



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, March 19, 2025

6:00 PM

City Council Chambers, 150 S. Palm Ave.,
Rialto, CA 92376

REGULAR MEETING - 6:00 P.M.

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 Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Dale Estvander, Frank Gonzalez, Two (2) Vacancies

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-25-0195](#) Minutes from the February 19, 2025 Planning Commission meeting.

Attachments: [Planning Commission Meeting Minutes from February 19, 2025](#)

Public Hearings

[PC-25-0190](#) **Tentative Parcel Map No. 2024-0005 and Environmental Assessment Review No. 2025-0010 (Master Case No. 2024-0035):** A request to allow the subdivision of one (1) 3.94-acre (171,566 square feet) parcel of land (APN: 0132-102-15) into two (2) new parcels of land - Parcel 1 (2.65 acres/115,583 square feet) and Parcel 2 (1.29 acres/55,983 square feet). The project site is located at 1471 South Riverside Avenue in the Retail Commercial (R-C) land use district of the Gateway Specific Plan. 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 - Site Plan](#)

[Exhibit C - Tentative Parcel Map](#)

[Exhibit D - Draft Resolution for TPM No. 2024-0005](#)

[PC-25-0182](#) **Tentative Tract Map No. 2024-0001 (20709), Conditional Development Permit No. 2024-0004, Precise Plan of Design No. 2024-0008 (MC2024-0009) & Environmental Assessment Review No. 2024-0011:** A request to allow the consolidation 4.99 acres of land (APNs: 0128-361-24 & -20) located on the northeast corner of Foothill Boulevard and Spruce Avenue within the Foothill Mixed-Use Zone (FMUZ) of the Foothill Central Specific Plan into one (1) residential condominium lot with easements for ingress and egress for emergency vehicle purposes, for private street and utility purposes to facilitate the development of a residential project consisting of eighty-one (81) attached condominium dwelling units with private streets and amenities. This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Environmental Assessment Review No. 2024-0011).

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

[Exhibit B - TTM20709](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Floor Plan Types](#)

[Exhibit E - Exterior Elevation Themes](#)

[Exhibit F - Enhanced Street View](#)

[Exhibit G - Conceptual Landscape](#)

[Exhibit H - Wall and Fence Plan](#)

[Exhibit I - Traffic Impact Analysis](#)

[Exhibit J - Exemption Report](#)

[Exhibit K - TTM Draft Resolution](#)

[Exhibit L - CDP Draft Resolution](#)

[Exhibit M - PPD Draft Resolution](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Reports/Comments

Adjournment