



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
July 8, 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 July 8, 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 Dale Estvander 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
Commissioner Jerry Gutierrez
Commissioner Dale Estvander
Commissioner Al Twine
Commissioner BarBara Chavez (arrived at 6:11 p.m.)
Commissioner Artist Gilbert

Absent:

Staff Present:

City Attorney, Stephanie Gutierrez
Director of Public Works, Savat Khamphou
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 public 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.

Adrianna Martinez stated they will be available at the next meeting.

PUBLIC HEARINGS

Chair Peukert stated the public hearing for Tentative Parcel Map No. 2019-0004 and Conditional Development Permit No. 2019-0019 were next on the agenda and called for the staff report

Senior Planner Daniel Casey presented a request to allow the consolidation of six parcels (APNs: 0240-181-13, -14, -16, -17, -28 & -29) into one 4.17 net acre parcel, as well as a request to develop a 90,726 square foot industrial warehouse building within the Employment (EMP) zone of the Renaissance Specific Plan. He noted that a Negative Declaration (Environmental Assessment Review No. 2019-0027) had been prepared for consideration in conjunction with the project.

Daniel Casey discussed the Traffic Impact Analysis and advised the new development will generate 332 new vehicle trips daily. The study analyzed four intersections and determined the intersection of Base Line Road and Palmetto Avenue operates at LOS E and with the project it will operate at LOS F without mitigation. The recommended fair share contribution for improvements will mitigate the impacts to an acceptable level and include installation of a traffic signal and widening of Base Line to six lanes from Palmetto Avenue to Alder Avenue. The fair share amount of \$38,124 was assessed in order to contribute to the recommended improvements.

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The Commission inquired if the daily trips include cars and trucks and asked about the daily trips for Base Line Road. They expressed their concerns the Fair Share Fees each applicant pays is a one-time fee that goes into the General Fund and are not earmarked for street improvements nor do they take care of all the needed improvements. Commissioners stated the City is oversaturated with warehouses and worried they do not bring adequate employment to Rialto, as well as many are transitioning to solar and are not paying into the Utilities Users Tax. In addition, the Commission noted they do not see any emphasis on residential, which the city desperately needs in order to foster growth.

Daniel Casey verified the daily trips account for both trucks and vehicles and the site will be accessed via exiting the 210 freeway and Alder Avenue and then turn on Base Line. He noted the applicant is paying significant Fair Share Fees for traffic improvements and Public Works Director Savat Khampou advised the fees do not go into the General Fund and are set aside

until the full amount of fees are collected for the necessary street improvements. Savat Khampou explained one-quarter of the intersection belongs to the City of Rialto and the remaining three-quarters belongs to the City of Fontana, who will be responsible for installing a traffic signal.

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Chair Peukert opened the Public Hearing.

Kevin Rice, Applicant

Kevin Rice addressed the Commission and expressed that he did his due diligence working alongside Public Works and Community Development in order to find a suitable space for his project, which he views as a business park, and not another warehouse.

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

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Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to adopt resolutions approving Tentative Parcel Map No. 2019-0004, Conditional Development Permit No. 2019-0016 and Environmental Assessment Review No. 2019-0046. All in favor, *motion carried 6-1-0*. Commissioner Gutierrez opposed.

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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 next Planning Commission Meeting is July 29, 2020.

PLANNING COMMISSION COMMENTS

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

Commissioner Jerry Gutierrez noted a citizen advised him there is an issue with the sign for ThinkWise Credit Union. Daniel Casey explained it is because of its location in relation to the pre-existing freeway sign.

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ADJOURNMENT

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

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**The Regular Planning Commission meeting on Wednesday, July 8, 2020
adjourned at 7:04 p.m.**

Adrianna Martinez, Administrative Assistant

John Peukert, Chair
Planning Commission