



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
September 3, 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 3, 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 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 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
Associate Planner, Jason Costa
Administrative Analyst, Kim Dame
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 August 20, 2025, Planning Commission meeting minutes.

All were in favor, *motion carried*, 4-0.

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Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2024-0020 (File PC-25-0599).

Associate Planner Jason Costa made the presentation.

Conditional Development Permit No. 2024-0020: A request to allow the placement of two recycling bins (clothing donation bins) within an existing commercial shopping center located at 240 W. Baseline Road (APN 0127-261-07) within the Community Shopping Center (C-1A) zone.

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Chair Gutierrez opened the Public Hearing.

Chair Gutierrez inquired whether there are any state laws that require these recycling bins to be installed in parking lots or city regulations; Mr. Costa advised there weren't any state laws but there is verbiage regarding these recycling bins in the municipal code. Chair Gutierrez also wanted to know if there are any limitations in the municipal code in terms of how many bins are allowed within a certain distance from each other.

The applicant Tex Green provided a brief description of the project.

Commissioner Gonzalez questioned if there were any issues the applicant encountered with these bins. The applicant advised that they've experienced minimal problems overall with the two thousand bins they currently have. Commissioner Estvander inquired how often the bins are checked for unnecessary trash; it was confirmed that they will be checked daily. Chair Gutierrez was curious about the business arrangement with the property owner. The applicant summarized that they pay the properties rent, collect the clothes and sell them to major thrift store chains.

Chair Gutierrez requested that staff start tracking how many bins the City of Rialto has and where they are located. Commissioner Gonzalez added that he'd like to see more diversity and not so many bins. .

Commissioner Estvander made a motion to close the Public Hearing.
Seconded by Vice-Chair John Peukert.

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve the Conditional Development Permit No. 2024-0020. Seconded by Commissioner Gonzalez.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gilbert)

Motion passed.

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

Community Development Director Christina Taylor mentioned that the new Commissioners will be sworn in at the next meeting on September 17, 2025. Ms. Taylor requested that all current Commissioners be present to be recognized for their service.

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

Commissioner Gonzalez suggested once more having more than one item per meeting. Ms. Taylor explained why there are sometimes only one item per meeting.

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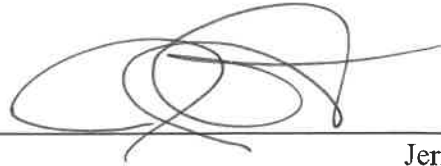
Commissioner Estvander made a motion to adjourn the meeting. Seconded by Commissioner Gonzalez.

**The Regular Planning Commission meeting on Wednesday, September 3,
2025, adjourned at 6:16 p.m.**

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Minutes prepared by Heidi Gonzalez
Administrative Assistant



Jerry Gutierrez
Chair, Planning Commission