



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
April 28, 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 28, 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 Dale Estvander led the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Senior Planner Daniel Casey.

Present:

Chair Frank Gonzalez
Commissioner John Peukert
Commissioner Dale Estvander
Commissioner Al Twine
Commissioner Artist Gilbert
Commissioner BarBara Chavez (arrived at 6:43pm)

Absent:

Vice-Chair Jerry Gutierrez

Staff Present:

City Attorney, Stephanie Gutierrez
Interim Community Development Director, Alexander Hamilton
Interim Public Works Director, Michael Tahan
Community Development Manager, Karen Peterson
Senior Planner, Daniel Casey
Associate Planner, Daniel Rosas
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 and Daniel Casey 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.

There were no minutes for their review.

PRESENTATION

Presentation by Community Development Manager Karen Peterson and Interim Public Works Director Michael Tahan regarding Circulation Planning and Implementation.

The purpose of the presentation was to answer general questions about traffic conditions in the Agua Mansa area, and planning and implementation of future roadway improvement.

The Commission asked if there is a timeline for the completion of the Truck Route Study. Interim Public Works Director Michael Tahan advised the tentative completion date is Summer 2021.

PUBLIC HEARINGS

Chair Gonzalez stated the next item on the agenda is the continued item from the previous meeting Conditional Development Permit No. 2019-0020, 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 of 54,484 square foot industrial storage warehouse/distribution center building, along with associated paving landscaping, fencing, lighting, and drainage, for the storage and distribution of fuel products and lubricants located at Riverside Avenue and Santa Ana Avenue. The project includes a Mitigated Negative Declaration for consideration in accordance with 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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Brandi Smith, Representative of Property Owners

Brandi Smith advised the owners agree to all the Conditions of Approval.

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De Holbrook, SC Fuels

De Holbrook introduced himself to the Planning Commission.

Chair Gonzalez asked if there will be any sales on site and De Holbrook advised it is a wholesale facility with no retail.

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Lupe Camacho, City of Rialto Resident

Lupe Camacho commented it is a good project but has concerns with the coordination of the other projects on Riverside Avenue.

Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried 5-0-0*.

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Motion by Commissioner Al Twine, second by Commissioner Artist Gilbert to move to approve Conditional Development Permit No. 2019-0020 and Precise Plan of Design No. 2019-0043. All in favor, *motion carried 5-0-0*.

Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2020-0001 and Precise Plan of Design No. 2020-0001.

Senior Planner Daniel Casey presented a request to allow the development and operation of an outdoor contractor's storage yard with associated paving, landscaping, fencing, lighting, and drainage located at Sycamore Avenue and Slover Avenue. The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA).

The operations include the storage of motorized paving equipment, which will remain stationary on-site until they are loaded for a project and no paving materials will be stored within the yard.

A Traffic Impact Study was prepared by K2 Traffic Engineering Inc., and it was determined the new development will generate 50 new daily vehicle trips. The study concluded the project will generate an insignificant amount of traffic but will contribute to an existing deficient delay at Riverside Avenue and I-10 Eastbound ramps. On April 7, 2021, the Transportation Commission approved the Traffic Impact Study and the Fair-Share amount of \$30,040 which will go

towards the widening of Riverside Avenue, relocation of traffic signal poles and the acquisition of right-of-way along Riverside Avenue.

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Chair Gonzalez opened the Public Hearing.

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Lupe Camacho, City of Rialto Resident

Lupe Camacho wanted to reiterate her concern with the coordination of the other projects on Riverside Avenue.

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Jim Harley, Applicant Representative

Jim Harley stated the applicant agrees with the Conditions of Approval. However, they are requesting modification and/or clarification to three of the Conditions. Conditions 40 and 67 indicate the project needs to connect to the sewer, but there is no connection nearby and asked if a septic system would be allowed as in a previous project. Condition 69 names the wrong street and asked for it to state Slover Avenue and not Santa Ana Avenue. Daniel Casey advised conditions 40 and 67 will be modified to state if the project is within 200 feet from a sewer connection, they must connect and will make a correction to the street named in condition 69.

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Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried* 6-0-0.

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Motion by Commissioner Artist Gilbert, second by Commissioner Dale Estvander to approve Conditional Development Permit No. 2020-0001 and Precise Plan of Design No. 2020-0001 with modifications to Conditions of Approval 40, 67 and 69. All in favor, *motion carried* 6-0-0.

Chair Gonzalez stated the next item on the agenda is the Conditional Development Permit No. 2019-0014, Precise Plan of Design No. 2019-0036, and Environmental Assessment Review No. 2019-0048.

Associate Planner Daniel Rosas presented a request to allow the operation and development of an outdoor storage yard for truck and trailer parking located at Riverside Avenue and Industrial Drive. The project includes a Mitigated Negative Declaration for consideration in accordance with the California Environmental Quality Act (CEQA).

Once the street improvements are completed, the site access point will be right-in and right-out only. A Traffic Impact Analysis was prepared by Kimley-Horn

and Associates and it was determined the proposed project will generate 850 vehicle trips daily. They analyzed seven intersections and determined the project along with cumulative growth will significantly impact three intersections— Riverside Avenue at I-10 eastbound ramps, Riverside Avenue at Slover Avenue and Riverside Avenue at Santa Ana Avenue. The recommended improvements to mitigate the project's impact at each intersection include adding a northbound right-turn lane at Riverside Avenue at I-10 eastbound ramps and adding a third north and southbound through lane at Riverside Avenue at Slover Avenue and Riverside Avenue at Santa Ana Avenue.

On March 4, 2020 the Transportation Commission approved the Traffic Impact Study and the fair-share amount of \$319,175.

No comments were received during the 20-day public comment period for the Environmental Assessment Review, but a consultation was requested during the 30-day Native American Consultation Period by the Gabrieleño Band of Mission Indians-Kizh Nation, which was held on July 1, 2020.

The Commission asked if all three projects were approved by the Transportation Commission and Daniel Rosas informed the projects were reviewed and approved separately by the Commission, but they evaluate the cumulative impact of each project.

City Consultant Monae Pugh with TKE Traffic advised the applicant was instructed by the Transportation Commission to undergo a review each year for three years for additional monitoring.

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Chair Gonzalez opened the Public Hearing.

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Daniel Onifer, Crown Enterprises

Daniel Onifer addressed the Commission and stated he was in attendance should they have any additional questions.

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Lupe Camacho, City of Rialto Resident

Lupe Camacho commended the Commission for bringing the concerns of the residents to the forefront.

Motion by Commissioner Dale Estvander to close the Public Hearing, second by Commissioner Al Twine. All in favor, *motion carried* 6-0-0.

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Motion by Commissioner Al Twine, second by Commissioner Artist Gilbert to move to approve Conditional Development Permit No. 2019-0014, Precise Plan of Design No. 2019-0036, and Environmental Assessment Review No. 2019-0048. All in favor, *motion carried 6-0-0*.

**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 scheduled for May 12, 2021 is cancelled, but there will be joint workshop with the Transportation Commission scheduled for the same evening.

Daniel Casey also informed the Commission that City Attorney Stephanie Gutierrez was joining another law firm and would no longer be attending their meetings.

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**PLANNING
COMMISSION
COMMENTS**

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

Commissioner John Peukert requested staff to request City Council to resume meetings in-person.

Commissioner Artist Gilbert asked whether the number of warehouses allowed for the appropriate zoned area pre-determined. Daniel Casey stated not necessarily, but there is a floor plan ratio which can be used to determine an estimated number based on ratios and acreage.

Commissioner Dale Estvander stated he does not believe the expansion of Riverside Avenue to six lanes is adequate and asked how far in advance are projects determined. Michael Tahan advised the six-lane expansion is based on capacity and anything wider will require additional right-of-way, impact other projects, additional studies, and funding. The Commission also asked if the City of Colton has any plans to expand Slover Avenue to Pepper Avenue, to which Michael stated he will discuss with Colton. In addition, Michael Tahan informed the Commission survey projections are anywhere from 20 to 30 years out depending on developments.

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Motion by Commissioner Dale Estvander, second by Commissioner John Peukert to adjourn the meeting. All were in favor, *motion carried 6-0-0*.

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ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, April 28, 2021 adjourned at 7:37 p.m.

Minutes prepared by Adrianna Martinez, Administrative Assistant



Frank Gonzalez, Chair
Planning Commission