



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, September 29, 2021

6:00 PM

Public Participation Procedure

NOTICE IS GIVEN THAT THE CITY COUNCIL OF THE CITY OF RIALTO HAS DECLARED A LOCAL EMERGENCY RELATED TO COVID-19, AND IN COMPLIANCE WITH SOCIAL DISTANCING PROTOCOLS REQUIRED BY GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20 AND THE STATE DEPARTMENT OF PUBLIC HEALTH, THE COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC WITH LIMITED SEATING INSIDE. THE PUBLIC WILL HAVE AN OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM AT LEAST TWO (2) HOURS BEFORE THE MEETING TIME, AS FOLLOWS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION, C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376; OR
- BY EMAIL TO PLANNING@RIALTOCA.GOV.

Call To Order

Pledge of Allegiance

Roll Call

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

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-21-0666](#)

Minutes from the July 14, 2021 Special Workshop meeting.

Attachments: [PC Minutes 7-14-2021 Special Workshop Meeting.docx](#)

[PC-21-0671](#)

Minutes from the July 28, 2021 Planning Commission meeting.

Attachments: [PC Minutes 7-28-2021.docx](#)

Public Hearings

[PC-21-0670](#)

Conditional Development Permit No. 2021-0033: A request to allow the establishment and operation of an undergraduate college within approximately 11,000 square feet of an existing church development located 2759 North Ayala Drive (APNs: 1133-361-01) within the Single Family Residential (R-1A 10,000) zone. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities Projects) of the State CEQA Guidelines (Environmental Assessment Review No. 2021-0036).

Attachments: [EXHIBIT A - Location Map](#)
[EXHIBIT B - Project Site](#)
[EXHIBIT C - Floor Layout](#)
[EXHIBIT D - Draft Resolution](#)

Presentation

[PC-21-0677](#)

Request the Planning Commission receive and file a status update on the Draft 6th Cycle Housing Element Update 2021-2029

Attachments: [Attachment 1 - Draft 6th Cycle Housing Element Update.pdf](#)
[Attachment 2 - Letter to Property Owners.pdf](#)
[Attachment 3 - Property Owner Responses.pdf](#)
[Attachment 4 - Comment Letter.pdf](#)

Planning Division Comments

[PC-21-0672](#)

Planning Commission - Miscellaneous Items Tracking Report

Attachments: [PC Misc. Items Tracking Report - 9-29-2021](#)

Commissioner Reports

Adjournment