



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
September 9, 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 9, 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 Commissioner Jerry Gutierrez.

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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
Acting Public Works Director, Michael Tahan
Interim City Engineer, Savat Khamphou
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.

Motion by Commissioner Al Twine, second by Commissioner Dale Estvander to move to approve the June 24, 2020 Planning Commission Meeting Minutes. All in favor, *motion carried 7-0-0.*

WORKSHOP

City Attorney Stephanie Gutierrez presented *The Key to Making Good Findings.*

PUBLIC HEARINGS

Chair Peukert stated the next item on the agenda is the Public Hearing for Tentative Parcel Map No. 2019-0003, Precise Plan of Design 2019-0057, and Environmental Assessment Review No. 2019-0067.

Senior Planner Daniel Casey introduced the project, which is a request to subdivide one 6.84 net acre parcel into three new parcels of land, 1.66 acres, 2.37 acres, and 2.81 acres respectively, and develop one 26,432 square foot warehouse, one 41,266 square foot warehouse, and one 49,009 square foot warehouse at the southwest corner of Casmalia Street and Linden Avenue.

Daniel Casey noted the project was originally presented to the Planning Commission on June 24, 2020, and the Planning Commission continued the public hearing at the request of the applicant. On August 26, 2020, the Planning Commission held a public hearing and considered oral and written testimony, including a comment letter and e-mail delivered by Lozeau Drury, LLP on August 26, 2020. After consideration, the Planning Commission continued the public hearing to September 9, 2020, and requested that staff provide additional information pertaining to the air quality and traffic impacts of the project, as well as information pertaining to the funding and completion of future roadway improvements recommended in the project's traffic impact analysis report.

Daniel Casey presented a PowerPoint presentation (on file with the Community Development Department) that provided an overview of the project, addressed air quality, traffic, infrastructure, fair share fees, and findings for approval.

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The Commission asked the timeframe for how long before the improvements on Alder will be completed. Interim Public Works Director Michael Tahan stated the design will take about a year and the construction approximately six to eight months.

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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 Tentative Parcel Map No. 2019-0003, Precise Plan of Design 2019-0057, and Environmental Assessment Review No. 2019-0067. 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 next Planning Commission meeting is scheduled for September 30, 2020.

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PLANNING
COMMISSION
COMMENTS

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

Commissioner Gutierrez inquired if there is an update on the road adjacent to the Target warehouse. Interim City Engineer Savat Khamphou anticipates the road will be opened by end of year and will reassess if further mitigation measures are needed.

ADJOURNMENT

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

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The Regular Planning Commission meeting on Wednesday, September 9, 2020 adjourned at 6:45 p.m.

Minutes Prepared by Adrianna Martinez, Administrative Assistant

John Peukert, Chair
Planning Commission

