



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
September 17, 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 September 17, 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 5:59 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
Vice-Chair John Peukert
Commissioner Dale Estvander
Commissioner Frank Gonzalez

Absent:

Commissioner Artist Gilbert
There are two vacancies.

Staff Present:

Assistant City Attorney, Robert Khuu
Community Development Director, Christina Taylor
Community Development Manager, Paul Gonzales
City Clerk, Barbara McGee
Deputy City Clerk, Maria Rodriguez
Principal Planner, Daniel Casey
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 September 3, 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. 2023-0006, Precise Plan of Design No. 2023-0006, & Environmental Assessment Review No. 2023-0010 (File PC-25-0629).

Principal Planner Daniel Casey made the presentation.

Conditional Development Permit No. 2023-0007, Precise Plan of Design No. 2023-0006, & Environmental Assessment Review No. 2023-0010: A request to allow the development and operation of a truck terminal facility consisting of a 172,445 square foot cross-dock truck terminal building, a 18,700 square foot fleet maintenance building, and associated paving, landscaping, fencing, lighting and drainage improvements on approximately 45.7 acres of land (APN: 0258-141-18) located on the south side of Santa Ana Avenue approximately 1,800 feet east of Riverside Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan. An Environmental Impact Report has been prepared for consideration in conjunction with Conditional Development Permit No. 2023-0007 and Precise Plan of Design No. 2023-0006, in accordance with the California Environmental Quality Act (CEQA).

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Chair Gutierrez opened the Public Hearing.

Chair Gutierrez raised concerns about the poor condition of Santa Ana Road. Mr. Casey assured the Commission that the applicant would significantly improve the road's condition.

Greg O'Brien provided a brief description of the project.

PUBLIC HEARINGS

Chair Gutierrez asked if Santa Ana Avenue could be widened as part of this project. Mr. O'Brien responded that the majority of traffic is on Riverside Avenue and he does not believe Santa Ana Avenue traffic will be an issue. Chair Gutierrez inquired about the hours of operation. Mr. O'Brien stated that operations would be Monday through Friday, 8:00 a.m. to 5:00 p.m. Commissioner Gonzalez asked how many full-time employees there would be. Mr. O'Brien confirmed there would be approximately one hundred drivers.

Paige Gosney, land use lawyer for Crown Enterprises, provided background regarding the consolidation and Santa Ana Avenue.

Dallas Whitley, Traffic Engineer, presented the traffic study information requested by Chair Gutierrez. It was confirmed that the data was collected three years ago over a single day. Commissioner Gonzalez expressed concern about the heavy traffic load in the area and the potential added pollution to the City of Rialto. Chair Gutierrez asked whether the City could require a broader sample size than the minimum state standard for traffic studies. Assistant City Attorney Robert Khuu advised he would look into the matter further. Commissioner Gonzalez agreed with the Chair that traffic data should be collected over a longer period of time.

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 approve the Conditional Development Permit No. 2023-0007, Precise Plan of Design No. 2023-0006, & Environmental Assessment Review No. 2023-0010. Seconded by Commissioner Gonzalez.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gilbert)

Motion passes.

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**ACKNOWLEDGEMENT
OF OUTGOING
COMMISSIONERS**

Chair Gutierrez stated that the next item on the agenda is Acknowledgement of Outgoing Commissioners.

Community Development Director Christina Taylor advised that Paul Gonzales would recognize the three outgoing Commissioners. Mr. Gonzales presented awards and thanked John Peukert, Artist Gilbert, and Frank Gonzalez for their service on the Planning Commission. City Clerk Barbara McGee also expressed her gratitude for their service to the City of Rialto.

Ms. Taylor announced a five-minute recess.

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**NEW COMMISSIONER
ORIENTATION WITH
THE CITY CLERK AND
CITY ATTORNEY**

Ms. McGee stated that the next item on the agenda is the New Commissioner Orientation.

The new Commissioners introduced themselves in the following order:

- Virginia Palafox
- Terrie Schneider
- Mike Story
- Jerry Gutierrez
- Dale Estvander
- Terry Thompson
- Ray Corral Jr.

Mr. Khuu provided an overview of the Brown Act and discussed conflicts of interest.

Ms. McGee led the Commissioners in the Oath of Office and reviewed required documents and tasks from the City Clerk's Office. She requested that Commissioners review the updated Ordinances, which include new information such as oversight of mobile home parks in Rialto. She also encouraged Commissioners to attend training opportunities.

The Commissioners then drew their term lengths by lot. Mike Story was elected Chair, and Jerry Gutierrez was elected Vice-Chair.

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**COMMUNITY
DEVELOPMENT
DIRECTOR
COMMENTS**

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

Ms. Taylor welcomed the newly appointed Commissioners and the Community Development staff introduced themselves. She advised that the next Planning Commission meeting is scheduled for October 1st and noted that iPads would be provided.

**PLANNING
COMMISSIONER
COMMENTS**

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

Vice-Chair Gutierrez welcomed everyone to the Planning Commission. Chair Story requested that training materials be distributed to all Commissioners and asked for clarification regarding who Commissioners should direct questions to about future agenda items. Mr. Khuu advised that questions should be submitted via email to Planning staff.

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Commissioner Estvander made a motion to adjourn the meeting. Seconded by Commissioner Ray Corral Jr.

ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, September 17, 2025, adjourned at 7:28 p.m.

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Minutes prepared by Heidi Gonzalez
Administrative Assistant



Mike Story
Chair, Planning Commission

