



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**June 4, 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 June 4, 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 Artist Gilbert  
Commissioner Frank Gonzalez

**Absent:**

There are two vacancies.

**Staff Present:**

Assistant City Attorney, Christy Marie Lopez  
Interim Community Development Director, Christina Taylor  
Community Development Manager, Paul Gonzales  
Senior Planner, Daniel Rosas  
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 Dale Estvander, seconded by Commissioner Artist Gilbert to move to approve the May 7, 2025, 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 Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002 (File PC-25-0382).**

Senior Planner Daniel Rosas made the presentation.

***Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002:*** A request to allow for the expansion of an existing 5-acre truck yard operation generally located on the northeast corner of Stonehurst Drive and Alder Avenue onto 2.5 acres of land, also known as 2160 West Stonehurst Drive (APN: 1133-071-08, -09 & 10) and consideration of a CEQA Exemption pursuant to Section 15332 (Class 32), Infill Development Projects (Environmental Assessment Review No. 2024-0004). The site is located within the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan.

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Chair Gutierrez continued the open Public Hearing.

The applicant, John Killen, gave a brief overview.

Chair Gutierrez inquired as to what caused the repeated continuances; Mr. Killen provided his response.

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

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve the Conditional Development Permit No. 2024-0001 and Precise Plan of Design No. 2024-0002. Seconded by Commissioner Gilbert.

**PUBLIC HEARINGS**

Vote on the motion:

AYES: 5 (Gutierrez, Peukert, Estvander, Gilbert, Gonzalez)

NOES: 0

ABSTENTION: 0

ABSENT: 0

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 reminded Commissioners that the grand opening for Handel's would be Sunday, June 7<sup>th</sup>.

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**PLANNING  
COMMISSIONER  
COMMENTS**

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

None.

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**ADJOURNMENT**

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

**The Regular Planning Commission meeting on Wednesday, June 4, 2025, adjourned at 6:14 p.m.**

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Minutes prepared by Heidy Gonzalez  
Administrative Assistant

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Jerry Gutierrez  
Chair, Planning Commission