

1 **RESOLUTION NO. 2026-XX**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
3 CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL  
4 DEVELOPMENT PERMIT NO. 25-0001 TO ALLOW THE  
5 OPERATION OF A MASSAGE PARLOR WITHIN AN  
6 EXISTING 900 SQUARE-FOOT COMMERCIAL TENANT  
7 SPACE LOCATED AT 2012 NORTH RIVERSIDE AVENUE,  
8 SUITE F (APN: 0264-371-01-P-007), WITHIN IN THE  
9 NEIGHBORHOOD COMMERCIAL (C-1) ZONE.

10 WHEREAS, the applicant, Tile Pan of Kung Fu Panda LLC (DBA King Spa), proposes to  
11 operate a massage parlor (“Project”) within an existing 900 square-foot tenant space located at  
12 2012 N. Riverside Avenue, Suite F (APN: 0264-371-01-P-007), in the existing shopping center  
13 known as Rancho Verde Plaza at the northwest corner of Riverside Avenue and State Route 210  
14 within the Neighborhood Commercial (C-1) zone (“Site”); and

15 WHEREAS, pursuant to Section 18.66.030(U) of the Rialto Municipal Code (RMC), the  
16 establishment of a massage parlor, such as this project, within the C-1 zone requires a  
17 Conditional Development Permit (CDP), and the applicant has applied for a Conditional  
18 Development Permit (“CDP No. 25-0001”); and

19 WHEREAS, on February 18, 2026, the Planning Commission of the City of Rialto  
20 conducted a duly noticed public hearing, as required by law, on CDP No. 25-0001, took  
21 testimony, at which time it received input from staff, the city attorney, and the applicant; heard  
22 public testimony; discussed the proposed CDP No. 25-0001; and closed the public hearing; and

23 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

24 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of  
25 Rialto as follows:

26 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set  
27 forth in the recitals above of this Resolution are true and correct and incorporated herein.

28 SECTION 2. Based on substantial evidence presented to the Planning Commission during  
the public hearing conducted with regard to CDP No. 25-0001, including written staff reports,  
verbal testimony, site plans, other documents, and the conditions of approval stated herein, the

1 Planning Commission hereby determines that CDP No. 25-0001 satisfies the requirements of  
2 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made  
3 precedent to granting a conditional development permit. The findings are as follows:

- 4 1. The proposed use is deemed essential or desirable to provide a service or facility  
5 which will contribute to the convenience or general well-being of the neighborhood  
6 or community;

7 *This finding is supported by the following facts:*

8 The Project, as conditioned, will provide a benefit to the community and neighborhood  
9 by providing residents and visitors with a safe and carefully monitored option for local  
10 massage services.

- 11 2. The proposed use will not be detrimental or injurious to health, safety, or general  
12 welfare of persons residing or working in the vicinity;

13 *This finding is supported by the following facts:*

14 The proposed massage parlor is consistent with the C-1 zone and the surrounding land  
15 uses. The subject property and properties to the east accommodate various retail uses  
16 intended to serve the immediate residential uses. Massage parlors are generally  
17 compatible with other retail uses and services typically found in commercial centers,  
18 including the types of businesses that are likely to exist within the center. To ensure the  
19 health, safety, and general welfare of persons residing or working in the vicinity, the  
20 proposed use has been conditioned to include security cameras and a security plan, which  
21 is to be approved by the Rialto Police Department prior to the issuance of a Business  
22 License.

23 The Project, as conditioned, will result in massage services that are properly monitored.

- 24 3. The site for the proposed use is adequate in size, shape, topography, accessibility,  
25 and other physical characteristics to accommodate the proposed use in a manner  
26 compatible with existing land uses;

27 *This finding is supported by the following facts:*

28 The properties to the north of the project site are zoned Single-Family Residential (R-  
1A); the property to the south is State Route 210; the properties to the west are within  
unincorporated San Bernardino County; the properties to the east are zoned  
Neighborhood Commercial (C-1). The site is an existing 900 square-foot vacant tenant  
space within the Rancho Verde Plaza. The shopping center is approximately 9.31 acres  
and is located in the northwest corner of Riverside Avenue and State Route 210. There is  
shared a parking lot with approximately 446 parking spaces and with immediate  
neighboring uses that include a restaurant and an insurance office. The primary purpose

1 of the C-1 zone is to allow for shopping centers designed to meet neighborhood shopping  
2 needs. Other similar services, such as a barber shop and a beauty parlor are permitted by-  
3 right within the zone. Under RMC, Section 18.28.020(E), other uses are permitted which  
4 are subject to a Conditional Development Permit (CDP) per the RMC, Chapter 18.66—a  
5 massage parlor is listed as a permitted use with a CDP, as such, the site for the proposed  
6 use is adequate and the proposed use is compatible with existing land uses.

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4. The site has adequate access to those utilities and other services required for the proposed use;

*This finding is supported by the following facts:*

The Project will have adequate access to all utilities and services required through main water, electric, sewer, and other utility lines that will be hooked up to the Site. The Rancho Verde Plaza was developed with all necessary utilizes and services in 1989.

5. The proposed use will be arranged, designed, constructed, and maintained so as it will not be injurious to property or improvements in the vicinity or otherwise be inharmonious with the General Plan and its objectives, zoning ordinances or any applicable specific plan and its objectives; and,

*This finding is supported by the following facts:*

The proposed massage parlor will be established within an existing vacant tenant space and will be maintained in a manner consistent with the C-1 zoning designation. The operation of a massage parlor is a permitted and compatible use within the C-1 zone with the approval of a Conditional Development Permit. Provided that all Conditions of Approval associated with Conditional Development Permit No. 25-0001 are fully satisfied, the project is not expected to result in adverse impacts to surrounding land uses.

Additionally, the proposed use is consistent with Goal 3-1 of the General Plan by contributing to the strengthening of an economic base and employment opportunities.

6. Any potential adverse effects upon the surrounding properties will be minimized to every extent practical and any remaining adverse effects shall be outweighed by the benefits conferred upon the community or neighborhood.

*This finding is supported by the following facts:*

The Conditions of Approval contained herein will minimize the Project's impacts. The granting of CDP No. 25-0001, allowing the operation of a massage parlor, will potentially maintain a long-term tenant and prevent vacancy within the commercial center. Furthermore, the use will provide residents and visitors an option for services, such as facials and massages. CDP No. 25-0001 has been conditioned to include security

1 measures and monitoring. Therefore, any potential adverse effects are outweighed by the  
2 benefits conferred upon the community and neighborhood.

3 SECTION 3. Based on the foregoing and substantial evidence presented to the Planning  
4 Commission during the public hearing conducted with regard to CDP No. 25-0001, including  
5 written staff reports, verbal testimony, project plans, other documents, and the conditions of  
6 approval stated herein, King Spa is hereby granted CDP No. 25-0001 to allow the operation of an  
7 massage parlor within an existing 900 square-foot vacant tenant space located at 2012 N. Riverside  
8 Avenue, Suite F (APN: 0264-371-01-P-007) in the existing shopping center at the northwest  
9 corner of Riverside Avenue and State Route 210 within the Neighborhood Commercial (C-1)  
10 zone, subject to the requirements and conditions of approval as provided in Section 5.

11 SECTION 4. Based on the foregoing and substantial evidence presented to the Planning  
12 Commission during the public hearing conducted with regard to CDP No. 25-0001, including  
13 written staff reports, verbal testimony, project plans, other documents, and the conditions of  
14 approval stated herein, the project is categorically exempt from the requirements of the California  
15 Environmental Quality Act (CEQA), pursuant to Section 15301, Existing Facilities. The project  
16 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of  
17 existing public or private structures, facilities, mechanical equipment, or topological features,  
18 involving negligible or no expansion of existing or former use. No further environmental review is  
19 required for Conditional Development Permit No. 25-0001. The Planning Commission directs the  
20 Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors  
21 for San Bernardino County.

22 SECTION 5. Based on the foregoing and substantial evidence presented to the Planning  
23 Commission during the public hearing conducted with regard to CDP No. 25-0001, including  
24 written staff reports, verbal testimony, project plans, other documents, and the conditions of  
25 approval stated herein, approval of CDP No. 25-0001 is granted to King Spa, in accordance with the  
26 plans and application on file with the Planning Division, subject to the following conditions:  
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1. The approval is granted to allow the operation of a massage parlor within an existing 900 square-foot vacant tenant space in the commercial center known as Rancho Verde Plaza and located at 2012 N. Riverside Avenue, Suite F. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the Project shall be subject to revocation.
2. The Rialto Police Department and City inspectors/employees shall have access to the site to assure compliance with these conditions and other codes.
3. All conditions set forth in the Rialto Police Department Letter of Compliance (Exhibit A) shall be incorporated into Conditional Development Permit No. 25-0001 and enforced as Conditions of Approval. Accordingly, the applicant, owner, and/or operator shall comply with such Rialto Police Department Letter of Compliance.
4. The hours of operation shall be limited to hours between 10:00 a.m. and 9:00 p.m., daily.
5. Prior to issuance of business license, all employees shall obtain all required licenses and permits as required by applicable law, including, but not limited to, such licenses and permits as may be required by State law and the Rialto Municipal Code. After issuance of business license, all employees, including those hired after issuance of business license, shall obtain and maintain, as applicable, all required licenses and permits as required by applicable law, including, but not limited to, such licenses and permits as may be required by State and City of Rialto business license in accordance with the Rialto Municipal Code.
6. Prior to issuance of business license, the applicant, owner, and/or operator shall obtain all required licenses and permits as required by applicable law, including, but not limited to, such licenses and permits as may be required by State law and the Rialto Municipal Code. Thereafter, applicant, owner, and/or operator shall obtain and maintain, as applicable, all required licenses and permits as required by applicable law, including, but not limited to, such licenses and permits as may be required by State law and the Rialto Municipal Code.
7. A copy of the conditions of this grant shall be retained on the premises at all times and produced upon request by the Police Department or any City inspector/employee.
8. No employee shall engage in any illegal activity.
9. Prior to the utilization of this grant, the applicant shall prepare a security plan which shall be submitted to the Rialto Police Department for review and approval. A copy of the security plan shall be approved by the Police Department and shall be included in the approved plans, prior to issuance of a Business License.

- 1 10. Prior to the utilization of this grant, a camera surveillance system shall be installed to  
2 monitor the interior hallways, entrance, exits and exterior areas, in front and around the  
3 premises. All exterior cameras shall be accessible and connected to the Rialto Police  
4 Department enforcement system through the FUSUS CORE. Recorded tapes/images  
5 shall be maintained and retained for a minimum period of 30 days. The tapes/images  
6 shall be furnished to the Rialto Police Department upon request.
- 7 11. Only the front entrance shall be used for patron access. All other exterior doors shall be  
8 equipped on the inside with an automatic locking device and shall be kept closed at all  
9 times other than to permit temporary access for delivery of supplies and trash removal.  
10 Locks shall not be installed on massage suites, with the exception of the office suite.
- 11 12. The hallway shall remain accessible at all times and shall not be obstructed by a door or  
12 any other barrier. Any existing door providing access to the hallway and leading to the  
13 suites shall be removed.
- 14 13. All exterior portions of the site shall be adequately illuminated in the evening so as to  
15 make discernable the faces and clothing of persons utilizing the space. Lighting shall be  
16 directed onto the site and no floodlighting shall be located as to be seen directly by  
17 persons on adjacent properties.
- 18 14. Loitering is prohibited on or around the premises or area under the control of the  
19 applicant. The applicant shall be responsible for ensuring persons are dissuaded from  
20 loitering on or immediately around the subject premises.
- 21 15. The sale or service of alcoholic beverages is prohibited.
- 22 16. The exterior windows and glass doors shall be maintained free of signs and other  
23 materials in order to permit surveillance into the store by Police and private security.
- 24 17. The applicant shall defend, indemnify, and hold harmless the City of Rialto, its  
25 agents, officers, or employees from any claims, damages, action, or proceeding  
26 against the City or its agents, officers, or employees to attack, set aside, void, or annul  
27 any approval of the City, its advisory agencies, appeal boards, or legislative body  
28 concerning CDP No. 25-0001. The City will promptly notify the applicant of any  
such claim, action, or proceeding against the City, and the parties will cooperate fully  
in the defense.
18. Outdoor displays or storage of any kind is prohibited.
19. All items for sale shall be displayed in a case, on a shelf, or on a rack in an orderly  
fashion.
20. The applicant shall obtain a building permit for any signage prior to the issuance of a  
Certificate of Occupancy (C of O).

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21. All signage shall comply with Section 18.102 (Regulation of Signs) of the Rialto Municipal Code.
  22. The applicant shall obtain a building permit with the Building Division for proposed tenant improvements.
  23. A City business license shall be required prior to issuance of a Certificate of Occupancy or final permits. In addition, the applicant, owner, and/or operator shall comply with, and shall ensure all employees comply with all applicable law, including, but not limited to, any licensing and permitting requirements required by State law and the Rialto Municipal Code.
  24. Six (6) months after the date of approval, the Planning Commission may review the approved massage parlor to determine if the operator has complied with all conditions of approval of the Conditional Development Permit. Thereafter, the Planning Commission may review the approved massage parlor on an annual basis, or as deemed necessary.
  25. The applicant shall obtain all necessary approvals and operating permits from all Federal, State, and local agencies prior to the issuance of a Certificate of Occupancy.
  26. The use granted under Conditional Development Permit No. 25-0001 is not transferable to a new operator. Any new operator shall apply for a Conditional Development Permit with the Planning Division.
  27. If the applicant fails to comply with any of the Conditions of Approval placed upon Conditional Development Permit No. 25-0001, the Planning Commission may initiate proceedings to revoke the Conditional Development Permit in accordance with the provisions of sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. Conditional Development Permit No. 25-0001 shall be revoked, suspended, or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the Planning Commission if:
    - a) The use for which such approval was granted has ceased to exist, been subsequently modified or have been suspended for six (6) months or more;
    - b) Any of the express conditions or terms of such permit are violated;
    - c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to noise, loitering, criminal activity, or other undesirable characteristics including, but not strictly limited to uses which are or have become offensive to neighboring property or the goals and objectives of the Neighborhood Commercial (C-1) zone and the City's General Plan.



EXHIBIT A



MARK P. KLING  
Chief of Police

# RIALTO POLICE DEPARTMENT

128 NORTH WILLOW AVENUE  
RIALTO, CA 92376-5804

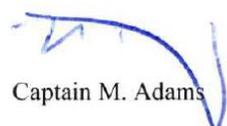


(909) 820-2578  
EMERGENCY 9-1-1

**The Rialto Police Department requests the massage establishment referenced below complies with all of the following conditions:**

1. **Signage** - Signage must be clearly visible from the exterior front of the business and shall include:
  - Hours of operation
  - Fees for services
  - Notice of "No Sexual Services" (6-inch block lettering)
2. **Accessibility** – The front exterior door shall remain unlocked during operational hours.
  - Front windows/doors shall not be obscured in any way to prevent view of lobby
  - Security/locking door between the lobby and interior hallway is prohibited
  - Locks on rooms where services are performed are prohibited
3. **Inspections** – Employees will comply with inspections by City staff consisting of, but not limited to:
  - Employee Identification, employee CAMTC licensing
  - Conspicuously posted business license
  - Compliance with applicable codes and conditions
  - Evidence of sexual or criminal activity
4. **Security** – The business must comply with the following security measures at all times:
  - Adequate exterior lighting at front and rear doors, sufficient to illuminate the entire curtilage
  - Adequate lighting of lobby at all times, sufficient to view the interior from outside
  - Functional camera system covering the following areas:
    - Entire front and rear exterior curtilage, sufficient to capture clear faces of patrons
    - Interior lobby and hallways, sufficient to capture clear faces of all persons
  - The business must purchase a Fusus core and allow 24/7 sharing of exterior cameras only with the Police Department via the Fusus registry
5. **Additional Conditions/Prohibitions**
  - The owner or manager must be on-site during business hours
  - No sexual activity or evidence of sexual activity
  - No criminal activity of any kind
  - No sexually suggestive advertising, material, or clothing worn by employees
  - Employees must possess valid CAMTC licenses and CAMTC card on their person
  - Must maintain 2 years of records of services provided to customers
  - No residential use of the premises
  - No alcoholic beverages permitted inside or outside of the business
  - No loitering to the exterior of the establishment
  - Lavatory must remain clean and in working order
  - No unsterilized equipment
  - No soiled linens in rooms where services are provided

Applicant:  
King Spa (Kung Fu Panda LLC)  
2012 N. Riverside Avenue, Suite F

  
Captain M. Adams 01/20/2026

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )

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I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the foregoing Resolution No. \_\_\_\_ was duly passed and adopted at a regular meeting of the Planning Commission of the City of Rialto held on the \_\_\_\_th day of \_\_\_\_, 2026.

Upon motion of Planning Commissioner\_\_\_\_\_, seconded by Planning Commissioner \_\_\_\_\_, the foregoing Resolution No. \_\_\_\_ was duly passed and adopted.

- Vote on the motion:
- AYES:
- NOES:
- ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto this \_\_th day of \_\_\_\_, 2026.

\_\_\_\_\_  
HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT