



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
April 14, 2021 - 6:00 p.m.

In compliance with social distancing protocols, the Regular meeting of the Planning Commission of the City of Rialto was held on April 14, 2021 from remote locations via teleconference within the guidelines of Governor Newsom's executive order N-29-20.

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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 Al Twine 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 (arrived at 6:09pm)
Commissioner Al Twine
Commissioner Artist Gilbert
Commissioner BarBara Chavez

Absent:

Staff Present:

City Attorney, Stephanie Gutierrez
Interim Community Development Director, Alexander Hamilton
Interim Public Works Director, Michael Tahan
Senior Planner, Daniel Casey
Administrative Assistant, Adrianna Martinez

**ELECTION OF
PLANNING
COMMISSION
CHAIR AND VICE
CHAIR**

Commissioner Al Twine nominated Vice-Chair Frank Gonzalez for the position of Chair, second by Commissioner Artist Gilbert. All in favor, *motion carried* 6-0-0.

Commissioner Al Twine nominated Commissioner Jerry Gutierrez for the position of Vice-Chair, second by Commissioner BarBara Chavez. All in favor, *motion carried* 6-0-0.

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**ORAL
COMMUNICATION**

Chair Frank Gonzalez asked if there were any oral communications from the public not on the agenda. Adrianna Martinez stated 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 Vice Chair Frank Gonzalez to move to approve the January 27, 2021 Planning Commission Meeting Minutes. All in favor, *motion carried* 7-0-0.

PUBLIC HEARINGS

Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2020-0025 and Precise Plan of Design No. 2020-0049.

Senior Planner Daniel Casey presented a request to allow the establishment of a 39,295 square foot climate-controlled indoor self-storage facility, as well as modifications of the exterior façade, within an existing commercial building located at 1610 South Riverside Avenue. The project is categorically exempt pursuant of the California Environmental Quality Act (CEQA).

Commissioner John Peukert asked staff about tax revenue and Daniel Casey advised it is assessed through the Business License and Sales Tax.

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Chair Gonzalez opened the Public Hearing.

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

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Motion by Vice Chair Frank Gonzalez, second by Artist Gilbert to move to approve Conditional Development Permit No. 2020-0025 and Precise Plan of Design No. 2020-0049. All in favor, *motion carried 7-0-0*.

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Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2021-0016.

Senior Planner Daniel Casey presented a request to allow the sale of beer, wine, and distilled spirits for off-site consumption from a previously approved 3,400 square foot convenience market located at the corner of Foothill Boulevard and Larch Avenue.

Per the census tract 35.07, a maximum of three off-sale licenses are permitted by right, and this request would be the fourth, thus triggering the requirement for a finding of Public Convenience and Necessity. The implementation and enforcement of the Crime Prevention Plan will ensure the project does not negatively impact the surrounding uses.

The Commission asked if the School District responded to the Public Hearing and Daniel Casey informed them no response was received for the CDP nor when the project came before them in 2019.

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Chair Gonzalez opened the Public Hearing.

Sherrie Olson, Applicant Representative.

Sherrie Olson informed the Commission distilled spirits and premium liquor will be located behind the counter, which only a clerk has access. The Commission asked her to explain how the lockable doors work, and she advised some of the doors that house beer can be locked remotely from the “Point of Service” located at the counter while others are manually locked.

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

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Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to approve Conditional Development Permit No. 2021-0016. All in favor, *motion carried 7-0-0*.

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Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2019-0020 and Precise Plan of Design No. 2019-0043 and Environmental Assessment Review No. 2019-0053.

Senior Planner Daniel Casey presented a request to allow the development and use of a 54,484 square foot industrial storage warehouse/distribution center building for the storage and distribution of fuel products and lubricants on 4.87 gross acres located on the south side of Santa Ana Avenue and Riverside Avenue. The request also includes the landscaping, fencing, lighting, and drainage improvements. The project includes a Mitigated Negative Declaration for consideration.

Indoor building activities include the storage and distribution of containers and palletized products, fleet vehicle maintenance, and miscellaneous office functions. Outdoor building activities include fuel trailer storage and dispatch, storage of prepackaged high-octane fuel and diesel fuel, and the storage of empty fuel containers for disposal. No fuel will be dispensed at the site.

Crown City Engineers, Inc. prepared the Traffic Impact Analysis and determined the development will generate 883 new vehicle trips daily. Six intersections were analyzed and three were found to operate at Level of Service (LOS) F. Four of the intersections will operate at LOS E or worse with project and cumulative growth—Riverside Avenue and Slover Avenue, Riverside Avenue and I-10 Eastbound, Riverside Avenue and Valley Boulevard, and Riverside Avenue and San Bernardino Avenue. The recommended improvements include widening of Riverside Avenue to a six-lane roadway, relocation of traffic signal poles, and acquisition of right-of-way along Riverside Avenue.

On December 2, 2020, the Transportation Commission approved the Traffic Impact Study and the Fair-Share amount of \$699,181 and the applicant will pay an additional \$152,555 in regional traffic Development Impact Fees (DIF). In addition, the Transportation Commission approved an Annual Trip Generation Assessment that states the estimated trip generation can be compared to the actual trip generation and identify the need for additional fair-share contributions in the case of an increase within the first three years.

An Initial Study was prepared by Blodgett Baylosis Environmental Planning, Inc. and it was determined a Mitigated Negative Declaration was needed for the project. During the 20-day public comment period, no comment letters were received. There was a 30-day Native American Consultation Request Period, which only the Gabrieleño Band of Mission Indians-Kizh Nation requested consultation that took place on November 11, 2020.

The Commission asked when does the City expect to start the widening of Riverside Avenue. Interim Public Works Director Michael Tahan advised the City is working on an overlay project and anticipates going out to bid in June or July and commencing work towards the end of the year.

The Commission asked if the developers are going to assist with future maintenance costs of the roads. Michael Tahan informed them there is a Truck

Route Study currently taking place and it will help assist in developing a plan for future maintenance.

The Commission asked staff if there is a threshold for when the number of warehouses in the City becomes a hazard to the community and if the Fire Department reviewed the project. City staff informed the Commission thresholds are determined when traffic studies are done. Staff also indicated that the project was reviewed by the Rialto Fire Department and they recommended their standard conditions of approval and found it poses little to no risk to the community.

Additionally, the Commission voiced their concern with no definitive start date for the traffic improvements and requested staff to research funding for improvements. They also commented they do not feel comfortable in approving the project until they have the requested information. Interim Community Development Director Alex Hamilton advised he and staff will provide a report on the City's Capital Improvement Plan (CIP), which includes timeframes for City improvements and the approved Fair Share contributions, as well as the status on DIFs.

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Chair Gonzalez opened the Public Hearing.

Lupe Camacho, Rialto Resident

Lupe Camacho commended the Commission for considering not approving the project until they receive the update from staff. She stated when studies are completed, they only require the minimal amount of effort for mitigation measures from the developer. She asked how are the DIFs calculated because they appear to be too low for true to market value, and the Riverside Avenue improvements will not take place any time soon. In addition, she commented the Slover Avenue overlay project is a waste of money.

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John Killen, Executive Vice President for Xebec

John Killen addressed the Commission and stated any further delay will greatly impact the project and hinder it from moving forward.

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De Holbrook, SC Fuels

De Holbrook stated they already have vehicles operating in the City and the project will not add a significant amount of traffic. They have complied with every request and their Fair Share contribution will help improve a large section of Riverside Avenue.

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

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Motion by Commissioner John Peukert, second by Commissioner Dale Estvander to continue the public hearing for Conditional Development Permit No. 2019-0020 and Precise Plan of Design No. 2019-0043 until the Commission receives the requested information at the next Planning Commission meeting. All in favor, *motion carried 7-0-0*.

PLANNING DIVISION
COMMENTS

Chair Gonzalez 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 April 28, 2021.

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PLANNING
COMMISSION
COMMENTS

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

Commissioner Peukert wanted to bring to his fellow Commissioner's attention the City of San Bernardino's City Council are discussing a warehouse moratorium.

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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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ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, April 14, 2021 adjourned at 7:50 p.m.

Minutes prepared by Adrianna Martinez, Administrative Assistant

Frank Gonzalez, Chair
Planning Commission