

City of Rialto



Regular Meeting - Final

Wednesday, April 15, 2026

REGULAR MEETING - 6:00 P.M.

City Council Chambers, 150 S. Palm Ave., Rialto, CA 92376

Planning Commission

Public Participation Procedures

THE PUBLIC WILL HAVE THE OPPORTUNITY TO SPEAK ON ANY ITEM USING THE PODIUM INSIDE THE COUNCIL CHAMBERS.

IF YOU ARE UNABLE TO ATTEND THE MEETING, YOU MAY PROVIDE COMMENTS ON ANY AGENDA ITEM USING ANY OF THE FOLLOWING METHODS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: PLANNING COMMISSION C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376
- IN WRITING VIA EMAIL TO PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING.

YOU MAY CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (909) 820-2505 DURING REGULAR BUSINESS HOURS OR SEND AN EMAIL TO PLANNING@RIALTOCA.GOV TO FIND OUT WHAT DECISIONS THE PLANNING COMMISSION MADE ON THE AGENDA ITEMS.

Call To Order

Pledge of Allegiance

Roll Call

Chair Mike Story, Vice-Chair Jerry Gutierrez, Dale Estvander, Ray Corral, Terrie Schneider, Terry Thompson, and Virginia Avalos-Villalobos

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-26-0204](#) Minutes from the February 18, 2026 Planning Commission meeting.

Attachments: [Minutes from the February 18, 2026 Planning Commission meeting](#)

Public Hearings

[PC-26-0210](#)

General Plan Amendment No. 2022-0001: A request to change the general plan land use designation of approximately 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay.

Specific Plan Amendment No. 2022-0002: A request to change the specific plan zoning designation of approximately 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan.

Conditional Development Permit No. 2022-0019: A request to allow the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on approximately 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue.

Precise Plan of Design No. 2022-0031: A request to allow the development of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building, and associated paving, landscaping, fencing, lighting, and drainage improvements on 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue.

Environmental Assessment Review No. 2022-0033: A Mitigated Negative Declaration has been prepared for consideration in conjunction with General Plan Amendment No. 2022-0001, Specific Plan Amendment No. 2022-0002, Conditional Development Permit No. 2022-0019, and Precise Plan of Design No. 2022-0031, in accordance with the California Environmental Quality Act (CEQA).

- Attachments:**
- [Exhibit A - Location Map](#)
 - [Exhibit B - General Plan Amendment Exhibit](#)
 - [Exhibit C - Specific Plan Amendment Exhibit](#)
 - [Exhibit D - Site Plan](#)
 - [Exhibit E - Floor Plans](#)
 - [Exhibit F - Elevations](#)
 - [Exhibit G - Landscape Plan](#)
 - [Exhibit H - Traffic Scoping/Transportation Technical Memorandum](#)
 - [Exhibit I - Initial Study](#)
 - [Exhibit J - Final MND & MMRP](#)
 - [Exhibit K - Draft Resolution for EAR No. 2022-0033](#)
 - [Exhibit L - Draft Resolution for GPA No. 2022-0001](#)
 - [Exhibit M - Draft Resolution for SPA No. 2022-0002](#)
 - [Exhibit N - Draft Resolution for CDP No. 2022-0019](#)
 - [Exhibit O - Draft Resolution for PPD No. 2022-0031](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Comments

Adjournment