



**CITY OF RIALTO  
SPECIAL MEETING MINUTES OF  
PLANNING COMMISSION  
November 18, 2020 - 6:00 p.m.**

The Special 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 November 18, 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 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 Artist Gilbert  
Commissioner BarBara Chavez (arrived 6:10)

**Absent:**

**Staff Present:**

Interim City Attorney, Stephanie Gutierrez  
Acting Community Development Director, Karen Peterson  
Senior Planner, Daniel Casey

**ORAL  
COMMUNICATIONS**

Chair Peukert asked if there were any oral communications from the public not on the agenda. Daniel Casey stated that there were none.

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

**PLANNING**  
**COMMISSION**  
**MEETING MINUTES**

Daniel Casey indicated there were no minutes for the Planning Commission to approve for this meeting.

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**WORKSHOP**

**Chair Peukert stated the next item on the agenda is a Public Workshop on Draft Regulations for Indoor and Outdoor Storage Uses**

Karen Peterson, and Daniel Casey presented an overview of the types of standards that would be included in the draft regulations for indoor storage uses such as warehouses and fulfillment centers and outdoor storage uses such as general outdoor storage and truck yards. They explained the land use regulations were part of a comprehensive approach to addressing issues related to trucking within the community and noted a Truck Route Study is being prepared and options for offsetting the cost of roadway maintenance is being evaluated in conjunction with the City's Capital Improvement Program.

Four members of the public provided comments, including Bill Blankenship, Glen Crosby, Scott Milkay, and Dennis Schreibeis (written comments). In general, the speakers requested additional flexibility in the regulations and noted a "one size fits all" approach would not target the specific issues that need to be addressed. Concerns and questions were expressed related to the need for screening requirements in industrial areas, the definition for "open space" and the requirement for a new tenant to either demonstrate they have the same or less traffic than what is allowed by an current entitlement (i.e., conditional development permit) or to modify the permit to allow more traffic.

The Planning Commission indicated general support for the proposed development standards and directed staff to continue working on refinements. They expressed concerns about speculative buildings with no identified tenant and whether the true level of impact would be evaluated and mitigated. They supported the concept of requiring a new tenant to demonstrate they will not cause more impacts than what was previously entitled for a project site through the Business License/Business Compliance Certificate process. They also indicated there is a need to identify ways to offset the City's costs of roadway maintenance and requested information on the Vehicle License Fee.

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**PUBLIC HEARINGS**

**Chair Peukert stated that the next item on the agenda is Public Hearings**

Daniel Casey indicated the applicant for Precise Plan of Design No. 2019-0069 and Conditional use Permit 2019-0029 had requested a continuance to a date uncertain.

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Motion by Commissioner Twine, second by Commissioner Estvander to continue the public hearing to a date uncertain. All were in favor *motion carried 7-0-0*.

**PLANNING DIVISION**  
**COMMENTS**

Daniel Casey announced the Planning Commission meeting scheduled for November 25, 2020 will be cancelled and the next regular meeting will be held on December 9, 2020.

**PLANNING**  
**COMMISSION**  
**REPORTS**

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

Chair Peukert discussed an article from The Sun newspaper regarding the development of a “Town Center” in Moreno Valley by the Lewis Acquisition Company that includes 300 to 700 luxury residential units and up to 172,000 square feet of commercial uses, and other community uses.

Glen Crosby with the Lewis Group of Companies confirmed the article and responded to questions about the timing of residential development in Renaissance area of Rialto. He confirmed that they are doing the initial site work in preparation of submitting development applications soon. He was not able to provide an exact date but assured the Planning Commission that they will be submitting entitlement applications soon.

**ADJOURNMENT**

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

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**The Special Planning Commission meeting on Wednesday, November 18, 2020 adjourned at 7:24 p.m.**

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Daniel Casey, Senior Planner

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John Peukert, Chair  
Planning Commission

