



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**January 29, 2020 - 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 January 29, 2020.

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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**

City Attorney Pam Lee 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

**Absent:**

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

**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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Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to move to approve the November 13, 2019 Planning Commission Meeting Minutes. All in favor, *motion carried* 6-0-0.

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**PUBLIC HEARINGS**

**Chair Peukert stated Public Hearing items are next on the agenda.**  
Zoning Code Amendment No. 2020-0001

Senior Planner Daniel Casey presented an Ordinance to Amend portions of Chapter 18.102 (Regulation of Signs and Advertising Structures) of the Rialto Municipal Code related to Off-Site Advertising Structures (“Billboards”) and Relocation Agreements. He explained that currently, the Rialto Municipal Code does not have provisions for relocating signs. The goal is to reduce visual cluster of old signs and increase aesthetically appealing billboards. He noted that under the direction of the Economic Development Committee on December 11, 2019, the Ordinance was prepared to implement provisions for review and approval of Relocation Agreements for billboards by the City Council.

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Commissioner Jerry Gutierrez asked for clarification on who will confirm the relocated sign will meet current standards. Daniel Casey replied that staff will still play an integral part. In addition, Commissioner Gutierrez asked if the relocations will come before the Planning Commission. City Attorney Pam Lee expressed that there is no current process in place for Relocation Agreements, which this Ordinance addresses, and the intent was to have the City Council consider Relocation Agreements for relocated signs.

Commissioner Al Twine asked how many signs will be relocated and Mr. Casey stated there are not many remaining.

Vice Chair Frank Gonzalez asked what happens if they do not want to relocate. Mr. Casey stated that per State law, they cannot be compelled to do so without compensation from the City.

**Chair Peukert opened the Public Hearing.**

There were no speakers.

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Motion by Vice Chair Frank Gonzalez, second by Commissioner Dale Estvander to amend the draft Ordinance for Zoning Code Amendment No. 2020-0001 to require Planning Commission review and recommendation of billboards prior to City Council consideration and action. All in favor, *motion carried 6-0-0*

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**Chair Peukert asked for the next item on the agenda.**

Conditional Development Permit No. 2018-0045

Associate Planner Daniel Rosas presented Conditional Development Permit No. 2018-0045 a request to allow the development of a trucking facility consisting of a 15,258 square foot industrial building with a 1,400 square foot canopy, storage yard with 30 truck/trailer parking spaces, and associated auto-parking, landscaping, and required street improvements on 2.84 acres of land located at the southwest corner of Locust Avenue and Stonehurst Drive within the General Manufacturing (I-GM) zone of the Rialto Specific Plan.

Daniel Rosas explained the facility would be an owner-occupied development, in which they would operate in the capacity of broker for independent operators and serve as a place for trailer storage and minor repair. Based on their current operation, the applicant anticipates 10 to 20 truck trips per day with an operation schedule of six days a week from 6:00 a.m. to 10:00 p.m. He indicated the site design includes right-of-way dedications, street improvements, building placement, setbacks and landscaping screening that shields the property from public view. The trucking facility will be accessed from a driveway off Locust Avenue for employees, truck and emergency vehicles and another off Stonehurst Drive. The industrial building will have projected wall panels and pillars, height variations on all sides, concrete tilt-up with three paint colors, glazing and panel reveals. The proposed landscaping exceeds the 10% minimum requirement with 24.2% coverage, a 25-foot landscape setback, and will include an abundant number of trees, shrubs and ground cover. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). He concluded his presentation and indicated that Planning staff recommends for approval.

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Commissioner Gutierrez expressed concern that the area is highly congested and that the street (Locust Avenue) does not go directly to the freeway, which will inevitably cause traffic to travel on side streets. His main concern is the cumulative traffic creating a potentially dangerous situation.

Chair John Peukert asked if a traffic study was done. Mr. Rosas expressed that the project did not warrant a traffic study since it did not meet the minimal requirement for one, but there will be fair share costs contributing to a traffic signal. He also indicated that there is a recommended condition of approval that would limit the number of trucks entering and exiting the site each day.

Commissioner Dale Estvander stated that there is not enough impact compared to warehouses in the surrounding area.

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**Chair Peukert opened the Public Hearing.**

Mr. Doug Andresen, architect, addressed the Commission and indicated that the development is small and will be equal to about one truck an hour, which is minimal.

Commissioner Estvander asked if the facility will only repair their trucks and Mr. Andresen said it will only be minor maintenance of the company trucks.

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Ms. Julie Gilbert, environmental consultant, addressed the Commission and indicated that the facility is a place for independent owners to park their rigs rather than at their residences and is not set up to do major repairs. Due to the low volume of expected traffic, a Traffic Study was not warranted.

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Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to adopt Conditional Development Permit No. 2018-0045. All in favor, *motion failed* 2-3-1.

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Upon further discussion, the Commission decided to table the item upon submittal of further information regarding cumulative traffic impacts on Locust Avenue.

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Motion by Commissioner Jerry Gutierrez, second by Commissioner Artist Gilbert, to table Conditional Development Permit No. 2018-0045 until further information is provided in relation to the cumulation traffic impact of the project. All in favor, *motion carried* 6-0-0.

**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 February 12, 2020.

He also noted the League of Cities is in October and not March of this year.

He reported that on February 5, 2020, there is an open house scheduled at Carter High School regarding the Bridge Point North Rialto warehouse proposal.

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

**PLANNING  
COMMISSION  
COMMENTS**

Chair Peukert presented an article regarding warehouses and urged the Commissioners to take time to read it.

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Motion by Commissioner Jerry Gutierrez, 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, January 29, 2020 adjourned at 7:05 p.m.**

**ADJOURNMENT**

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Adrianna Martinez, Administrative Assistant

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John Peukert, Chair  
Planning Commission

