



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
October 13, 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, October 13, 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**

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

Absent:

Staff Present:

City Attorney, Leila Moshref-Danesh
Senior Planner, Daniel Casey
Senior Planner, Dionne Harris
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 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 Artist Gilbert to move to approve the August 11, 2021, Planning Commission Special Meeting Minutes. All in favor, *motion carried 7-0-0*.

Motion by Commissioner Dale Estvander, second by Commissioner Al Twine to move to approve the August 25, 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 Conditional Development Permit No. 2021-0002.

Senior Planner Dionne Harris presented a request to allow the subdivision of approximately 4.74 acres of land (APNs: 0131-111-05, -07, -75 and -76) into 30 single-family lots and six lettered lots for private streets, common open space, landscaping, and stormwater retention located on the east side of Sycamore Avenue and Randall Avenue.

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Chair Gonzalez opened the Public Hearing.

Rola Nicasio, Applicant

The Commission asked the applicant what the average square footage of the homes will be, as well as the price point. Rola Nicasio advised the homes will be between 2,0800 to 2,640 square feet and the price points have not been determined but will be below the FHA average of \$470,000.

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Motion by Vice Chair Jerry Gutierrez to close the Public Hearing, second by Commissioner Dale Estvander. All in favor, *motion carried 7-0-0*.

Motion by Vice Chair Jerry Gutierrez, second by Commissioner Dale Estvander to approve Conditional Development Permit No. 2021-0002. All in favor, *motion carried 7-0-0*.

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Chair Gonzalez stated the next item on the agenda is Conditional Development Permit No. 2021-0028, Conditional Development Permit No. 2021-0027, and Precise Plan of Design No. 2021-0029.

Associate Planner Daniel Rosas presented a request to allow the development and operation of a 950 square foot coffee shop drive-thru service, as well as a 5,137 square foot automated carwash to be located at 127 West Valley Boulevard.

Lin Scott Law and Greenspan Engineers (LLG) prepared the Traffic Impact Analysis Scoping Agreement and determined 674 new daily vehicle trips will be generated with the proposed project but will not impact the intersections. LLG recommended restriping the number two lane to improve efficiency.

No comments were received during the public comment period.

The Commission asked how the drive-thru traffic will be managed. Daniel advised there is language in the resolution stating if the drive-thru traffic becomes an issue there are measures in place to address it.

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Chair Gonzalez opened the Public Hearing.

Erwin Bucy, Paragon Community Group

Erwin Bucy stated Mister Car Wash is committed to using recycled water.

Scott Wineguard, Mister Car Wash

Scott Wineguard advised 61% of the water used by Mister Car Wash. The Commission asked how long one car wash cycle is and Scott Wineguard stated on average 3-7 minutes depending on which service the customer selects.

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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 Dale Estvander, second by Commissioner Artist Gilbert to approve Conditional Development Permit No. 2021-0027, Conditional Development Permit No. 2021-0028, and Precise Plan of Design No. 2021-0029. All in favor, *motion carried* 7-0-0.

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Chair Gonzalez stated the next item on the agenda is Conditional Development Permit No. 2021-0009 through -0014, and Precise Plan of Design No. 2021-0013.

Senior Planner Daniel Casey presented a request to allow the development and operation of a passenger vehicle fuel station consisting of 7 fuel dispensers, truck fuel station with 9 fuel dispensers, the establishment of a 12,297 square foot convenience market within a proposed 14,697 square foot commercial building, the establishment of a 2,400 square foot restaurant with drive-thru service, development and operation of a 6,375 square foot truck service shop, the sale of beer and wine for off-site consumption, along with the associated site improvements located at the southwest corner of Alder Avenue and Sierra Lakes Parkway.

The Commission asked if the fair-share payment will provide full funding for the street improvements. Daniel Casey stated the Alder Avenue, and 210 project is actively moving forward, and the fair-share payment will contribute to it.

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Chair Gonzalez opened the Public Hearing.

Brad Alsup, Applicant Representative

Brad Alsup addressed the Commission and stated Arby's is near finalizing their contract. He also advised the applicant is required to have infrastructure in place for EV charging and there is ample to convert as demand will increase.

The Commission asked what will be the repair capacity and Brad Alsup responded that only two trucks at a time will can be services for oil and tire changes, as well as adding fluids.

Vincent Piarulli, Property Owner at Casmalia Street and Sierra Lakes Parkway

Vincent Piarulli asked if there will be improvements to the streets Casmalia Street and Sierra Lakes Parkway. Daniel Casey advised the applicant is constructing and widening along the frontage.

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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 Vice Chair Jerry Gutierrez, second by Commissioner Dale Estvander to approve Conditional Development Permit Nos. 2021-0009 through -0014, and Precise Plan of Design No. 2021-0013. All in favor, *motion carried* 7-0-0.

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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 is scheduled for October 27, 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 requested staff to add percentages to their traffic study presentations and directed staff to have the Rialto Police Department Traffic Sergeant attend a Planning Commission to discuss the street racing situation at the Target Warehouse site.

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ADJOURNMENT

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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The Regular Planning Commission meeting on Wednesday, October 13, 2021, adjourned at 7:19 p.m.

Minutes prepared by Adrianna Martinez, Administrative Assistant


Frank Gonzalez, Chair Planning Commission