



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**June 18, 2025 - 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 June 18, 2025.

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 Assistant, Heidy Gonzalez.

**Present:**

Chair Jerry Gutierrez  
Vice-Chair John Peukert  
Commissioner Dale Estvander  
Commissioner Artist Gilbert  
Commissioner Frank Gonzalez

**Absent:**

There are two vacancies.

**Staff Present:**

Assistant City Attorney, Robert Khuu  
Interim Community Development Director, Christina Taylor  
Community Development Manager, Paul Gonzales  
Principal Planner, Daniel Casey  
Administrative Assistant, Heidy Gonzalez

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**ORAL  
COMMUNICATION**

Chair Gutierrez asked if there were any oral communications from the public not on the agenda. Mrs. Gonzalez 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.**

Motion by Commissioner Dale Estvander, seconded by Commissioner Frank Gonzalez to move to approve June 4, 2025, Planning Commission meeting minutes.

All were in favor, *motion carried*, 5-0.

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**PUBLIC HEARINGS**

**Chair Gutierrez stated the next item on the agenda is Precise Plan of Design No. 2025-0002, Conditional Development Permit No. 2025-0002, and Environmental Assessment Review No. 2025-0001 (File PC-25-0421).**

Community Development Manager Paul Gonzales advised that the applicant requested a continuance on the item; the date remains uncertain.

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Chair Gutierrez opened the Public Hearing and made a motion to continue the item to a later date. Seconded by Vice-Chair Peukert.

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Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

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**PUBLIC HEARINGS**

**Chair Gutierrez stated the next item on the agenda is Tentative Parcel Map No. 2024-0003 (File PC-25-0342).**

Principal Planner Daniel Casey made the presentation.

***Tentative Parcel Map No. 2024-0003:*** A request to allow the subdivision of one (1) 13.22-acre parcel of land (APN: 1119-241-28) into two (2) new parcels of land – Parcel 1 (11.63 acres) and Parcel 2 (1.58 acres). The project site is located at the southwest corner of Alder Avenue and Sierra Lakes

Parkway within the Freeway Incubator (FI) land use district of the Renaissance Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines.

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Chair Gutierrez opened the Public Hearing.

The applicant's representative, Xochitl Ortega briefly introduced herself.

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

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve the Tentative Parcel Map No. 2024-0003. Seconded by Commissioner Artist Gilbert.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

**COMMUNITY**  
**DEVELOPMENT**  
**DIRECTOR**  
**COMMENTS**

**Chair Gutierrez stated that the next item on the agenda is Community Development Director comments.**

Interim Community Development Director Christina Taylor welcomed the new Assistant City Attorney Robert Khuu.

Ms. Taylor advised that there would be no items for the next Planning Commission meeting scheduled for July 2, 2025, therefore the meeting would be canceled. Ms. Taylor also stated that City Hall would be closed on June 19<sup>th</sup> in observance of Juneteenth.

Ms. Taylor mentioned that the next Planning Commission meeting would be on July 16, 2025.

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**PLANNING**  
**COMMISSIONER**  
**COMMENTS**

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

Commissioner Estvander stated that the Run Whatcha Brung Car Show was a successful event.

Chair Gutierrez mentioned that the paving and striping for the Casa Grande project is finally complete and thanked staff for working on this project.

All Commissioners welcomed Robert Khuu to the City.

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**ADJOURNMENT**

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

**The Regular Planning Commission meeting on Wednesday, June 18, 2025, adjourned at 6:10 p.m.**

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Minutes prepared by Heidi Gonzalez  
Administrative Assistant

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Jerry Gutierrez  
Chair, Planning Commission