CITY OF RIALTO
THE REGULAR MEETING MINUTES OF PLANNING COMMISSION
July 1, 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 July 1, 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 Dale Estvander 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 Dale Estvander
Commissioner Terrie Schneider
Commissioner Terry Thompson
Commissioner Virginia Avalos-Villalobos

Absent:
Commissioner Ray Corral

Staff Present:
Community Development Manager, Daniel Casey
Assistant City Attorney, Robert Khuu
Senior Planner, Daniel Rosas
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 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 Estvander, seconded by Commissioner Terry Thompson to move to approve the May 6, 2026, Planning Commission meeting minutes.

Vote on the motion:
AYES: 4 (Estvander, Schneider, Story, Thompson)
NOES: 0
ABSTENTION: 2 (Gutierrez, Avalos-Villalobos)
ABSENT: 1 (Corral)

Motion carries, 4-0, with 2 abstentions and 1 absence.

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PUBLIC HEARINGS

Chair Story stated the next item on the agenda is Conditional Development Permit No. 2025-0003 & Precise Plan of Design No. 2025-0003 (File PC-26-0433).

Senior Planner Daniel Rosas made the presentation.

Conditional Development Permit No. 2025-0003: A request to allow the development and operation of a 56,317 square foot 4-story 95-room hotel on 2.68 acres of land (APN's: 0240-191-50 & -51) located on the north side of Renaissance Parkway approximately 275 feet west of Alder Avenue within the Freeway Commercial (FC) land use district of the Renaissance Specific Plan. On August 22, 2017, the City Council adopted an Addendum to the Renaissance Specific Plan Environmental Impact Report (Environmental Assessment Review No. 15-47) that included the development and operation of a hotel on the site, in accordance with the requirements of the California Environmental Quality Act (CEQA).

Precise Plan of Design No. 2025-0003: A request to allow the development of a 56,317 square foot 4-story 95-room hotel with the associated paving, landscaping, lighting, and drainage improvements on 2.68 acres of land (APN's: 0240-191-50 & -51) located on the north side of Renaissance Parkway approximately 275 feet west of Alder Avenue within the Freeway Commercial (FC) land use district of the Renaissance Specific Plan. On August 22, 2017, the City Council adopted an Addendum to the Renaissance Specific Plan Environmental Impact Report (Environmental Assessment Review No. 15-47) that included the development and operation of a hotel on the site, in accordance with the requirements of the California Environmental Quality Act (CEQA).

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Commissioner Thompson expressed concern regarding the proposed freeway signage. Mr. Rosas explained that the signage would be reviewed separately by the Planning Division to ensure compliance with applicable size and design standards.

Commissioner Avalos-Villalobos asked whether the proposed hotel rooms would include kitchenettes. Mr. Rosas stated that the applicant would be able to provide clarification.

The applicant, Michael Ramirez, provided a brief overview of the proposed project.

Vice-Chair Gutierrez asked whether the applicant owned the property adjacent to the project site. The applicant confirmed ownership and stated that they intend to return at a future date with development plans for the adjacent parcel. The applicant also confirmed that the proposed hotel rooms would not include kitchenettes.

Chair Story opened the Public Hearing.

There were no speakers on the item.

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

Vice-Chair Gutierrez made a motion to approve the Conditional Development Permit No. 2025-0003 & Precise Plan of Design No. 2025-0003. Seconded by Commissioner Estvander.

Vote on the motion:
AYES: 6 (Estvander, Gutierrez, Schneider, Story, Thompson, Avalos-Villalobos)
NOES: 0
ABSTENTION: 0
ABSENT: 1 (Corral)

Motion carries, 6-0, with 1 absence.

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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 Manager Daniel Casey announced that, on June 23, 2026, the California Department of Housing and Community Development approved the City's 6th Cycle Housing Element. He also provided a brief overview of the entitlement status report.

Mr. Casey advised the Commission that the July 15, 2026, Planning Commission meeting would be canceled. The next regularly scheduled Planning Commission meeting will be held on August 6, 2026.

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PLANNING COMMISSIONER COMMENTS

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

Chair Story stated that he had received an invitation from the City Clerk's Office for a July 29 celebration at Alta Vista Credit Union and inquired about the purpose of the event. Mr. Casey responded that he would follow up with staff and provide additional information.

Commissioner Thompson commented on the drive-thru ATM at Alta Vista Credit Union, noting that it is completely concealed from view. He expressed concern regarding its placement and stated that he hopes the visibility and location of ATMs will be carefully considered in future development proposals.

Commissioner Avalos-Villalobos jokingly remarked if she should arrive surprised to the August 5th Planning Commission meeting, noting that it would be her birthday.

Vice-Chair Gutierrez expressed his appreciation for the completion of the Casa Grande project and the installation of a speed feedback sign. He asked Mr. Casey to pass along his gratitude to the Police Department.

Chair Story inquired whether the shopping center in Fontana is anchored by Stater Bros. Mr. Casey confirmed that it is. The Commission then engaged in a brief discussion regarding grocery retail opportunities, with several Commissioners expressing their preference to see a Ralphs or Sam's Club located in northern Rialto.

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ADJOURNMENT

Commissioner Thompson made a motion to adjourn the meeting. Commissioner Estvander seconded the motion.

The Regular Planning Commission meeting on Wednesday, July 1, 2026, adjourned at 6:19 p.m.

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Minutes prepared by Heidy Gonzalez
Administrative Assistant

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Mike Story
Chair, Planning Commission