



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**May 07, 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 May 07, 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 6:05 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  
Commissioner Dale Estvander  
Commissioner Artist Gilbert  
Commissioner Frank Gonzalez

**Absent:**

Vice-Chair John Peukert  
There are two vacancies.

**Staff Present:**

Assistant City Attorney, Christy Lopez  
Community Development Manager, Paul Gonzales  
Senior Planner, Daniel Rosas  
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 Frank Gonzalez, seconded by Commissioner Dale Estvander to move to approve the March 19, 2025, Planning Commission meeting minutes.

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

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**PUBLIC HEARINGS**

**Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002 (File PC-25-0322).**

Community Development Manager Paul Gonzales advised that an email was received from the applicant John Killen in which a continuance was requested for May 21<sup>st</sup>, 2025.

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Chair Gutierrez opened the Public Hearing.

Mrs. Gonzalez read an email staff received from Andrew Worley.

[Hello, I represent the owner of 2010 W Stonehurst Drive, Rialto, CA, and received notice of the public hearing for an application Conditional Development Permit no. 2024-0001 and PPD 2024-0002 regarding APN 1133-071-08, 09, and 10 (subject property). We are neither in support nor opposition of the application, but instead have question that pertain to the impact of our property. While I will be attending the meeting, I wanted to send these questions in writing ahead of time.

1. Did any environmental reports elated to this application reveal any soil contamination as a result of the crushed asphalt dumped on the property? In the email chain attached/below, we expressed concern there was no stormwater runoff management from the subject property nor on Stonehurst to prevent pollutants from traveling to other properties. The eastern side of the subject property was razed, graded, and surfaced with crushed asphalt without any notice to us from the city of property owner.
2. What street improvement requirements will be imposed as part of the PPD?
3. What will happen to the Laurel Avenue easement that runs north/south along the eastern property line of the subject and the western property line of 2010 Stonehurst?]

## **PUBLIC HEARINGS**

Chair Gutierrez advised that the questions brought up in the email would be addressed in the May 21, 2025, Planning Commission meeting.

Chair Gutierrez made a motion to continue the public hearing comments until May 21, 2025. Commissioner Artist Gilbert seconded the motion.

### **Vote on the motion:**

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Peukert)

Motion passes.

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## **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

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

Mr. Gonzales advised that the next Planning Commission meeting will be May 21<sup>st</sup> at 6 PM – two items will be on the agenda. Mr. Gonzales also wished the Commissioners a Happy Mother's Day weekend.

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## **PLANNING COMMISSIONER COMMENTS**

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

Commissioner Gonzalez asked for an update regarding the changes to the Planning Commission. Mr. Gonzales advised that the Planning Commission will become a combination of the Historical and Traffic Commissions sometime in June.

Chair Gutierrez expressed his gratitude to staff for working on the Casa Grande project.

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

## **ADJOURNMENT**

**The Regular Planning Commission meeting on Wednesday, May 7, 2025, adjourned at 6:11 p.m.**

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Minutes prepared by Heidi Gonzalez  
Administrative Assistant

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Jerry Gutierrez  
Chair, Planning Commission