



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
February 4, 2026 - 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 February 4, 2026.

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 6:00 p.m.

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PLEDGE OF ALLEGIANCE

Commissioner Terry Schneider 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 (Entered at 6:06 PM)
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
Senior Planner, Sandra Robles
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.

None.

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PUBLIC HEARINGS

Chair Story stated the next item on the agenda is the Conditional Development Permit No. 2025-0006, Precise Plan of Design No. 2025-0011, and Environmental Assessment Review No. 2025-0008 (File PC-26-0041).

Associate Planner Jason Costa made the presentation.

Conditional Development Permit No. 2025-0006, Precise Plan of Design No. 2025-0011, and Environmental Assessment Review No. 2025-0008: A proposal to establish a small collection recycling center consisting of three connected metal structures, totaling 415 square feet, on five parking spaces in the rear parking lot in the northwest corner of an existing 4.08-acre shopping center located at 592 West Foothill Boulevard (APN: 0127-572-37) within the Foothill Mixed Use Zone (FMUZ) of the Foothill Central Specific Plan (FCSP). The project is Exempt in accordance with the categorical exemption requirements of the California Environmental Act (CEQA) Section 15303 – New Construction or Conversion of Small Structures. Staff reviewed the project under Environmental Assessment Review No. 25-0008.

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Commissioners asked questions regarding the anticipated construction timeline, security camera connectivity, police department access to live camera feeds, signage, and pedestrian and vehicular access to the site. Staff clarified that security cameras must be installed and connected prior to issuance of a business license, and that inspections will occur before operations commence.

Additional discussion addressed the facility's location relative to adjacent businesses, including Carl's Jr., potential parking and pedestrian impacts, and procedures for addressing complaints should operational issues arise. Staff explained that complaints would be addressed pursuant to the Conditions of Approval, including potential review or revocation if issues are not resolved.

PUBLIC HEARINGS

Commissioners also discussed site isolation, access via the alley, pedestrian safety, and the importance of security and maintenance given the location.

The applicant’s representative, Mr. Aguirre explained that most recycling center patrons arrive by vehicle and that alley access allows customers to park adjacent to the facility for convenient drop-off. Mr. Aguirre stated that customers would be directed to park in designated areas and not in neighboring business parking lots.

Mr. Aguirre confirmed that a 24-hour contact number would be posted, the site would be well-lit, maintained, and operated only during daylight hours, and that signage displaying hours of operation would be visible from multiple directions.

Chair Story opened the Public Hearing.

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

Commissioner Estvander made a motion to approve the Conditional Development Permit No. 2025-0006, Precise Plan of Design No. 2025-0011, and Environmental Assessment Review No. 2025-0008. Seconded by Vice-Chair Gutierrez.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 0

Motion carries, 7-0.

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**COMMUNITY
DEVELOPMENT
DIRECTOR
COMMENTS**

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

Community Development Director Christina Taylor announced upcoming Planning Commission meeting is scheduled for February 18, 2026. The Entitlement Status report was distributed to all Commissioners for their review.

Ms. Taylor mentioned that if any Commissioners are still interested in attending the Planning Commissioners Academy scheduled for March 11–13, 2026 in Anaheim to let staff know.

**COMMUNITY
DEVELOPMENT
DIRECTOR
COMMENTS**

Starting on Monday, February 9, 2026, City Hall will revert back to opening Monday – Friday, 7 AM – 6PM with staff being on staggered shifts. Ms. Taylor confirmed agendas would still be emailed on the Thursday before Planning Commission.

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**PLANNING
COMMISSIONER
COMMENTS**

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

Chair Story requested that Barbara McGee notify the Planning Commissioners of any ground breakings or grand openings.

Commissioner Thompson requested to close the meeting in honor of the late Sergeant Ron Russo who served in the City of Rialto’s Police Department.

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ADJOURNMENT

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

The Regular Planning Commission meeting on Wednesday, February 4, 2026, adjourned at 6:35 p.m.

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Minutes prepared by Heidi Gonzalez
Administrative Assistant

Mike Story
Chair, Planning Commission