



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
December 6, 2023 - 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 December 6, 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.

o0o

CALL TO ORDER

Chair Jerry Gutierrez called the meeting to order at 6:00 p.m.

o0o

**PLEDGE OF
ALLEGIANCE**

Commissioner Dale Estvander led the pledge of allegiance.

o0o

ROLL CALL

Roll Call was taken by Administrative Analyst, Kim Dame.

Present:

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

Absent:

Commissioner Artist Gilbert
There are two vacancies.

Staff Present:

Community Development Manager, Paul Gonzales
Assistant City Attorney, Robert Messinger
Principal Planner, Daniel Casey
Senior Planner, Daniel Rosas
Planning Aide, Jason Costa
Administrative Analyst, Kim Dame
Administrative Assistant, Heidi Gonzalez

o0o

**ORAL
COMMUNICATION**

Chair Gutierrez asked if there were any oral communications from the public not on the agenda. Ms. Dame stated there were none.

o0o

**PLANNING
COMMISSION
MEETING MINUTES**

Chair Gutierrez announced that the first item on the agenda is Planning Commission Meeting Minutes.

Motion by Commissioner Dale Estvander, second by Commissioner Frank Gonzalez to move to approve the October 11, 2023, Planning Commission meeting minutes.

All were in favor, *motion carried*, 4-0.

o0o

PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2022-0058.

Planning Aide Jason Costa made the presentation.

Conditional Development Permit No. 2022-0058 (Master Case No. 2022-0092): A request to allow the installation of approximately 611 linear feet of electric security fence around the perimeter of an existing tow yard located at 1746 South Sycamore Avenue (APN's: 0132-211-05 and 0132-211-06). This project is categorically exempt pursuant to Section 15303 (Class 3- New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

o0o

Chair Gutierrez opened the Public Hearing.

Luis Ferias., a representative from Amerock, briefly informed Commissioners about the project.

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

Chair Gutierrez closed the Public Hearing.

o0o

Chair Gutierrez made a motion to adopt Conditional Development Permit No. 2022-0058. Seconded by Commissioner Estvander.

PUBLIC HEARINGS

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gilbert)

Motion carried.

o0o

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2023-0023.

Senior Planner, Daniel Rosas made the presentation.

Conditional Development Permit No. 2023-0023: A request to allow up to 1,350 square feet of outdoor storage area for coiled steel material at an existing industrial warehouse site located at 469 South Yucca Avenue (APN: 0131-011-38) within the Light Manufacturing (M-1) zone. This project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

o0o

Chair Gutierrez opened the Public Hearing.

There were no speakers.

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

Chair Gutierrez closed the Public Hearing.

o0o

Commissioner Estvander made a motion to adopt Conditional Development Permit No. 2023-0023. Seconded by Commissioner Gonzalez.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gilbert)

Motion carried.

o0o

PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2023-0001 and Precise Plan of Design No. 2022-0083.

Community Development Manager, Paul Gonzales made the presentation.

Conditional Development Permit No. 2023-0001: A request to allow the use of a 117,621- square-foot three-story climate-controlled indoor self-storage facility on 3.19 gross acres (APNs: 0131-061-06 and 0131-061-27) within the Commercial-Mixed Use (C-MU) zone of the Foothill Boulevard Specific Plan. This project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Precise Plan of Design No. 2022-0083: A request for site and architectural review and development of an approximately 117,621 square-foot three-story climate-controlled indoor self-storage facility.

o0o

Chair Gutierrez opened the Public Hearing.

The applicant, William Nascimento, gave a brief overview of the project.

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

Chair Gutierrez closed the Public Hearing.

o0o

Commissioner Estvander made a motion to adopt Conditional Development Permit No. 2023-0001 and Precise Plan of Design No. 2022-0083. Seconded by Commissioner Gonzalez.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gilbert)

Motion carried.

o0o

PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2022-0034 & Precise Plan of Design No. 2022-0058.

Principal Planner, Daniel Casey made the presentation.

Conditional Development Permit No. 2022-0034 & Precise Plan of Design No. 2022-0058: A request to allow the redevelopment and reuse of 9.57 acres of land (APN's: 1133-221-01, -04, & -05) located at the southeast corner of Locust Avenue and Vineyard Avenue within the Planned Industrial Development (I-PID) land use district of the Rialto Airport Specific Plan with a 191,000 square-foot industrial warehouse building and associated paving, landscaping, fencing, lighting, and drainage improvements. A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0056) has been prepared for consideration in conjunction with the project.

o0o

Chair Gutierrez opened the Public Hearing.

The applicant, Daniel Rigg, gave a brief overview of the project.

There was one (1) speaker:

Keith Rutherford, 38 Technology Dr., Irvine, CA

Mr. Rutherford, a member of Stantec, spoke in favor of the project.

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

Chair Gutierrez closed the Public Hearing.

o0o

Commissioner Estvander made a motion to adopt Conditional Development Permit No. 2022-0034 & Precise Plan of Design No. 2022-0058. Seconded by Vice Chair Peukert.

Vote on the motion:

AYES: 2 (Peukert, Estvander)

NOES: 1 (Gutierrez)

ABSTENTION: 1 (Gonzalez)

ABSENT: 1 (Gilbert)

Per Assistant City Attorney, Robert Messinger, the motion to approve failed to pass.

PUBLIC HEARINGS

Chair Gutierrez moves to deny the motion based on over proliferation of warehouses, traffic and pollution. Seconded by Commissioner Gonzalez.

Vote on the motion:

AYES: 3 (Gutierrez, Peukert, Gonzalez)

NOES: 1 (Estvander)

ABSTENTION: 0

ABSENT: 1 (Gilbert)

[Voting was reviewed by city attorney and staff; pursuant to Section 2.22.040 in the Rialto Municipal Code, the first action prevailed meanwhile the second action was ineffective.]

o0o

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

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

Community Development Manager Paul Gonzales recommended that the following two Planning Commission meetings, December 20, 2023, and January 3, 2024 be cancelled. Mr. Gonzales stated that the next Planning Commission meeting will be a special meeting on January 10, 2024, and a regular meeting is scheduled on January 17, 2024.

Mr. Gonzales updated Planning Commission on the Best Western hotel; grading has begun on the project.

In a closing announcement, Mr. Gonzales thanked the Commissioners for their service in 2023 and wished them a happy holidays.

o0o

PLANNING COMMISSIONER COMMENTS

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

Commissioner Gonzalez requested that a survey be taken of how many vacant warehouses the City of Rialto currently has.

o0o

ADJOURNMENT

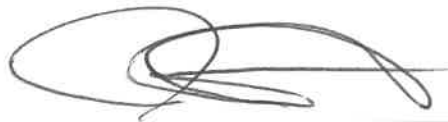
Commissioner Peukert made a motion to adjourn the meeting. Seconded by Commissioner Gonzalez.

The Regular Planning Commission meeting on Wednesday, December 6, 2023, adjourned at 7:01 p.m.

o0o



Minutes prepared by Kim Dame
Administrative Analyst



Jerry Gutierrez
Chair, Planning Commission