



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
July 17, 2024 - 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 July 17, 2024.

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 6:00 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 Senior Planner, Sandra Robles.

Present:

Chair Jerry Gutierrez
Commissioner Dale Estvander
Commissioner Artist Gilbert
Commissioner Frank Gonzalez

Absent:

Vice-Chair John Peukert
There are two vacancies.

Staff Present:

Director of Community Development, Colby Cataldi
Assistant City Attorney, Robert Messinger
Community Development Manager, Paul Gonzales
Principal Planner, Daniel Casey
Senior Planner, Sandra Robles

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ORAL COMMUNICATION

Chair Gutierrez asked if there were any oral communications from the public not on the agenda. Ms. Robles 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, second by Commissioner Dale Estvander to move to approve the June 5, 2024, Planning Commission meeting minutes.

All were in favor, *motion carried*, 5-0.

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PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Tentative Parcel Map No. 2023-0001, Conditional Development Permit No. 2023-0011, Precise Plan of Design No. 2023-0018, and Environmental Assessment Review No. 2023-0022 (File PC 24-1551).

Principal Planner Daniel Casey made the presentation.

Project is called “Rialto Springs”.

Tentative Parcel Map No. 2023-0001 (TPM 20853): A request to allow the consolidation of six (6) parcels of land (APN’s: 0239-301-40, -49, -51, -55, -56, & -64) located at the southeast corner of Locust Avenue and West Coast Boulevard within the Planned Industrial Development (I-PID) land use district of the Rialto Airport Specific Plan into one (1) 11.19 net acre parcel of land.

Conditional Development Permit No. 2023-0011: A request to allow the development and use of a 225,173 square foot industrial warehouse building on 11.19 net acres of land.

Precise Plan of Design No. 2023-0018: A request for site and architectural review for a proposed 225,173 square foot industrial warehouse building.

Environmental Assessment Review No. 2023-0022: An Addendum to the Environmental Impact Report for the Rialto Airport Specific Plan has been prepared in conjunction with Tentative Parcel Map No. 2023-0001, Conditional Development Permit No. 2023-0011, and Precise Plan of Design No. 2023-0018, in accordance with the California Environmental Quality Act (CEQA).

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Chair Gutierrez opened the Public Hearing.

A representative on behalf of the applicant/developer gave a brief presentation.

PUBLIC HEARINGS

There were five (5) speakers:

Kathleen Valencia, 1728 West Coast Blvd., Rialto, CA
Has concerns regarding the project.

Luke Holeman, 1798 W. Candlewood Ave., Rialto, CA
Wants a park instead.

Victoria Holeman, 1798 W. Candlewood Ave., Rialto, CA
Has concerns regarding the project traffic.

Clyde Curtis, 1844 West Coast Blvd., Rialto, CA
Has concerns regarding the project.

David Otting, 1820 West Coast Blvd., Rialto, CA
Has concerns regarding his property line and the project.

Chair Gutierrez made a motion to keep the Public Hearing open and continue it until the August 7, 2024 Planning Commission meeting. Seconded by Commissioner Gonzalez.

Vote on the motion:

AYES: 3 (Gutierrez, Estvander, Gonzalez)

NOES: 1 (Gilbert)

ABSTENTION: 0

ABSENT: 1 (Peukert)

Motion passes.

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Chair Gutierrez stated the next item on the agenda is Tentative Parcel Map No. 2024-0002, Conditional Development Permit No. 2022-0055, Precise Plan of Design No. 2022-0077, and Environmental Assessment Review No. 2022-0077 (File PC 24-1550).

Principal Planner Daniel Casey made the presentation.

Project is called “Riverside Avenue Light Industrial Project”.

Tentative Parcel Map No. 2024-0002 (TPM 20700): A request to allow the consolidation of three (3) existing parcels of land (APN’s: 0258-121-23, -33 & -34) located on the west side of Riverside Avenue approximately 550 feet north of Jurupa Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan into one (1) 9.95 net acre parcel of land.

Conditional Development Permit No. 2022-0055: A request to allow the development and use of a 219,000 square foot industrial warehouse

PUBLIC HEARINGS

building on 9.95 net acres of land.

Precise Plan of Design No. 2022-0077: A request for site and architectural review and development of a 219,000 square foot industrial warehouse building.

Environmental Assessment Review No. 2022-0077: A Mitigated Negative Declaration has been prepared in conjunction with Tentative Parcel Map No. 2024-0002, Conditional Development Permit No. 2022-0055, and Precise Plan of Design No. 2022-0077, in accordance with the California Environmental Quality Act (CEQA).

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Chair Gutierrez opened the Public Hearing.

Daniel Riggs gave a brief presentation on behalf of the applicant.

There were no speakers.

Commissioner Estvander made a motion to close the Public Hearing. Seconded by Commissioner Artist Gilbert.

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve Tentative Parcel Map No. 2024-0002, Conditional Development Permit No. 2022-0055, Precise Plan of Design No. 2022-0077, and Environmental Assessment Review No. 2022-0077. Seconded by Commissioner Gilbert.

Vote on the motion:

AYES: 3 (Gutierrez, Estvander, Gilbert)

NOES: 1 (Gonzalez)

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.

Community Development Manager Paul Gonzales stated the next Planning Commission meeting will be on Wednesday, August 7, 2024.

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**PLANNING
COMMISSIONER
COMMENTS**

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

Commissioner Gilbert commented on the traffic study letter grading system and how it's not clear what each letter means for certain city intersections.

Chair Gutierrez asked that staff prepare a simple comparison of traffic study standards and road grading comparison between Rialto, Rancho Cucamonga, Fontana, and Redlands for their review at the next meeting.

Mr. Gonzales responded that most cities use the industry standard for traffic studies, but he would get the Commission the information they are requesting.

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ADJOURNMENT

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

The Regular Planning Commission meeting on Wednesday, July 17, 2024, adjourned at 7:48 p.m.

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Minutes prepared by Kim Dame
Administrative Analyst



Jerry Gutierrez
Chair, Planning Commission

