



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
November 10, 2021 - 6:00 p.m.

The Regular meeting of the Planning Commission 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 Wednesday, November 10, 2021.

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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 Frank Gonzalez called the meeting to order at 6:00 p.m.

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**PLEDGE OF
ALLEGIANCE**

Commissioner Al Twine led the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Senior Planner Daniel Casey.

Present:

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

Absent:

Staff Present:

Community Development Director, Sean Moore
Senior Planner, Daniel Casey
Senior Planner, Dionne Harris
Associate Planner, Daniel Rosas
Administrative Assistant. Adrianna Martinez

**ORAL
COMMUNICATION**

Chair Frank Gonzalez asked if there were any oral communications from the public not on the agenda. Adrianna Martinez stated there were none.
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**PLANNING
COMMISSION
MEETING MINUTES**

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

Motion by Commissioner Dale Estvander, second Vice Chair Jerry Gutierrez to move to approve the September 29, 2021, Planning Commission Special Meeting Minutes. All in favor, *motion carried* 7-0-0.

PUBLIC HEARINGS

Chair Gonzalez stated the next item on the agenda is Conditional Development Permit No. 2021-0022 and Precise Plan of Design No. 2021-0020.

Senior Planner Dionne Harris presented a request to construct and operate a 43,000 square foot industrial storage warehouse building on 2.00 acres of land located on the south side of Santa Ana Avenue and Willow Avenue. The project is categorically exempt from the California Environmental Quality Act (CEQA).

A Traffic Impact Analysis was prepared by LSA Associates and determined the development will generate 74 new vehicle trips daily. The project traffic will contribute to existing delays at the intersection of Riverside Avenue and Slover Avenue, and Riverside Avenue and I-10 EB ramps. As a result, the applicant will contribute \$40,465 in fair-share fees.

The Commission asked where the nearest residences are in correlation to the project and if any public responses were received. Dionne Harris advised the nearest residences are to the west of the project, but not directly adjacent. She also stated staff did not receive any responses during the public comment period.

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Chair Gonzalez opened the Public Hearing.

Greg Lord, Applicant

The Commission asked Greg Lord if the project will provide sidewalks to which Greg Lord responded that it will.

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

Motion by Vice Chair Jerry Gutierrez, second by Commissioner Artist Gilbert to approve Conditional Development Permit No. 2021-0022 and Precise Plan of Design No. 2021-0020. All in favor, *motion carried 7-0-0.*

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Chair Gonzalez stated the next item on the agenda is Conditional Development Permit No. 2021-0037.

Senior Planner Dionne Harris presented a request to allow an outlet store to operate within an existing 2,146 square foot tenant space located at 523 S. Riverside Avenue. The project is categorically exempt from the California Environmental Quality Act (CEQA).

The applicant proposes to sell furniture, patio furniture, and kitchen appliances. The store will operate seven days a week from 9am to 8pm.

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Chair Gonzalez opened the Public Hearing.

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

Motion by Commissioner Dale Estvander, second by Commissioner Artist Gilbert to approve Conditional Development Permit No. 2021-0037.

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PLANNING
DIVISION
COMMENTS

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

Senior Planner Daniel Casey announced the next Planning Commission meeting is scheduled for November 24, 2021.

Daniel Casey also provided an update on the car wash statistics the Commission requested. He reported there are 14 carwashes associated with a gas station, and six existing standalones with two more recently entitled within the City.

The Commission requested staff to provide a recommendation for a carwash separation requirement.

Daniel Casey stated he is still working on the alcohol sales exhibit to provide to the Commission.

The Commission inquired about Casa Grande and Daniel Casey advised he spoke with the City of Fontana and the street will open in January 2022.

Daniel Casey introduced the new Community Development Director, Sean Moore, to the Commission.

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PLANNING
COMMISSION
COMMENTS

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

Commissioner Al Twine announced he is resigning, and this will be his last Planning Commission meeting.

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Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to adjourn the meeting. All were in favor, *motion carried 7-0-0*.

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ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, November 10, 2021, adjourned at 6:40 p.m.

Minutes prepared by Adrianna Martinez, Administrative Assistant

Frank Gonzalez, Chair Planning Commission