



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
March 27, 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, March 27, 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 Jerry Gutierrez led those present in the pledge of allegiance.

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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 Artist Gilbert
Commissioner BarBara Chavez

Absent:

Commissioner Al Twine

Also Present:

City Attorney, Pamela Lee
Senior Planner, Daniel Casey
Associate Planner, Daniel Rosas
Assistant Planner, Edgar Gonzalez
Business License Inspector, Anthony Ramirez

**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 there were 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 Vice Chair Frank Gonzalez to move to approve the September 26, 2018 Planning Commission Meeting Minutes. All in favor, *motion carried* 6-0-0.

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Motion by Commissioner Jerry Gutierrez, Commissioner Artist Gilbert Gonzalez to move to approve the November 14, 2018 Planning Commission Meeting Minutes. All in favor, *motion carried* 4-0-2.

PUBLIC HEARINGS

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

Conditional Development Permit No. 2018-0042

Associate Planner Daniel Rosas presented Conditional Development Permit No. 2018-0042 a request to allow the operation of a tire and rim shop within an existing commercial building located at 260 East Foothill Boulevard (APN: 0127-602-15, -16, and -18) within the Commercial Pedestrian (C-P) zone of the Foothill Boulevard Specific Plan.

The operations of the tire and rim shop include sales, installation, and storage of tires only within the enclosed building. The hours of operation are 8am to 6pm Monday through Saturday and no vehicles will be parked on-site outside of hours of operation. One delivery truck is permitted on-site within a designated parking space located at the rear of the property.

The Development Review Committee preliminary reviewed the project on February 20, 2019 and provided comments for the proposed project.

The shop meets or exceeds all criteria of the C-P zone of the Foothill Boulevard Specific Plan, as well as the Design Guidelines. It is also consistent with Goal 3-1 of the Land Use Element and Economic Development Element of the General Plan. In addition, it is Class 1

Categorical Exempt from CEQA (California Environmental Quality Act) as it is an existing facility.

Staff recommends approval of the project.

Chair Peukert opened the Public Hearing.

No oral communications

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Vice Chair Frank Gonzalez asked City Attorney, Pam Lee, if there is a way to bring in another restaurant to the existing facility

Ms. Lee responded that there is a Covenant with the previous owner, McDonald's, which does not allow for any future restaurants, though she has not personally seen the document.

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Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Artist Gilbert.

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Motion by Commissioner Dale Estvander, second by Artist Gilbert to approve Conditional Development Permit No. 2018-0042. 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

Senior Planner Daniel Casey announced that City Council approved the salary increase for the Planning Commissioners at the March 26, 2019 City Council meeting and is effective April 1, 2019.

Mr. Casey also advised that the April 10, 2019 meeting will be held at the Frances Brooks Conference Center.

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**PLANNING
COMMISSION
COMMENTS**

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

No comments

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ADJOURNMENT

Motion by Commissioner Dale Estvander, second by Commissioner BarBara Chavez to adjourn the meeting. All in favor *motion carried 6-0-0*.

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The Regular Planning Commission meeting on Wednesday, March 27, 2019 adjourned at 6:15 p.m.

Adrianna Martinez, Administrative Assistant

John Peukert, Chair
Planning Commission