



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
July 10, 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, July 10, 2019.

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**

Planning Commissioner Artist Gilbert led those present in 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 Artist Gilbert

Absent:

Commissioner Al Twine
Commissioner BarBara Chavez

Also Present:

City Attorney, Pam Lee
Administrative Assistant, Adrianna Martinez
Senior Planner, Daniel Casey
Associate Planner, Daniel Rosas
Assistant Planner, Edgar Gonzalez
Assistant Planner, Alexia De La Torre

**ORAL
COMMUNICATIONS**

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

o0o

Ms. Adrianna Martinez stated that there was none.

o0o

PLANNING
COMMISSION
MEETING MINUTES

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

o0o

Motion by Commissioner Dale Estvander, second by Commissioner Jerry Gutierrez to move to approve the June 12, 2019 Planning Commission Meeting Minutes with the necessary changes. All in favor, *motion carried* 5-0-0.

PUBLIC HEARINGS

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

Conditional Development Permit No. 2018-0012

Conditional Development Permit No. 2018-0013

Conditional Development Permit No. 2018-0014

Environmental Assessment Review No. 2019-0011

Associate Planner Daniel Rosas presented Conditional Development Permit Nos. 2018-0012, 2018-0013, 2018-0014, as well as Environmental Assessment Review No. 2019-0011 for a request to allow the development of for a request to allow the development of a 7,250 square foot convenience store in conjunction with drive-thru service for merchandise pick-up and a request to allow the sale of beer and wine on 2.06 gross acres of land located at the southeast corner of Riverside Avenue and Santa Ana Avenue. The project includes a Mitigated Negative Declaration for consideration in accordance with the California Environmental Quality Act (CEQA).

The site will have the 7,250 square foot convenience market located on the eastern portion part of the site, a 5,240 canopy over 16 fuel dispensers on the west, and three diesel fuel dispensers located on the south end of the site. The site will have 29 parking spaces and the drive-thru will have stacking for approximately 10 vehicles.

The convenience market and fuel station will operate 24 hours a day, seven days a week. The fuel station will have 19 fuel dispensers, which will have a 30,000 gallon underground tank —20,000 gallon Unleaded and 10,000 gallons Premium—and a 20,000 galloon underground tank—10,000 gallons ethanol and 10,000 diesel.

On August 15, 2018, the Development Review Committee recommended for approval with requirements to revise the site design and architecture of the building and canopy. The Rialto Police Department reviewed and endorsed the applicant's Crime Prevention Plan, which includes security cameras, 1.5-foot candles of lighting, alarms and proper signage. On March 6, 2019, the Transportation Commission approved the Traffic Study and the developer is required to pay Fair Share Payment for future widening of Riverside Avenue, as well as for the impacts on affected intersections and road segments.

Lillburn Corporation prepared an Initial Study for the project. A 20-day public comment period from June 6, 2019 to June 25, 2019 was announced the San Bernardino Sun and the South Coast Air Management District (SCAQMD) submitted one comment letter. SCAQMD requested that the project's Air Quality and Greenhouse Gas Assessment include an analysis of operational Reactive Organic emission generated by the underground storage tanks and the fueling process. The Planning Division sent a response letter on July 2, 2019 that documented the Initial Study and the Health Risk Assessment analyzed the operation of the fueling station and the dispensing of 6-million gallons of fuel and that ROG emissions generated by the project will remain below the SCAQMD's threshold of significance.

A 30-day Native American Consultation period (March 6-April 5) was held pursuant to AB52. Six tribes received notification of the project and the City received a request for consultation from two tribes—the Gabrieleño Band of Mission Indians-Kizh Nation and the San Manuel Band of Mission Indians. Mitigation measures have been incorporated into the Mitigated Negative Declaration at the request of the Kizh Nation, which requires the developer to coordinate with the Kizh Nation to allow a certified cultural resources monitor on-site during construction activities.

The proposed uses are consistent with the intent of the Heavy Industrial (H-IND) zone, as well as the goal of the General Plan.

The Planning Staff recommends for approval.

o0o

Chair Peukert opened the Public Hearing.

John Porter, Ecology Auto Parts

Mr. Porter stated that he is concerned with a strong water runoff from the site that will make its way down Ecology Auto Part's slope. Senior Planner Daniel Casey replied that drainage would be addressed at the Development Review Committee.

o0o

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

o0o

Motion by Commissioner Jerry Gutierrez, second by Commissioner Dale Estvander to approve Conditional Development Permit No. 2018-0012, 2018-0013, 2018-0014 and Environmental Assessment Review No. 2019-0011. All in favor, *motion carried 5-0-0*.

o0o

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

PLANNING DIVISION
COMMENT

Daniel Casey announced the next Planning Commission Meeting is on July 31, 2019.

o0o

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

PLANNING
COMMISSION
COMMENTS

Planning Commissioner Dale Estvander commented on the Realtor conference he attended earlier in the day sponsored by the Mayor's Office with a presentation by Development Services Director, Robb Steel. Commissioner Estvander stated it was very informative and suggested that the "tour" should be offered to all Commissioners.

Planning Commissioner Artist Gilbert expressed his frustration with the lack of Code Enforcement. Development Services Director Robb Steel reassured him that a new Community Compliance Manager, Justin Edison, recently started and is acclimating to the his new role.

ADJOURNMENT

o0o

Motion by Commissioner Dale Estvander, second by Vice Chair Frank Gonzalez to adjourn the meeting. All in favor *motion carried 5-0-0*.

o0o

The Regular Planning Commission meeting on Wednesday, July 10, 2019 adjourned at 6:20 p.m.

Adrianna Martinez, Administrative Assistant

John Peukert, Chair
Planning Commission