

# City of Rialto



## Regular Meeting - Final

Wednesday, May 6, 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](mailto: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](mailto: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-26-0264](#) Minutes from the April 15, 2026 Planning Commission meeting.

*Attachments:* [Minutes from the April 15, 2026 Planning Commission Meeting](#)

## **Public Hearings**

[PC-26-0260](#)

**Tentative Tract Map No. 2024-0002 (TTM 20737):** A request to allow the subdivision of approximately 35.19 gross acres of land (APNs: 0264-153-02, 0264-211-08, -09, & 0264-212-08) located on the east side of Linden Avenue approximately 850 feet south of Renaissance Parkway within the Renaissance Specific Plan into twelve (12) residential condominium lots and eight (8) lettered lots for private streets, open space/amenities, and water quality management. An Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report (Environmental Assessment Review No. 2025-0001) has been prepared for consideration in conjunction with the project.

**Precise Plan of Design No. 2024-0024:** A request to allow the development of a private residential neighborhood comprised of 292 single-family dwelling units, paving, landscaping, lighting, amenities, and drainage improvements in conjunction with the subdivision. An Addendum to the Renaissance Specific Plan Amendment 2016 Final Environmental Impact Report (Environmental Assessment Review No. 2025-0001) has been prepared for consideration in conjunction with the project.

**Attachments:**[Exhibit A - Location Map](#)[Exhibit B - Tentative Tract Map](#)[Exhibit C - Site Plan](#)[Exhibit D - Landscape Plan](#)[Exhibit E - Recreation Center Plan](#)[Exhibit F - Architectural Package](#)[Exhibit G - Wall and Fence Plan](#)[Exhibit H - Traffic Study](#)[Exhibit I - EIR Addendum](#)[Exhibit J - Draft Resolution for EAR No. 25-0001](#)[Exhibit K - Draft Resolution for TTM2024-0002](#)[Exhibit L - Draft Resolution for PPD No. 2024-0024](#)

[PC-26-0249](#)

**Conditional Development Permit No. 25-0008:** A request to establish vehicular drive-thru service in conjunction with a proposed 4,210 square foot restaurant building on 1.94 acres of land (APN: 0130-051-51) located at the southwest corner of Foothill Boulevard and Acacia Avenue within the Foothill Mixed-Use Zone (FMUZ) land use district of the Foothill Central Specific Plan. 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. 25-0015:** A request to allow the development of a 4,210 square foot restaurant building with drive-thru service on 1.94 acres of land (APN: 0130-051-51) located at the southwest corner of Foothill Boulevard and Acacia Avenue within the Foothill Mixed-Use Zone (FMUZ) land use district of the Foothill Central Specific Plan. This project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

**Attachments:**[Exhibit A - Location Map](#)[Exhibit B - Site Plan](#)[Exhibit C - Floor Plan](#)[Exhibit D - Elevations](#)[Exhibit E - Omnitrans Routes & Schedules Flyer](#)[Exhibit F - Preliminary Landscape Plan](#)[Exhibit G - Traffic Impact Analysis](#)[Exhibit H - Notice of Exemption](#)[Exhibit I - Draft Resolution for CDP No. 25-0008](#)[Exhibit J - Draft Resolution for PPD No. 25-0015](#)

[PC-26-0263](#)

**Conditional Development Permit No. 2023-0024:** A request to allow the development and operation of a 23,112 square-foot industrial warehouse building on approximately 1.41 acres of land (APN: 0254-091-13) located at the southwest corner of Valley Boulevard and Lilac Avenue within the Industrial Park (I-P) land use district of the Gateway Specific Plan. 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. 2023-0032:** A request to allow the development of a 23,112 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 1.41 acres of land (APN: 0254-091-13) located at the southwest corner of Valley Boulevard and Lilac Avenue within the Industrial Park (I-P) land use district of the Gateway Specific Plan. 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 - Elevations](#)[Exhibit E - Landscape Plan](#)[Exhibit F - Traffic Impact Analysis Scoping Agreement](#)[Exhibit G - Categorical Exemption Consistency](#)[Exhibit H - Health Risk Assessment](#)[Exhibit I - Truck Access](#)[Exhibit J - Draft Resolution for CDP No. 2023-0024](#)[Exhibit K - Draft Resolution for PPD No. 2023-0032](#)**Action Items**

*None.*

**Community Development Director Comments****Planning Commissioner Comments****Adjournment**