



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**April 3, 2024 - 6:00 p.m.**

The Regularly scheduled Planning Commission meeting 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 April 3, 2024.

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 Jerry Gutierrez called the meeting to order at 6:00 p.m.

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**PLEDGE OF  
ALLEGIANCE**

Chair Jerry Gutierrez led the pledge of allegiance.

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**ROLL CALL**

Roll Call was taken by Administrative Assistant, Heidy Gonzalez.

**Present:**

Chair Jerry Gutierrez  
Vice-Chair John Peukert  
Commissioner Dale Estvander  
Commissioner Artist Gilbert  
Commissioner Frank Gonzalez

**Absent:**

All present.  
There are two vacancies.

**Staff Present:**

Director of Community Development, Colby Cataldi  
Community Development Manager, Paul Gonzales  
Assistant City Attorney, Robert Messinger  
Principal Planner, Daniel Casey  
Senior Planner, Daniel Rosas  
Associate Planner, Jason Costa  
Administrative Analyst, Kim Dame  
Administrative Assistant, Heidy Gonzalez

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**ORAL  
COMMUNICATION**

Chair Gutierrez asked if there were any oral communications from the public not on the agenda. Mrs. Gonzalez stated there were none.

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**PLANNING  
COMMISSION  
MEETING MINUTES**

**Chair Gutierrez announced that the first item on the agenda is Planning Commission Meeting Minutes.**

Motion by Commissioner Dale Estvander, second by Commissioner Frank Gonzalez to move to approve the August 30, 2023, Planning Commission meeting minutes.

All were in favor, *motion carried*, 5-0.

Motion by Commissioner Estvander, second by Commissioner Gonzalez to move to approve the September 27, 2023, Planning Commission meeting minutes.

All were in favor, *motion carried*, 5-0.

Motion by Commissioner Estvander, second by Commissioner Gonzalez to move to approve the February 7, 2024, Planning Commission meeting minutes.

All were in favor, *motion carried*, 5-0.

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**PUBLIC HEARINGS**

**Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2024-0002.**

Associate Planner Jason Costa made the presentation.

***Conditional Development Permit No. 2024-0002:*** A request to operate a single-price overstock/discount store ("Project") within an existing 16,391 square foot tenant space located at 200 West Foothill Boulevard (APN 0127-591-40) in the existing Rialto Square shopping center at the northeast corner of West Foothill Boulevard and North Willow within the Commercial Pedestrian (C-P) zone of the Foothill Boulevard Specific Plan.

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Chair Gutierrez opened the Public Hearing.  
The applicant, William Mohica gave a brief overview of the project.

## PUBLIC HEARINGS

There were three (3) speakers:

Jeff Forman, 24050 Madison St., Torrance, CA

Mr. Forman spoke in favor of the project.

Steve Glusker, 12100 Wilshire Blvd., Los Angeles, CA

Mr. Glusker spoke in favor of the project.

Luis Mendoza

Mr. Mendoza spoke against the project.

Commissioner Estvander made a motion to close the Public Hearing.  
Seconded by Commissioner Gonzalez.

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve Conditional Development Permit No. 2024-0002. Seconded by Commissioner Artist Gilbert.

Vote on the motion:

AYES: 5 (Gutierrez, Peukert, Estvander, Gilbert, Gonzalez)

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

Chair Gutierrez calls a recess at 6:17 PM. The Planning Commission meeting is reconvened at 6:21 PM.

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**Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2022-0014 & Precise Plan of Design No. 2022-0016.**

Senior Planner Daniel Rosas made the presentation.

***Conditional Development Permit No. 2022-0014 & Precise Plan of Design No. 2022-0016:*** A request to allow the development of a 6-unit apartment complex on a 0.5 acre parcel (APN: 0130-082-05) located on the south side of Third Street approximately 200 feet east of Lilac Avenue within the Multiple Family Residential (R-3) zone. This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Environmental Assessment Review No. 2022-0018).

## PUBLIC HEARINGS

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Chair Gutierrez opened the Public Hearing.

There were no speakers.

Commissioner Estvander made a motion to close the Public Hearing.  
Seconded by Commissioner Gonzalez.

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve Conditional Development Permit No. 2022-0014 & Precise Plan of Design No. 2022-0016. Seconded by Commissioner Gilbert.

Vote on the motion:

AYES: 5 (Gutierrez, Peukert, Estvander, Gilbert, Gonzalez)

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

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**Chair Gutierrez stated the next item on the agenda is Tentative Parcel Map No. 2023-0005, Conditional Development Permit No. 2022-0015, Conditional Development Permit Nos. 2023-0026 - 2023-0029, Conditional Development Permit No. 2023-0031, & Precise Plan of Design No. 2022-0017.**

Principal Planner Daniel Casey made the presentation.

***Tentative Parcel Map No. 2023-0005, Conditional Development Permit No. 2022-0015, Conditional Development Permit Nos. 2023-0026 – 2023-0029, Conditional Development Permit No. 2023-0031, & Precise Plan of Design No. 2022-0017:*** A development of one (1) 224,566 square foot industrial warehouse building, 3,915 square foot restaurant building with drive-thru, vehicle fuel station with a 4,042 square foot overhead canopy, 3,700 square foot convenience market, and a 1,458 square foot automated car wash on a 14.29 acre site (APN's: 0264-191-02 & -04). The site is located on the southeast corner of Pepper Avenue and the SR-210 Freeway. The project also includes the subdivision of two (2) parcels of land (APN's: 0264-191-02 & -04) into three (3) new parcels – Parcel 1 (1.18 acres), Parcel 2 (1.46 acres), and Parcel 3 (11.65 acres). An Addendum to the Pepper Avenue Specific Plan Amendment and Industrial Development Project Subsequent Environmental

## **PUBLIC HEARINGS**

Impact Report (Environmental Assessment Review No. 2023-0048) has been prepared for consideration in conjunction with the project, in accordance with the California Environmental Quality Act (CEQA).

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Chair Gutierrez opened the Public Hearing.

The applicant, Courtney Wing gave a brief overview of the project.

There were thirteen (13) speakers.

Megan Truman, ERP Solutions

Ms. Truman spoke in favor of the project.

Louie Lopez

Mr. Lopez spoke in favor of the project.

Robert Ramos

Mr. Ramos spoke in favor of the project.

Jessie Suazo, 16585 Paine St., Fontana, CA

Mr. Suazo spoke in favor of the project.

Love Young

Mr. Young spoke in favor of the project.

Selina Gonzalez, 3383 N. Poppy Dr., Rialto, CA

Ms. Gonzalez spoke in favor of the project.

Mark Rueda, 670 N. Brampton Ave., Rialto, CA

Mr. Rueda spoke in favor of the project.

Julio Rubio

Mr. Rubio spoke in favor of the project.

Chair Gutierrez calls a recess at 7:13 PM. The Planning Commission meeting is reconvened at 7:21 PM.

Zach Strasters

Mr. Strasters spoke in favor of the project.

Joshua Campos

Mr. Campos spoke in favor of the project.

Sergio Givera

Mr. Givera spoke in favor of the project.

**PUBLIC HEARINGS**

John Sisley, 14157 Bosana Ln., Beaumont, CA  
Mr. Sisley spoke in favor of the project.

Jose Garcia  
Mr. Garcia spoke in favor of the project.

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Commissioner Estvander made a motion to close the Public Hearing.  
Seconded by Commissioner Gilbert.

Chair Gutierrez closed the Public Hearing.

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Commissioner Estvander made a motion to approve Tentative Parcel Map No. 2023-0005, Conditional Development Permit No. 2022-0015, Conditional Development Permit Nos. 2023-0026 – 2023-0029, Conditional Development Permit No. 2023-0031, & Precise Plan of Design No. 2022-0017. Seconded by Commissioner Gilbert.

Vote on the motion:

AYES: 5 (Gutierrez, Estvander, Gilbert, Gonzalez)

NOES: 1 (Peukert)

ABSTENTION: 0

ABSENT: 0

Motion passes.

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**Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2022-0003.**

Community Development Manager Paul Gonzales made the presentation.

Mr. Gonzales stated that the applicant requested another continuance of this item to May 1, 2024.

The staff recommends continuing the Public Hearing open to the May 1, 2024 Planning Commission meeting.

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## **PUBLIC HEARINGS**

Commissioner Estvander made a motion to continue the Public Hearing open until the May 1, 2024 Planning Commission meeting. Seconded by Commissioner Gonzalez.

### **Vote on the motion:**

AYES: 5 (Gutierrez, Peukert, Estvander, Gilbert, Gonzalez)

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

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## **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

**Chair Gutierrez stated that the next item on the agenda is Community Development Director comments.**

Community Development Director Mr. Colby advises that the next Planning Commission meeting will be on Wednesday May 1, 2024.

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## **PLANNING COMMISSIONER COMMENTS**

**Chair Gutierrez stated the next item on the agenda is Planning Commissioner comments.**

There were none.


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## **ADJOURNMENT**

Commissioner Estvander made a motion to adjourn the meeting. Seconded by Commissioner Gonzalez.

**The Regular Planning Commission meeting on Wednesday, April 3, 2024, adjourned at 7:32 p.m.**

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Minutes prepared by Heidi Gonzalez  
Administrative Assistant

  
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John Peukert  
Vice-Chair, Planning Commission

