



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**December 17, 2025 - 6:00 p.m.**

The regularly scheduled Planning Commission meeting 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 December 17, 2025.

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 Mike Story called the meeting to order at 6:01 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 Administrative Assistant Heidy Gonzalez.

**Present:**

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

**Staff Present:**

Assistant City Attorney, Robert Khuu  
Community Development Director, Christina Taylor  
Community Development Manager, Daniel Casey  
Chief Building Official, Jay Garcia  
Senior Planner, Sandra Robles  
Planning Technician, Brian Vazquez  
Administrative Assistant, Heidy Gonzalez

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**ORAL  
COMMUNICATION**

Chair Story asked if there were any oral communications from the public not on the agenda. Mrs. Gonzalez stated there was none.

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**PLANNING  
COMMISSION  
MEETING MINUTES**

**Chair Story announced that the first item on the agenda is Planning Commission Meeting Minutes.**

Commissioner Terry Thompson would like the minutes to be updated to include the correct position for Mike Visser. Chair Story asked if minutes were approved as amended.

Six were in favor with one abstention, *motion carried*, 6-0.

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**PUBLIC HEARINGS**

**Chair Story stated the next item on the agenda is Variance No. 25-0002 (File PC-25-0820).**

Planning Technician Brian Vazquez made the presentation.

**Variance No. 25-0002:** A request to allow a variance from Section 18.58.050E(4) of the Rialto Municipal Code (RMC) to reduce the minimum required parking within an existing commercial shopping center from 139 parking spaces to 113 parking spaces, as it relates to the establishment of a children's indoor playground within an existing 25,750 square foot commercial building located at 155 East Baseline Road within the Community Shopping Center (C-1A) zone.

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Chair Story inquired if they have any other locations and asked about parking circulation and shared parking. It was confirmed that they have one other location in Cathedral City. Staff indicated there is no shared parking agreement; however, patrons may park throughout the commercial center.

A five-minute recess was taken at the request of the Assistant City Attorney, Robert Khuu from 6:10 pm – 6:15 pm to address a potential conflict issue.

Commissioner Avalos-Villalobos recused herself due to the proximity of her residence to the project site.

Commissioner Thompson brought up the east/west alley at the south side of the project and wanted to know if it will continue through the back once it's built. Mr. Casey advised that the property owner recently installed two chain-link gates at the south end of the property to close off the drive aisle – it is private property. Commissioner Thompson also wanted to know if the

## **PUBLIC HEARINGS**

traffic exiting to the west of Riverside Avenue will have a right turn only signage. Mr. Casey stated that it will be a full access (both right and left turns) exit and entrance.

Chair Story opened the Public Hearing.

Commissioner Avalos-Villalobos returned to the Planning Commission meeting at 6:23 pm.

Commissioner Estvander made a motion to close the Public Hearing, seconded by Commissioner Thompson.

Commissioner Estvander made a motion to approve Variance No. 25-0002. Seconded by Commissioner Thompson.

### Vote on the motion:

AYES: 6 (Corral, Estvander, Gutierrez, Schneider, Story, Thompson)

NOES: 0

ABSTENTION: 1 (Avalos-Villalobos)

ABSENT: 0

Motion carries, 6-0.

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## **PUBLIC HEARINGS**

**Chair Story stated that the next item on the agenda is Tentative Parcel Map No. 2023-0006, Conditional Development Permit No. 2023-0032, Precise Plan of Design No. 2023-0041, Development Agreement No. 2024-0002 & Environmental Assessment Review No. 2023-0051 (File PC-25-0832).**

Community Development Manager Daniel Casey made the presentation.

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***Tentative Parcel Map No. 2023-0006:*** Consideration of a Tentative Parcel Map to provide right-of-way dedications and to resolve underlying past recordings and instruments related to one (1) 38.89 gross acre (38.78 net acre) parcel of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

***Conditional Development Permit No. 2023-0032:*** A request to allow the development and operation of a 664,859 square foot industrial warehouse building on 38.78 net acres of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

## **PUBLIC HEARINGS**

***Precise Plan of Design No. 2023-0041:*** A request to allow the development of a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 38.78 net acres of land (APN:0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

***Development Agreement No. 2024-0002:*** Consideration of a Development Agreement between the City of Rialto and IV5 Locust Gateway Logistics Center LLC to memorialize certain benefits and terms related to the development of a 664,859 square foot industrial warehouse building on 38.78 net acres of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

***Environmental Assessment Review No. 2023-0051:*** An Environmental Impact Report has been prepared for consideration in conjunction with Tentative Parcel Map No. 2023-0006 (TPM 20809), Conditional Development Permit No. 2023-0032, Precise Plan of Design No. 2023-0041, and Development Agreement No. 2024-0002, in accordance with the California Environmental Quality Act (CEQA).

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The applicant, Amir Latifian, provided a brief description of the project.

Commissioner Estvander questioned if the applicant was the end user or if this project is a spec building. Mr. Latifian confirmed it was a single-user spec building. Commissioner Thompson questioned if wall pack lighting would be mounted, the applicant confirmed the building would have this type of lighting. On site security was also briefly discussed.

Commissioner Thompson asked whether Locust Avenue roadway improvements would be completed before the project. Staff stated the improvements are anticipated to be completed prior to completion/occupancy, though construction may overlap.

Vice-Chair Gutierrez suggested truck routes and roadway conditions continue to be reviewed due to increasing truck traffic.

Commissioner Corral discussed the planned traffic signal. Community Development Manager Daniel Casey confirmed the traffic signal would be installed as part of the Locust Avenue Roadway Improvement Project. Whether it is a triggered or timed signal is yet to be determined.

The lane Chair Story inquired about was confirmed to be accessed by emergency vehicles only.

Chair Story opened the Public Hearing.

**PUBLIC HEARINGS**

There were two speakers.  
Jose Pina, 501 Shatto Place Rialto, CA  
Mr. Pina spoke in favor of the project.

Robert Lugan  
Mr. Lugan spoke in favor of the project.

Commissioner Estvander made a motion to close the Public Hearing,  
seconded by Vice-Chair Gutierrez.

Chair Story closed the Public Hearing.

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Commissioner Estvander made a motion to approve the Tentative Parcel  
Map No. 2023-0006, Conditional Development Permit No. 2023-0032,  
Precise Plan of Design No. 2023-0041, Development Agreement No. 2024-  
0002 & Environmental Assessment Review No. 2023-0051. Seconded by  
Commissioner Thompson.

Vote on the motion:

AYES: 7 (Corral, Estvander, Gutierrez, Schneider, Story, Thompson, Avalos-  
Villalobos)

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion passes.

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**PUBLIC HEARINGS**

**Chair Story stated that for next item, the Planning Commission would  
be acting as the Building Appeals Board.**

The Building Appeals Board to Review and Consider Adoption of a  
Resolution to Uphold the Building Officials Decision regarding a Junior  
Accessory Dwelling Unit (JADU) at 1443 N. Riverside Avenue, in  
accordance with Government Code 66332.

Mr. Khuu explained the procedures, including disclosure of ex-parte contacts  
and conflicts.

Commissioner Thompson requested a five-minute break to speak with Mr.  
Khuu. A recess was taken from 6:50 pm – 6:54 pm. At 6:55 pm  
Commissioner Avalos-Villalobos recused herself due to the proximity of her  
residence to the subject site.

Chief Building Official Jay Garcia made the presentation.

## **PUBLIC HEARINGS**

Mr. Garcia stated the request involved the application of Government Code 66332, requiring that the JADU have been in existence and constructed before January 1, 2020. Staff found insufficient evidence to substantiate that the JADU was built prior to the required date and recommended denial of the appeal (upholding the Building Official's decision), noting the applicant could pursue legalization through the standard permitting process.

Rob Ingram (Middle Housing Partners) made a presentation and argued the unit existed prior to 2020 and provided video evidence from 2023 showing interior conditions. The appellant also raised concerns regarding the City's implementation materials/checklists for 66332 and requested rescission of the denial and an inspection under applicable standards.

Mr. Garcia was allowed a rebuttal and stated the City supports ADUs/JADUs and referenced prior programs and efforts, noting the key question remains whether the JADU existed prior to January 1, 2020. Mr. Garcia reaffirmed his stance, stating staff maintained there was insufficient evidence of the JADU existing prior to January 1, 2020.

Vice-Chair Gutierrez made a motion to close the Public Hearing, seconded by Commissioner Estvander.

Chair Story closed the Public Hearing.

Commissioner Thompson made a motion to deny the appeal and adopt the resolution (Exhibit H) upholding the Building Official's decision that the evidence does not substantiate that a JADU existed or was constructed prior to January 1, 2020, and therefore does not meet Government Code Section 66332 requirements. Seconded by Vice-Chair Gutierrez.

### **Vote on the motion:**

AYES: 6 (Corral, Estvander, Gutierrez, Schneider, Story, Thompson)

NOES: 0

ABSTENTION: 1 (Avalos-Villalobos)

ABSENT: 0

Motion carries, 6-0.

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## **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

**Chair Story stated that the next item on the agenda is Community Development Director comments.**

Christina Taylor introduced Senior Planner Sandra Robles to provide a Sixth Cycle Housing Element update. Ms. Robles presented the draft for receive and file purposes and noted that the item would be formally presented at the

January 21, 2026, Planning Commission meeting. Commissioners were invited to contact staff with questions during the review period.

Commissioner Avalos-Villalobos returned to the Planning Commission meeting at 7:22 pm.

Ms. Taylor reminded the Commission that the first Planning Commission meeting in January would not occur; the next one scheduled is for January 21, 2026.

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**PLANNING**  
**COMMISSIONER**  
**COMMENTS**

**Chair Story stated the next item on the agenda is Planning Commissioner comments.**

Commissioner Thompson commented on the size and complexity of the Housing Element document and expressed appreciation for staff's efforts and workload.

Commissioner Corral wished his father a happy 70th birthday and noted he is a longtime resident.

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**ADJOURNMENT**

Vice-Chair Gutierrez made a motion to adjourn the meeting. Commissioner Thompson seconded the motion.

**The Regular Planning Commission meeting on Wednesday, December 17, 2025, adjourned at 7:26 p.m.**

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Minutes prepared by Heidy Gonzalez  
Administrative Assistant

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Mike Story  
Chair, Planning Commission