

City of Rialto



Regular Meeting - Final

Wednesday, August 20, 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 Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Dale Estvander, Frank Gonzalez, Two (2) Vacancies

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

[PC-25-0567](#) Minutes from the August 6, 2025 Planning Commission meeting.

Attachments: [PC MTG MINS 08.06.2025.docx](#)

Public Hearings

[PC-25-0552](#)

Conditional Development Permit No. 2024-0011 & Precise Plan of Design No. 2024-0018: A request to allow the construction of a 12,000 square foot accessory building for food distribution purposes at an existing church located at 2759 N. Ayala Drive (APN: 1133-361-01) within the Single-Family Residential (R-1A 10,000) zone. This project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

Attachments:[Exhibit A - Location Map](#)[Exhibit B - Site Plan](#)[Exhibit C - Floor Plan](#)[Exhibit D - Elevations](#)[Exhibit E - Draft Resolution for CDP No. 2024-0011](#)[Exhibit F - Draft Resolution for PPD No. 2024-0018](#)[PC-25-0407](#)

Master Case No. 2025-0002 (Related Files: Precise Plan of Design No. 2025-0002, Conditional Development Permit No. 2025-0002, and Environmental Assessment Review No. 2025-0001): A proposal to combine two lots (APNs 0258-041-28 and 0258-041-29) into one 4.04-acre parcel and develop a truck and trailer outdoor storage yard at 2175 South Willow Avenue in the Heavy Industrial (H-IND) zone in the Agua Mansa Specific Plan.

Attachments:[Exhibit A - Location Map.pdf](#)[Exhibit B - Site Plan.pdf](#)[Exhibit C - Elevations.pdf](#)[Exhibit D - Floor Plan.pdf](#)[Exhibit E - Conceptual Landscape Plan.pdf](#)[Exhibit F - 2175 Willow Traffic Scoping and Memorandum Signed 5-2-2025.pdf](#)[Exhibit G - Willow Ave Trailer Parking AQ GHG Memo Signed.pdf](#)[Exhibit H - Hydrology Report 2175 S Willow Signed.pdf](#)[Exhibit I - Prelim WQMP - 2175 S Willow Signed.pdf](#)[Exhibit J - Draft Resolution for CDP No. 2025-0002.docx](#)[Exhibit K Draft Resolution for PPD NO. 2025-0002.docx](#)

Action Items

None.

Community Development Department Comments

Planning Commissioner Reports/Comments

Adjournment