Pedestrian (C-P) land use district of the Foothill Boulevard Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) (Environmental Assessment Review No. 2023-0030).

Precise Plan of Design No. 2024-0013: A request to modify an existing commercial property to facilitate a used auto sales operation including a new trash enclosure, additional paving, striping and accessibility improvements located at 162 W Foothill Boulevard (APN: 0127-591-27) within the Foothill Boulevard Specific Plan.

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Chair Gutierrez opened the Public Hearing.

The applicant came forward to answer some questions posed by the Commission. Chair Gutierrez asked what type of used cars were planned on being sold at the new location. The applicant stated he plans on selling economy type vehicles in and around the \$10,000 range, nothing too expensive and nothing priced too low – good quality and affordable used vehicles. Chair Gutierrez asked if there would be repairs and maintenance offered on site. The applicant said no, this is for sales only.

PUBLIC HEARINGS

There were no speakers from the public.

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

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve Conditional Development Permit No. 2023-0015 and Precise Plan of Design No. 2024-0013. Seconded by Commissioner Gonzalez.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion carries.

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PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is PC-24-1711, Environmental Assessment Review No. 2023-017 and General Plan Update No. 2023-001.

Community Development Manager Paul Gonzales introduced Henry Eckhold of Dudek, who made the presentation, spoke about the formation and participation of the Community Advisory Committee (CAC), and elaborated on the different elements that are being updated.

Request the Planning Commission forward a recommendation to the City Council on the focused General Plan Update (GPA) No. 2023-001 for the amended Land Use Element, Safety Element, Circulation Element and new Environmental Justice Elements and Environmental Assessment Review (EAR) No. 2023-017.

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Chair Gutierrez opened the Public Hearing.

There were eight (8) speakers:

Ana Gonzalez, Rialto, CA

She is a Rialto resident, member of the Community Advisory Committee, and represents the Center for Community Action and Environmental Justice. She spoke in favor of the General Plan updates.

PUBLIC HEARINGS

John Lenau, 1557 W. Norwood St., Rialto, CA

Served on the Community Advisory Committee (CAC) and is in favor of the General Plan updates.

Maria Delgado, 3500 Porsche Way, Ste. 200, Ontario, CA

Is a representative from

Michael Carretero, 785 N. Macy St., Rialto, CA

Spoke in favor of the General Plan updates.

Nicolas Avalos, 2484 Etiwanda Ave., Rialto, CA

Spoke in favor of the General Plan updates.

Kelly Valencia, 1728 West Coast Blvd., Rialto, CA

Spoke in favor of the General Plan updates.

Claudia Cuevas, 785 N. Macy St., Rialto, CA

Spoke in favor of the General Plan updates.

Kimberly Carretero, 785 N. Macy St., Rialto, CA

Spoke in favor of the General Plan updates.

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

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to forward an affirmative recommendation to the City Council by approving Environmental Assessment Review No. 2023-017 and General Plan Update No. 2023-001.
Seconded by Chair Gutierrez.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion carries.

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**COMMUNITY
DEVELOPMENT
DIRECTOR
COMMENTS**

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

Director of Community Development, Colby Cataldi, stated that we anticipate having both October meetings for the Planning Commission. Those would be October 2nd and October 16th. The Foothill Central Specific Plan is scheduled to come before the Commission on the October 16th date. Mr. Cataldi doesn't see any other policy actions coming to Commission after October 16th.

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**PLANNING
COMMISSIONER
COMMENTS**

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

Chair Gutierrez asked if there are any updates on the street improvements going on near Casa Grande and how it will continue through to the City of Fontana. Engineering Manager Vincente Giron addressed the question by letting the Commission know that a consultant has been secured to do design work for the project which he anticipates being completed sometime in November or December of this year. Once that is complete, another bid will go out for a contractor to do the striping work. The project will extend east to Locust Ave.

Commissioner Gonzalez requested that more time be given to review materials that are very dense, such as this General Plan Update. Mr. Gonzales stated that staff had sent the materials by email to the Commissioners on September 6th so that they would have enough time for review of the documents and added that if a physical copy of the documents was preferred that staff would see to it that Commissioners received that as well.

Commissioner Peukert asked if the parking lot being built on Riverside Avenue and Rialto Avenue was a City project. Mr. Cataldi answered that yes, the parking lot there was a City project that has just been completed and will provide additional parking for downtown businesses. Commissioner Gonzalez asked if there will be lights in the lot and Mr. Cataldi confirmed that yes, it will be a lighted lot and it will also have EV charging stations.

Commissioner Peukert also brought up an article from the newspaper about the EPA and their plans to tackle air pollution brought on by truck traffic to warehouses in southern California. His view is that the City take a leadership role in being proactive about truck traffic and pollution in the area.

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ADJOURNMENT

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

The Regular Planning Commission meeting on Wednesday, September 18, 2024, adjourned at 6:55 p.m.

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Minutes prepared by Kim Dame
Administrative Analyst

Jerry Gutierrez
Chair, Planning Commission