



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**September 29, 2021 - 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 Wednesday, September 29, 2021.

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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 Frank Gonzalez called the meeting to order at 6:00 p.m.

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**PLEDGE OF  
ALLEGIANCE**

Vice Chair Jerry Gutierrez led the pledge of allegiance.

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**ROLL CALL**

Roll Call was taken by Senior Planner Daniel Casey.

**Present:**

Chair Frank Gonzalez  
Vice-Chair Jerry Gutierrez  
Commissioner John Peukert  
Commissioner Dale Estvander  
Commissioner Al Twine  
Commissioner BarBara Chavez  
Commissioner Artist Gilbert

**Absent:**

**Staff Present:**

Senior Planner, Daniel Casey  
Senior Planner, Siri Champion  
Administrative Assistant, Adrianna Martinez

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

Motion by Commissioner Dale Estvander, second by Commissioner BarBara Chavez to move to approve the July 14, 2021, Planning Commission Special Meeting Minutes. All in favor, *motion carried 7-0-0*.

Motion by Commissioner Dale Estvander, second by Commissioner Artist Gilbert to move to approve the July 28, 2021, Planning Commission Meeting Minutes. All in favor, *motion carried 7-0-0*.

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**PUBLIC HEARINGS**

**Chair Gonzalez stated the next item on the agenda is Conditional Development Permit No. 2021-0033.**

Associate Planner Daniel Rosas presented a request to allow the establishment and operation of an undergraduate college within an existing church development located at 2759 North Ayala Drive.

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Chair Gonzalez opened the Public Hearing.

**Mike Story, Applicant**

Mike Story addressed the Commission and expressed the church entered into partnership with Oak Valley College who is looking to expand their admissions from 50 students to 200. The College is a faith-based college where students can earn a business degree in three years debt free.

**Eric Blum, President of Oak Valley College**

Eric Blum addressed the Commission and advised Oak Valley College is undergoing accreditation with the Western Association of Schools and Colleges (WASC). The college currently has 80 advisory members who are in business related fields with whom students are paired with. Students graduate debt free as they

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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*.

Motion by Commissioner Artist Gilbert, second by Commissioner BarBara Chavez to approve Conditional Development Permit No. 2021-0006. All in favor, *motion carried* 7-0-0.

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## **PRESENTATION**

**Chair Gonzalez stated the next item on the agenda is the request to receive and file a status update on the Draft 6<sup>th</sup> Cycle Housing Element Update 2021-2029.**

Senior Planner Siri Champion addressed the Commission and advised the next steps are to send the document to City Council and upon approval, send it to Housing Community Development (HCD) for their review and consider any edits. Lastly, the City will adopt the Housing Element with the agreed upon changes. Siri also stated the deadline for completing the update is February 2022.

Siri also advised shortly prior to the meeting staff received comments and have not had an opportunity to respond. A copy of each response was provided to the Commission.

The Commission asked how long it will take to make the changes stated in the response to which stated it is dependent upon HCD's review and comments. Once feedback is provided to the City, it will be brought before the Commission to discuss the strategy on how to address the comments.

### **Anthony Kim, Inland Counties Legal Services (ICLS)**

Anthony Kim addressed the Commission and stated ICLS sees several deficiencies in the City's draft Housing Element including the inventory sites and housing programs. The draft does not identify adequate site with a realistic capacity to accommodate the lower income Regional Housing Needs Allocation (RHNA). The Housing Element must include an adequate rezoning program to rely on the proposed identified opportunity areas, analyze the sites to ensure the development will affirmatively further fair housing, and demonstrate a commitment to implement housing programs that will encourage and facilitate development of housing that meets the needs of all economic segments of the community.

### **Delshawn McClellon, Representative for Southwest Regional Council of Carpenters**

Delshawn McClellon, on behalf of the Southwest Regional Council of Carpenters, is asking the City to consider utilizing skilled and trained workforce policies and requirements to benefit the local area's economy and mitigate greenhouse gas, and transportation impacts.

Jeff Green, Inland Equity Partnerships

Jeff Green stated Inland Equity Partnerships feels the draft will not meet HCD's requirements as it lacks a Zoning for Navigation Center, which is State law. In addition, the City does not have a plan should people be displaced who are located on Foothill Boulevard.

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**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 scheduled for October 13, 2021.

Daniel Casey also provided updates on miscellaneous items.

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**PLANNING  
COMMISSION  
COMMENTS**

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

The Commission asked for an update on the Renaissance housing. Daniel Casey advised an application for 403 single-family residences has been submitted.

The Commission requested staff to prepare a map showing all car washes within the City, as well as all sites with alcohol sales.

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**ADJOURNMENT**

Motion by Commissioner Dale Estvander, second by Vice Chair Jerry Gutierrez 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 29, 2021, adjourned at 6:39p.m.**

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Minutes prepared by Adrianna Martinez, Administrative Assistant

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Frank Gonzalez, Chair Planning Commission