



**CITY OF RIALTO**  
**THE REGULAR MEETING MINUTES OF**  
**PLANNING COMMISSION**  
**February 18, 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 18, 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 Ray Corral led the pledge of allegiance.

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**ROLL CALL**

Roll Call was taken by Administrative Analyst, Kim Dame.

**Present:**

Chair Mike Story  
Vice-Chair Jerry Gutierrez  
Commissioner Ray Corral  
Commissioner Dale Estvander  
Commissioner Terrie Schneider  
Commissioner Terry Thompson

**Absent:**

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  
Associate Planner, Jason Costa  
Administrative Analyst, Kim Dame

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**ORAL  
COMMUNICATION**

Chair Story asked if there were any oral communications from the public not on the agenda. Ms. Dame stated there were none.

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**PLANNING  
COMMISSION  
MEETING MINUTES**

**Chair Story announced that the first item on the agenda is Planning Commission Meeting Minutes.**

Motion by Commissioner Dale Estvander, seconded by Commissioner Ray Corral to move to approve the January 21, 2026, and February 4, 2026, Planning Commission meeting minutes.

Vote on the motion:

AYES: 6 (Corral, Estvander, Gutierrez, Schneider, Story, Thompson)

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Avalos-Villalobos)

Motion carries, 6-1-0.

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**PUBLIC HEARINGS**

**Chair Story stated the next item on the agenda is Tentative Parcel Map No. 25-0001 (File PC-26-0061).**

Associate Planner Jason Costa made the presentation.

***Tentative Parcel Map No. 25-0001:*** 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.

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Chair Story opened the Public Hearing.

Commissioner Schneider recused herself due to a potential conflict of interest.

The applicant, Colberto Ramos, provided a brief presentation.

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

**PUBLIC HEARINGS**

Commissioner Estvander made a motion to approve the Tentative Parcel Map No. 25-0001. Seconded by Vice-Chair Jerry Gutierrez.

Vote on the motion:

AYES: 5 (Corral, Estvander, Gutierrez, Story, Thompson)

NOES: 0

ABSTENTION: 1 (Schneider)

ABSENT: 1 (Avalos-Villalobos)

Motion carries, 5-1-1.

Commissioner Schneider rejoined the meeting at 6:12 PM.

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**Chair Story stated the next item on the agenda is Conditional Development Permit No. 2025-0001 and Precise Plan of Design No. 2025-0001 (File PC-26-0089).**

Community Development Manager Daniel Casey made the presentation.

***Conditional Development Permit No. 2025-0001 Precise Plan of Design 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).

Mr. Casey went over the comment letter that was received from the Rialto Unified School District.

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Carlos Rango, representing Mater Enterprises, answered questions posed by the Commissioners.

Chair Story opened the Public Hearing.

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

Commissioner Estvander made a motion to approve the Conditional Development Permit No. 2025-0001 and Precise Plan of Design No. 2025-0001. Seconded by Vice-Chair Gutierrez.

**PUBLIC HEARINGS**

Vote on the motion:

AYES: 6 (Corral, Estvander, Gutierrez, Schneider, Story, Thompson)

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Avalos-Villalobos)

Motion carries, 6-0-1.

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**Chair Story stated the next item on the agenda is Conditional Development Permit No. 25-0001 (File PC-26-0090).**

Senior Planner Sandra Robles made the presentation.

***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).

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The applicant, Mr. Pan, answered questions the Commissioners inquired about.

Chair Story opened the Public Hearing.

Staff provided clarification to Planning Commissioner's questions.

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

Vice-Chair Gutierrez made a motion to approve the Conditional Development Permit No. 25-0001. Seconded by Commissioner Estvander.

Vote on the motion:

AYES: 6 (Corral, Estvander, Gutierrez, Schneider, Story, Thompson)

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Avalos-Villalobos)

Motion carries, 6-0-1.

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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 that the meeting for March 4<sup>th</sup>, 2026, will be canceled. A tentative meeting for March 18<sup>th</sup>, 2026, is scheduled.

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**PLANNING  
COMMISSIONER  
COMMENTS**

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

Vice-Chair Gutierrez announced that he will be retiring from his outside occupation on March 6<sup>th</sup>, 2026.

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**ADJOURNMENT**

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

**The Regular Planning Commission meeting on Wednesday, February 4, 2026, adjourned at 6:45 p.m.**

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Minutes prepared by Heidi Gonzalez  
Administrative Assistant

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Mike Story  
Chair, Planning Commission