



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**November 24, 2021 - 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, November 24, 2021.

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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 Frank Gonzalez called the meeting to order at 6:00 p.m.

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**PLEDGE OF ALLEGIANCE**

Commissioner Dale Estvander led the pledge of allegiance.

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**ROLL CALL**

Roll Call was taken by Senior Planner Daniel Casey.

**Present:**

Chair Frank Gonzalez  
Commissioner John Peukert  
Commissioner Dale Estvander  
Commissioner BarBara Chavez  
Commissioner Artist Gilbert

**Absent:**

Vice-Chair Jerry Gutierrez

**Staff Present:**

Senior Planner, Daniel Casey

**ORAL  
COMMUNICATION**

Chair Frank Gonzalez asked if there were any oral communications from the public not on the agenda. Daniel Casey stated there were none.

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**PLANNING  
COMMISSION  
MEETING MINUTES**

**Chair Gonzalez announced that the next item on the agenda is Planning Commission Meeting Minutes.**

Motion by Commissioner Dale Estvander, second Commissioner John Peukert to move to approve the October 13, 2021, Planning Commission Special Meeting Minutes. All in favor, *motion carried 5-0-0*.

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**PUBLIC HEARINGS**

**Chair Gonzalez stated the next item on the agenda is Precise Plan of Design No. 2020-0011.**

Senior Planner Daniel Casey presented a request to allow the development of a new concrete block manufacturing plan building, a 10,018 square foot administration building, a 21,360 square foot mechanic shop/storage, a 21,534 square foot metal canopy structure, and associated paving, landscaping, lighting, fencing, and drainage improvements on 32.48 gross acres of land located at the terminus of Fortuna Way and Industrial Drive. A Mitigated Negative Declaration was prepared for consideration in conjunction with the project.

A Traffic Impact Analysis was prepared by NVS and determined the project will generate 758 new daily vehicle trips. Twelve (12) intersections were analyzed and found three intersections will have cumulative impacts—Riverside Avenue and Slover Avenue, Riverside Avenue and Santa Ana Avenue, and Riverside Avenue and I-10 Eastbound ramps. The analysis included recommendations for improvements—widening of Riverside Avenue to six lanes, relocation of traffic signal poles, and acquisition of right-of-way along Riverside Avenue.

On October 6, 2021, the Transportation Commission approved the Traffic Impact Study and determined \$724,398 in Fair Share fees.

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Chair Gonzalez opened the Public Hearing.

Edward, President of Angelus Block, Applicant

Angelus Block is in its 75<sup>th</sup> anniversary and currently operate at two sites adjacent to the proposed site. The proposed project will allow the business to expand, centralize and modernize its operations.

The Commission inquired if there will be retail sales to which the applicant confirmed they do have point of sales on-site.

The Commission asked how Rialto residents will they employ, and the applicant advised roughly 25% of their employees will be Rialto residents.

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Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Artist Gilbert. All in favor, *motion carried 5-0-0.*

Motion by Commissioner Dale Estvander, second by Commissioner Artist Gilbert to approve Precise Plan of Design No. 2020-0011 and Environmental Assessment Review No. 2020-0008. All in favor, *motion carried 5-0-0.*

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**PLANNING  
DIVISION  
COMMENTS**

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

Senior Planner Daniel Casey announced the next Planning Commission meeting is scheduled for December 8, 2021.

Daniel Casey passed out flyers for the neighborhood meeting scheduled for December 1, 2021, at Sunrise Church for a new warehouse development.

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**PLANNING  
COMMISSION  
COMMENTS**

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

Commission asked for a status on the Riverside Avenue widening project.

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Motion by Commissioner Dale Estvander, second by Commissioner Artist Gilbert to adjourn the meeting. All were in favor, *motion carried 5-0-0.*

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**ADJOURNMENT**

**The Regular Planning Commission meeting on Wednesday, November 24, 2021, adjourned at 6:27 p.m.**



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Minutes prepared by Adrianna Martinez, Administrative Assistant



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Frank Gonzalez, Chair Planning Commission