



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**August 11, 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, August 11, 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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Chair Frank Gonzalez called the meeting to order at 6:01 p.m.

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Vice Chair Jerry Gutierrez led the pledge of allegiance.

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**ROLL CALL**

**Present:**

Chair Frank Gonzalez  
Vice-Chair Jerry Gutierrez  
Commissioner John Peukert  
Commissioner Dale Estvander  
Commissioner Al Twine  
Commissioner BarBara Chavez  
Commissioner Artist Gilbert

**Absent:**

**Staff Present:**

City Attorney, Leila Moshref-Danesh  
Senior Planner, Daniel Casey  
Senior Planner, Dionne Harris  
Senior Planner, Siri Champion  
Associate Planner, Daniel Rosas  
Building and Safety Manager, Brad Fliehmann  
Administrative Assistant, Adrianna Martinez

**ORAL  
COMMUNICATION**

Chair Frank Gonzalez asked if there were any oral communications from the public not on the agenda. Adrianna Martinez 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.**

There were no meeting minutes for approval.

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**PUBLIC HEARINGS**

**Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2021-0004.**

Senior Planner Dionne Harris presented a request to allow an expansion of an existing tattoo parlor into an existing 700 square foot commercial space for a total of 1,400 square feet located at 212 S. Riverside Avenue.

The Conditions of Approval require “No Loitering” and “18 years or older” signage, as well as limiting hours of operation from 11am to 9pm, Monday through Sunday. The safety conditions and measures are endorsed by the Rialto Police Department.

Commissioner Al Twine asked how tattoo parlors are there, and Senior Planner Dionne Harris responded there are four, however, the one before the Commission is in existence.

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Chair Gonzalez opened the Public Hearing.

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Motion by Commissioner John Peukert to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried* 7-0-0.

Motion by Vice Chair Jerry Gutierrez, second by Commissioner Artist Gilbert to approve Conditional Development Permit No. 2021-0004. All in favor, *motion carried* 7-0-0.

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**Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2020-0024, Precise Plan of Design No. 2020-0048, and Environmental Assessment Review No. 2020-0047.**

Associate Planner Daniel Rosas presented a request to allow the development and operation of a 4,070 square foot automated carwash facility with associated paving, landscaping, lighting, fencing, and drainage improvements on 0.71 acres of land located on the south side of Foothill Boulevard and east of Sycamore Avenue.

The Commission asked what was there previously and stated they are concerned with over saturation of car washes in the city and requested information for a future meeting on the amount of car washes in the city. Daniel Rosas stated the two parcels have been vacant for years.

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Chair Gonzalez opened the Public Hearing.

Deepa, Applicant

The applicant addressed the Planning Commission and stated she and her husband not only want to provide a service to the city, but they also want to hire residents. The Commission asked if there will be any issues with other car washes, and the applicant advised the nearest one is not near their location.

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Motion by Commissioner John Peukert to close the Public Hearing, second by Commissioner Dale Estvander. All in favor, *motion carried 7-0-0*.

Motion by Vice Chair Jerry Gutierrez, second by Commissioner Dale Estvander to approve Conditional Development Permit No. 2020-0024, Precise Plan of Design No. 2020-0048, and Environmental Assessment Review No. 2020-0047. All in favor, *motion carried 7-0-0*.

## ACTION ITEM

**Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2020-0020, Precise Plan of Design No. 2020-0029, and Environmental Assessment Review No. 2020-0024.**

Senior Planner Daniel Casey presented a Resolution of Denial for a request to allow the design, development, operation and associated paving, landscaping, fencing, lighting and drainage improvements of a 47,609 square foot truck terminal and distribution center.

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Motion by Vice Chair Jerry Gutierrez, second by Commissioner BarBara Chavez to deny Conditional Development Permit No. 2020-0020, Precise Plan of Design No. 2020-0029, and Environmental Assessment Review No. 2020-0024. All in favor, *motion carried 4-2-1*.

## PLANNING DIVISION COMMENTS

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

## **PLANNING COMMISSION COMMENTS**

Senior Planner Daniel Casey announced the next Planning Commission meeting scheduled for August 25, 2021, and Public Works will have a presentation.

Daniel Casey advised he is currently waiting to hear back from the Interim Public Works Director regarding an update on Slover Avenue.

Daniel Casey introduced the new Building and Safety Manager Brad Fliehmann to the Commission.

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

Vice Chair Jerry Gutierrez requested staff to inquire with the City of Fontana for information regarding the opening of Casa Grande Avenue.

Commissioner Artist Gilbert asked staff to investigate a restaurant located on a private resident off Cactus Avenue and Easton Street. Daniel Casey advised he will reach out to Code Compliance but expressed the property may be in a county island.

Chair Frank Gonzalez asked about the Student Commissioner and Daniel Casey stated he is not sure if the program still exists but will contact the City Clerk's office.

The Commission requested staff to create a table to track and provide updates on the projects, requested information, et cetera they request of staff.

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Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to adjourn the meeting. All were in favor, *motion carried 7-0-0.*

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**The Regular Planning Commission meeting on Wednesday, August 11, 2021, adjourned at 6:40 p.m.**

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Minutes prepared by Adrianna Martinez, Administrative Assistant

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Frank Gonzalez, Chair Planning Commission