



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
January 10, 2018 - 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, January 10, 2018.

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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

Commissioner Dale Estvander led those present in the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Planning Manager, Gina Gibson-Williams.

Present:

Chair John Peukert
Vice Chair Frank Gonzalez
Commissioner Dale Estvander
Commissioner Al Twine
Commissioner Jerry Gutierrez

Absent:

Commissioner Artist Gilbert
Commissioner Student, Maria Delgadillo

Also Present:

Assistant City Attorney, Lona Laymon
Associate Planner, Daniel Casey
Planning Manager, Gina Gibson-Williams

ORAL COMMUNICATIONS

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

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Mrs. Gibson-Williams stated that there were 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 Estvander, second by Vice Chair Gonzalez to move to approve the November 8, 2017 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.

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Environmental Assessment Review No. 2017-0076

Tentative Parcel Map No. 2017-0008

Conditional Development Permit No. 2017-0040

Variance No. 2017-0011

Planning Manager Gibson-Williams presents the request for and Environmental Assessment Review, Tentative Parcel Map, Conditional Development Permit, and a Variance.

Because the City received comments from Colton Joint Unified School District it is staff's recommendation that the Planning Commission move to approve a continuance to move this item to January 31, 2018.

Assistant City Attorney Laymon states, since we are just continuing to a date certain, comments are limited to confirming attendance or comments related to the request for continuance. Otherwise, the Public Hearing itself is being continued to a date certain and we will not be opening a Public Hearing at this time.

Motion Vice Chair Gonzalez, second by Commissioner Estvander to move to approve the continuance of Environmental Assessment Review [EAR 2017-0076], Tentative Parcel Map [TPM 2017-0008], Conditional Development Permit [CDP 2017-0040], and the Variance [VAR 2017-0011] to date specific on January 31, 2018. All in favor, *motion carried 5-0-0*.

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PUBLIC HEARINGS

Chair Peukert calls for next item on agenda.

Tentative Tract Map No. 2017-0001 (TTM 20087)

Variance no. 2017-0002

Associate Planner Casey presents the requested to update the Planning Commission on the approved No. 18 lot; subdivision on a project lot, and draft Resolutions for the No. 18 lot.

The Resolutions have been drafted and have been issued to the Planning Commission for review and approval.

Chair Peukert ask, if there are any questions for staff.

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Chair Peukert opened the Public Hearing.

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Commissioner Twine moved to close the Public Hearing, seconded by Commissioner Estvander. All in favor, *motion carried* 5-0-0.

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Motion by Commissioner Gutierrez, second by Commissioner Estvander, moves to adopt the attached Resolution Exhibit D the Mitigated Negative Declaration for the proposed project and authorize staff to file a Notice of Determination with the Clerk of the Board of San Bernardino County. Also, adopt the attached Resolution for Exhibit E to approve the Tentative Tract Map [TTM 2017-0001] to allow the subdivision of 4.75 gross acres of land (APN: 0131-131-13 and -14) into 18 single lots and three (3) common lots subject to the findings and conditions there in. Also, adopt the attached Resolution Exhibit F to approve the Variance [VAR 2017-0002] to reduce the number required lot width of two (2) lots from seventy feet to fifty eight feet related to Tentative Tract Map [TTM 2017-0001] a request to subdivide 4.75 gross acres of land (APN: 0131-131-13 and -14) located on the east side of Acacia Avenue approximately 950 feet north of Randall Avenue into 18 single-family lots and three (3) common lots subject to the findings and conditions there in. All in favor, *motion carried* 5-0-0.

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PUBLIC HEARINGS

Chair Peukert calls for the next item on the agenda.

Tentative Parcel Map No. 2017-0002 (TPM 19815)

Planning Manager Gibson-Williams informs the Commission that this item has been presented to the Planning Commission in July of 2017. We have already acted on this item and it was approved by the Planning Commission.

Assistant City Attorney ask, so to be clear there is no third item for the Planning Commission?

Planning Manager Gibson-Williams replies, correct.

**PLANNING DIVISION
COMMENTS**

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

Staff would also like to introduce the new City of Rialto Principal Planner for the Development Services Planning Division, Shawnika Johnson.

Planning Manager Gibson-Williams calls upon Principle Planner Johnson for comments.

Principle Planner Johnson states, I have had the opportunity to work throughout southern California which includes the City of Fontana, City of Yorba Linda, City of Irwindale, City of Upland, and now I am here to serve the City of Rialto. Thank you for having me. I am available for any questions you may have.

Planning Manager Gibson-Williams states, Mrs. Johnson has already assisted on several projects. The report for the first item on the agenda was drafted by her.

Next Planning Commission meeting is scheduled for January 31, 2018.

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**PLANNING
COMMISSION
COMMENTS**

Chair Peukert stated the next items on the agenda is Planning Commission Comments

Commissioner Gutierrez ask, Target will be here on January 31, 2018, right?

Planning Manager Gibson-Williams replies, yes.

**PLANNING
COMMISSION
COMMENTS**

Chair Peukert states that the Police Department has requested to be in attendance for that meeting.

Commissioner Gutierrez states, we need someone that is a decision maker. We need someone that has authority for making a decisions; Chief of Police or Assistant Chief of Police.

Planning Manager Gibson-Williams states, she will communicate the comments to the Interim City Administrator and Police Chief to determine who is best to be present. However, we will make your request known.

Planning Commissioner Twine informs the Planning Commission that he will not be in attendance for the January 31, 2018 meeting.

Assistant City Attorney asks, Gina, do you have sufficient direction from the Commission?

Planning Manager Gibson-William replies, I do. One (1) request was to make sure Corporal Nelson makes a request to the Transportation Commission to be at this meeting. The other request was to make sure there was a member higher than a Lieutenant present and so we will reach out to Police Chief Kling.

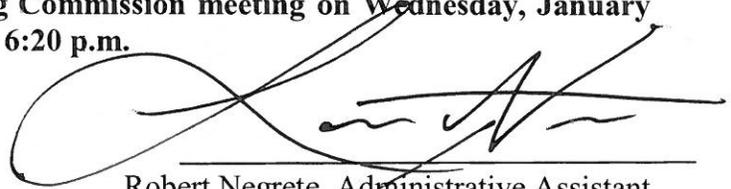
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ADJOURNMENT

Motion by Commissioner Estvander, seconded by Commissioner Twine to adjourn the meeting. All in favor *Motion carried 5-0-0.*

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The Regular Planning Commission meeting on Wednesday, January 10, 2018 adjourned at 6:20 p.m.



Robert Negrete, Administrative Assistant
Planning Division

John Peukert, Chair
Planning Commission

