



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
May 29, 2019 - 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, May 29, 2019.

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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**

City Attorney Pam Lee led those present in the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Senior Planner Daniel Casey.

Present:

Chair John Peukert
Commissioner Jerry Gutierrez
Commissioner Dale Estvander
Commissioner Al Twine
Commissioner BarBara Chavez

Absent:

Vice Chair Frank Gonzalez
Commissioner Artist Gilbert

Also Present:

City Attorney, Pam Lee
Senior Planner, Daniel Casey
Associate Planner, Daniel Rosas
Assistant Planner, Edgar Gonzalez
Assistant Planner, Alexia De La Torre
Administrative Assistant, Adrianna Martinez

**ORAL
COMMUNICATIONS**

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

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Ms. Adrianna Martinez stated that there was 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 Dale Estvander, second by Commissioner Al Twine to move to approve the February 13, 2019 Planning Commission Meeting Minutes. All in favor, *motion carried 5-0-0*.

PUBLIC HEARINGS

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

Conditional Development Permit No. 2017-0024
Variance No. 2018-0007

Senior Planner Daniel Casey presented Conditional Development Permit No. 2017-0024 and Variance No. 2018-0007 for a request to allow the development and operation of a used car dealership with incidental vehicle service and repairs, which will include the construction of a 4,381 square foot building on 1.46 acres of land, as well as a variance to reduce the minimum required street-side landscape setback from 25 feet to 13.5 feet.

The project proposes to develop a used car dealership that will include maintenance and repairs, such as oil changes, brakes, detailing, etc. The dealership will be open from 9am to 9pm, seven days a week.

The proposed 4,381 square foot building is to be situated in the center of the project site. Vehicles will be displayed along the street frontages with the service lot located on the south side of the building and the service bay on the west side.

The site will have 87 parking spaces, which includes 50 for vehicle display, 15 for customers and 22 for vehicles in service.

The 17.9% landscape coverage will have an abundant amount of shrubs along with trees every 30 linear feet. However, the current 25.25-foot minimum landscape setback will not allow the applicant to provide a functional and high-quality design.

The Development Review Committee reviewed the project on July 12, 2017 and recommended approval subject to the applicant revising the dimensions of the parking spaces and providing additional architectural

features to the building. All of the required revisions are incorporated into the project plans.

Staff recommends the approval of Conditional Development Permit No. 2017-0024 and Variance No. 2018-0007.

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Motion by Commissioner Jerry Gutierrez to close the Public Hearing, second by Commissioner Dale Estvander.

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Motion by Commissioner Dale Estvander, second by Al Twine to approve Conditional Development Permit No. 2017-0024 and Variance No. 2018-0007. All in favor, *motion carried* 5-0-0.

Chair Peukert asked for the next item on the agenda.

Specific Plan Amendment No. 2017-0001
Tentative Tract Map No. 2018-0007 (TTM 20199)
Environmental Assessment Review No. 2018-0099

Senior Planner Daniel Casey presented Specific Plan Amendment No. 2017-0001, Tentative Tract Map No. 2018-0007 (TTM 20199) and Environmental Assessment Review No. 2018-0099 for a request to change the zoning designation of approximately 4.54 gross acres of land located at the southeast corner of Willow Avenue and Bonnie View Drive from Support Commercial (S-C) within the Central Area Specific Plan to Multi-Family Residential (MFR), as well as a request to allow the subdivision of the aforementioned 4.54 gross acres into 56 single-family lots and four common lots.

The project proposes a gated private residential neighborhood that will have HOA maintained recreational amenities, landscaping, and private streets. The site will have 12.33 dwellings units per acre, which translates to 56 detached single-family dwellings for the project.

Currently, residential developments of any kind are not permitted in the S-C zone. Changing the zone designation to Multi-Family Residential will allow for the construction of the 56 dwelling units, which will range from 1,408 square feet to 3,338 square feet. The neighborhood will have three amenities—swimming pool/spa, playground and dog park.

Condition of Approval will require the applicant to pay for a project specific impact report and mitigate the financial impact of the project, if any, through either a Community Facilities District or a one-time

mitigation fee. In addition, the project will bring in \$1,737,750 in one-time fees along with \$15,680 annually for the 56 dwelling units.

No comment letters were received during the 20-day public comment period from April 24, 2019 to May 13, 2019. The Planning Division did conduct a formal consultation on the project with the Kizh Nation on May 9, 2019. A condition of approval was incorporated into the Draft Resolution at the request of the Kizh Nation, which requires the developer to coordinate with Kizh Nation to allow a certified cultural resources monitor on-site during construction activities.

The Economic Development Committee (EDC) reviewed the project proposal on October 11, 2017 and again in January 2018. EDC expressed their support and recommended a Neighborhood meeting, which took place on November 16, 2017. For the Neighborhood meeting, 200 property owners within 300 feet were notified and only one resident attended. The Development Review Committee (DRC) reviewed the project on October 3, 2018 and recommended approval subject to revising the design, which were incorporated into the final design. Review by the Transportation Commission is scheduled for July 3, 2019.

The project will result in the development of a high quality, gated neighborhood and the encouragement of home ownership.

The Planning Division recommends Forwarding to the City Council a recommendation for approval.

Commissioner Estvander asked whether garage conversions in the new neighborhood were discussed, as they will further increase traffic. Mr. Casey indicated that garage conversions were discussed and in order to circumvent the issue, in the Resolution it states that garage conversion are not allowed.

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Chair Peukert opened the Public Hearing.

Ann D. Curtis, Resident
261 W. Wilson

Ms. Curtis expressed her opposition for the project. She stated that she understands there is a need for housing, but the area is densely populated and the project will only make it worse.

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Motion by Commissioner Jerry Gutierrez to close the Public Hearing, second by Commissioner Dale Estvander.

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Motion by Commissioner Dale Estvander, second by Al Twine to forward Specific Plan Amendment No. 2017-000, Tentative Tract Map No. 2018-0007 (TTM 20199), Environmental Assessment Review No. 2018-0099 to the City Council for Recommendation for Approval. All in favor, *motion carried 5-0-0*.

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Chair Peukert asked for the next item on the agenda.

**PLANNING DIVISION
COMMENT**

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

Daniel Casey stated the next Planning Commission meeting is on June 12, 2019.

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**PLANNING
COMMISSION
COMMENTS**

Chair Peukert stated that the next item on the agenda is Planning Commission Comments.

There were no Planning Commission Comments.

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Motion by Commissioner Jerry Gutierrez, second by Commissioner Al Twine to adjourn the meeting. All in favor *motion carried 5-0-0*.

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ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, May 29, 2019 adjourned at 6:40 p.m.

Adrianna Martinez, Administrative Assistant

John Peukert, Chair
Planning Commission