

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**



City of Rialto

Legislation Text

File #: PC-25-0795, **Version:** 1, **Agenda #:**

Minutes from the November 5, 2025 Planning Commission meeting.



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
November 5, 2025 - 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 November 5, 2025.

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 6:01 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
Commissioner Dale Estvander
Commissioner Ray Corral (entered at 6:02 p.m.)
Commissioner Terry Thompson
Commissioner Virginia Avalos-Villalobos

Absent:

Vice-Chair Jerry Gutierrez
Commissioner Terrie Schneider

Staff Present:

Assistant City Attorney, Robert Khuu
Community Development Director, Christina Taylor
Principal Planner, Daniel Casey
Senior Planner, Sandra Robles
Associate Planner, Jason Costa
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 was one.

Pedro Molina, 134 S. Willow Ave.
Mr. Molina spoke regarding the red tagged property.

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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 September 17, 2025, Planning Commission meeting minutes.

All were in favor, *motion carried*, 5-0.

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PUBLIC HEARINGS

Chair Story stated the next item on the agenda is Conditional Development Permit No. 25-0001 (File PC-25-0758).

Senior Planner Sandra Robles made the presentation.

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).

Ms. Robles advised that the applicant requested the item be continued to the following Planning Commission meeting.

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Chair Story opened the Public Hearing.

Commissioner Estvander made a motion to continue the item to the December 3rd Planning Commission meeting, seconded by Commissioner Thompson.

Motion passes.

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PUBLIC HEARINGS

Chair Story stated that the next item on the agenda is Tentative Parcel Map No. 2023-0004 & Precise Plan of Design No. 2023-0031 (File PC-25-0692).

Associate Planner Jason Costa made the presentation.

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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 37,726 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.

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Commissioner Thompson asked if there was a sufficient setback to prevent any issues with tenants backing out onto the street. Mr. Costa stated that the Engineering Department reviewed the item and had no concerns.

Chair Story opened the Public Hearing.

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

Chair Story closed the Public Hearing.

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Commissioner Estvander made a motion to approve the Tentative Parcel Map No. 2023-0004 & Precise Plan of Design No. 2023-0031. Seconded by Commissioner Thompson.

Vote on the motion:

AYES: 5 (Corral, Estvander, Story, Thompson, Avalos-Villalobos)

NOES: 0

ABSTENTION: 0

ABSENT: 2 (Gutierrez, Schneider)

Motion passes.

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PUBLIC HEARINGS

Chair Story stated that the next item on the agenda is Specific Plan Amendment No. 2024-0005, Environmental Assessment Review No. 2024-0025 & First Amendment to the Development Agreement between the City of Rialto and Lewis-Hillwood Rialto Company, LLC (File PC-25-0728).

Principal Planner Daniel Casey made the presentation.

Specific Plan Amendment No. 2024-0005, Environmental Assessment Review No. 2024-0025 & First Amendment to the Development Agreement between the City of Rialto and Lewis-Hillwood Rialto Company, LLC: 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 ark within the Renaissance Specific Plan and Employment with a Designated Park Overlay within the Renaissance Specific Plan to Business Center within the Renaissance 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.

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).

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".

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Commissioner Estvander asked for confirmation that the "Public Park" designation would be removed and whether the City supports the change. Mr. Casey confirmed that the Council is in favor and explained that fees collected for the removed park space would be used toward other parks. Commissioner Estvander also asked whether two additional warehouses would be built in the reclassified area. Mr. Casey stated that no proposals have been submitted yet.

Commissioner Thompson raised concerns about traffic control at several intersections and questioned how increased traffic would be addressed if two warehouses were added. He also asked whether Ayala Street is considered a truck route. Mr. Casey stated that Ayala, between the 210 Freeway and Baseline, is not a truck route and that any future development applications would require a traffic analysis.

PUBLIC HEARINGS

Commissioner Corral asked whether there was any indication of where the community park would be relocated. Mr. Casey stated that the new community being developed will include built-in parks for residents. Commissioner Thompson added that recreational opportunities help keep youth engaged positively and asked staff to monitor available green space citywide.

Chair Story noted that the City's General Plan includes a designated percentage of green space per resident, which is not currently being met, and expressed concern about removing a park designation under those conditions. Glenn Crosby, representing Lewis-Hillwood, provided an overview of the Renaissance residential project. He stated that Phase One includes a one-acre park with a pool and full facilities as well as a pocket park, and that the next phase includes a two-acre park with open space.

Chair Story noted that park spaces within the new neighborhood will not be open to all Rialto residents.

Chair Story opened the Public Hearing.

There were seven (7) speakers.

Delshawn McClellon, 3250 Shelby St., Ontario, CA
Mr. McClellon spoke in favor of the project.

Lindsey Munoz, 1009 S. Willow Ave., Rialto, CA
Ms. Munoz spoke against the project.

Claudia Cuevas, 785 N. Macy St., San Bernardino, CA
Ms. Cuevas spoke against the project.

Ana Gonzalez
Ms. Gonzalez spoke against the project.

Tatiana Reyes, 983 N. Lilac Ave., Rialto, CA
Ms. Reyes spoke against the project.

Pedro Molina, 134 S. Willow Ave., Rialto, CA
Mr. Molina spoke against the project.

Mr. Crosby concluded by stating that a full traffic scoping analysis for the project was recently completed.

Commissioner Estvander made a motion to close the Public Hearing.
Seconded by Commissioner Ray Corral.

Chair Story closed the Public Hearing.

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PUBLIC HEARINGS

Commissioner Estvander made a motion to approve the Specific Plan Amendment No. 2024-0005, Environmental Assessment Review No. 2024-0025 & First Amendment to the Development Agreement between the City of Rialto and Lewis-Hillwood Rialto Company, LLC. Seconded by Commissioner Thompson.

Vote on the motion:

AYES: 5 (Corral, Estvander, Story, Thompson, Avalos-Villalobos)

NOES: 0

ABSTENTION: 0

ABSENT: 2 (Gutierrez, Schneider)

Motion passes.

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**COMMUNITY
DEVELOPMENT
DIRECTOR
COMMENTS**

Chair Story stated that the next item on the agenda is Community Development Director comments.

Christina Taylor noted that the next Planning Commission meeting is anticipated to be scheduled for December 3rd.

**PLANNING
COMMISSIONER
COMMENTS**

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

Commissioner Thompson clarified that he was using his cell phone during the meeting to control his hearing aids.

Commissioner Virginia Avalos-Villalobos requested clarification on the time rule for individuals needing translation services.

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ADJOURNMENT

Commissioner Estvander made a motion to adjourn the meeting. Seconded by Commissioner Thompson.

The Regular Planning Commission meeting on Wednesday, November 5, 2025, adjourned at 7:26 p.m.

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Minutes prepared by Heidy Gonzalez
Administrative Assistant

Mike Story
Chair, Planning Commission



City of Rialto

Legislation Text

File #: PC-25-0807, **Version:** 1, **Agenda #:**

For the Planning Commission Meeting of December 3, 2025

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Christina Taylor, Director of Community Development
REVIEWED By: Daniel Casey, Community Development Manager
FROM: Sandra Robles, Senior Planner

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).

APPLICANT:

Tile Pan of Kung Fu Panda, LLC
(DBA King Spa)
2012 North Riverside Avenue, Suite F
Rialto, CA 92337

LOCATION:

The project site is an existing 900 square-foot commercial tenant space within the Rancho Verde Plaza shopping center located at 2012 North Riverside Avenue, Suite F (APN: 0264-371-01-P-007). The site is zoned Neighborhood Commercial (C-1) with a General Plan designation of Neighborhood Commercial (refer to attached Location Map - **Exhibit A**).

BACKGROUND:

Surrounding Land Use and Zoning

<i>Location</i>	<i>Existing Land Use</i>	<i>Zoning</i>
Site	Vacant	Neighborhood Commercial (C-1)
North	Single-Family Residences	Single-Family Residential (R-1A)
South	State Route 210	N/A
East	Commercial Businesses	Neighborhood Commercial (C-1)

West	Unincorporated County Land	San Bernardino County Jurisdiction
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General Plan Designations

Location	General Plan Designation
Site	Community Commercial
North	Residential 6
South	Freeway/Transportation Corridor
East	Community Commercial
West	County Jurisdiction

Site Characteristics

The site is located within the Rancho Verde Plaza, a 9.31-acre commercial shopping center built in 1989 (refer to attached Site Plan - **Exhibit B**). The commercial shopping center contains approximately 446 shared parking spaces and includes restaurants, retail shops, and service establishments. The subject unit was previously occupied by a medical spa, offering body sculpting and similar services.

Surrounding Area

The properties to the north of the project site are zoned Single-Family Residential (R-1A); the property to the south is State Route 210; the properties to the west are within unincorporated San Bernardino County; and the properties to the east are zoned Neighborhood Commercial (C-1).

Planning Commission - November 17, 2025

On November 17, 2025, the Planning Commission continued Conditional Development Permit No. 25-0001 at the request of the applicant. The applicant needed additional time to review the Conditions of Approval and provide clarifications and is now ready to move forward with the project.

ANALYSIS/DISCUSSION:

Project Proposal

King Spa proposes to operate a massage parlor business offering professional massages, head therapy (scalp care), and facials within an existing commercial tenant space (refer to attached Floor Plan and Images - **Exhibit C**). The proposed hours of operation are from 10:00 a.m. until 9:00 p.m., daily. The applicant, Tile Pan of Kung Fu Panda LLC, has established massage parlors in the state of Texas-this will be Mr. Pan's first massage parlor establishment in California (refer to Business Plan - **Exhibit D**). The applicant will offer facial treatments, such as non-invasive 3D UV facials; head therapy using an advanced head spa cleansing device; and massage therapy, including prenatal, sports, and pain-relief massages tailored to customer needs.

Entitlement Requirements

Pursuant to Section 18.66.030(U) of the Rialto Municipal Code, the establishment of a massage parlor, such as this project, within the C-1 zone requires a Conditional Development Permit. The applicant complied with this requirement and filed a Conditional Development Permit (CDP No. 25-

0001) application on July 7, 2025.

Land Use Compatibility

The proposed massage parlor is consistent with the C-1 zoning designation and compatible with surrounding land uses. The subject property, along with properties to the east, accommodates a variety of retail uses intended to serve nearby residential areas. Massage parlors are generally compatible with other retail uses and personal services typically found in commercial centers, including the types of businesses expected within this shopping center.

To the north, properties are zoned Single-Family Residential (R-1A); to the south lies State Route 210; properties to the west are within unincorporated San Bernardino County; and to the east, properties are zoned Neighborhood Commercial (C-1). The project site consists of an existing 900 square-foot vacant tenant space within Rancho Verde Plaza, a 9.31-acre shopping center located at the northwest corner of Riverside Avenue and State Route 210. The center has shared parking with approximately 446 spaces and neighboring uses that include a restaurant and an insurance office. The subject space was previously occupied by a medical spa offering services such as microneedling and body sculpting.

The primary purpose of the C-1 zone is to accommodate shopping centers designed to meet neighborhood retail and service needs. Other personal service uses, including barber shops and beauty parlors, are permitted by-right within the zone. Under RMC Section 18.28.020(E), additional uses may be permitted through a Conditional Development Permit (CDP), per RMC Chapter 18.66; a massage parlor is specifically identified as a use allowed with a CDP. Given the existing retail environment, the adequacy of the site, and its prior use as a medical spa, the proposed massage parlor is compatible with surrounding land uses and consistent with the intent of the C-1 zoning designation.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Economic Development Element of the Rialto General Plan:

Goal 3-1: Strengthen and diversify the economic base and employment opportunities and maintain a positive business climate.

ENVIRONMENTAL IMPACT:

The proposed King Spa site was a previously occupied commercial space within an existing commercial center. The project is Exempt in accordance with the categorical exemption requirements of the California Environmental Act (CEQA) Section 15301 Existing Facilities. The project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topological features, involving negligible or no expansion of existing or former use.

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 660 feet of the project site, posted public notes at the site and City Hall, and published the public hearing

notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 - Existing Facilities - of the State CEQA Guidelines; and
- Adopt the attached Resolution (**Exhibit E**) to approve Conditional Development Permit No. 25-0001 to allow the operation of a massage parlor within an existing 900-square-foot vacant tenant space, based upon the findings and subject to the Conditions of Approval contained therein.

EXHIBIT A: Location Map



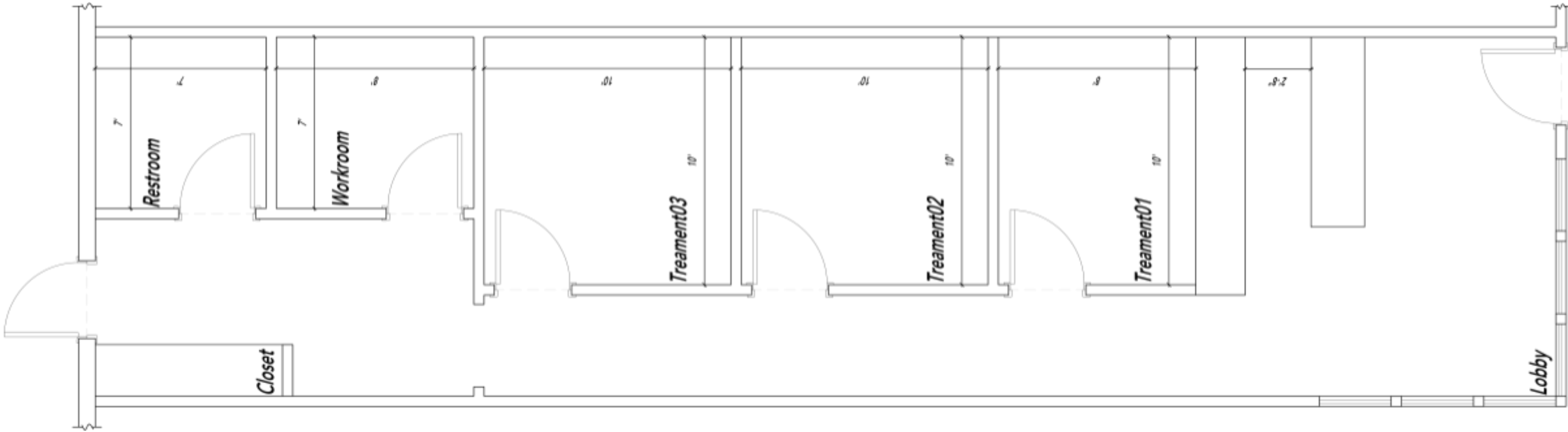
Project Location Map



EXHIBIT B:
Site Plan



EXHIBIT C: Floor Plan & Images



KING SPA Floor Plan

2012 N Riverside Ave Suite F Rialto, CA 92377

Lobby



Hall/ restroom



Treatment 01/02



Treatment 03/ workroom



EXHIBIT D: Business Plan

New Location Business Operation Plan

Our business will provide a combination of services in **facial care**, **head therapy**, and **licensed massage therapy**. All treatments will be administered by qualified staff using safe, approved equipment in compliance with local health and zoning regulations.

Services to Be Offered

1.Facial Treatment

We will use **certified, non-invasive 3D UV facial machines**, combined with various types of facial masks and serums to deeply nourish the skin. These treatments are designed to enhance absorption of nutrients and promote skin health and brightness.

1.Head Therapy (Scalp Care)

Using an advanced **head spa cleansing device**, we will gently stimulate the scalp with slow water flow, promoting cellular relaxation and nervous system balance. This treatment is proven to help relieve stress and improve sleep quality.

1.Massage Therapy

All massage services will be conducted by **licensed massage therapists**, offering full-body, prenatal, sports, and pain-relief massages tailored to customer needs.

Future Development Plans

- We will **explore the use of more equipment** and automation to improve service efficiency and reduce labor costs where appropriate.
- We are committed to **training and empowering massage therapists** who are enthusiastic, caring, and professionally capable.
- As the business stabilizes, we intend to **expand the King Spa brand** to additional locations across California, starting from Rialto.

Staff Development & Culture

King Spa maintains a strong emphasis on employee growth. We will continue to provide:

- Language training**
- Skill enhancement**
- Customer care and compassion development**

Respect for employees and kindness toward others remain core pillars of our business culture. We aim to build a positive and professional environment for both customers and team members.

King Spa Business Plan

2012 N Riverside Ave Suite F, Rialto, CA 92377

Type: Massage & Wellness Services | Est. 2025 | Legal Structure: Kungfu Panda Massage LLC

Executive Summary

King Spa is a licensed massage and wellness center opening in Rialto, CA, offering therapeutic services including deep tissue, sports, prenatal, and post-surgical massages, as well as couples/group sessions. Rialto currently lacks registered massage or physical therapy providers, creating a clear market gap. Our mission is to deliver professional, compliant care with a focus on community trust.

Goals:

- Become Rialto's premier wellness destination.
- Fill the demand for legal, therapeutic massage services.
- Achieve 300–450 monthly clients within the first year.

Company Profile

- Founder: MBLEX-certified with 500+ hours of training.
- Structure: California-registered LLC; all therapists hold CAMTC licenses.
- Ethos: "Client health first" – prioritizing evidence-based, sustainable care.

Market Analysis

Opportunity:

- No licensed massage clinics in Rialto; only 2 beauty salons offer limited services.
- Growing demand from office workers, athletes, seniors, and postpartum clients.

Target Clients:

- Professionals & laborers (stress/pain relief).
- Athletes & fitness enthusiasts.
- Prenatal/postpartum women.
- Chronic pain/Post-op patients.
- Couples/groups.
- Services & Pricing

Services & Pricing		
Service	Duration	Price
Deep Tissue Massage	60 mins	\$60
Swedish Massage	60 mins	\$60
Prenatal Massage	60 mins	\$60
Post-Surgical Relief	60 mins	\$60
Foot Reflexology	60 mins	\$60
 Facial treatment	60 mins	\$60
 Head therapy	60 mins	\$60
Couples/Group Massage	60 mins	\$60/person
 Muscle Pain Treatment	60 mins	\$80

Operations Plan

- Hours: 10:00 AM – 9:00 PM daily.
- Staff: 2 licensed therapists (initial phase).
- Booking: Phone/online walk-ins.
- Hygiene: Single-use linens; strict sanitation protocols.
- Quality Control: Regular training, health checks, and client feedback systems.

Marketing Strategy

Launch Promotions:

20% off first-month services; membership discounts.

Digital Presence:

Optimized Google/Yelp profiles; Instagram/Facebook content (wellness tips + services).

Community Partnerships:

Cross-promotions with local businesses.



Financial Projections

Startup Costs:

First Rent / Deposit	\$12,000
Equipment/Renovation	\$30,000
Licenses/ Insurance	\$5,000
Marketing	\$8,000
Operating Reserve	\$15,000
Total Initial Investment	\$70,000

Monthly Forecast (Year 1):

Avg. Price	\$65
Daily Clients	12 /day
Monthly Cliens	360/month
Revenue	\$23,400
Fixed Costs	\$8,000
Net Profit	~\$8,000
Break-even target: 6 months.	

Applicant Declaration

I, Tile Pan, as the applicant and operator of King Spa, hereby make the following declarations:

1. All submitted information is true, accurate, and complete, with no false or misleading statements.
2. All business activities will strictly comply with California state law and City of **Rialto** regulations, including but not limited to:
 - CAMTC licensing requirements;
 - Fire, safety, and health department regulations;
 - City rules on business hours, permitted services, and use of premises.
3. I fully reject any illegal, unethical, or inappropriate conduct.
4. I will cooperate with city inspections, hearings, and compliance reviews.
5. I accept full legal responsibility for any violations, including potential license revocation or other penalties.

Sincerely,

Signature: Tile Pan (Tile Pan)
Date: 05 / 20 / 2025

Company Overview – Kungfu Panda Massage LLC

EIN: 87-1086884

- Founded in June 2021 in Mesquite, Texas, **Kungfu Panda Massage LLC** began as a small local studio and has steadily grown into a reputable provider of professional massage services. Our business is built on integrity, quality, and a strong commitment to the physical and mental well-being of our clients.

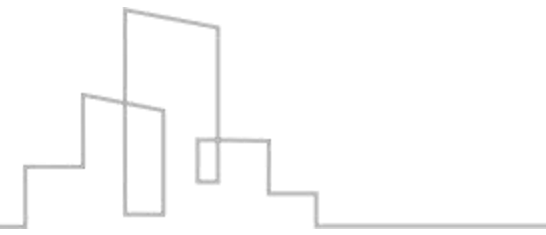
- We specialize in high-quality therapeutic massage tailored to community needs, including stress relief, muscle recovery, and overall wellness. Our team places a strong emphasis on therapist training, consistent service standards, and exceptional customer care—ensuring every client receives a reliable and relaxing experience.

- Beyond daily operations, we have developed a flexible partner model that offers training and operational support to massage professionals. This approach encourages collaboration, shared growth, and long-term business sustainability.

- **Kungfu Panda Massage LLC** is dedicated to becoming the trusted wellness choice for every community we serve.



Founder Introduction – Tile Pan



my name is Tile Pan, and I'm the founder of **Kungfu Panda Massage LLC** as well as a licensed massage therapist.

In April 2019, I completed over 500 hours of professional massage training at Greater DFW International Massage Academy in Texas. My coursework covered anatomy, physiology, kinesiology, pathology, pharmacology, ethics, massage techniques, client communication, and practical case assessments.

I passed the MBLEX (Massage & Bodywork Licensing Examination) in August 2019 and subsequently received massage licenses in Texas, Florida, and South Dakota.

In June 2021, I opened my first massage business — Relax & Therapy Massage — in Mesquite, Texas. Since then, I have focused on providing professional, safe, and results-driven services for the local community. Our offerings include deep tissue, Swedish, sports, pregnancy, lymphatic drainage, foot reflexology, post-surgery relief, and couples massage.

Through years of practice, I discovered that many clients view massage only as relaxation, while overlooking its therapeutic value. This inspired us to develop a specialized Muscle Pain Relief service using myofascial techniques, which has been especially effective for chronic pain and occupational fatigue. This service earned us recognition from the local school district—we are proud to be an official provider for Mesquite High School, serving over 100 teachers with customized group massage programs.

As we grow, we continue to expand our wellness offerings. We've introduced Facial Treatments using certified 3D facial machines and high-quality serums, and Head Therapy using scalp spa equipment that promotes stress relief and sleep quality. In the future, we plan to incorporate hyperbaric oxygen therapy to further support recovery and well-being.

I am committed to running a legal, ethical, and client-focused business. My goal is to bring long-term wellness benefits to the communities we serve. Thank you for your time and consideration.

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WHEREAS, the applicant, Tile Pan of Kung Fu Panda LLC (DBA King Spa), proposes to operate a massage parlor (“Project”) within an existing 900 square-foot tenant space located at 2012 N. Riverside Avenue, Suite F (APN: 0264-371-01-P-007), in the existing shopping center known as Rancho Verde Plaza at the northwest corner of Riverside Avenue and State Route 210 within the Neighborhood Commercial (C-1) zone (“Site”); and

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1 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
2 forth in the recitals above of this Resolution are true and correct and incorporated herein.

3 SECTION 2. Based on substantial evidence presented to the Planning Commission during
4 the public hearing conducted with regard to CDP No. 25-0001, including written staff reports,
5 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the
6 Planning Commission hereby determines that CDP No. 25-0001 satisfies the requirements of
7 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made
8 precedent to granting a conditional development permit. The findings are as follows:

- 9 1. The proposed use is deemed essential or desirable to provide a service or facility
10 which will contribute to the convenience or general well-being of the neighborhood
11 or community;

12 *This finding is supported by the following facts:*

13 The Project, as conditioned, will provide a benefit to the community and neighborhood
14 by providing residents and visitors with a safe and carefully monitored option for local
15 massage services.

- 16 2. The proposed use will not be detrimental or injurious to health, safety, or general
17 welfare of persons residing or working in the vicinity;

18 *This finding is supported by the following facts:*

19 The proposed massage parlor is consistent with the C-1 zone and the surrounding land
20 uses. The subject property and properties to the east accommodate various retail uses
21 intended to serve the immediate residential uses. Massage parlors are generally
22 compatible with other retail uses and services typically found in commercial centers,
23 including the types of businesses that are likely to exist within the center. To ensure the
24 health, safety, and general welfare of persons residing or working in the vicinity, the
25 proposed use has been conditioned to include security cameras, provide background
26 checks for employees,

27 The Project, as conditioned, will result in massage services that are properly monitored and

- 28 3. The site for the proposed use is adequate in size, shape, topography, accessibility,
and other physical characteristics to accommodate the proposed use in a manner
compatible with existing land uses;

This finding is supported by the following facts:

1 The properties to the north of the project site are zoned Single-Family Residential (R-
2 1A); the property to the south is State Route 210; the properties to the west are within
3 unincorporated San Bernardino County; the properties to the east are zoned
4 Neighborhood Commercial (C-1). The site is an existing 900 square-foot vacant tenant
5 space within the Rancho Verde Plaza. The shopping center is approximately 9.31 acres
6 and is located in the northwest corner of Riverside Avenue and State Route 210. There is
7 shared a parking lot with approximately 446 parking spaces and with immediate
8 neighboring uses that include a restaurant and an insurance office. The subject site was
9 previously a medical spa, offering treatments such as microneedling and body sculpting.
10 The primary purpose of the C-1 zone is to allow for shopping centers designed to meet
11 neighborhood shopping needs. Other similar services, such as a barber shop and a beauty
12 parlor are permitted by-right within the zone. Under RMC, Section 18.28.020(E), other
13 uses are permitted which are subject to a Conditional Development Permit (CDP) per the
14 RMC, Chapter 18.66—a massage parlor is listed as a permitted use with a CDP, as such,
15 the site for the proposed use is adequate and the proposed use is compatible with existing
16 land uses.

- 17 4. The site has adequate access to those utilities and other services required for the
18 proposed use;

19 *This finding is supported by the following facts:*

20 The Project will have adequate access to all utilities and services required through main
21 water, electric, sewer, and other utility lines that will be hooked up to the Site. The Rancho
22 Verde Plaza was developed with all necessary utilizes and services in 1989.

- 23 5. The proposed use will be arranged, designed, constructed, and maintained so as it
24 will not be injurious to property or improvements in the vicinity or otherwise be
25 inharmonious with the General Plan and its objectives, zoning ordinances or any
26 applicable specific plan and its objectives; and,

27 *This finding is supported by the following facts:*

28 The proposed massage parlor will be located within an existing vacant tenant space that will
be maintained in a manner that is consistent with the C-1 zone. The operation of a massage
parlor is consistent with the C-1 zone, as other similar services have been permitted in the
past. The most recent tenant of the subject property included a medical spa offering services
such as microneedling and body sculpting. If all Conditions of Approval contained within
CDP No. 25-0001 are satisfied, the Project should not negatively impact any of the
neighboring land uses.

Additionally, the proposed use is consistent with Goal 3-1 of the General Plan by
contributing to the strengthening of an economic base and employment opportunities.

- 1 6. Any potential adverse effects upon the surrounding properties will be minimized to
2 every extent practical and any remaining adverse effects shall be outweighed by the
3 benefits conferred upon the community or neighborhood.

4 *This finding is supported by the following facts:*

5 The Conditions of Approval contained herein will minimize the Project's impacts. The
6 granting of CDP No. 25-0001, allowing the operation of a massage parlor, will
7 potentially maintain a long-term tenant and prevent vacancy within the commercial
8 center. Furthermore, the use will provide residents and visitors an option for services,
9 such as facials and massages. CDP No. 25-0001 has been conditioned to include security
10 measures and monitoring. Therefore, any potential adverse effects are outweighed by the
11 benefits conferred upon the community and neighborhood.

12 SECTION 3. Tile Pan of Kung Fu Panda LLC (DBA King Spa) is hereby granted CDP
13 No. 25-0001 to allow the operation of an massage parlor within an existing 900 square-foot vacant
14 tenant space located at 2012 N. Riverside Avenue, Suite F (APN: 0264-371-01-P-007) in the
15 existing shopping center at the northwest corner of Riverside Avenue and State Route 210 within
16 the Neighborhood Commercial (C-1) zone, subject to the conditions provided in this Resolution.

17 SECTION 4. The project is Exempt in accordance with the categorical exemption
18 requirements of the California Environmental Quality Act (CEQA) Section 15301 Existing
19 Facilities. The project consists of the operation, repair, maintenance, permitting, leasing, licensing,
20 or minor alterations of existing public or private structures, facilities, mechanical equipment, or
21 topological features, involving negligible or no expansion of existing or former use. No further
22 environmental review is required for Conditional Development Permit No. 25-0001.

23 SECTION 5. CDP No. 25-0001 is granted to Tile Pan of Kung Fu Panda LLC (DBA King
24 Spa), in accordance with the plans and application on file with the Planning Division, subject to the
25 following conditions:

- 26 1. The approval is granted to allow the operation of a massage parlor within an existing
27 900 square-foot vacant tenant space in the commercial center known as Rancho Verde
28 Plaza and located at 2012 N. Riverside Avenue, Suite F. If the Conditions of Approval
 specified herein are not satisfied or otherwise completed, the Project shall be subject to
 revocation.

2. The Rialto Police Department and City inspectors/employees shall have access to the site to assure compliance with these conditions and other codes.
3. The hours of operation shall be limited to hours between 10:00 a.m. and 9:00 p.m., daily.
4. Prior to issuance of business license, all employees shall obtain all required licenses and permits as required by applicable law, including, but not limited to, such licenses and permits as may be required by State law and the Rialto Municipal Code. After issuance of business license, all employees, including those hired after issuance of business license, shall obtain and maintain, as applicable, all required licenses and permits as required by applicable law, including, but not limited to, such licenses and permits as may be required by State and City of Rialto business license in accordance with the Rialto Municipal Code.
5. Prior to issuance of business license, the applicant, owner, and/or operator shall obtain all required licenses and permits as required by applicable law, including, but not limited to, such licenses and permits as may be required by State law and the Rialto Municipal Code. Thereafter, applicant, owner, and/or operator shall obtain and maintain, as applicable, all required licenses and permits as required by applicable law, including, but not limited to, such licenses and permits as may be required by State law and the Rialto Municipal Code.
6. A copy of the conditions of this grant shall be retained on the premises at all times and produced upon request by the Police Department or any City inspector/employee.
7. No employee shall engage in any illegal activity.
8. Prior to the utilization of this grant, the applicant shall prepare a security plan which shall be submitted to the Rialto Police Department for review and approval. A copy of the security plan shall be approved by the Police Department and shall be included in the approved plans.
9. Prior to the utilization of this grant, a camera surveillance system shall be installed to monitor the interior hallways, entrance, exits and exterior areas, in front and around the premises. All exterior cameras shall be accessible and connected to the Rialto Police Department enforcement system through the FUSUS CORE. Recorded tapes/images shall be maintained and retained for a minimum period of 30 days. The tapes/images shall be furnished to the Rialto Police Department upon request.
10. Only the front entrance shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal.

11. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernable the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site and no floodlighting shall be located as to be seen directly by persons on adjacent properties.
12. Loitering is prohibited on or around the premises or area under the control of the applicant. The applicant shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject premises.
13. The exterior windows and glass doors shall be maintained free of signs and other materials in order to permit surveillance into the store by Police and private security.
14. The applicant shall defend, indemnify, and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, its advisory agencies, appeal boards, or legislative body concerning CDP No. 25-0001. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and the parties will cooperate fully in the defense.
15. Outdoor displays or storage of any kind is prohibited.
16. All items for sale shall be displayed in a case, on a shelf, or on a rack in an orderly fashion.
17. The applicant shall obtain a building permit for any signage prior to the issuance of a Certificate of Occupancy (C of O).
18. All signage shall comply with Section 18.102 (Regulation of Signs) of the Rialto Municipal Code.
19. The applicant shall obtain a building permit with the Building Division for proposed tenant improvements.
20. A City business license shall be required prior to issuance of a Certificate of Occupancy or final permits. In addition, the applicant, owner, and/or operator shall comply with, and shall ensure all employees comply with all applicable law, including, but not limited to, any licensing and permitting requirements required by State law and the Rialto Municipal Code.
21. Six (6) months after the date of approval, the Planning Commission may review the approved massage parlor to determine if the operator has complied with all conditions of approval of the Conditional Development Permit. Thereafter, the Planning Commission may review the approved massage parlor on an annual basis, or as deemed necessary.

- 1 22. The applicant shall obtain all necessary approvals and operating permits from all
2 Federal, State, and local agencies prior to the issuance of a Certificate of Occupancy.
- 3 23. The use granted under Conditional Development Permit No. 25-0001 is not transferable
4 to a new operator. Any new operator shall apply for a Conditional Development Permit
5 with the Planning Division.
- 6 24. If the applicant fails to comply with any of the Conditions of Approval placed upon
7 Conditional Development Permit No. 25-0001, the Planning Commission may initiate
8 proceedings to revoke the Conditional Development Permit in accordance with the
9 provisions of sections 18.66.070 through 18.66.090, inclusive, of the Rialto
Municipal Code. Conditional Development Permit No. 25-0001 shall be revoked,
suspended, or modified in accordance with Section 18.66.070 of the Zoning
Ordinance at the discretion of the Planning Commission if:
- 10 a) The use for which such approval was granted has ceased to exist, been
11 subsequently modified or have been suspended for six (6) months or more;
- 12 b) Any of the express conditions or terms of such permit are violated;
- 13 c) The use for which such approval was granted becomes or is found to be
14 objectionable or incompatible with the character of the City and its
15 environs due to noise, loitering, criminal activity, or other undesirable
16 characteristics including, but not strictly limited to uses which are or have
17 become offensive to neighboring property or the goals and objectives of
the Neighborhood Commercial (C-1) zone and the City's General Plan.

18 SECTION 6. The Chairman of the Planning Commission shall sign the passage and
19 adoption of this resolution and thereupon the same shall take effect and be in force.

20 PASSED, APPROVED AND ADOPTED this 3rd day of December 2025.

21
22
23 _____
MICHAEL STORY, CHAIR
24 CITY OF RIALTO PLANNING COMMISSION
25
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27
28

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that
6 the foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the
7 Planning Commission of the City of Rialto held on the ____th day of ____, 2025.

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 _____, the foregoing Resolution No. ____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City
15 of Rialto this ____th day of ____, 2025.

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19 _____
20 HEIDY GONZALEZ, ADMINISTRATIVE ANALYST
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City of Rialto

Legislation Text

File #: PC-25-0809, **Version:** 1, **Agenda #:**

For the Planning Commission Meeting of December 3, 2025

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Christina Taylor, Community Development Director
REVIEWED BY: Daniel Casey, Community Development Manager
FROM: Daniel Rosas, Senior Planner

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).

APPLICANT:

Dental Care of Rialto, 1817 North Riverside Avenue, Rialto CA 92376.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0127-041-43) located at 1817 North Riverside Avenue (Refer to the attached Location Map (**Exhibit A**)).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Dental Office	Neighborhood Commercial (C-1)
North	Convenience Market	Neighborhood Commercial (C-1)
East	Apartments	Multi-Family Residential (R-3)
South	Church	Administrative-Professional (A-P)
West	Outpatient Medical Offices	Neighborhood Commercial (C-1)

General Plan Land Use Designations

Location	General Plan Designation
Site	Community Commercial
North	Community Commercial

East	Residential 21 (12.1 - 21.0 dwelling units per acre)
South	Office
West	Community Commercial

Site Characteristics

The project site is a relatively flat, rectangular-shaped piece of land comprised of (1) one parcel accessed by Riverside Avenue. The project site is 0.96 acres in size with dimensions of 280 feet (east-west) by 150 feet (north-south). The project site is partially developed with an approximate 4,000 square foot office building, lighting, paving and landscaping on the west half and is vacant land on the east half of the parcel.

Surrounding Area

To the west, across Riverside Avenue, is an existing medical office building within the Neighborhood Commercial (C-1) zone. To the south, is an existing church property within the Administrative-Professional (A-P) zone. To the east, is an existing apartment complex in the Multi-Family Residential (R-3) zone. To the north of the project site, is a convenience market located within the Neighborhood Commercial (C-1) zone.

ANALYSIS/DISCUSSION:

Project Proposal

The applicant proposes the installation of two (2) LED (light-emitting diode) signs directly onto the exterior wall of the existing building. One (1) LED sign, 64 square feet in area, will be installed on the south building elevation and one (1) LED sign, 30 square feet in area, will be installed on the north building elevation as shown on the plans attached hereto as **Exhibit B**.

According to Section 18.102.060(G)(3)(b) of the Rialto Municipal Code, one illuminated wall sign per building elevation is allowed in the C-1 and C-1A zones. The chart below compares the requirements of the Code with the sign proposed by the applicant:

SIGN "A"			
Standard	Requirement	Proposed	Meets Code
Type of sign	One illuminated wall sign per building elevation.	One illuminated wall sign per building elevation.	Yes
Sign Area (Building frontage w/public entry)	1 square foot for each 1 linear foot of building frontage.	64 square feet	Yes
SIGN "B"			
Type of sign	One illuminated wall sign per building elevation.	One illuminated wall sign per building elevation.	Yes

Sign Area (Building frontage <u>w/no</u> <u>public entry</u>)	1 square foot for each 1 linear foot of building frontage. (<u>Not to exceed 30</u> <u>square feet</u>)	30 square feet	Yes
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Conditional Development Permit

Pursuant to Section 18.102.040(D)(2) of the Rialto Municipal Code, the incorporation of an electronic message board is permitted subject to the Planning Commission approval of a Conditional Development Permit (CDP). On August 13, 2025, the applicant submitted a CDP application with the Planning Division for the use of an electronic message board. The electronic message board will be limited to advertising for on-site businesses only, as the C-1 (Neighborhood Commercial) zone does not permit off-site advertising. The Resolution includes a condition of approval limiting the use of the electronic message board to advertisement for on-site business only. A condition of approval has been added to the resolution requiring that the intensity of light from the electronic message board shall be reduced at night, so as not to disrupt adjacent properties. In addition, a condition of approval has been added to the resolution stating that the electronic message board will be limited to static display only so as not to distract drivers.

Summary

This applicant requests approval to install a electronic message boards onto an existing building located at 1817 North Riverside Avenue in compliance with the sign requirements of Rialto Municipal Code. The project meets all of the necessary findings for granting a conditional development permit. The Project will provide a benefit to the community and neighborhood by serving as additional advertisement for the Site thereby supporting the growth and success of the on-site business.

The project requires Building and Safety Review and Permits to ensure that the installation of the Project meets current Building Code requirements. The Sign meets the Rialto zoning ordinances and is consistent with the Neighborhood Commercial (C-1) zone. No signage is proposed on the east building elevation facing the residential land use. As such, the Project will not negatively impact the neighboring land uses and community with the successful implementation of the conditions of approval contained herein.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

Policy 3-1.3 Support established businesses in the City, and work to retain the small, independent businesses while accommodating national/regional chain stores.

ENVIRONMENTAL IMPACT:

California Environmental Quality Act

CEQA Section 15301, Existing Facilities, allows for the exemption for projects consisting of the

operation, repair, maintenance, permitting, leasing, leasing, licensing, or minor alteration of existing facilities involving negligible or no expansion such as the installation electronic message board signage for an existing development. The project complies with the existing General Plan and Zoning designations and meets the guidelines for exemption established by CEQA.

PUBLIC NOTICE:

The City mailed a public hearing notice for the proposed project to all property owners within 660 feet of the project site, posted copies of the public hearing notice on the project site, and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- Determine the project is Categorically Exempt per Section 15301 (Class 1) Existing Facilities of the California Environmental Quality Act (CEQA); and
- Adopt the attached Resolution (**Exhibit C**) to approve Conditional Development Permit No. 25-0004 to allow the proposed installation of electronic message board signage on an existing dental office building located at 1817 North Riverside Avenue, based upon the findings and subject to the conditions therein; and



Project Location Map



Sign Package for:



Project:

- 1 - 4' tall x 16' long LED Sign @ 64 Square Feet.
- 1 - 4' tall x 7.5' long LED Sign @ 30 Square Feet.

Address: 1817 N Riverside Ave. Rialto, CA 92376

Sign Contractor: Bob Hunt @ 909-519-0302

Contents:

- Page 1: Intro & Site Map
- Page 2: Sign A: - South Elevation
- Page 2: Sign B: - North Elevation
- Page 3: Sign A & B: Layout, Construction & Mounting Details

Landlord Approval: _____

City Approval:

SITE MAP / PLAN



Lic.#737465

1952 Alondra Ct. Ontario Ca. 91764
(909) 987 5105 / Bob@SignatureSignCo.com

Project Title:

Dental Care of Rialto

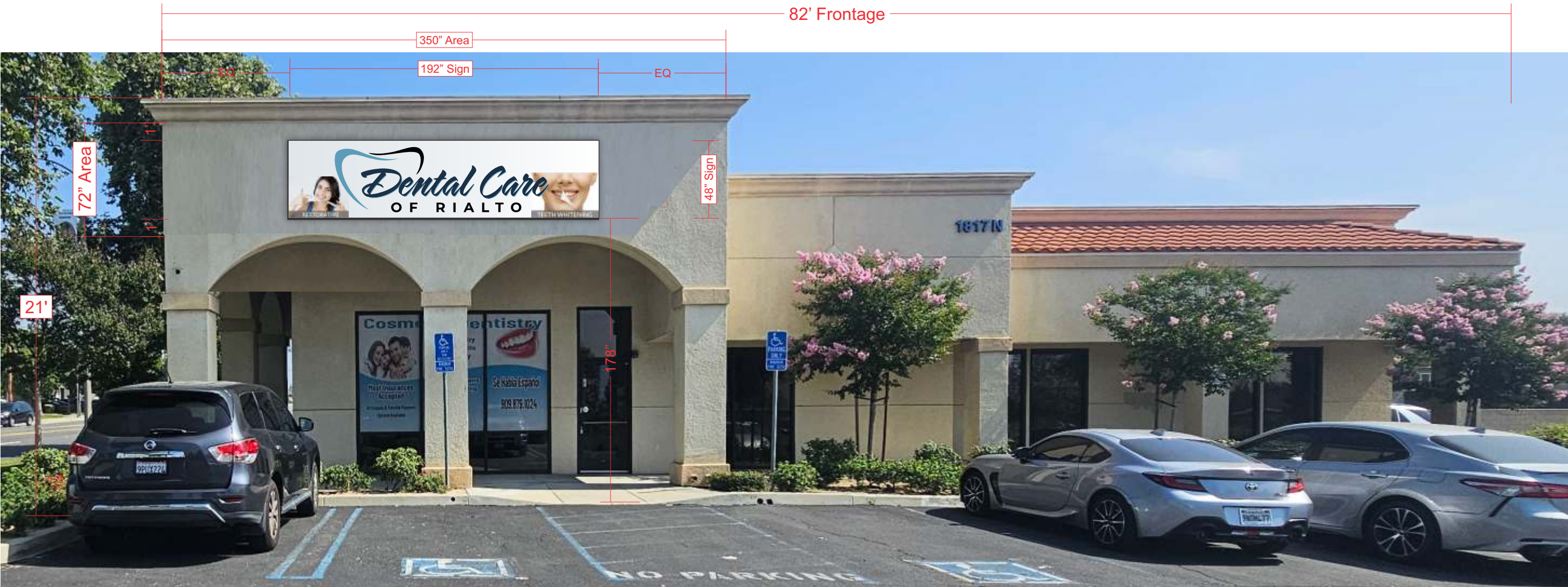
Job Address:

1817 N Riverside Ave. Rialto, CA 92376

Page: 1 of 4

Revision Date:
11 - 19 - 2025 ⁴⁴

South Elevation: Sign A - 48" tall x 192" long LED Sign @ 64 SQ. FT.



South Elevation

Photo Scale: 3/16" = 1'

Landlord Approval:

City Approval:

North Elevation: Sign B - 48” tall x 90” long LED Sign @ 30 SQ. FT.



North Elevation

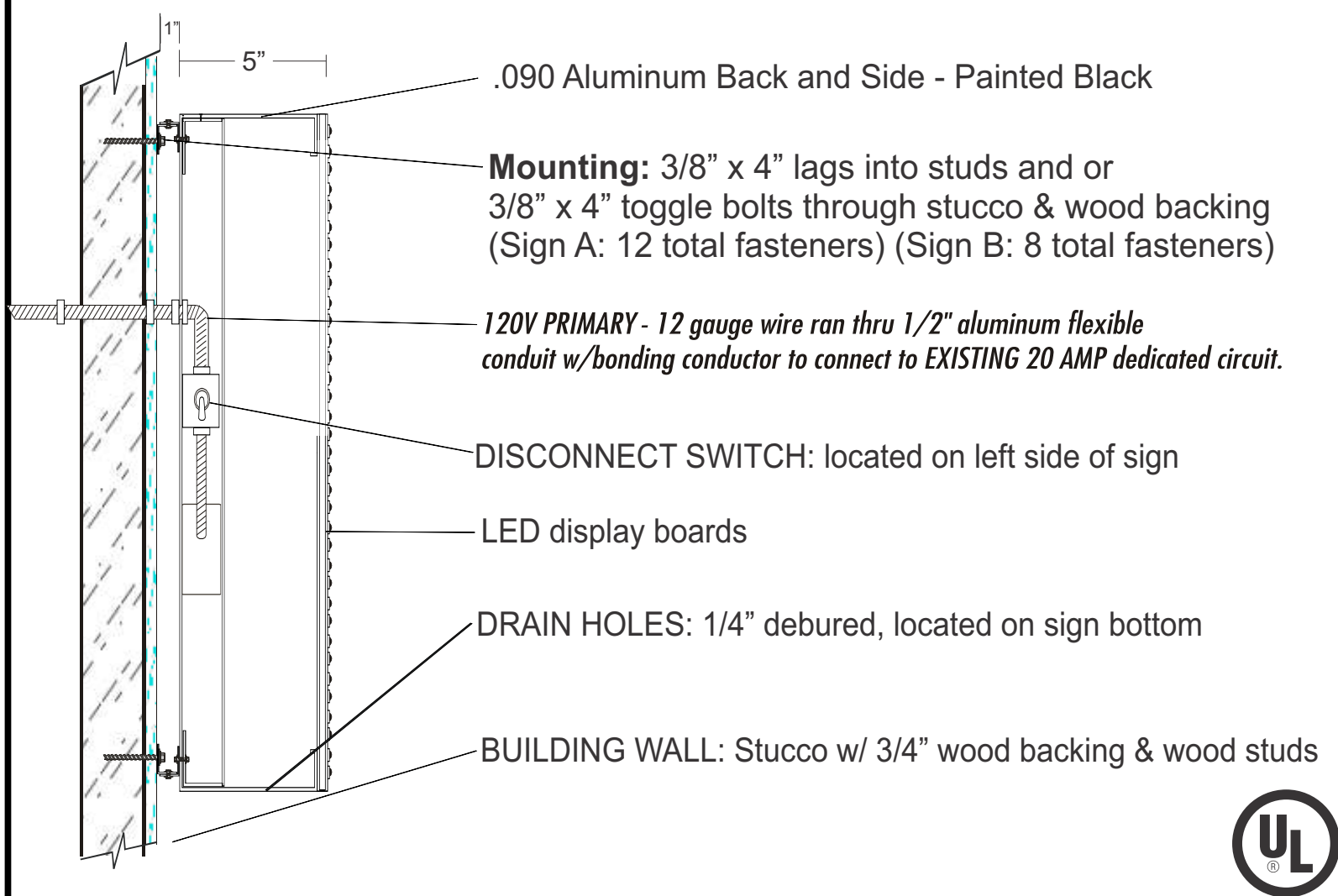
Photo Scale: 3/16" = 1'

Landlord Approval:

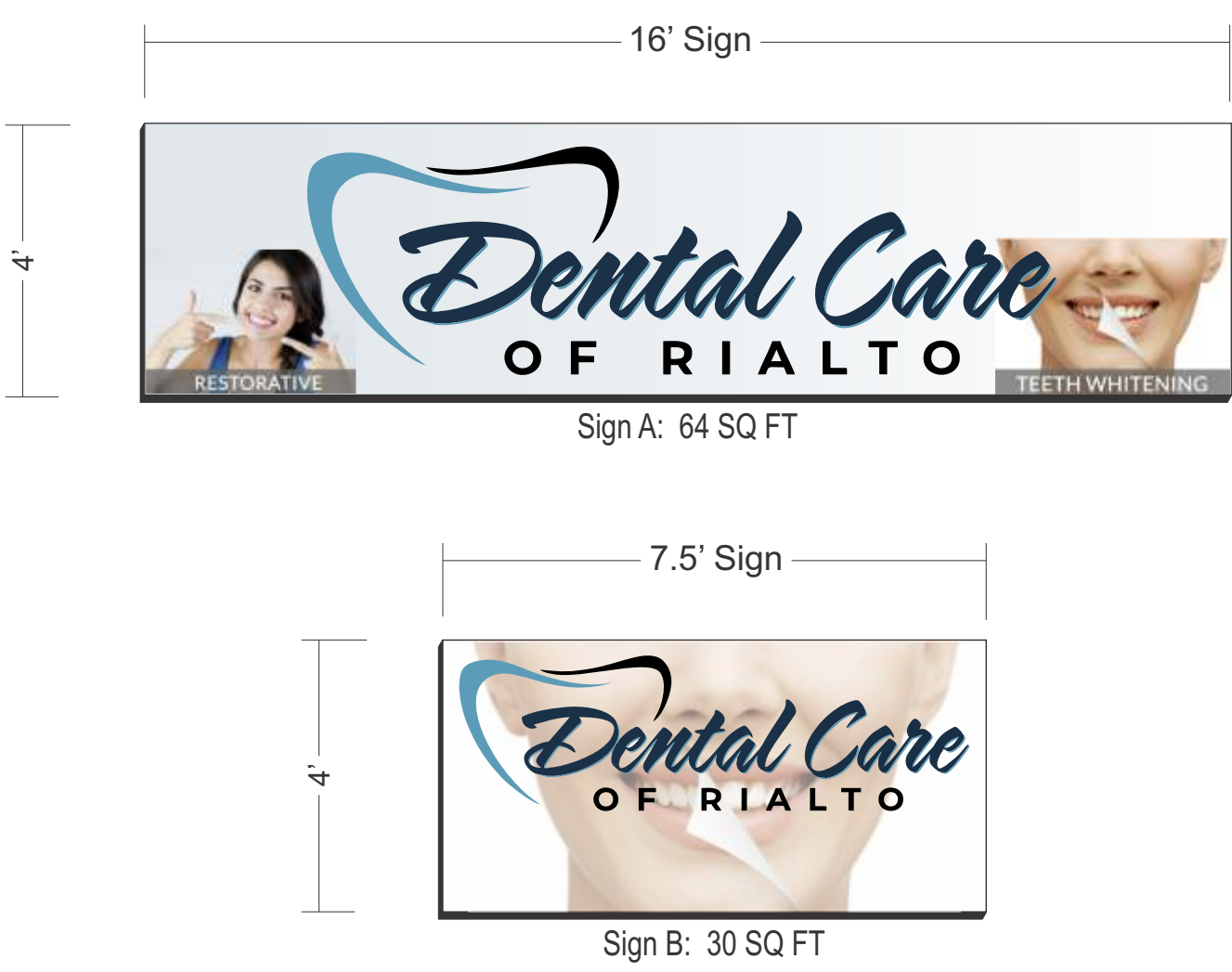
City Approval:

Sign A: Layout & Construction Detail

Sign: A & B Construction & Mounting Detail



Sign: A & B, Front View, Size & Graphics Layout:



Landlord Approval:

City Approval:

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, APPROVING CONDITIONAL DEVELOPMENT PERMIT NO. 25-0004 ALLOWING THE INSTALLATION OF ELECTRONIC MESSAGE BOARD SIGNAGE ON AN EXISTING BUILDING LOCATED AT 1817 NORTH RIVERSIDE AVENUE (APN: 0127-041-43).

WHEREAS, the applicant, Dental Care of Rialto, proposes to install two (2) LED (light-emitting diode) wall signs onto existing building located at 1817 North Riverside Avenue (“Site”) (“Development”); and (APN: 0127-041-43)

WHEREAS, one (1) LED sign, 64 square feet in area, will be installed on the south building elevation and one (1) LED sign, 30 square feet in area, will be installed on the north building elevation (“Project”); and

WHEREAS, pursuant to Section 18.102.040(D)(2) of the Rialto Municipal Code, whenever the application of this chapter is uncertain due to ambiguity of its provisions, the question shall be referred to the planning commission and the planning commission shall then authorize sign requirements which best fulfill the intent of this chapter the installation of an electronic message board, such as the Project, within the C-1 zone is an “other use subject to a conditional development permit”, and the applicant has agreed to apply for a conditional development permit, and the applicant has agreed to apply for Conditional Development Permit No. 25-0004 (“CDP”); and

WHEREAS, on December 3, 2025, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on the CDP, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed CDP; and closed the public hearing; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto as follows:

SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals above of this Resolution are true and correct and incorporated herein.

1 SECTION 2. Based on substantial evidence presented to the Planning Commission during
2 the public hearing conducted with regard to the CDP, including written staff reports, verbal testimony,
3 site plans, other documents, and the conditions of approval stated herein, the Planning Commission
4 hereby determines that the CDP satisfies the requirements of Section 18.66.020 of the Rialto
5 Municipal Code pertaining to the findings which must be made precedent to granting a conditional
6 development permit, which findings are as follows:

- 7 1. The proposed use is deemed essential or desirable to provide a service or facility
8 which will contribute to the convenience or general well-being of the neighborhood
 or community; and

9 *This finding is supported by the following facts:*

10 The Site is located along the Riverside Avenue corridor which is a major arterial through
11 the city. The Project will provide a benefit to the community and neighborhood by serving
12 as additional advertisement for the Site, thereby supporting the growth and success of the
13 on-site business.

- 14 2. The proposed use will not be detrimental or injurious to health, safety, or general
15 welfare of persons residing or working in the vicinity; and

16 *This finding is supported by the following facts:*

17 The Site is bound on the west by Riverside Avenue. The zoning of the project site and the
18 properties to the north and west is Neighborhood Commercial (C-1). The zoning of the
19 property to the west is Multi-Family Residential (R-3), and the zoning of the property to
20 the south is Administrative-Professional (A-P). The nearest residential land use is located
21 over 300 feet to the east of the Project. No signage is proposed to face easterly and
22 therefore no negative impacts are anticipated as a result of the proposed Project, if all
23 Conditions of Approval are strictly followed.

- 24 3. The site for the proposed use is adequate in size, shape, topography, accessibility and
25 other physical characteristics to accommodate the proposed use in a manner
26 compatible with existing land uses; and

27 *This finding is supported by the following facts:*

28 The Site is 0.96 acres in size adjacent to Riverside Avenue which is partially developed with
an existing dental office building. The Site has been developed in compliance with the
required development standards of the A-P zone is compatible with the surrounding land uses
and the Site will be able to accommodate the installation of the Project.

4. The site has adequate access to those utilities and other services required for the
proposed use; and

1
2 *This finding is supported by the following facts:*

3 The Site is partially developed with an existing dental office building and therefore has
4 adequate access to all utilities and will be required to connect through main water, electric,
5 sewer, and other utility lines hook up for the Site.

- 6 5. The proposed use will be arranged, designed, constructed, and maintained so as it will
7 not be injurious to property or improvements in the vicinity or otherwise be
8 inharmonious with the General Plan and its objectives, the Administrative-
9 Professional zone, and

10 *This finding is supported by the following facts:*

11 As previously stated, the Site has been developed in compliance with the required
12 development standards of the A-P zone of the Rialto municipal code. A condition of approval
13 has been added to the resolution requiring that the intensity of light from the electronic
14 message board shall be reduced at night, so as not to disrupt adjacent properties. In addition,
15 a condition of approval has been added to the resolution stating that the electronic message
16 board shall be limited to static display only so as not to distract drivers. If all Conditions of
17 Approval contained within CDP No. 25-0004 are satisfied, the Project should not negatively
18 impact the neighboring land uses.

- 19 6. Any potential adverse effects upon the surrounding properties will be minimized to
20 every extent practical and any remaining adverse effects shall be outweighed by the
21 benefits conferred upon the community or neighborhood as a whole.

22 *This finding is supported by the following facts:*

23 The Conditions of Approval contained herein will minimize the Project's impacts such as
24 reduced intensity of light from the electronic message board at night and limiting that the
25 electronic message board to static display. The granting of CDP25-0004, allowing the
26 installation of the Project on the Site, will serve to provide additional advertisement for the
27 Site thereby supporting the growth and success of the new development. Therefore, any
28 potential adverse effects are outweighed by the benefits conferred upon the community and
neighborhood as a whole.

24 SECTION 3. The Project is categorically exempt from the requirements of the California
25 Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities. No new
26 construction or physical alterations are proposed as a part of the Project. The Planning Commission
27
28

1 directs the Planning Division to file the necessary documentation with the Clerk of the Board of
2 Supervisors for San Bernardino County.

3 SECTION 4. CDP No. 25-0004 is granted to Dental Care of Rialto, in accordance with the
4 plans and application on file with the Planning Division, subject to the following conditions:

- 5 1. The approval is granted allowing the installation of an electronic message board wall
6 sign onto an existing building located at 1817 North Riverside Avenue, as shown on the
7 plans attached as Exhibit A and as approved by the Planning Commission. If the
8 Conditions of Approval specified herein are not satisfied or otherwise completed, the
9 project shall be subject to revocation.
- 10 2. City inspectors shall have access to the site to reasonably inspect the site during
11 normal working hours to assure compliance with these conditions and other codes.
- 12 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
13 and/or any of its officials, officers, employees, agents, departments, agencies, and
14 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,
15 demands, law suits, writs of mandamus, and other actions and proceedings (whether
16 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
17 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
18 and other such procedures), (collectively "Actions"), brought against the City, and/or
19 any of its officials, officers, employees, agents, departments, agencies, and
20 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
21 annul, the any action of, or any permit or approval issued by, the City and/or any of
22 its officials, officers, employees, agents, departments, agencies, and instrumentalities
23 thereof (including actions approved by the voters of the City), for or concerning the
24 Project (collectively, the "Entitlements"), whether such Actions are brought under
25 the California Environmental Quality Act, the Planning and Zoning Law, the
26 Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the
27 California Public Records Act, or any other state, federal, or local statute, law,
28 ordinance, rule, regulation, or any decision of a court of competent jurisdiction. This
condition to indemnify, protect, defend, and hold the City harmless shall include, but
not be limited to (i) damages, fees and/or costs awarded against the City, if any, and
(ii) cost of suit, attorneys' fees and other costs, liabilities and expenses incurred in
connection with such proceeding whether incurred by applicant, Property owner, or
the City and/or other parties initiating or bringing such proceeding (collectively,
subparts (i) and (ii) are the "Damages"). Notwithstanding anything to the contrary
contained herein, the Applicant shall not be liable to the City Parties under this
indemnity to the extent the Damages incurred by any of the City Parties in such
Action(s) are a result of the City Parties' fraud, intentional misconduct or gross
negligence in connection with issuing the Entitlements. The applicant shall execute
an agreement to indemnify, protect, defend, and hold the City harmless as stated
herein within five (5) days of approval of CDP No. 25-0004.

4. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
5. The privileges granted by the Planning Commission pursuant to approval of this Conditional Development Permit are valid for one (1) year from the effective date of approval. If the applicant fails to commence the project within one (1) year of said effective date, this conditional development permit shall be null and void and any privileges granted hereunder shall terminate automatically. If the applicant or his or her successor in interest commence the project within one year of the effective date of approval, the privileges granted hereunder will continue inured to the property as long as the property is used for the purpose for which the conditional development permit was granted, and such use remains compatible with adjacent property uses.
6. Approval of CDP No. 25-0004 will not become effective until the applicant has signed a statement acknowledging awareness and acceptance of the required conditions of approval contained herein.
7. The electronic message board shall be limited to on-site advertisement only. Off-site advertisement is strictly prohibited.
8. The intensity of light from the electronic message board shall be reduced at night, so as not to disrupt adjacent properties.
9. The electronic message board shall be limited to static display only so as not to distract drivers.
10. If the applicant fails to comply with any of the conditions of approval placed upon CDP No. 25-0004, the Planning Commission may initiate proceedings to revoke the conditional development permit in accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. Conditional Development Permit No. 25-0004 may be revoked, suspended or modified in accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the Planning Commission if:
 - a) The use for which such approval was granted has ceased to exist, been subsequently modified, or has been suspended for six (6) months or more;
 - b) Any of the express conditions or terms of such permit are violated;
 - c) The use for which such approval was granted becomes or is found to be objectionable or incompatible with the character of the City and its environs due to excessive noise, excessive traffic, loitering, criminal activity or other undesirable characteristics including, but not strictly limited to uses which

1 are or have become offensive to neighboring property or the goals and
2 objectives of the A-P zone, and/or the City's General Plan.

3 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
4 adoption of this resolution and thereupon the same shall take effect and be in force.

5 PASSED, APPROVED AND ADOPTED this 3rd day of December, 2025.
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8 _____
9 MICHAEL E. STORY, CHAIR
10 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. ____ was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the ____ day of ____, 2025.

8 Upon motion of Planning Commissioner_____, seconded by Planning Commissioner
9 _____, the foregoing Resolution No. ____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this __ day of ____, 2025.

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19 _____
20 HEIDY GONZALEZ, ADMINISTRATIVE ASSISTANT
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Exhibit “A”
Project Plans