

City of Rialto



Regular Meeting - Final

Wednesday, February 18, 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-26-0113](#) Minutes from the January 21, 2026 Planning Commission meeting.

Attachments: [Minutes from the January 21, 2026 Planning Commission meeting.](#)

[PC-26-0092](#) Minutes from the February 4, 2026 Planning Commission meeting.

Attachments: [Minutes from the February 4, 2026 Planning Commission meeting](#)

Public Hearings

[26-0061](#)

Tentative Parcel Map No. 25-0001 (TPM 20047): A request to allow the subdivision of one 5.93-acre parcel of land (APN: 0264-201-24) into two new parcels of land - Parcel 1 (0.77 acres) and Parcel 2 (5.16 acres). The project site is located at 1685 North Eucalyptus Avenue within the Single-Family Residential (R-1A) zone. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines.

Attachments: [Exhibit A - Location Map](#)

[Exhibit B - Tentative Parcel Map No. 20047](#)

[Exhibit C - Draft Resolution for TPM No. 25-0001](#)

[PC-26-0089](#)

Conditional Development Permit No. 2025-0001: A request to allow the development and operation of a 7,022 square foot industrial warehouse building on approximately 0.46 acres of land (APN: 0128-151-17) located on the west side of Larch Avenue approximately 150 feet south of Rialto Avenue within the General Manufacturing (M-2) zone. This project is categorically exempt pursuant to Section 15332 (Class 32 - In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Precise Plan of Design No. 2025-0001: A request to allow the development of a 7,022 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 0.46 acres of land (APN: 0128-151-17) located on the west side of Larch Avenue approximately 150 feet south of Rialto Avenue within the General Manufacturing (M-2) zone. This project is categorically exempt pursuant to Section 15332 (Class 32 - In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Exterior Elevations](#)

[Exhibit E - Preliminary Landscape Plan](#)

[Exhibit F - TIASA](#)

[Exhibit G - Air Quality and Greenhouse Gas Emissions Assessment](#)

[Exhibit H - Noise and Vibration Impact Assessment](#)

[Exhibit I - Draft Resolution for CDP No. 2025-0001](#)

[Exhibit J - Draft Resolution for PPD No. 2025-0001](#)

[PC-26-0090](#)

Conditional Development Permit No. 25-0001: A request to allow the operation of a massage parlor within an existing 900 square-foot commercial tenant space located at 2012 North Riverside Avenue, Suite F (APN: 0264-371-01-P-007) within the Neighborhood Commercial (C-1) zone. The project is categorically exempt pursuant to CEQA Section 15301 (Existing Facilities).

Attachments: [Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan & Images](#)

[Exhibit D - Business Plan](#)

[Exhibit E - Draft Resolution for CDP No. 25-0001](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Comments

Adjournment