



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**April 25, 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, April 25, 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 Dale Estvander 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 Dale Estvander  
Commissioner Al Twine  
Commissioner Jerry Gutierrez  
Commissioner Artist Gilbert

**Absent:**

Commissioner Student, Maria Delgadillo

**Also Present:**

Assistant City Attorney, Pam Lee  
Assistant Planner, Daniel Rosas  
Associate Planner, Daniel Casey  
Planning Manager, Gina Gibson-Williams

**ORAL COMMUNICATIONS**

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

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Mrs. Gibson-Williams stated that there were 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 Estvander, second by Vice Chair Gonzalez, to approve the minutes for April 11, 2018. All in favor, *motion carried 6-0-0.*

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**PUBLIC HEARINGS**

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

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Conditional Development Permit No. 2018-0008

Assistant Planner Rosas presents the request to establish a Tattoo establishment located at 245 West Foothill Boulevard within the Commercial Pedestrian [C-P] zone of the Foothill Boulevard Specific Plan.

The location is between Willow and Palm Avenue approximately 200 feet away from Willow Avenue. All surrounding areas to the north, east, and west are similarly zoned. To the south are support facilities and the Rialto Unified School District. This all falls within the Central Area Specific Plan.

Site Plan illustrates the square footages for the floor space that is there. There are three (3) buildings on site; one (1) standalone pad, the other two (2) are the multi-tenant buildings. This building was developed prior to the Foothill Specific Plan Adoption. When it was originally developed it was all mostly speculative, so it was all part of the retail rate. Since then there has been changes in tenants. Parking includes 72 spaces. Based on the Foothill Boulevard Specific Plan the rate is three (3) per thousand. Parking spaces should be 82. Staffing report includes the history of the changes in tenants and show that there have been no issues with parking capacity at this site.

## PUBLIC HEARINGS

Floor Plan illustrates the suite that is being leased [245], has four (4) stations for the tattooing. He also has a equipment clean up area, a lobby, a restroom, and a space for him to do is drawing and printings.

The project was sent over to the Police Department and Sargent Josh Lindsey had the opportunity to review the conditions of approval for the Resolution and has endorsed those. The applicant had requested the hours of operation to start at 11:00 a.m. to 9:00 p.m. Monday through Thursday. His proposal for Friday and Saturday was for 11:00 a.m. to 11:00 p.m. Sargent Josh Lindsay recommend that no one should be open past 10:00 p.m. so we restricted that in the Resolution. There is also closure on Sunday.

In summary, in Foothill Boulevard Specific Plan Tattoos are not specifically listed as permitted use and are therefore subject to a Conditional Development Permit. The applicant has filed a Conditional Development Permits No. 2018-0008 and complying with Section 18.66. This subproject is consistent with goal 2-22 of the general plan. The project is also categorically exempt from the California Environmental Quality Act [CEQA], section 15301; existing facilities.

The notices have been prepared and attached to the staff report. After your review and consideration it is staff's recommendation that the Planning Commission adopt the Resolution to approve the Conditional Development Permit [CDP 2018-0008] to allow the Tattoo establishment within the 880 square foot commercial unit at 245 West Foothill Boulevard subject to the findings and conditions there in.

Also, some of the things that were in the notice was for tattoos and also body piercing. However, that was carry over and it has been cleared with the applicant that he is only doing tattoos.

Assistant Planner Rosas informed the Planning Commission that the applicant is not present.

Planning Manager Gibson-Williams ask, Mr. Rosas can you please reiterate for the Planning Commission what the hours of operation are?

Assistant Planner Rosas replies, 11:00 a.m. to 9:00 p.m. Monday through Thursday. Friday and Saturday with be 11:00 a.m. to 10:00 p.m. Sundays will be closed.

Commissioner Estvander ask, So he changed it from 11:00 p.m. to 10:00 p.m.?

**PUBLIC HEARINGS**

Assistant Planner Rosas replies, yes, the 11 to 11 was the applicant's request. But after review with the Police Department it was recommended by staff that we reduce it.

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Chair Peukert ask, if the Planning Commission has any questions.

Vice Chair Gonzalez ask, is he in business already?

Assistant Planner Rosas replies, he has set up his unit already. He still has to go through the business certificate process and inspections. But, he is all set up and ready to go. He will also be signing for a sign permit as well. There is a sign that has been covered until the sign use is approved. Following today, if the Planning Commission should approve this CDP the applicant will come in tomorrow and apply for the BCC, a sign permit, and also a business license.

Vice Chair Gonzalez ask, so he has not started his business?

Assistant Planner replies, no he has not started his business.

Vice Chair Gonzalez ask, the parking is limited?

Assistant Planner Rosas replies, yes. For the three (3) buildings as a center it was under developed.

Vice Chair Gonzalez ask, will that cause a problem?

Assistant Planner Rosas replies, not to date. I know that when it was developed up to the present, some of the food users may require a little bit more. However, between all the vacancies and other users that he has in place there has not been an issue with parking.

Commissioner Twine states, there is a Laundry Mat in Rialto that has to label spaces designating specific uses because sharing a parking lot is a problem.

Planning Manager Gibson-Williams directs question to Commissioner Twine, this is a problem for this area or another?

Commissioner Twine replies, he [Vice Chair Gonzalez] is asking if shared parking a problem. I am saying, yes. It is a problem. Shared parking is a problem. When people park for laundry some people park where you need to draw water.

## PUBLIC HEARINGS

Planning Manager Gibson-Williams states, independent signs that are put up by the merchants, unless they are individually owned – which in most cases are not, parking areas are shared. There is a Reciprocated Ingress Egress Parking Agreement so they are not allowed to strip off two (2) or three (3) spots in the beginning in front of their stores as “No Parking.” There are some that are individual lots that do have the right to do that although they do have a Reciprocal Ingress Egress Agreement. However, let the record show you [Commissioner Twine] said this is at the Stater Brothers and the laundry facility? Maybe we can send Code Enforcement over to gather some educational information to help us understand you cannot block off parking spots.

Chair Peukert ask, so there are five (5) available units in this area. So for sake of clarification, there has not been any challenges up to now? What happens if they all get filled?

Planning Manager Gibson-Williams replies, the parking structure is done by use. One (1) to 250 is the ratio for general retail use, which this Tattoo Parlor falls under. Should it be filled to occupancy we will have to do parking every time they come in to make sure they have enough. The only place we cannot physically do that is in Downtown because those building were designed without parking. However, the BCC is just some of the things that we would be inspecting; making sure they meet the signage, the parking, and the zoning requirement.

Vice Chair Gonzalez ask; so we are going to wait and see if there will be any issues with shared parking?

Planning Manager Gibson-Williams replies, right now with the tenants that are there they have rented the space and have a right to the parking spaces. Also the hours of operation for each tenant are staggered. These are all things that we take into consideration. We also do a parking count. If a restaurant came in there we would have to have a greater ratio. In those instances we do have to educate the owner.

Commissioner Gutierrez ask, how many Tattoo Parlors do we have in the City? Also, is there existing language that the City has to avoid over proliferation of more Tattoo Parlors?

Planning Manager Gibson-Williams states, I will take the second question. Mr. Rosas take the first part.

## PUBLIC HEARINGS

Assistant Planner Rosas states, we currently have two (2). If the Planning Commission moves to approve the development this Tattoo Parlor there will be three (3).

Planning Manager Gibson-Williams states, the Conditional Development Permit tool is the ultimate tool. Should you [Planning Commission] deem that another Tattoo Parlor has made a request and you decide they are too close to each and they cannot meet that condition you can choose not to approve the development.

Chair Peukert states, I think we should take a look at what may be too much?

Commissioner Gutierrez states, we should find out what the distance range is and then determine to set future standards.

Chair Peukert orders to have the numbers as far as distance for recommendation for Tattoo Parlors to amend the Ordinance.

Commissioner Gilbert ask, Gina, will the Tattoo Parlor prevent the other two (2) buildings from getting filled?

Planning manager Gibson-Williams replies, the perception may be impacted but the property owner obviously knows that and still chose to lease to that individual.

Commissioner Estvander ask, the notice was for tattoo and piercing and now your saying that he is not going to do any piercing?

Assistant Planning Rosas replies, correct. It was in the description when it was first noticed. The previous establishment was doing both activities. The applicant was contacted and he insured us he is only doing tattoos.

Commissioner Estvander ask, is he going to try later to do piercings?

Assistant Planner Rosas replies, he has not indicated that he would.

Planning Manager Gibson-Williams states, the Conditional Development Permits comes before you ever year. That would be the opportunity to review them at that time. He would not be allowed to conduct any piercings until he modified his CDP.

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**Vice Chair Gonzalez opened the Public Hearing.**

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Commissioner Estvander moved to close the public hearing, seconded by Chair Peukert. All in favor, *motion carried* 6-0-0.

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Motion by Commissioner Estvander second by Vice Chair Gonzalez, to move to adopt the attached Exhibit E Resolution of approval for Conditional Development Permit [CDP 2018-0008] to allow the development of a Tattoo Parlor establishment within an 880 square foot commercial unit located at 245 West Foothill Boulevard subject to the findings and conditions there in. All in favor, *motion carried* 5-1-0.

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**PLANNING DIVISION  
COMMENTS**

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

Planning Manager Gibson-Williams presents updates for the Renaissance Specific Plan projects (Media Presentation).

Planning Manager Gibson-Williams presents new website development, G.I.S. Story Board developed by G.I.S. Interim Claudia Castillo. Fully interactive web link for general information on the City, Leadership, Development, and Projects. In addition, base layered maps with various data provided by the census bureau are provided; population, income, per capita, education, etc.

G.I.S. Story Board is currently in its Beta phase and is subject to feedback before its official launch to become live for the City of Rialto website.

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**PLANNING  
COMMISSION  
COMMENTS**

**Chair Peukert stated the next items on the agenda is Planning Commission Comments**

Next planning Commission meeting is scheduled for May 9, 2018.

Commissioner Gutierrez states he will be absent.

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**ADJOURNMENT**

Motion by Commissioner Gilbert, seconded by Commissioner Gutierrez to adjourn the meeting in honor of Commissioner Twine's birthday. All in favor *Motion carried 6-0-0.*

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**The Regular Planning Commission meeting on Wednesday, February 28, 2018 adjourned at 6:47 p.m.**

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Robert Negrete, Administrative Assistant  
Planning Division

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John Peukert, Chair  
Planning Commission

