



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
January 27, 2021 - 6:00 p.m.

In compliance with social distancing protocols, the Regular meeting of the Planning Commission of the City of Rialto was held on January 27, 2021 from remote locations via teleconference within the guidelines of Governor Newsom's executive order N-29-20.

o0o

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 John Peukert called the meeting to order at 6:00 p.m.

o0o

**PLEDGE OF
ALLEGIANCE**

Commissioner Al Twine led the pledge of allegiance.

o0o

ROLL CALL

Roll Call was taken by Senior Planner Daniel Casey.

Present:

Chair John Peukert
Vice Chair Frank Gonzalez
Commissioner Jerry Gutierrez
Commissioner Dale Estvander
Commissioner Al Twine
Commissioner BarBara Chavez
Commissioner Artist Gilbert

Absent:

Staff Present:

City Attorney, Stephanie Gutierrez
Interim Community Development Director, Alexander Hamilton
Community Development Manager, Karen Peterson
Senior Planner, Daniel Casey
Associate Planner, Daniel Rosas
Administrative Assistant, Adrianna Martinez

**ORAL
COMMUNICATIONS**

Chair Peukert asked if there were any oral communications from the public not on the agenda. Daniel Casey stated there was one person from the public who would like to make a comment.

o0o

Ana Gonzalez, City of Rialto Resident

Ana Gonzalez asked if the City is working on the sixth cycle for the Housing Element and if they are using a consultant.

Community Development Manager Karen Peterson advised a Request for Proposal (RFP) will be going out for consultants to prepare the sixth cycle and directed Ana to speak with Senior Planner Siri Champion should she have any further questions or concerns.

**PLANNING
COMMISSION
MEETING MINUTES**

Chair Peukert announced that the next item on the agenda is Planning Commission Meeting Minutes.

Motion by Commissioner Dale Estvander, second by Vice Chair Frank Gonzalez to move to approve the September 9, 2020 Planning Commission Meeting Minutes. All in favor, *motion carried 7-0-0.*

Motion by Vice Chair Frank Gonzalez, second by Commissioner Dale Estvander to move to approve the September 30, 2020 Planning Commission Meeting Minutes. All in favor, *motion carried 7-0-0.*

Motion by Commissioner Dale Estvander, second by Vice Chair Frank Gonzalez to move to approve the October 28, 2020 Planning Commission Meeting Minutes. All in favor, *motion carried 7-0-0.*

Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to move to approve the November 18, 2020 Planning Commission Meeting Minutes. All in favor, *motion carried 7-0-0.*

PUBLIC HEARINGS

Chair Peukert stated the next item on the agenda is the Public Hearing for Extension of Time for Tentative Parcel Map No. 19957 (TPM No. 2020-0009).

Senior Planner Daniel Casey presented a request to extend the expiration date of Tentative Parcel Map No. 19957 by an additional three years. The previously approved tentative parcel map consists of a proposal to subdivide a 1.08 net acre parcel of land located on the north side of Merrill Avenue and Acacia Avenue into two single-family lots.

The Commission inquired as to what is the average timeframe for an extension. Daniel Casey advised a first extension typically requests a two-year extension. However, to avoid applying for a second extension, the applicant is requesting the maximum of three years.

o0o

Chair Peukert opened the Public Hearing.

o0o

Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried 7-0-0*.

o0o

Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to recommend approval of Extension of Time for Tentative Parcel Map No. 19957 (TPM No. 2020-0009). All in favor, *motion carried 7-0-0*.

Chair Peukert stated the public hearing for Conditional Development Permit No. 2020-0021, Precise Plan of Design No. 2020-0031, and Environmental Assessment Review No. 2020-0025 were next on the agenda.

Associate Planner Daniel Rosas presented a continued request from the December 9, 2020 meeting to establish a small collection recycling facility within the parking lot of an existing retail center located at 151 West Base Line Road.

The proposed facility location has been relocated to the west side of the retail center, which will not interfere with the main parking field, as well as the drive-thru queue for the quick service restaurant.

The Commission asked the applicant what their security measures are to ensure the area is safe and where do customers go to redeem their vouchers. The applicant, Artashes Balyan, advised the Commission they have a strict no loitering policy in which they refuse service to anyone loitering, and the security from the grocery store will monitor the kiosk after hours. In addition, Artashes Balyan informed the Commission customers no longer receive vouchers, but are provided with cash payouts on site.

o0o

Chair Peukert opened the Public Hearing.

o0o

Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner BarBara Chavez. All in favor, *motion carried 7-0-0*.

o0o

Motion by Vice Chair Frank Gonzalez, second by Commissioner Dale Estvander to adopt resolutions approving Conditional Development Permit No. 2020-0021 and Precise Plan of Design No. 2020-0031. All in favor, *motion carried 7-0-0.*
o0o

Chair Peukert stated the public hearing for Specific Plan Amendment No. 2020-0003, Tentative Parcel Map No. 2020-0006, Conditional Development Permit No. 2020-0011, Precise Plan of Design No. 2020-0015, and Environmental Assessment Review No. 2020-0015 were next on the agenda.

Senior Planner Daniel Casey presented a request to change the zoning designation of approximately 7.00 gross acres of land located at the northeast corner of Renaissance Parkway and Laurel Avenue from Corporate Center within the Renaissance Specific Plan to Business Center. The request also included the consolidation of four parcels of land into one parcel, and the development and operation of a 135,408 square foot industrial storage warehouse/distribution center building. The project includes a Mitigated Negative Declaration for consideration.

The proposed building will be placed in the center of the project site with truck courts located on the south side and passenger vehicle parking areas on the east, south, and west sides of the building. In addition, there will be two new driveways with access from Renaissance Parkway.

The proposed landscaping will provide 17.6% coverage and will include a 25-foot setback along Renaissance Parkway, trees every 30 linear feet, and an abundant amount of shrubs and groundcover.

A Traffic Impact Analysis prepared by Kimley-Horn and Associates, Inc. and concluded the proposed development will generate 481 new vehicle daily trips. They analyzed six intersections and determined that with the existing traffic along with the project traffic they will all operate at Level of Service (LOS) D or better. Three intersections—Alder Avenue and SR-210 Westbound and Eastbound ramps and Alder Avenue and Renaissance Parkway—will operate at LOS F with project and cumulative growth. The recommended improvements to have all six intersections operating at LOS D include restriping of existing right-of-way to create additional travel lanes and construction of new turn lanes through the expansion of right-of-way.

On January 6, 2021 the Transportation Commission approved the Traffic Impact Study and the Fair Share amount of \$398,149 and the applicant will pay an additional \$379,142 for regional traffic development impact fees (DIF).

The Commission asked when can the expected enhancements be fully funded and completed. City staff advised it is currently in design but will need to investigate the anticipated completion date. The Commission also voiced their concern regarding warehouses as it appears, they are the primary focus at the

expense of commercial retail and residential opportunities, which are critical in facilitating economic growth.

o0o

Chair Peukert opened the Public Hearing.

Ana Gonzalez, City of Rialto Resident

Ana Gonzalez asked how does the community benefit from the project and have the issues of pollution and traffic enforcement been considered?

Daniel Casey addressed Ana Gonzalez's concerns and indicated the Conditional Development Permit will require all truck movement to travel from Renaissance Parkway to Alder Avenue. And if they are not following the route, they will be brought back before the Planning Commission. As far as how the community will benefit, the Business License Tax will generate revenue.

o0o

Motion by Commissioner Al Twine to close the Public Hearing, second by Vice Chair Frank Gonzalez. All in favor, *motion carried 7-0-0.*

o0o

Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to adopt resolutions approving Specific Plan Amendment No. 2020-0003, Tentative Parcel Map No. 2020-0006, Conditional Development Permit No. 2020-0011, Precise Plan of Design No. 2020-0015, and Environmental Assessment Review No. 2020-0015. All in favor, *motion carried 7-0-0.*

o0o

PLANNING DIVISION COMMENTS

Chair Peukert stated that the next item on the agenda is Planning Division Comments

Senior Planner Daniel Casey announced the next Planning Commission Meeting is February 10, 2021.

Daniel Casey introduced the new Interim Community Development Director, Alexander Hamilton. Alexander Hamilton thanked the Commission and provided some information on his background.

Daniel Casey also addressed City staff has received calls from residents regarding the activity on Pepper Avenue. Currently, exploratory work on an earthquake fault is being conducted.

o0o

**PLANNING
COMMISSION
COMMENTS**

Chair Peukert stated that the next item on the agenda is Planning Commission Comments.

The Commission asked about the hotels that were supposed to open at the Renaissance Marketplace. Daniel Casey stated Ayres Hotel was entitled and permits are ready for issuance. However, to his knowledge the applicant has not picked them up.

o0o

Motion by Commissioner Dale Estvander, second by Vice Chair Frank Gonzalez, to adjourn the meeting. All were in favor *motion carried 7-0-0.*

o0o

ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, February 10, 2021 adjourned at 7:25 p.m.


Minutes prepared by Adrianna Martinez, Administrative Assistant


John Peukert, Chair
Planning Commission