



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
September 30, 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 September 30, 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**

Pledge of Allegiance led by Assistant Planner Edgar Gonzalez.

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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
Commissioner Artist Gilbert

Absent:

Staff Present:

Interim City Attorney, Stephanie Gutierrez
Acting Community Development Director, Karen Peterson
Senior Planner, Daniel Casey
Associate Planner, Daniel Rosas
Assistant Planner, Edgar Gonzalez
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.

Motion by Commissioner Dale Estvander, second by Vice Chair Frank Gonzalez to move to approve the July 8, 2020 Planning Commission Meeting Minutes. All in favor, *motion carried 7-0-0.*

PUBLIC HEARINGS

Chair Peukert stated the next item on the agenda is the Public Hearing for Precise Plan of Design No. 2019-0048, Conditional Development Permit No. 2019-0022, Conditional Development Permit No. 2020-0013, Conditional Development Permit No. 2020-0014, Conditional Development Permit No. 2020-0015, Conditional Development Permit No. 2020-0016 and Conditional Development Permit No. 2020-0017.

Assistant Planner Edgar Gonzalez presented a request to allow the development of a 7,948 square foot multi-tenant building with a convenience store and two (2) quick service restaurants, one with drive-thru access, a 5,324 square foot automobile fuel canopy with 8 islands and 16 fuel dispensers, a 2,542 square foot drive-thru restaurant and 1,152 square foot truck fuel canopy with 3 islands and 6 fuel dispensers on 4.27 acres of land, located at the southeast corner of Renaissance Parkway and Alder Avenue. He noted a Mitigated Negative Declaration (Environmental Assessment Review No. 2019-0060) was prepared for the project and all of its components, in accordance with the California Environmental Quality Act (CEQA).

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The Commission commented on vehicle stacking and traffic. Staff advised the design allows for sufficient vehicle stacking, including seventeen (17) spaces for one drive-thru and fourteen (14) for the other drive-thru lane.

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Chair Peukert opened the Public Hearing. There were no speakers.

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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.*

Motion by Commissioner Jerry Gutierrez, second by Commissioner Dale Estvander to adopt resolutions approving Precise Plan of Design No. 2019-0048, Conditional Development Permit No. 2019-0022, Conditional Development Permit No. 2020-0013 through 2020-0017 All in favor, *motion carried 7-0-0.*

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Chair Peukert stated the next item on the agenda is Tentative Parcel Map No. 2020-0002, Conditional Development Permit No. 2020-0003, and Precise Plan of Design No, 2020-0004.

Senior Planner Daniel Casey presented a request to allow the consolidation of six parcels of land (APNs: 0131-011-29, -30, -31, -32, -33, & -34) into one parcel, and the development and operation of a 36,500 square foot industrial storage warehouse/distribution center located at the northeast corner of Merrill Avenue and Yucca Avenue. The proposed project is categorically exempt pursuant to CEQA.

The building will be placed on the west side of the project site and there will be two new driveways off Yucca Avenue to access the property. Landscaping will be throughout the site and screen wall will be placed adjacent to the truck court located on the east side of the building.

The Traffic Impact Analysis Scoping Agreement was prepared by Urban Crossroads, Inc. and they determined the project will generate 134 new vehicle trips daily, 100% of the truck trips will use Merrill Avenue and all nearby intersections and roadways segments will operate at an acceptable Level of Service (LOS) under all conditions.

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The Commission asked how the City will enforce truck driver to use Merrill Avenue and will they be cited if they do not comply. Daniel Casey advised the Rialto Police Department will actively patrol and enforce. In addition, the City will issue a Notice of Violation and if not corrected, they will go before the Planning Commission for a possible revocation. The Commission also inquired if there is a tenant, to which staff noted it is speculative but any leasing tenant will have to abide the CDP; if they do not, they will have to go before the Commission.

Chair Peukert stated the next item on the agenda is Conditional Development Permit No. 2020-0004.

Associate Planner Daniel Rosas presented a request to establish a truck repair use in conjunction with an industrial machinery and equipment

wholesale facility located at 1450 North Fitzgerald Avenue. He noted the proposed project qualifies as a Class 1 Exemption (Environmental Assessment Review No. 2020-0005) pursuant to the California Environmental Quality Act (CEQA).

The operations include indoor repair and maintenance of vehicles, sales of parts, indoor storage and distribution of industrial machinery and equipment, and operation of six field vehicles providing scheduled maintenance on emergency standby generator sets.

The proposed project does not include a new building with additional square footage, but will include improvements which include: revitalization of landscaping, resurfacing/restriping of existing paving, installation of necessary equipment within the building, and installation of security systems as required by the Rialto Police Department.

Staff noted there are recommended Conditions of Approval that address where operations can occur, parking, fire lanes, compliance with the Noise Ordinance and hours of operations.

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Chair Peukert opened the Public Hearing. There were no speakers.

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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*.

Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to adopt resolutions approving Conditional Development Permit No. 2020-0004. All in favor, *motion carried 7-0-0*.

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

PLANNING DIVISION
COMMENTS

Senior Planner Daniel Casey announced the next Planning Commission meeting is tentatively scheduled for October 8, 2020.

Daniel Casey asked each Commissioner their preference for how they receive the Planning Commission agenda packet, and each advised they want an electronic copy.

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

PLANNING
COMMISSION
COMMENTS

Chair Peukert requested an update on the housing component at Renaissance. Acting Community Development Director Karen Peterson

commented that at the City Council meeting the evening prior, Lewis-Hillwood Rialto presented three alternatives, but Council directed they want all residential. Chair Peukert directed staff to request an anticipated timeline from the developer.

Commissioner Dale Estvander requested the meeting to be closed in honor of Herman Roth.

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Motion by Commissioner Jerry Gutierrez, second by Commissioner Al Twine to adjourn the meeting in honor of Herman Roth. All were in favor
motion carried 7-0-0.

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The Regular Planning Commission meeting on Wednesday, September 30, 2020 adjourned at 6:54 p.m.

Minutes Prepared by Adrianna Martinez, Administrative Assistant

John Peukert, Chair
Planning Commission