



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
June 3, 2020 - 6:00 p.m.

In compliance with social distancing protocols, the Regular meeting of the Planning Commission of the City of Rialto was held from remote locations via teleconference within the guidelines of Governor Newsom's executive order N-29-20 on June 3, 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**

Commissioner Daniel Casey led 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 (arrived at 6:35pm)
Commissioner Jerry Gutierrez
Commissioner Dale Estvander
Commissioner Artist Gilbert
Commissioner Al Twine
Commissioner BarBara Chavez

Absent:

Staff Present:

City Attorney, Stephanie Gutierrez
Community Development Director, Matt Schneider
Community Development Manager, Karen Peterson
Senior Planner, Daniel Casey
Administrative Assistant, Adrianna Martinez

**ORAL
COMMUNICATIONS**

Chair Peukert asked if there were any oral communications from the audience not on the agenda. 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 Jerry Gutierrez, second by Commissioner BarBara Chavez to move to approve the February 26, 2020 Planning Commission Meeting Minutes. All in favor, *motion carried* 6-0-0.

PUBLIC HEARINGS

Chair Peukert stated the continued public hearing for General Plan Amendment No. 2020-0002 and Zoning Code Amendment No. 2020-0003 was next on the agenda and called for the staff report.

Consultant Dave Barquist with Kimley-Horn and Associates presented a request to consider and adopt the 2014-2021 Four Year (Mid-Cycle) Housing Element Update, as well as a request to adopt ordinances amending various provisions in the Rialto Municipal Code prompted by the mid-cycle Housing Element Update.

He explained the City did not meet the previous statutory deadline, and the State Department of Housing and Community Development (HCD) requested a mid-cycle update, which commenced in Summer of 2019.

He also explained that Inland Counties Legal Services have sent seven letters to the City and HCD regarding the mid-cycle update. Both the City and HCD have addressed the comments and HCD has reviewed and considered the proposed revisions. He also noted Inland Counties Legal Services had left a voicemail just before the Planning Commission meeting with the same concerns outlined in their correspondences.

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Commissioner BarBara Chavez asked what the priority is for low-income housing opportunities since it has been a concern since 2014. Dave Barquist advised the City is not required to provide the opportunities, but instead plan for the private development community to provide them, which is what the Housing Element does, as well as various provisions such as the Accessory Dwelling Unit Ordinance, which supports homeowners in developing affordable accessory units and allows the homeowner to supplement their income.

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Chair Peukert opened the Public Hearing

Recording of the voicemail left by Maria Delgado with Inland Counties Legal Services was played back to the Planning Commission. The concerns and comments mentioned in the voicemail mirror the written comments submitted and on file with the City dated June 3, 2020.

Assistant City Attorney Stephanie Gutierrez reviewed the request from Inland Counties Legal Services to remove paragraphs 3 and 10a from the proposed Emergency Shelter and Supportive/Transitional Housing Ordinance under Section 18109.030 and recommended removing them in their entirety.

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Motion by Commissioner Dale Estvander, second by Vice Chair Frank Gonzalez to close the Public Hearing. All were in favor, *motion carried 7-0-0*.

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Motion by Commissioner Jerry Gutierrez, second by Commissioner Al Twine to recommend approval of General Plan Amendment No. 2020-0002 for the 2014-2021 Four Year (Mid-Cycle) Housing Element Update and forward their recommendation to the City Council for their consideration. All in favor, *motion carried 7-0-0*

Motion by Commissioner Dale Estvander, second by Commissioner Jerry Gutierrez to recommend approval of Zoning Code Amendment No. 2020-0003 with the removal of paragraphs 3 and 10a under Section 18109.030 of the Emergency Shelter and Supportive/Transitional Housing Ordinance and forward their recommendation to the City Council for their consideration. All in favor, *motion carried 7-0-0*.

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PLANNING DIVISION COMMENTS

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

Senior Planner Daniel Casey announced the Planning Commission meeting scheduled for June 10, 2020 is canceled and the next meeting will occur on June 24, 2020.

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PLANNING COMMISSION COMMENTS

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

There were no Planning Commission comments.

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ADJOURNMENT

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

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The Regular Planning Commission meeting on Wednesday, June 3, 2020 adjourned at 6:56 p.m.

Adrianna Martinez, Administrative Assistant

John Peukert, Chair
Planning Commission