



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 Heidi Gonzalez
Administrative Assistant

Mike Story
Chair, Planning Commission