

City of Rialto



Regular Meeting - Final

Wednesday, December 3, 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, and Virginia Avalos-Villalobos

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-25-0795](#) Minutes from the November 5, 2025 Planning Commission meeting.

Attachments: [Minutes from the November 5, 2025 Planning Commission Meeting](#)

Public Hearings

[PC-25-0807](#) **Continued Public Hearing for Conditional Development Permit No. 25-0001.**

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](#)

[PC-25-0809](#) **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).

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Sign Plans](#)
[Exhibit C - Draft Resolution for CDP No. 25-0004](#)

Action Items

None.

Community Development Director Comments

Planning Commissioner Reports/Comments

Adjournment