



**CITY OF RIALTO**  
**THE SPECIAL WORKSHOP MEETING MINUTES**  
**OF THE PLANNING COMMISSION**  
**July 14, 2021 - 5:00 p.m.**

The Special workshop 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, July 14, 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 5:00 p.m.

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**PLEDGE OF  
ALLEGIANCE**

Commissioner 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 Artist Gilbert  
Commissioner BarBara Chavez

**Absent:**

**Staff Present:**

City Attorney, Leila Moshref-Danesh  
Senior Planner, Daniel Casey  
Senior Planner, Siri Champion

## **STUDY SESSION**

**Chair Gonzalez stated the next item on the agenda is 2021-2029 Housing Element Update Study Session.**

## **ADJOURNMENT**

Senior Planner Siri Champion and consultant Dave Barquist with Kimley-Horn and Associates conducted a study session on the 2021-2029 Housing Element Update for the Planning Commission with the intent to seek policy direction from the Commission.

Siri Champion stated the City is required to provide opportunities for housing and the Opportunity Areas identified in the PowerPoint are not mandated, but they provide opportunities to property owners to place housing on their property.

Chair Frank Gonzalez asked if a developer is required to construct affordable housing. Dave Barquist stated the City cannot mandate developers to build affordable housing other than if it is an inclusionary process, density bonus, and/or tax credit. Typically, market demands dictate what developers build and if they do not construct low-income housing, the City needs to ensure sites are available for that income category.

Commissioner Artist Gilbert asked what is the advantage of low-income housing. Dave Barquist stated low-income housing meets the City's need. In addition, there are times when covenants are in place with incentives that maintain the affordability for a set number of years.

Chair Gonzalez asked if there are any programs to assist people to purchase a home, as well as programs to help people learn how to budget their finances. Dave Barquist stated down payment assistance programs are typically at the county and state level and as for the guidance with finances, there are federal services available.

Siri Champion advised staff received an email from Rialto citizen Lupe Camacho. In her correspondence, she addressed her concerns regarding Opportunity Areas. She stated she is against Opportunity 5 because she feels changing the zoning to Increased Density Residential will disrupt the historic downtown area, and it would be a disservice to the resident by removing business opportunities.

Chair Gonzalez asked about the surveys. Siri Champion responded that 20-40 people responded to the first survey, and about 80 have responded to the second survey, which is actively open. Staff attended city events and mailed out about 500 postcards but were unable to generate a reasonable turnout for this type of project.

Vice Chair Gutierrez asked if any cities are litigating this requirement. Siri Champion advised the City of Rialto did not choose to appeal the allocation and stated the City of Pico Rivera, City of Riverside and Orange County are challenging the RHNA housing requirements and the City of Coronado is in an active lawsuit.

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Motion by Commissioner Dale Estvander, second by Vice-Chair Jerry Gutierrez to adjourn the study session. All were in favor, *motion carried 7-0-0*.

**The Special Workshop Planning Commission meeting on Wednesday, July 14, 2021, adjourned at 6:00 p.m.**

  
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Minutes prepared by Adrianna Martinez, Administrative Assistant

  
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Frank Gonzalez, Chair Planning Commission