



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
September 27, 2023 - 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 September 27, 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.

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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

Vice-Chair John Peukert led the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Administrative Analyst, Kim Dame.

Present:

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

Absent:

All present.
There are two vacancies.

Staff Present:

Director of Community Development, Colby Cataldi
Community Development Manager, Paul Gonzales
Assistant City Attorney, Robert Messinger
Senior Planner, Daniel Casey
Associate Planner, Daniel Rosas
Administrative Analyst, Kim Dame

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ORAL COMMUNICATION

Chair Gutierrez asked if there were any oral communications from the public not on the agenda. Ms. Dame 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.

There are no minutes.

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PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2023-0013.

Associate Planner Daniel Rosas made the presentation.

Conditional Development Permit No. 2023-0013: A request for the upgrade of an off-sale of alcohol beverages consumption of beer, wine and distilled spirits (Type 21), within an existing convenience market, located at 2281 West Casmalia Street, within a Freeway Incubator (FI) land use district of the Renaissance Specific Plan.

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Chair Gutierrez opened the Public Hearing.

The applicant, Steve Rollings, gave a brief overview of the project and requested Condition #6 to be modified.

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

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Commissioner Estvander made a motion to adopt Conditional Development Permit No. 2023-0013. Seconded by Commissioner Artist Gilbert.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion carried.

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PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2023-0016 & Precise Plan of Design No. 2023-0024.

Senior Planner Daniel Casey made the presentation.

Conditional Development Permit No. 2023-0016 & Precise Plan of Design No. 2023-0024: A request to allow the development and use of a new 4,180 square foot automated car wash building with eighteen (18) vacuum spaces on 1.88 acres of land (APN: 0127-023-02 & Portions of APN's: 0127-023-04, -07, & -08) located at the northwest corner of Riverside Avenue and Easton Street within the Neighborhood Commercial (C-1) zone. The site is currently occupied by an existing carwash that will be removed and replaced. This project is categorically exempt pursuant to Section 15332 (Class 32- In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

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Chair Gutierrez opened the Public Hearing.

The applicant, Dan Gowen, 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.

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Commissioner Gilbert made a motion to adopt Conditional Development Permit No. 2023-0016 & Precise Plan of Design No. 2023-0024. Seconded by Commissioner Estvander.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion carried.

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Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2023-0020.

Associate Planner Daniel Rosas made the presentation.

PUBLIC HEARINGS

Conditional Development Permit No. 2023-0020: A request to allow the installation of approximately 1850 linear feet of security fencing around the perimeter of an existing truck repair facility located at 2231 South Willow Avenue (APN: 0258-041-09) within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. 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).

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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.

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Commissioner Estvander made a motion to adopt Conditional Development Permit No. 2023-0020. Seconded by Commissioner Gonzalez.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion carried.

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COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

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

Director of Community Development, Colby Cataldi advised that there are a couple complicated industrial building projects coming in October. Mr. Cataldi also gave a brief overview on the county project.

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PLANNING COMMISSION COMMENTS

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

There were no Commissioner comments.

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ADJOURNMENT

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

The Regular Planning Commission meeting on Wednesday, September 27, 2023, adjourned at 6:38 p.m.

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Minutes prepared by Kim Dame
Administrative Analyst

Jerry Gutierrez
Chair, Planning Commission