



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
January 21, 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 January 21, 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 Ray Corral led the pledge of allegiance.

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ROLL CALL

Roll Call was taken by Administrative Assistant Heidi Gonzalez.

Present:

Chair Mike Story
Vice-Chair Jerry Gutierrez
Commissioner Ray Corral
Commissioner Dale Estvander
Commissioner Terry Thompson
Commissioner Virginia Avalos-Villalobos

Absent:

Commissioner Terrie Schneider

Staff Present:

Assistant City Attorney, Robert Khuu
Community Development Director, Christina Taylor
Community Development Manager, Daniel Casey
Senior Planner, Sandra Robles
Administrative Assistant, Heidi 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 Dale Estvander, seconded by Vice-Chair Jerry Gutierrez to move to approve the December 17, 2025, Planning Commission meeting minutes.

Six were in favor, *motion carried*, 6-0.

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PUBLIC HEARINGS

Chair Story stated the next item on the agenda is the General Plan Amendment No. 25-0001, Zoning Code Amendment No. 25-0002, Specific Plan Amendment No. 25-0001, Specific Plan Amendment No. 25-0002 & Environmental Assessment Review No. 25-0020 (File PC-26-0020).

Senior Planner Sandra Robles made the presentation.

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 purpose 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.

PUBLIC HEARINGS

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).

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Chair Story opened the Public Hearing.

Bryant de la Torre and Rita Garcia, consultants from Kimely-Horn, provided a brief presentation regarding the Housing Element.

Commissioners asked questions regarding environmental justice, accessory dwelling units (ADUs and JADUs), income assumptions based on HUD Area Median Income, development feasibility, construction costs, density incentives, and long-term market considerations. Staff and consultants responded to questions.

There were three (3) public speakers.

Steve Glusker, 12100 Wilshire #1050, Los Angeles, CA
Mr. Glusker spoke against the project.

Ana Gonzalez, Rialto, CA
Ms. Gonzalez spoke in favor of the project.

Yesenia Ramos, 1727 West Coast Blvd, Rialto, CA
Ms. Ramos spoke in favor of the project.

Norman Chrzanowski sent a letter via email to the Planning Department which was circulated to the Planning Commission.

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

Vice-Chair Gutierrez made a motion to approve the General Plan Amendment No. 25-0001, Zoning Code Amendment No. 25-0002, Specific Plan Amendment No. 25-0001, Specific Plan Amendment No. 25-0002 & Environmental Assessment Review No. 25-0020. Seconded by Commissioner Estvander.

Vote on the motion:

AYES: 6 (Corral, Estvander, Gutierrez, Story, Thompson, Avalos-Villalobos)

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Schneider)

Motion carries, 6-0.

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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 Director Christina Taylor announced upcoming Planning Commission meetings scheduled for February 4 and February 18, 2026, and provided information regarding the Planning Commissioners Academy scheduled for March 11–13, 2026, in Anaheim.

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**PLANNING
COMMISSIONER
COMMENTS**

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

Commissioner Thompson commended staff and consultants for their extensive work on the Housing Element and acknowledged the challenges posed by state mandates.

Chair Story discussed the development status reporting. Ms. Taylor assured Planning staff would start sending that over.

Vice-Chair Gutierrez brought up the driving conditions of Sierra Avenue by Summit. Since that is in the City of Fontana, staff will reach out to city staff.

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ADJOURNMENT

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

The Regular Planning Commission meeting on Wednesday, January 21, 2026, adjourned at 6:59 p.m.

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Minutes prepared by Heidi Gonzalez
Administrative Assistant



Mike Story
Chair, Planning Commission