

City of Rialto



Regular Meeting - Final

Wednesday, August 5, 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-26-0444](#) Minutes from the July 1, 2026 Planning Commission meeting.

Attachments: [Minutes from the July 1, 2026 Planning Commission Meeting](#)

Public Hearings

[PC-26-0489](#)

Variance No. 26-0001: A request to allow a variance from Section 18.30.030C(1) of the Rialto Municipal Code to reduce the minimum required building setback from 50 feet to 5.75 feet, as it relates to a proposal to develop a 3,593 square foot automated car wash building on 0.99 acres of land (APN: 0127-251-19 & Portion of APN: 0127-251-12) located on the north side of Baseline Road approximately 250 feet east of Riverside Avenue within the Community Shopping Center (C-1A) zone. This project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

Conditional Development Permit No. 26-0001: A request to allow the development and operation of a 3,593 square foot automated car wash building on 0.99 acres of land (APN: 0127-251-19 & Portion of APN: 0127-251-12) located on the north side of Baseline Road approximately 250 feet east of Riverside Avenue within the Community Shopping Center (C-1A) zone. This project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

Precise Plan of Design No. 26-0001: A request to allow the development of a 3,593 square foot automated car wash building and associated improvements including canopies, vacuum enclosures, an employee station building, a trash enclosure, paving, lighting, landscaping, and drainage improvements on 0.99 acres of land (APN: 0127-251-19 & Portion of APN: 0127-251-12) located on the north side of Baseline Road approximately 250 feet east of Riverside Avenue within the Community Shopping Center (C-1A) zone. This project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

The above entitlements, together, are collectively referred to as “project” or “Project”.

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Elevations](#)

[Exhibit E - Landscape Plan](#)

[Exhibit F - Traffic Impact Study Report](#)

[Exhibit G - Notice of Exemption](#)

[Exhibit H - Draft Resolution for VAR No. 26-0001](#)

[Exhibit I - Draft Resolution for CDP No. 26-0001](#)

[Exhibit J - Draft Resolution for PPD No. 26-0001](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Comments

Adjournment