



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
August 20, 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 August 20, 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, Robert Khuu
Interim Community Development Director, Christina Taylor
Community Development Manager, Paul Gonzales
Principal Planner, Daniel Casey
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 6, 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. 2024-0011 & Precise Plan of Design No. 2024-0018 (File PC-25-0522).

Principal Planner Daniel Casey made the presentation.

Conditional Development Permit No. 2024-0011 & Precise Plan of Design No. 2024-0018: A request to allow the construction of a 12,000 square foot accessory building for food distribution purposes at an existing church located at 2759 N. Ayala Drive (APN: 1133-361-01) within the Single-Family Residential (R-1A 10,000) zone. This project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

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Chair Gutierrez opened the Public Hearing.

Commissioner Estvander inquired if there would be any kitchen facilities. Mr. Casey confirmed that this facility would strictly be packing and distributing donated goods. Commissioner Gonzalez questioned the square footage of the facility; Mr. Casey provided an update. Commissioner Gonzalez also wanted to know the estimated number of families that would be helped. The applicant advised that to date, over one hundred and sixty thousand people have been helped this year.

The applicant David Gomez provided a brief description of the project.

Chair Gutierrez questioned what products were going to be distributed to families. Mr. Gomez listed organizations the church works with and explained that the donations would arrive in semi and other box trucks – no

PUBLIC HEARINGS

random goods would be dropped off. Mr. Gomez also confirmed that the organization Commissioner Gonzalez brought up, Never Stop Grinding, is one they work with as well.

There was one (1) speaker:

Terry Thompson, 2530 N Idyllwild Ave., Rialto, CA
Mr. Thompson spoke in favor of the project.

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

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve the Conditional Development Permit No. 2024-0011& Precise Plan of Design No. 2024-0018. Seconded by Commissioner Gonzalez.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

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Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2025-0002, Precise Plan of Design No. 2025-0002, Lot Line Adjustment No. 2025-0001, and Environmental Assessment Review No. 2025-0001 (File PC-25-0407).

Associate Planner Jason Costa made the presentation.

Conditional Development Permit No. 2025-0002, Precise Plan of Design No. 2025-0002, Lot Line Adjustment No. 2025-0001 and Environmental Assessment Review No. 2025-0001: A proposal to combine two lots (APNs 0258-041-28 and 0258-041-29) into one 4.04-acre parcel and develop a truck and trailer outdoor storage yard at 2175 South Willow Avenue in the Heavy Industrial (H-IND) zone in the Agua Mansa Specific Plan.

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Chair Gutierrez opened the Public Hearing.

PUBLIC HEARINGS

Commissioner Gonzalez wondered if there was a tenant in mind; Mr. Costa advised there wasn't yet.

The applicant Jacob Glaze gave a brief description of the project.

Commissioner Gonzalez wanted to confirm why there was a continuation of this item; Mr. Glaze advised that there was a discrepancy in the existing use; a modification of the trip study had to be made.

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

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve the Conditional Development Permit No. 2025-0002, Precise Plan of Design No. 2025-0002, Lot Line Adjustment No. 2025-0001 and Environmental Assessment Review No. 2025-0001. Seconded by Commissioner Artist Gilbert.

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 Director Christina Taylor mentioned that both meetings in September are anticipated to be held; the first one scheduled for September 3rd, 2025. Ms. Taylor discussed that there would be a revisit of Commission appointments at the following City Council meeting. Chair Gutierrez requested that he receive an update since he won't be in attendance.

Ms. Taylor added that Monday, September 1st the City will be closed in observance of Labor Day.

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PLANNING
COMMISSIONER
COMMENTS

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

Chair Gutierrez requested an update regarding the ICSC conference that was attended by staff members. Chair Gutierrez mentioned that he wants to see different businesses other than car washes and discount stores, for example, a Trader Joe's. Ms. Taylor discussed how there are different factors retailers such as Trader Joe's use to determine where they want their stores located; as of now she hasn't heard Trader Joe's express interest in opening a store in Rialto.

Commissioner Gonzalez inquired if a Sam's Club would be opening in Rialto; Ms. Taylor advised she wasn't aware of any. Ms. Taylor discussed a monthly report staff will put together detailing what projects the City is currently working on; she offered to share it with the Commissioners.

Chair Gutierrez also mentioned he would like to see more sit-down restaurants in the city. Chair Gutierrez thanked Vince Giron for getting Casa Grande done.

Commissioner Gonzalez would like to know how the businesses in Rialto are doing financially. Chair Gutierrez would like staff to figure out if there is a facility that can be offered to Bleu Wine and Spirits so they may offer tasting to the residents. Ms. Taylor agreed and mentioned the Business Spotlight the Economic Development division will be working on to highlight local Rialto businesses.

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


ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, August 20, 2025, adjourned at 6:35 p.m.

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Minutes prepared by Heidi Gonzalez
Administrative Assistant



Jerry Gutierrez
Chair, Planning Commission