



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

**April 11, 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 11, 2018.

o0o

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.

o0o

**CALL TO ORDER**

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

o0o

**PLEDGE OF ALLEGIANCE**

Commissioner Dale Estvander led those present in the pledge of allegiance.

o0o

**ROLL CALL**

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

**Present:**

Chair John Peukert  
Vice Chair Frank Gonzalez  
Commissioner Dale Estvander  
Commissioner Artist Gilbert

**Absent:**

Commissioner Al Twine  
Commissioner Jerry Gutierrez  
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.

o0o

Mrs. Gibson-Williams stated that there were none.

o0o

PLANNING  
COMMISSION  
MEETING MINUTES

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

o0o

Planning Manager Gibson-Williams instructs Planning Commission there are no minutes at this time. Minutes are pending Administrative support.

---

PUBLIC HEARINGS

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

o0o

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

o0o

Conditional Development Permit No. 2017-0035

Variance No. 2017-2009

Assistant Planner Rosas presents Conditional Development Permit [CDP 2017-0035] to allow development of a 120,600 square foot distribution facility and approve the variance [VAR 2017-0009] to deviate from set height restrictions related to MC 2017-0059; I-PID of Rialto Airport Specific Plan located on the northeast corner of Locus and Vineyard. In addition, resolution has been proposed to request the adoption of the Mitigated Negative Declaration [MND] associated with the project; amendment to the Rialto Airport Specific Plan to change the standards for the maximum building height in certain zones of the Airport Specific Plan and repeal **Ordinance §1394** to eliminate the requirement of Planning Commission and City Council approval of the Conditional Development Permit for the all uses in certain zones of the Airport Specific Plan.

Pervious standing home has been demolished. A lot merger has been issued and approved by the Development Services Director to consolidate three (3) parcels. 8,000 square feet is dedicated for the office, remaining square footage is dedicated for the warehouse with 18 docks. The site has been designed so that the dock doors do not face the right of way. Site plan includes the variance of 10 feet added to the overall height of the warehouse.

Landscape site plans illustrates 14.8% reserved for parking space exceeding the 10% minimum. Applicant has filed landscape submittal for

**PUBLIC HEARINGS**

planning and is subject to review after the Planning Commission's consideration. There are three (3) access points. Two (2) on Locust; South Locust is for employee access, North Locust and Vineyard is for employee, truck, and emergency vehicle access. According to code and parking analysis this site has adequate parking spaces and access points.

Environmental study prepared in accordance with California Environmental Quality Act [CEQA]. Based on findings, recommended mitigations within the study show there to be no adverse effect and as a result the MND was prepared. Notices have been mailed to property owners within 300 feet including all Native Tribes and conditions for approval have been incorporated into the Resolutions.

It is the recommendation of staff that the Planning Commission approve the Conditional Development Permit [CDP 2017-0035].

Planning Commission is informed that the applicant is present.

Assistant Planner Rosas ask if the Planning Commission has any questions for staff.

o0o

Chair Peukert asked if the Commission has any additional questions for staff

Vice Chair Gonzalez asked, the variance as far as height is 10 feet?

Assistant Planner Rosas replied, that is the requested variance.

Vice Chair Gonzalez asked, how many other buildings do we have that exceed the level that is acceptable?

Planning Manager Gibson-Williams replies, all the plans with the Renaissance Specific Plan with the exception of the very first few all have variances for height including the Valley and Cactus plan. Justification for this is the majority of the project in the Renaissance Plan were higher.

o0o

Chair Peukert asked if there are any other question for staff.

Planning Commission states there are no questions.

o0o

**Chair Peukert opened the Public hearing.**

**PUBLIC HEARINGS**

Vicky Valenzuela of Thatcher Engineering & Associates, states she has reviewed the staff reports conditions on approvals and concurs with staff's recommendations

Vicky Valenzuela asked, if the Planning Commission has any questions.

Planning Commission states they have no questions.

o0o

Commissioner Estvander moved to close the Public Hearing, seconded by Vice Chair Gonzalez. All in favor, *motion carried* 4-0-0.

o0o

Motion by Commissioner Estvander, seconded by Commissioner Gilbert to move to adopt Resolution Exhibit L, recommending approval of MND for the proposed project and authorize staff to file a Notice of Determination with the Clerk of the Board of San Bernardino County. Also adopt Resolution H, recommending approval of Conditional Development Permit [CDP 2017-0035] to allow the development of 120,600 square foot warehouse building subject to findings and conditions there in. Also adopt Resolution Exhibit G, recommending approval of variance [VAR 2017-0009] to increase the maximum building height from 35 feet to 45 feet related in request to develop 120,600 square foot subject based on findings and conditions there in. All in favor, *motion carried* 4-0-0.

o0o

**Chair Peukert what is the next item on agenda**

o0o

Conditional Development Permit No. 2018-003

Assistant Planner Rosas identifies the next item as Conditional Development Permit [CDP 2018-0003]; request to open an Animal Hospital in an existing commercial building 9,792 square feet. Plat is in the Administrative Professional [A-P] zone.

Applicant is Valley Animal Hospital. They have an existing facility in Bloomington on Valley. This will be a move to increase their services they provide to the community.

Assistant Planner Rosas continues to highlight the zones.

## PUBLIC HEARINGS

Plan includes building improvements to the interior. The building was once a dental office. The building will be fitted for boarding and various services provided. Exterior repair is planned for the parking lot. Also, the parking lot will be redesigned to meet new ADA and safety standards. In addition, there will be lighting, replanting, and fencing improvements.

A-P zone is not listed for ADA use. The applicant has made this a requirement. Following consideration of the Planning Commission the applicant will be filing a PPD with all improvements. Parking analysis concludes design will remain in compliance in addition to APA improvements.

Environment has no nearby sensitive user. Surrounding businesses consist of an out-patient clinic, church, and offices for financial services. Nothing to suggest a negative impact on the environment.

Staff has provided a Notice Of Exemption. Public Hearing has also been issued to all residents within a 300 foot radius and posted in the paper as required.

It is the recommendation of staff to adopt the attached Resolution to approve the Conditional Development Permit [CDP 2018-0003] to allow the established Valley Animal Hospital within the A-P zone located in the existing building subject to the findings and conditions there in.

Assistant Planner Rosas ask if the Planning Commission has any questions for the staff.

Chair Peukert ask if there are any questions for staff.

Planning Commission does not have any questions for staff.

o0o

**Chair Peukert opened the Public Hearing.**

o0o

Tracy Duprez owner of Valley Animal Hospital, states she is looking to move her business to Rialto. Does the Planning Commission have any questions?

Vice Chair Gonzalez ask, at the location on Valley were you individual or were you apart of another structure?

PUBLIC HEARINGS

Tracy Duprez replies, she is in a lease hold space in Mission Plaza so she has a space in that shopping space.

Commissioner Gilbert ask, are you giving full service to the dogs?

Tracy Duprez replies, general medicine, surgery, boarding and grooming.

Commissioner Estvander moved to close the public hearing, seconded by Vice Chair Gonzalez. All in favor, *motion carried* 4-0-0.

o0o

Motion by Commissioner Estvander, second by Commissioner Gilbert to move to adopt the attached Resolution to approve Conditional Development Permit [CDP 2018-0003] to allow the operational Animal Hospital establishment within the existing commercial building located 1786 North Riverside Ave. subject to the findings and conditions there in. All in favor, *motion carried* 4-0-0.

o0o

Specific Plan Amendment No. 2018-0002

Planning Manager Gibson-Williams presents Specific Plan Amendment No. 2018-0002 to amend the outdated code for the Rialto Airport Specific Plan to remedy the discrepancies on height restrictions between the Renaissance Specific Plan and Rialto Airport Specific Plan. In addition, request to rescind the ordinance to require a Conditional Development Permit.

It is the recommendation of staff to have the Planning Commission direct staff to send out public hearing notices to modify the Airport Specific Plan and have a Specific Plan Amendment that will remove the restriction for Conditional Development Permits in addition to height requirements.

Planning Manager Gibson-Williams ask, does the Planning Commission or City Attorney have any questions or anything they would like to add for formal consideration for the next Planning Commission?

Commissioner Gilbert replies, Gina, this plan will allow 45 feet with the new addition?

Planning Manager Gibson-Williams replies, the plan is the same as the Rialto Airport Specific Plan. The height can go up to 75 feet. Some of the businesses range to 51 feet. However, the residential expert is Mr. Casey.

PUBLIC HEARINGS

Planning Manager Gibson-Williams ask, Casey are you aware of anything that is built above 51 feet.

Associate Planner Casey replies, in the Airport? No.

Planning Manager Gibson-Williams states, in order to do something at the height of 75 feet the footing and cost would be astronomical. But nevertheless, when the code was adopted the original Rialto Airport Specific Plan was much older than the Renaissance Specific Plan. We are asking to remove it because all the warehouses coming in are above 35 feet in height and we do not want to keep asking for variances.

Vice Chair Gonzalez ask, so this would repeal **Ordinance §1394**?

Planning Manager Gibson-Williams replies, absolutely.

Vice Chair Gonzalez ask, and this will eliminate the Planning Commission and City Council approval for Conditional Development Permits?

Planning Manager Gibson-Williams replies, Right, The Council and Commission were very concerned in making sure that new development between 2006 and 2010 within the Renaissance Specific Plan was adopted. In the meantime, we have development coming through that might have been developed under the old Airport standard and we wanted to make sure the design criteria met the standards that were more reflective of the time.

Commissioner Estvander asked, so you are actually only asking to repeal the Ordinance?

Planning Manager Gibson-Williams replies, it has two (2) parts. It is going to repeal the Ordinance and add a section that changes the height.

Chair Peukert ask, and this is only specific to the height?

Planning Manager replies, yes.

Chair Peukert asked, there is nothing else in there that we need to be aware of?

Panning Manager Gibson-Williams replies, no. it is just height and no more Conditional Development Permits. It still has to go through Precise Plan and Design.

PUBLIC HEARINGS

Chair Peukert asked, So just for clarification. You are eliminating any Conditional Development Permits for that area? So there is more than just height?

Planning Manager Gibson-Williams replies, right. Right now industrial building does not need a Conditional Development Permit anywhere in the city unless it is adjacent to a school facility. Which is not unique to industrial. Conditional Development Permits are required for any use that is adjacent to a school building. Right now, the way the Ordinance was written in 2006 we were in the middle of developing the Renaissance Specific Plan and the city banned, in the A-R zone and I-PID zone, any uses outright. It changed all the uses from been permitted outright to being conditionally permitted. So therefor, you were not supposed to anything unless you filed a Conditional Development Permit and you got it approved from the Planning Commission. Well, there is no need to do that anymore. Like I said, we have had 18 years of development between 2010 and 2018. We have not asked anyone to do the Conditional Development Permit process. It was a stop gap measure to make sure we had quality development while the plan was being developed. So it is basically an old ordinance that is on the books that we need to eliminate to be technically correct when we go forth in reviewing these buildings.

Vice Chair Gonzalez ask, to clarify, is there something to replace the **Ordinance §1394**.

Planning Manager Gibson-Williams replies, it is not needed. The zoning will revert back to the way they were before.

Assistant City Attorney Lee ask, to clarify, I think there are some uses that are in the A-R and I-PID zones that required Conditional Development Permits but I think there are probably less than 10 types of uses that require Conditional Development Permits. The others uses would be either to ban as they were banned in 2006 or a permitted right.

Planning Manager Gibson-Williams replies, I will further clarify for that. The ones that require Conditional Development Permits are the same ones that require a Conditional Development Permit throughout the city; any with drive thru, car wash, multi-family, type of institutional use, or entertainment use. All those are conditionally permitted and will remain so. What we were trying to do is have all listed as conditional no matter what it was to make sure all the city standards were met and it was effective. We utilized it for several buildings between 2006 and 2010. But once the Renaissance Plan was adopted we followed the design standards of the 2010 Renaissance Specific Plan and we did not go back to the Airport Plan.

**PUBLIC HEARINGS**

Assistant City Attorney Lee states, when the item comes before you at the next meeting we will add the original table eight (8) and that is where you will see what is permitted.

Planning Manager Gibson-Williams replies, our C-Drive was down over the weekend and we were not able to obtain the original Airport Specific Plan. We will have that available for the next meeting.

o0o

Vice Chair Gonzalez ask, do we have anything else on the agenda?

Planning Manager Gibson-Williams replies, no.

o0o

**PLANNING DIVISION  
COMMENTS**

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

Chair Peukert asked, does the Planning Division have any comments?

Planning Manager Gibson-Williams states the month of April is the City of Rialto’s Earth Month. The City of Rialto has opportunity to win prizes and money for your home or your utilities by filling out the form. It is sponsored by the City of Rialto, Rialto Water, West Valley Water, and the Rialto Unified School District. It is a pledge to conserve our valuable water resources and so there is a survey. It will ask you to take the water pledge to be more conscientious of your water use.

Also, special thanks to Mr. Casey for filling in until we receive an Administrative Assistant.

o0o

**PLANNING  
COMMISSION  
COMMENTS**

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

Commissioner Gilbert states while traveling on Rialto Ave from Cedar we have three (3) schools and we have one (1) sign that states 25 mph between two (2) trees. Should we have more?

Planning Manager Gibson-Williams replies, I can forward the request to Public Works, Robert Eisenbeisz, and his team will have to take it to the Transportations Commission to talk about the speed limits. I know they can make a recommendation, then they will go to Council, and Council can make the change.

o0o

Commissioner Estvander ask, is Judy Roberts aware there is a vacancy on the Planning Commission?

Unknown – Judy Roberts knows.

Planning Manager Gibson-Williams replies, the City Clerk's office is responsible to solicit and file applications then the City Council must make a vote.

Vice Chair Gonzalez ask, so they are reviewing them and then they will provide them to the Council

Planning Manager Gibson-Williams replies, there is not a time frame for when the applications are collected. Once collected they will go before the Council and the Council will a make the appointment. At this time nothing has been scheduled or placed on the agenda

**ADJOURNMENT**

Motion by Vice Chair Gonzalez, seconded by Commissioner Estvander to adjourn the meeting. All in favor *Motion carried 4-0-0.*

o0o

**The Regular Planning Commission meeting on Wednesday, April 11, 2018 adjourned at 7:42p.m.**



Robert Negrete, Administrative Assistant  
Planning Commission

---

John Peukert, Chair  
Planning Commission