

City of Rialto



Regular Meeting - Final

Wednesday, November 5, 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, Virginia Avalos-Villalobos

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-25-0678](#) Minutes from the September 17, 2025 Planning Commission meeting.

Attachments: [Minutes from the September 17, 2025 Planning Commission Meeting](#)

Public Hearings

[PC-25-0758](#)

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).

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Floor Plan & Images](#)

[Exhibit D - Business Plan](#)

[Exhibit E - Draft Resolution for CDP No. 25-0001](#)

[25-0692](#)

Tentative Parcel Map No. 2023-0004 & Precise Plan of Design No. 2023-0031: A request to allow the subdivision of one 1.71-acre parcel of land at 605 East Etiwanda Avenue in a R-1B zone (APN: 0133-201-24), from north to south, into two new parcels of land - Parcel 1 (.85 acres/approximately 37,0726 square-feet) and Parcel 2 (.86 acres/approximately 37,621 square-feet). After the subdivision is complete, a new 2,265 square-foot single-family residence and 475 square-foot garage are proposed on Parcel 2. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15315 (Minor Land Divisions) and 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.

Attachments:

[Exhibit A - Location Map.pdf](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Tentative Parcel Map.pdf](#)

[Exhibit D - Floor Plan.pdf](#)

[Exhibit E - Elevations.pdf](#)

[Exhibit F - Draft Resolution TPM 2023-0004.docx](#)

[Exhibit G - Draft Resolution PPD 2023-0031.docx](#)

[PC-25-0728](#)

Specific Plan Amendment No. 2024-0005: A request to change the specific plan land use designation of approximately 20.8 acres of land (APN's: 0264-211-15 & -20; 0264-212-44, -46, & -54; Portions of 0264-212-17 & -45) from a mix of Public Park within the Renaissance Specific Plan and Employment with a Designated Park Overlay within the Renaissance Specific Plan to Business Center within the Renaissance Specific Plan, change the specific plan land use designation of approximately 10.3 acres of land (APN's: 0264-212-12 & -30; Portions of 0264-212-05, -06, -17, & -45) from School within the Renaissance Specific Plan to General Commercial with a Residential Overlay within the Renaissance Specific Plan, and reconfigure Miro Way to extend from Linden Avenue to Ayala Drive.

Environmental Assessment Review No. 2024-0025: A Subsequent Environmental Impact Report to the 2016 Renaissance Specific Plan Amendment Subsequent Environmental Impact Report has been prepared for consideration in conjunction with Specific Plan Amendment No. 2024-0005, in accordance with the California Environmental Quality Act (CEQA).

First Amendment to the Development Agreement between the City of Rialto and Lewis-Hillwood Rialto Company, LLC: Consideration of a first amendment to the Development Agreement between the City of Rialto and Lewis-Hillwood Rialto Company, LLC to delete and replace references and provisions related to "Public Park".

Attachments:[Exhibit A - Location Map](#)[Exhibit B - Draft Amended Renaissance Specific Plan](#)[Exhibit C - Executed Development Agreement](#)[Exhibit D - First Amendment to the Development Agreement](#)[Exhibit E - Draft Subsequent EIR](#)[Exhibit F - Final Subsequent EIR](#)[Exhibit G - Draft Resolution for EAR No. 2024-0025](#)[Exhibit H - Draft Resolution for SPA No. 2024-0005](#)[Exhibit I - Draft Resolution for the First Amendment to the DA](#)**Action Items**

None.

Community Development Director Comments**Planning Commissioner Reports/Comments**

Adjournment