



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
November 13, 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, October 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**

Planning Commissioner Dale Estvander 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 Al Twine
Commissioner BarBara Chavez

Absent:

Also Present:

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

**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 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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There were no minutes to approve

PUBLIC HEARINGS

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

Conditional Development Permit No. 2019-0006

Conditional Development Permit No. 2019-0007

Conditional Development Permit No. 2019-0008

Conditional Development Permit No. 2019-0009

Conditional Development Permit No. 2019-0010

Senior Planner Daniel Casey presented Conditional Development Permits Nos. 2019-0006 through 2019-0010 a request to allow the development of a vehicle fuel station with six fuel dispensers, the establishment of a 3,400 square foot convenience market within a proposed 4,340 square foot commercial building, the sale of beer and wine for off-site consumption, the development of a 1,248 square foot automated car wash and the development of a 1,800 square foot commercial building with drive-thru service on 1.61 gross acres of land (APN: 0128-571-25). The project includes a Mitigated Negative Declaration for consideration in conjunction with the California Environmental Quality Act (CEQA).

There are three access points onto the property from Foothill Boulevard. The easterly and westerly driveways are left-in and right-out and the middle driveway is right-in and right-out only.

The architectural design reflects a contemporary style that is compatible with the neighboring Tudor Plaza and landscaping will include a variety of trees, shrubs and groundcover vegetation that will amount to 14.9% coverage.

The hours of operations will vary for the individual establishments, but all will be open seven days a week. Mobil and Circle K have operating hours of 24 hours a day, Dunkin' will operate from 5am to 10pm and the car wash from 7am to 10pm.

The sale of beer and wine is for off-site consumption and will require a Type 20 license from the ABC. In addition, a Public Convenience or Necessity letter is required as Circle K will be the fourth establishment with

a off-sale license and the maximum is three for Census Tract 35.07. The Crime Prevention Plan is endorsed by the Rialto Police Department.

On December 19, 2018 and March 6, 2019, the item went before the Development Review Committee (DRC) and staff recommended approval provided the applicant made the required revisions to the site design and architecture. On May 1, 2019 the Transportation Commission approved the Traffic Study. In addition, there is a Fair Share Payment of \$96,892.62 that will go towards a new traffic signal at Foothill Boulevard and Larch Avenue and median improvements.

A 20-day public comment period was from June 12, 2019 to July 1, 2019 and only one comment letter from SCAQMD was received. SCAQMD requested that the project include an analysis of operational Reactive Organic Gas emissions generated by the underground storage tanks and the fueling process. A 30-day Native American Consultation period took place from February 27, 2019 to March 28, 2019 and the Garbieleño Band of Mission Indians-Kizh Nation requested consultation, which was held on May 9, 2019. Mitigation measures requested by the Kizh nation were incorporated into the Initial Study and Mitigated Negative Declaration.

Public Hearing notices were mailed to all property owners within 300 feet of the project site and only one comment letter was received from Mr. Sani Panhwar expressing his concern for potential leaking from the fuel storage tanks. Condition of Approval requires the applicant to comply with the requirements of the Hazardous Materials Division.

The proposed uses are consistent with the Commercial Pedestrian (C-P) zone and goals of the General Plan.

The Planning Staff recommends for approval.

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Commissioner BarBara Chavez expressed her concern regarding the car wash staying open until 10pm since it is so close to residential.

Chair Peukert opened the Public Hearing.

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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 Al Twine, second by Commissioner Dale Estvander to approve Conditional Development Permits Nos. 2019-0006 through 2019-0010 All in favor, *motion carried* 7-0-0.

ACTION ITEMS

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Chair Peukert stated that the next item on the agenda is Action Items.
Belvy Montecito Lounge

Assistant Planner Edgar Gonzalez requested the Planning Commission make a Finding of Public Convenience or Necessity (PCN) for the on-site sale of beer and wine (License Type 42) at Belvy Montecito Lounge within an existing 2,500 square foot tenant space within a multi-tenant commercial building located at 116 S. Riverside Avenue within the Core Commercial (C-C) zone of the Central Area Specific Plan.

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Vice Chair Frank Gonzalez and Commissioner Chavez asked Edgar Gonzalez if the location will strictly stay a lounge and only serve snacks to which he replied yes.

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Cornelius Bailey and Robert Edwards
Business Owners

Mr. Bailey expressed that he is converting his current clothing store into a lounge as he sees a need for it in the City and aims to eventually make it into a private members-only lounge in the future. Mr. Edwards reassured the Commission that the lounge will not turn into a sports bar.

Motion by Commissioner BarBara Chavez, second by Commissioner Dale Estvander to approve the Public Conveyance or Necessity for Belvy Montecito Lounge. All in favor, *motion carried 7-0-0*.

PLANNING DIVISION COMMENT

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

Daniel Casey announced the next Planning Commission Meeting is on November 20, 2019.

Daniel Casey also introduced the new director of Community Development, Matthew Schneider.

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PLANNING COMMISSION COMMENTS

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

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

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ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, November 13, 2019 adjourned at 6:46 p.m.

Adrianna Martinez, Administrative Assistant

John Peukert, Chair
Planning Commission