



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
December 3, 2025 - 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 December 3, 2025.

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 Assistant Heidy Gonzalez.

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, Daniel Rosas
Senior Planner, Sandra Robles
Administrative Assistant, Heidy Gonzalez

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**ORAL
COMMUNICATION**

Chair Story asked if there were any oral communications from the public not on the agenda. Mrs. Gonzalez stated there was 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 Terry Thompson, seconded by Commissioner Dale Estvander to move to approve November 5, 2025, Planning Commission meeting minutes.

Four were in favor with two abstentions, *motion carried*, 4-0.

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PUBLIC HEARINGS

Chair Story stated the next item on the agenda is Conditional Development Permit No. 25-0001 (File PC-25-0807).

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).

Ms. Robles advised that staff requested the item be continued to the next Planning Commission meeting.

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Chair Story opened the Public Hearing.

Chair Story made a motion to continue the item to an unspecified date, seconded by Commissioner Estvander.

Motion passes.

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Chair Story stated that the next item on the agenda is Conditional Development Permit No. 25-0004 (File PC-25-0809).

Senior Planner Daniel Rosas made the presentation.

PUBLIC HEARINGS

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Conditional Development Permit No. 25-0004: A request to allow the installation of electronic message board signage on an existing dental office building located at 1817 North Riverside Avenue within the C-1 (Neighborhood Commercial) zone. This project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

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Commissioner Thompson asked whether the message board would display fixed or moving imagery. Mr. Rosas stated that it would display a variety of images related to the dental office. Commissioner Corral asked if advertising for other businesses would be included. Mr. Rosas confirmed that the content would be limited to the dental office only.

The applicant, Bob Hunt, provided a brief description of the project.

Chair Story opened the Public Hearing.

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

Chair Story closed the Public Hearing.

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Commissioner Estvander made a motion to approve the Conditional Development Permit No. 25-0004. Seconded by Commissioner Thompson.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Avalos-Villalobos)

Motion passes.

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COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Chair Story stated that the next item on the agenda is Community Development Director comments.

Christina Taylor informed the Commissioners that on Saturday, December 6, the City's tree lighting and Christmas event will take place. Ms. Taylor also noted that the next Planning Commission meeting is scheduled for December

17th. She advised that the first Planning Commission meeting in January will be canceled.

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PLANNING
COMMISSIONER
COMMENTS

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

Commissioner Thompson requested that the meeting be adjourned in honor of two community members: Dan Hirtz, a local merchant who passed away, and Mike Visser, a retired Fire Lieutenant.

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ADJOURNMENT

Chair Story made a motion to adjourn the meeting in memory of Dan Hirtz and Mike Visser. Commissioner Estvander seconded the motion.

The Regular Planning Commission meeting on Wednesday, December 3, 2025, adjourned at 6:19 p.m.

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Minutes prepared by Heidy Gonzalez
Administrative Assistant

Mike Story
Chair, Planning Commission