



**CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION**

August 8, 2018 - 6:00 p.m.

The Regular meeting of the Planning Commission 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 Wednesday, August 8, 2018.

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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 John Peukert called the meeting to order at 6:00 p.m.

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**PLEDGE OF
ALLEGIANCE**

Commissioner Al Twine led those present in the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Planning Manager, Gina Gibson-Williams.

Present:

Chair John Peukert
Vice Chair Frank Gonzalez
Commissioner Jerry Gutierrez
Commissioner Dale Estvander
Commissioner Al Twine
Commissioner Artist Gilbert
Commissioner BarBara Chavez

Absent:

None

Also Present:

Planning Manager, Gina Gibson-Williams
Associate Planner, Daniel Casey
Assistant Planner, Daniel Rosas
Contract Planner, Edgar Gonzalez
Administrative Assistant, Adrianna Martinez
Business License Inspector, Anthony Ramirez

**ORAL
COMMUNICATIONS**

Chair Peukert asked if there were any oral communications from the audience not on the agenda.

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Ms. Adrianna Martinez stated that there was none.

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**PLANNING
COMMISSION
MEETING MINUTES**

Chair Peukert announced that the next item on the agenda is Planning Commission Meeting Minutes.

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Motion by Commissioner Dale Estvander, second by Vice Chair Frank Gonzalez to move to approve the June 13, 2018 Planning Commission Meeting Minutes. All in favor, *motion carried 7-0-0.*

PUBLIC HEARINGS

Chair Peukert stated Public Hearing items are next on the agenda.

Conditional Development Permit (CDP) No. 2018-0016

Planning Manager Gina Gibson-Williams presented Conditional Development Permit (CDP) No. 2018-0016 to request to construct a 108-room hotel (Holiday Inn Express) on a 1.86-acre site at the northeast corner of Ayala Drive and Renaissance Parkway in the Freeway Incubator (FI) zone of the Renaissance Specific Plan.

Planning Manager Gina Gibson-Williams brought to the Commission's attention the specifics of the project. Holiday Inn is a national tenant that has 5,000 hotels in nearly 100 countries. The hotel will be four floors totaling approximately 62,000 square feet. In addition, it will house a pool, gym and lobby. Hotel room details were explained (i.e. beds, furnishings) to the commission.

A Site Plan was provided to the Commission to review. The master developer will do the landscaping along Renaissance Parkway while the tenant will handle the interior landscaping. There will be at least one parking space for every room (108 rooms) for hotel guests. Two drive approaches and a reciprocal ingress/egress will be completed. Also, driveway approaches at other lots can be utilized.

Planning Manager Gina Gibson-Williams continued that some of the Conditions of Approval have been addressed for modification to the exterior elevations of the site and conditions for design of the exterior to be

cohesive with the Renaissance Parkway plan. In addition, signage may be modified.

Updated renderings will be provided to the commission as changes occur for review, (not as action items).

Planning Manager Gina Gibson-Williams recommends approval of this plans and asked if there were any responses.

Chair Peukert opened the Public Hearing.

A representative from the hotel stated that there would be employment opportunities available for the community.

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Motion by Commissioner Dale Estvander to close the Public Hearing, seconded by Commissioner Jerry Gutierrez.

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Motion by Commissioner Dale Estvander, second by Vice Chair Frank Gonzalez to move to approve Conditional Development Permit No. 2018-0016. All in favor, *motion carried*, 7-0-0.

Chair Peukert asked for the next item on the agenda.

Tentative Tract Map No. 2018-0002 (TTM 20086).

Associate Planner Daniel Casey presented the Tentative Tract Map No 2018-0002 (TTM 20086): A request to subdivide 2.51 gross acres of land (APN: 0132-031013) into eight (8) single-family lots. The project site is located on the south side of Randall Avenue approximately 475 feet east of Willow Avenue within the Single-Family Residential (R-1C) zone. The project is categorically exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA).

The applicant proposes to subdivide land into eight single-family lots. All lot sizes comply with standards. Lots range from 8,250 square feet to 9,785 square feet. There will be three floor plans built; two two-story and one two-story. Developer will add an extension to Alice Avenue until the west side is developed. Randall Street will not have public parking until the street is built to its full width of thirty-six (36') feet. City is working with applicant to put in a fifteen (15)-foot wide drainage swale as part of the City's Randall Avenue Widening project. Applicant complies with requirements of the R-1C zone.

Fiscally, the project will bring in approximately \$315,000 fees in one-time revenue fees. Property taxes will be disclosed to future homebuyers in escrow documents.

Chair Peukert opened the Public Hearing.

Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine.

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Motion by Commissioner Al Twine, second by Dale Estvander to approve Tentative Tract Map No. 2018-0002 (TTM 20086). All in favor, *motion carried* 7-0-0.

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Chair Peukert asked for the next item on the agenda.

Specific Plan Amendment No. 2018-0004
Environmental Review Assessment No. 2018-0079:

Planning Manager Gina Gibson-Williams presented Specific Plan Amendment No. 2018-0004 and Environmental Review Assessment No. 2018-0079 to recommend approval of an amendment to the Land Use Map of the Renaissance Specific Plan to the City Council to re-designate the zoning of a 3.07 acre parcel (APN 0264-212-27) located at the southwest corner of Fitzgerald Avenue and Lieske Drive from Low Density Residential (LDR) to Employment and adopt a Negative Declaration In accordance with the California Environmental Quality Act (CEQA).

Planning Manager Gina Gibson-Williams provided specifics of the project to the commission. Historically, the area has gone through several zoning transitions. The proposed revision to the Renaissance Specific Plan will re-designate the zoning for Industrial use.

Fiscally, the industrial land currently sells for considerably more than residential land and there is potential for significant revenues.

Several Commissioners expressed concern that the re-designation of the zoning would affect the nearby school, but Ms. Gibson-Williams assured the Commission that the area was recently classified as Low Density Residential and by re-designating it to what it was prior to the Renaissance Marketplace will not negatively affect the school.

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Chair John Peukert opened the Public Hearing.

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Motion by Chair John Peukert to close the Public Hearing, second by Commissioner Al Twine.

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Motion by Commissioner Al Twine, second by Vice-Chair Frank Gonzalez to approve the amendment. All in favor, *motion not carried 2-5-0.*

Chair Peukert stated that the next item on the agenda is Planning Division Comments

**PLANNING DIVISION
COMMENTS**

Planning Manager Gina Gibson-Williams invited the Commission to attend the grand opening of the Cinemark Movie Theatre on August 15 and the grand opening of the Coffee Bean on August 9th. Norms Restaurant, Olive Garden and Panera Bread have all filed applications for construction and will be located in the Renaissance Marketplace. Cracker Barrel restaurant permits are close to being ready.

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Chair Peukert stated that the next item on the agenda is Planning Commission Comments.

**PLANNING
COMMISSION
COMMENTS**

Planning Manager Gibson-Williams stated that the next Planning Commission meeting is scheduled for August 29, 2018.

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Motion by Commissioner Dale Estvander, second by Commissioner Artist Gilbert to adjourn the meeting. All in favor *motion carried 7-0-0.*

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The Regular Planning Commission meeting on Wednesday, August 8, 2018 adjourned at 6:56 p.m.

ADJOURNMENT



Erin K. Skeffington, Contracted Administrative Aide



John Peukert, Chair
Planning Commission