



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
August 30, 2023 - 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 August 30, 2023.

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 6:01 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, arrived at 6:20 PM

Absent:

All present.
There are two vacancies.

Staff Present:

Director of Community Development, Colby Cataldi
Community Development Manager, Paul Gonzales
Assistant City Attorney, Robert Messinger
Senior Planner, Daniel Casey
Associate Planner, Daniel Rosas
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 are no minutes.

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PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Precise Plan of Design No. 2022-0084 and Variance No. 2023-0001.

Community Development Manager Paul Gonzales made the presentation.

Precise Plan of Design No. 2022-0084: A request for the development of a 2-unit residential duplex with an Accessory Dwelling Unit (ADU) and a Junior Accessory Dwelling Unit (JADU). The project consists of a two-story building totaling approximately 2,400 square feet. The project site is approximately 7,203 square feet (APN's: 0127-321-13) and is located at 222 E Jackson Street. The site is approximately 452 feet west of Sycamore Avenue within the Multiple-Family Zone (R-3) Zone.

Variance No. 2023-0001: A request to allow a variance pursuant to Section 18.64.040 of the Rialto Municipal Code (RMC) to reduce the minimum required rear setback of 15 feet to 5 feet, as it relates to a proposal to develop a 2-unit duplex with Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JACU).

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Chair Gutierrez opened the Public Hearing.

There were no speakers.

Commissioner Dale Estvander made a motion to close the Public Hearing. Seconded by Commissioner Artist Gilbert.

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Commissioner Estvander made a motion to adopt Precise Plan of Design No. 2022-0084 and Variance No. 2023-0001. Seconded by Commissioner Gilbert.

PUBLIC HEARINGS

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gonzalez)

Motion carried.

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Chair Gutierrez stated the next item on the agenda is Tentative Tract Map No. 2022-0002 (TTM 20550) and Variance No. 2022-0003.

Senior Planner Daniel Casey made the presentation on behalf of Dionne Joubert.

Tentative Tract Map No. 2022-0002 (TTM 20550): A request to subdivide 0.91 gross acres of land (APN's: 0253-151-59, 0253-151-60 and 0253-151-71) into eight (8) single-family lots. The project site is located on the eastside of the future extension of Cornell Street between Ashford Avenue and the future extension of Sandalwood Avenue within the Single-Family Residential (R-1A) zone. The project is categorically exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA).

Variance No. 2022-0003: A request to allow a variance from Section 18.12.030 Rialto Municipal Code (RMC) to reduce the minimum required width from the 100-foot to 67-foot width, as it relates to the proposal to develop an eight (8) unit subdivision and will only affect four proposed parcels on (APN: 0243-151-60) located between Ashford Avenue and the future extension of Sandalwood Avenue within the zoned Single-Family Residential (R1A) zone. The project is categorically exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA).

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Chair Gutierrez opened the Public Hearing.

There were no speakers.

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 Gilbert made a motion to adopt Tentative Tract Map No. 2022-0002 (TTM 20550) and Variance No. 2022-0003. Seconded by Commissioner Estvander.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gonzalez)

Motion carried.

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Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2022-0020, Precise Plan of Design Permit No. 2022-0032 and Variance No. 2022-0002.

Mr. Gonzales made the presentation on behalf of Dionne Joubert.

Conditional Development Permit No. 2022-0020: A request for the use of a 42,542 square foot commerce center on approximately 1.88 acres of land (APN: 0260-021-39) located on the northwest corner of Riverside Avenue and Resource Drive within the Heavy Industrial (H-IND) designation of the Aqua Mansa Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0034) has been prepared for consideration in conjunction with the project.

Precise Plan of Design Permit No. 2022-0032: A request for site and architectural review and development of a 42,542 square foot commerce center.

Variance No. 2022-0002: A request for a variance for a ten (10) foot landscape setback along the perimeter of the property and at a minimum of one (1) foot for every, one (1) foot of building height, but no less than twenty-five (25) feet. The applicant proposes to reduce the northern landscape setback from ten (10) feet to three (3) feet and to reduce the eastern landscape setback from 38 feet to 15 feet on approximately 1.88 acres of land.

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Chair Gutierrez opened the Public Hearing.

There were no speakers.

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

PUBLIC HEARINGS

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to adopt Conditional Development Permit No. 2022-0020, Precise Plan of Design Permit No. 2022-0032 and Variance No. 2022-0002. Seconded by Commissioner Gilbert.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion carried.

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Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2022-0050 and Precise Plan of Design Permit No. 2022-0071.

Associate Planner Daniel Rosas made the presentation on behalf of Dionne Joubert.

Conditional Development Permit No. 2022-0050: A request for the use of an approximately 68,883 square-foot industrial commerce center on 4.78 gross acres of land (APNs: 0258-102-12, -13, & -14) located at the west side of Lilac Avenue and 975 feet south of Santa Ana Avenue, within the Light Manufacturing (M-1) zone. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Precise Plan of Design Permit No. 2022-0071: A request for site and architectural review and development of an approximately 68,883 square-foot industrial commerce center on 4.78 gross acres of land.

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Chair Gutierrez opened the Public Hearing.

On behalf of the applicant, Paige Gosney gave a brief overview of the project.

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

PUBLIC HEARINGS

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to adopt Conditional Development Permit No. 2022-0050 and Precise Plan of Design Permit No. 2022-0071. Seconded by Commissioner Gilbert.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion carried.

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Chair Gutierrez stated the next item on the agenda is Zoning Code Amendment (ZCA) No. 2023-0001.

Community Development Manager Paul Gonzales made the presentation.

Zoning Code Amendment (ZCA) No. 2023-0001: Request the Planning Commission Recommend the City Council approve Zoning Code Amendment (ZCA) No. 2023-0001 an ordinance amending Chapter 18.104 of the Rialto Municipal Code “Regulating Outdoor Storage Uses”.

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Chair Gutierrez opened the Public Hearing.

There were no speakers.

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

Chair Gutierrez closed the Public Hearing.

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Chair Gutierrez made a motion to adopt Zoning Code Amendment (ZCA) No. 2023-0001. Seconded by Commissioner Estvander.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

PUBLIC HEARINGS

Motion carried.

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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 informs the Committee that he is happy to be back after his leave.

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**PLANNING
COMMISSION
COMMENTS**

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

Chair Gutierrez expressed his concerns regarding Casa Grande Road opening and other road issues. Mr. Cataldi advised that this would be brought to the attention of the Engineering staff.

Vice-Chair Peukert stated that he wants to see the Traffic Advisory Commission (TAC) re-established. Mr. Cataldi addressed his concerns.

Commissioner Gonzalez inquired about Councils' intention with TAC. Mr. Cataldi stated that he is unaware of the current intention of the commission.

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ADJOURNMENT

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

The Regular Planning Commission meeting on Wednesday, August 30, 2023, adjourned at 7:03 p.m.

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Minutes prepared by Kim Dame
Administrative Analyst

Jerry Gutierrez
Chair, Planning Commission