



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
January 30, 2019 - 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, January 30, 2019.

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

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**PLEDGE OF
ALLEGIANCE**

Commissioner Artist Gilbert led those present in the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Planning Manager, Gina Gibson-Williams.

Present:

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

Absent:

Commissioner BarBara Chavez

Also Present:

City Attorney, Lona Laymon
Planning Manager, Gina Gibson-Williams
Associate Planner, Daniel Casey
Assistant Planner, Daniel Rosas
Contract Planner, Edgar Gonzalez
Administrative Assistant, Adrianna Martinez
Business License Inspector, Anthony Ramirez
Project Manager, John Dutrey

**ORAL
COMMUNICATIONS**

Chair Peukert asked if there were any oral communications from the audience not on the agenda.

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Ms. Adrianna Martinez stated that there was none.

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**PLANNING
COMMISSION
MEETING MINUTES**

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

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Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to move to approve the July 11, 2018 Planning Commission Meeting Minutes. All in favor, *motion carried* 6-0-0.

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Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to move to approve the August 8, 2018 Planning Commission Meeting Minutes. All in favor, *motion carried* 6-0-0.

PUBLIC HEARINGS

Chair Peukert stated Public Hearing items are next on the agenda.

Tentative Parcel Map No. 2018-0003
Conditional Development Permit No. 2018-0006
Environmental Assessment Review No. 2018-0029

Assistant Planner Daniel Rosas presented Tentative Parcel Map No. 2018-0003 a request to consolidate twelve (12) parcels of land into one (1) parcel; Conditional Development Permit No. 2018-0006 a request to allow a 10% increase in the permitted floor area ratio, plus an additional 10,000 square feet of building. A Mitigated Negative Declaration (Environmental Assessment Review No. 2018-0029) was prepared for consideration in conjunction with the project.

The project site is located at the northwest corner of Baseline Road and Alder avenue within the Employment Zone of the Renaissance Specific Plan. The building will be 255,173 square feet with 9,000 square feet for office space and is currently speculative.

For the exterior, there will be projected wall panels and pillars, concrete tilt-up with four paint colors, and glazing and panel reveals. The

landscaping coverage of 16.8% will consist of an abundance of trees, shrubs and ground cover, which exceeds the required 10%. In addition, the FAR for the proposed project is 51% and exceeds the maximum allowably by 11%. Per the Renaissance Specific Plan Section 3, FAR bonus may be granted through a Conditional Development Permit (CDP) in exchange of development features.

The project will have three driveway approaches—two off Baseline Road and the other off Alder Avenue, as well as have the required amount of parking.

Staff recommends approval of the project.

Chair Peukert opened the Public Hearing.

Avah Parker, Rialto Resident
1316 Alder Avenue, Rialto.

Avah Parker addressed the Planning Commission with her concerns that the project will increase the already horrible traffic congestion, as well as the environmental impact of the trucks.

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Collin Ramsey, environmental consultant
27372 Calle Arroyo, San Juan Capistrano.

Collin Ramsey addressed the environmental concerns of the Planning Commission and of Ms. Parker. He indicated that there is a fair share cost for the expansion of Alder Avenue, as well as for installing a traffic signal to mitigate the traffic congestion. In addition, the traffic study does explain there are 900 daily trips for the area; however, it includes passenger vehicles as well as trucks.

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Motion by Commissioner Dale Estvander to close the Public Hearing, second by Vice Chair Frank Gonzalez.

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Motion by Commissioner Jerry Gutierrez, second by Dale Estvander to approve Tentative Parcel Map No. 2018-0003, Conditional Development Permit No. 2018-0006 and Environmental Assessment Review No. 2018-0029. All in favor, *motion carried* 6-0-0.

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PLANNING DIVISION
COMMENT

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

Planning Manager Gina Gibson-Williams announced that League of Cities is March 6, 2019 to March 8, 2019 in Long Beach and asked the Planning Commissioners to advise if they want to attend. Five of the six Commissioners—Chair Peukert, Vice Chair Gonzalez, and Commissioners Twine, Estvander and Gilbert—confirmed their attendance and Commissioner Gutierrez will notify at a later time.

Ms. Gibson-Williams also announced the Interim Code Enforcement Manager, Richard Freiholtz, would have a presentation for the Commission on the February 13, 2019 meeting.

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**PLANNING
COMMISSION
COMMENTS**

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

Commissioner Gilberts expressed his concern with the shopping center off Baseline and Sycamore and explained that there is not enough lighting and no security on site. He suggested the property manager should be notified.

Chair Peukert suggested the Planning Commission needs to have a discussion regarding development standards for speculative buildings.

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ADJOURNMENT

Motion by Commissioner Dale Estvander, second by Vice Chair Frank Gonzalez to adjourn the meeting. All in favor *motion carried 6-0-0.*

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The Regular Planning Commission meeting on Wednesday, August 8, 2018 adjourned at 6:35 p.m.

Adrianna Martinez, Administrative Assistant

John Peukert, Chair
Planning Commission