



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
September 14, 2022 - 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 September 14, 2022.

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.

o0o

CALL TO ORDER

Chair Jerry Gutierrez called the meeting to order at 6:00 p.m.
o0o

**PLEDGE OF
ALLEGIANCE**

Commissioner Frank Gonzalez led the pledge of allegiance.
o0o

ROLL CALL

Roll Call was taken by Administrative Analyst, Kim Dame.

Present:

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

Absent: All present; two vacancies

Staff Present:

Community Development Manager, Paul Gonzales
City Attorney, Robert Messinger
Senior Planner, Daniel Casey
Senior Planner, Siri Champion
Senior Planner, Dionne Harris
Administrative Analyst, Kim Dame

o0o

**ELECTION OF
PLANNING
COMMISSION
VICE CHAIR**

Chair Gutierrez announced that the next item on the agenda is Election of Planning Commission Vice Chair.

Commissioner Dale Estvander nominated Commissioner John Peukert for the position of Planning Commission Vice Chair. Chair Gutierrez seconded the motion.

All were in favor, *motion carried*, 5-0-0.
o0o

**ORAL
COMMUNICATION**

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

o0o

**PLANNING
COMMISSION
MEETING MINUTES**

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

Motion by Commissioner Dale Estvander, second by Commissioner Gonzalez to move to approve the July 27, 2022, Planning Commission meeting minutes.

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

o0o

PUBLIC HEARINGS

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2022-0029 and Precise Plan of Design No. 2022-0052.

Conditional Development Permit No. 2022-0029: A request for the use and development of an 83,272 square foot commerce center on a total of approximately 3.96 gross acres of land on a portion of two (2) parcels (APNs:0132-161-13 and 0132-202-06). The project site is located on the east side of Willow Avenue south of the existing Walmart Center, east of the Fire Station 205 and Cactus-Rialto Channel within the Industrial Park (I-P) land use district of the Gateway Specific Plan. The Planning Commission of the City of Rialto certified an Addendum to the Environmental Impact Report for the Gateway Specific Plan on January 7, 2022 (Resolution No. 2022-01).

Precise Plan of Design No. 2022-0052: A request for site and architectural review and development of an 83,272 square foot commerce center on 3.96 gross acres of land on a portion of APN 0132-161-13 and 0132-202-06.

o0o

Chair Gutierrez opened the floor for Public Comment.

No public comments were received.

Commissioner Estvander made a motion to close the public hearing.
Seconded by Commissioner Gonzalez.

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

Commissioner Estvander made a motion to approve Conditional Development Permit No. 2022-0029 and Precise Plan of Design No. 2022-0052. Seconded by Commissioner Gilbert.

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

o0o

Chair Gutierrez stated the next item on the agenda is Conditional Development Permit No. 2021-0040 and Precise Plan of Design No. 2021-0055.

Senior Planner Daniel Casey made the presentation.

Conditional Development Permit No. 2021-0040: A request to allow the redevelopment and reuse of an existing industrial site comprised of 5.02 gross acres (4.78 net acres) of land (APN: 0239-192-12) located at the northwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan for a 100,880 square foot industrial commerce building. An Addendum to the Environmental Impact Report for the Rialto Airport Specific Plan (Environmental Assessment Review No. 2021-0051) has been prepared for consideration in conjunction with the project.

Precise Plan of Design No. 2021-0055: A request to allow the redevelopment of an existing industrial site comprised of 5.02 gross acres (4.78 net acres) of land (APN: 0239-192-12) located at the northwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan with a 100,880 square foot industrial commerce building and associated paving, landscaping, fencing, lighting, and drainage improvements. An Addendum to the Environmental Impact Report for the Rialto Airport Specific Plan (Environmental Assessment Review No. 2021-0051) has been prepared for consideration in conjunction with the project.

o0o

Chair Gutierrez opened the Public Hearing.

There were no comments from the public.

Commissioner Estvander made a motion to close the public hearing.
Seconded by Commissioner Gonzalez.

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

Commissioner Estvander made a motion to adopt Conditional Development Permit No. 2021-0040 and Precise Plan of Design No. 2021-0055. Seconded by Commissioner Gilbert.

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

o0o

ACTION ITEMS

Chair Gutierrez stated the next item on the agenda is a presentation regarding the Foothill Central Specific Plan.

Senior Planner Siri Champion and Megan Thorne of WSP made the presentation.

Request that the Planning Commission receive a presentation in regard to the Foothill Central Specific Plan and provide comments.

Two workshops will be held to get public feedback: Session one is virtual and will be held on October 6, 2022. Session two is in person and will be held on October 13, 2022.

As the project gets further along, progress reports will be provided to the Commission.

o0o

COMMUNITY DEVELOPMENT MANAGER COMMENTS

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

Community Development Manager Paul Gonzales reminded the Commission of the upcoming conference in Ontario on October 5, 2022.

He also stated that the next Planning Commission meeting will be held on September 28, 2022.

o0o

PLANNING
COMMISSION
COMMENTS

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

Chair Gutierrez met with Mayor Robertson regarding recent items discussed during the Planning Commission meetings. She is willing to meet with individual Commissioners if needed.

o0o

ADJOURNMENT

The Regular Planning Commission meeting on Wednesday, September 14, 2022, adjourned at 7:45 p.m.

o0o



Minutes prepared by Kim Dame
Administrative Analyst



Jerry Gutierrez
Chair, Planning Commission