



City of Rialto

Regular Meeting - Final Planning Commission

Wednesday, June 18, 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-25-0419](#) Minutes from the June 4, 2025 Planning Commission meeting

Attachments: [PC MTG MINS 06.04.2025.docx](#)

Public Hearings

[PC-25-0421](#)

Master Case No. 2025-0002 (Related Files: Precise Plan of Design No. 2025-0002, Conditional Development Permit No. 2025-0002, and Environmental Assessment Review No. 2025-0001): A proposal to combine two lots (APNs 0258-041-28 and 0258-041-29) into one 4.04-acre parcel and develop a truck and trailer outdoor storage yard at 2175 South Willow Avenue in the Heavy Industrial (H-IND) zone in the Agua Mansa Specific Plan.

[PC-25-0342](#)

Tentative Parcel Map No. 2024-0003: A request to allow the subdivision of one (1) 13.22-acre parcel of land (APN: 1119-241-28) into two (2) new parcels of land - Parcel 1 (11.63 acres) and Parcel 2 (1.58 acres). The project site is located at the southwest corner of Alder Avenue and Sierra Lakes Parkway within the Freeway Incubator (FI) land use district of the Renaissance 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. 2024-0003](#)

Action Items

None.

Community Development Department Comments

Planning Commissioner Reports/Comments

Adjournment