

City of Rialto



Regular Meeting - Final

Wednesday, December 17, 2025

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-25-0833](#) Minutes from the December 3, 2025 Planning Commission meeting.

Attachments: [Minutes from the December 3, 2025 Planning Commission Meeting](#)

Public Hearings

[PC-25-0820](#)

Variance No. 25-0002: A request to allow a variance from Section 18.58.050E(4) of the Rialto Municipal Code (RMC) to reduce the minimum required parking within an existing commercial shopping center from 139 parking spaces to 113 parking spaces, as it relates to the establishment of a children's indoor playground within an existing 25,750 square foot commercial building located at 155 East Baseline Road within the Community Shopping Center (C-1A) zone.

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan](#)

[Exhibit D - Parking Demand Analysis](#)

[Exhibit E - Draft Resolution for VAR25-0002](#)

[PC-25-0832](#)

Tentative Parcel Map No. 2023-0006 (TPM 20809): Consideration of a Tentative Parcel Map to provide right-of-way dedications and to resolve underlying past recordings and instruments related to one (1) 38.89 gross acre (38.78 net acre) parcel of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

Conditional Development Permit No. 2023-0032: A request to allow the development and operation of a 664,859 square foot industrial warehouse building on 38.78 net acres of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

Precise Plan of Design No. 2023-0041: A request to allow the development of a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 38.78 net acres of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

Development Agreement No. 2024-0002: Consideration of a Development Agreement between the City of Rialto and IV5 Locust Gateway Logistics Center LLC to memorialize certain benefits and terms related to the development of a 664,859 square foot industrial warehouse building on 38.78 net acres of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

Environmental Assessment Review No. 2023-0051: An Environmental Impact Report has been prepared for consideration in conjunction with Tentative Parcel Map No. 2023-0006 (TPM 20809), Conditional Development Permit No. 2023-0032, Precise Plan of Design No. 2023-0041, and Development Agreement No. 2024-0002, in accordance with 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 - Concept Landscape Plan](#)
[Exhibit F - Transportation Impact Study](#)
[Exhibit G - Tentative Parcel Map No. 20809](#)
[Exhibit H - EDC Minutes September 18, 2025](#)
[Exhibit I - Draft Environmental Impact Report](#)
[Exhibit J - Final Environmental Impact Report](#)
[Exhibit K - Draft Resolution for EAR No. 2023-0051](#)
[Exhibit L - Draft Resolution for TPM No. 2023-0006](#)
[Exhibit M - Draft Resolution for CDP No. 2023-0032](#)
[Exhibit N - Draft Resolution for PPD No. 2023-0041](#)
[Exhibit O - Draft Resolution for DA No. 2024-0002](#)

[PC-25-0817](#) Building Appeals Board to Review and Consider Adoption of a Resolution to Uphold the Building Officials Decision regarding a Junior Accessory Dwelling Unit (JADU) at 1443 N. Riverside Avenue, in accordance with Government Code 66332.

Attachments: [Exhibit A - Appellant Appeal Dated October 31, 2025](#)
[Exhibit B - Building Officials Decision dated September 25, 2025](#)
[Exhibit C - Appellant Request to Apply Government Code 66332 Dated September 17, 2025](#)
[Exhibit D - San Bernardino County Office of the Assessor Property Information Manager](#)
[Exhibit E - Photos Dated May 12, 2023](#)
[Exhibit F - Photos Dated June 23, 2023](#)
[Exhibit G - Government Code Section 66332](#)
[Exhibit H - Draft Resolution](#)

Action Items

None.

Community Development Director Comments

[PC-25-0837](#) **Information Item - Draft 2021-2029 Housing Element Update (Receive and File):** The draft Housing Element is provided to the Planning Commission for review ahead of the January 21, 2026 meeting, at which it will be formally presented and discussed for City Council recommendation. No action is required at this time.

Attachments: [Exhibit A - City of Rialto 6th Cycle Housing Element](#)

Planning Commissioner Comments

Adjournment