



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
August 6, 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 6, 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.

o0o

CALL TO ORDER

Chair Jerry Gutierrez called the meeting to order at 6:00 p.m.

o0o

**PLEDGE OF
ALLEGIANCE**

Chair Gutierrez led the pledge of allegiance.

o0o

ROLL CALL

Roll Call was taken by Administrative Analyst, Kim Dame.

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 Lopez
Interim Community Development Director, Christina Taylor
Principal Planner, Daniel Casey
Associate Planner, Brian Vazquez
Administrative Analyst, Kim Dame

o0o

**ORAL
COMMUNICATION**

Chair Gutierrez asked if there were any oral communications from the public not on the agenda. Ms. Dame stated there were none.

o0o

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 Frank Gonzalez to move to approve June 18, 2025, Planning Commission meeting minutes.

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

o0o

PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2025-0012 (File PC-25-0522).

Associate Planner Brian Vazquez presented Conditional Development Permit No. 2024-0022 instead.

Conditional Development Permit No. 2024-0022: A request to allow the placement of a small recycling bin (Clothing Donation Bin) within an existing commercial shopping plaza located at the southwest corner of Foothill Boulevard and Acacia Avenue (APN: 0130-051-51) within the Foothill Mixed-Use Zone (FMUZ) land use district of the Foothill Central Specific Plan.

o0o

Chair Gutierrez opened the Public Hearing.

Chair Gutierrez questioned if there is a law that requires the bins to be legally installed. Assistant City Attorney Christy Lopez advised that the city has no legal obligation. Chair Gutierrez asked what would be done to minimize and/or prevent the overfilling of the donation bin. Daniel Casey confirmed that there are conditions that will require constant maintenance of the bin.

Commissioner Gonzalez inquired who would monitor the maintenance. Mr. Casey clarified that someone would be going out five days a week to check on the bin. Commissioner Gonzalez expressed his concern regarding the homeless people loitering near the bin. Mr. Casey advised that there are conditions that would require having cameras – it would be an ongoing monitoring situation.

The applicant Veselin Dimitrov provided a brief description of the project.

PUBLIC HEARINGS

Ms. Lopez suggested amending the condition of approval number five to reflect the five days a week maintenance.

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

Chair Gutierrez closed the Public Hearing.

o0o

Chair Gutierrez made a motion to approve the Conditional Development Permit No. 2024-0022 with the amended condition. Seconded by Commissioner Estvander.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

o0o

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2025-0012 (File PC-25-0522).

Associate Planner Brian Vazquez made the presentation.

Conditional Development Permit No. 2025-0012: A request to allow the establishment of a single-price overstock/discount store (Dollar Tree) within an existing 12,212 square foot tenant space located at 1295 West Renaissance Pkwy (APN 0264-152-52) within the Town Center (TC) zone of the Renaissance Specific Plan.

o0o

Chair Gutierrez opened the Public Hearing.

The applicant gave a brief description of the project.

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

Chair Gutierrez closed the Public Hearing.

o0o

PUBLIC HEARINGS

Commissioner Estvander made a motion to approve the Conditional Development Permit No. 2025-0012. Seconded by Vice-Chair John Peukert.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

o0o

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

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

Interim Community Development Director Christina Taylor mentioned that the next Planning Commission meeting would be on August 20, 2025.

Vice-Chair Peukert requested an update regarding the new Planning Commission. Ms. Taylor advised that it would potentially be discussed at the next City Council meeting.

o0o

PLANNING COMMISSIONER COMMENTS

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

Chair Gutierrez gave thanks for the Casa Grande project on the Rialto side being completed.

o0o

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

ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, August 6, 2025, adjourned at 6:29 p.m.

o0o

Minutes prepared by Heidi Gonzalez
Administrative Assistant

Jerry Gutierrez
Chair, Planning Commission