



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
November 6, 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 November 6, 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

Absent:

Commissioner Frank Gonzalez
There are two vacancies.

Staff Present:

Assistant City Attorney, Robert Messinger
Director of Community Development, Colby Cataldi
Community Development Manager, Paul Gonzales
Economic Development Manager, Paul Guerrero
Senior Planner, Sandra Robles
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 none.

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PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2023-0035, Variance No. 2024-0001, Precise Plan of Design No. 2023-0044 & Environmental Assessment Review No. 2023-0054 (File PC-24-1801).

Senior Planner Sandra Robles made the presentation.

Conditional Development Permit No. 2023-0035, Variance No. 2024-0001, Precise Plan of Design No. 2023-0044 & Environmental Assessment Review No. 2023-0054: A request to allow the construction of a 950-square foot, one-story drive-in coffee restaurant on a 0.59-acre portion of a previously developed 2.35 gross acre lot (APN: 0127-321-45) within Community Shopping Center (C-1A) Zone. The request includes a Variance of the Rialto Municipal Code Section 18.30.030(C)(1) to reduce the setback from 50 feet to 10 feet from the Riverside Avenue right-of-way. The project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

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Chair Gutierrez opened the Public Hearing.

The applicant John Cagley gave a brief overview of the project.

There were no speakers.

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

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve Conditional Development Permit No. 2023-0035, Variance No. 2024-0001, Precise Plan

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of Design No. 2023-0044, & Environmental Assessment Review No. 2023-0054. Seconded by Commissioner Gilbert.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gonzalez)

Motion passes.

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Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2021-0036, Precise Plan of Design Permit No. 2017-0043, & Environmental Assessment Review No. 2021-0048 (File PC-24-1805).

Senior Planner Sandra Robles made the presentation.

Conditional Development Permit No. 2021-0036, Precise Plan of Design Permit No. 2017-0043, & Environmental Assessment Review No. 2021-0048: A request to develop and operate a truck and trailer storage yard on 6.5 gross acres of land (APN: 0128-121-20) located at 264 West Jurupa Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan. The project is categorically exempt pursuant to Section 15301 (Existing Facilities) 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 Commissioner Gilbert.

Chair Gutierrez closed the Public Hearing.

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Commissioner Gilbert made a motion to approve Conditional Development Permit No. 2021-0036, Precise Plan of Design Permit No. 2017-0043, & Environmental Assessment Review No. 2021-0048. Seconded by Commissioner Estvander.

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Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gonzalez)

Motion passes.

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Chair Gutierrez stated the next item on the agenda is Purchase and Sale Agreement for 308 North Riverside Avenue (File PC-24-1797).

Director of Community Development Colby Cataldi made the presentation.

Purchase and Sale Agreement for 308 North Riverside Avenue: A request to find the City of Rialto acquisition of real property located at 308 North Riverside Avenue (APN: 0130-033-31 and 0130-033-32) within the Rialto Central Specific Plan is consistent with the General Plan. This proposed action is exempt from the California Environmental Quality Act as an administrative action.

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Commissioner Estvander made a motion to approve the Purchase and Sale Agreement for 308 North Riverside Avenue. Seconded by Commissioner Gilbert.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gonzalez)

Motion passes.

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Chair Gutierrez stated the next item on the agenda is Purchase and Sale Agreement for 130 South Willow Avenue (File PC-24-1798).

Director of Community Development Colby Cataldi made the presentation.

Purchase and Sale Agreement for 130 South Willow Avenue: A request to find the City of Rialto acquisition of real property located at 130 South Willow Avenue (APN: 0130-211-30 and 0130-211-36) within the Rialto Central Specific Plan is consistent with the General Plan. This proposed

PUBLIC HEARINGS

action is exempt from the California Environmental Quality Act as an administrative action.

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Chair Gutierrez made a motion to approve the Purchase and Sale Agreement for 130 South Willow Avenue. Seconded by Commissioner Gilbert.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gonzalez)

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. Cataldi stated there will not be a second Planning Commission meeting in November. The next meeting will therefore be Wednesday, December 4, 2024, and will be the last meeting of the year.

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**PLANNING
COMMISSIONER
COMMENTS**

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

Vice-Chair Peukert inquired why the Dutch Bros and Starbucks are both being constructed in close vicinity to each other and if there is a way to determine when the City of Rialto can safely assume that there are enough coffee shops within its city limits. Mr. Cataldi advised that these companies know their marketplace best and would be the ones to make that determination.

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ADJOURNMENT

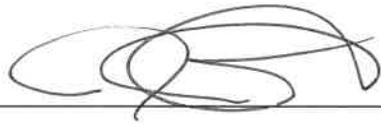
Commissioner Estvander made a motion to adjourn the meeting. Seconded by Commissioner Gilbert.

The Regular Planning Commission meeting on Wednesday, November 6, 2024, adjourned at 6:33 p.m.

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Minutes prepared by Heidi Gonzalez
Administrative Assistant



Jerry Gutierrez
Chair, Planning Commission