

City of Rialto



Regular Meeting - Final

Wednesday, January 21, 2026

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-26-0004](#) Minutes from the December 17, 2025 Planning Commission meeting.

Attachments: [Minutes from the December 17, 2025 Planning Commission meeting.](#)

Public Hearings

[PC-26-0020](#)

General Plan Amendment No. 25-0001: State law requires each city to update their General Plan Housing Element for the Sixth Cycle, which applies City-wide ("Housing Element Project"). As part of the Housing Element Project, the City is also amending the Environmental Justice Element to conform to the Housing Element. A request to amend the General Plan for the purposes of updating the General Plan Housing Element for the Sixth Cycle and to amend the Environmental Justice Element.

Zoning Code Amendment No. 25-0002: A request to amend the Rialto Municipal Code, Chapter 18.116 - Residential Overlay. As part of the Housing Element Project, the amendment establishes a new residential overlay-Housing Opportunity Overlay-to modify permitted land uses and residential densities to facilitate the development of housing.

Specific Plan Amendment No. 25-0001: As part of the Housing Element Project, a request to amend the Foothill Central Specific Plan to establish a residential overlay to facilitate the development of housing by reference to Rialto Municipal Code Chapter 18.116, over approximately 159 acres distributed through the Foothill Central Specific Plan.

Specific Plan Amendment No. 25-0002: As part of the Housing Element Project, a request to amend the Gateway Specific Plan to establish a residential overlay to facilitate the development of housing by reference to Rialto Municipal Code Chapter 18.116, over approximately 20 acres distributed through the Gateway Specific Plan.

Environmental Assessment Review No. 25-0020: An Initial Study/Mitigated Negative Declaration has been prepared for the General Plan Housing Element for the Sixth Cycle, in accordance with the California Environmental Quality Act (CEQA).

Attachments: [Exhibit A - 6th Cycle Housing Element \(reduced\)](#)
[Exhibit B - Sites Inventory](#)
[Exhibit C - Initial Study/Mitigated Negative Declaration](#)
[Exhibit D - Draft Resolution for EAR No. 25-0020](#)
[Exhibit E - Draft Resolution for GPA No. 25-0001](#)
[Exhibit F - Draft Resolution for ZCA No. 25-0002](#)
[Exhibit G - Draft Resolution for SPA No. 25-0001](#)
[Exhibit H - Draft Resolution for SPA No. 25-0002](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Comments

Adjournment