



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
April 15, 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 April 15, 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 Terry Thompson 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 Ray Corral (Arrived at 6:01 PM)
Commissioner Dale Estvander
Commissioner Terrie Schneider (Arrived at 6:01 PM)
Commissioner Terry Thompson
Commissioner Virginia Avalos-Villalobos

Absent:

Vice-Chair Jerry Gutierrez

Staff Present:

Assistant City Attorney, Robert Khuu
Community Development Manager, Daniel Casey
Senior Planner, Daniel Rosas
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 were 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 Commissioner Terry Thompson to move to approve the February 18, 2026, Planning Commission meeting minutes.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gutierrez)

Motion carries, 6-1-0.

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PUBLIC HEARINGS

Chair Story stated the next item on the agenda is General Plan Amendment No. 2022-0001, Specific Plan Amendment No. 2022-0002, Conditional Development Permit No. 2022-0019, Precise Plan of Design No. 2022-0031 and Environmental Assessment Review No. 2022-0033 (File PC-26-0210).

Senior Planner Daniel Rosas made the presentation.

General Plan Amendment No. 2022-0001: A request to change the general plan land use designation of approximately 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay.

Specific Plan Amendment No. 2022-0002: A request to change the specific plan zoning designation of approximately 6.02 gross acres of land (APN's: 0132-182-08, -09 & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue from Freeway Commercial (F-C) within the gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan.

Conditional Development Permit No. 2022-0019: A request to allow the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 73,210 square foot industrial warehouse building on approximately 6.02 gross acres of land (APN's: 0132-182-08, -

PUBLIC HEARINGS

09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue.

Precise Plan of Design No. 2022-0031: A request to allow the development of one (1) 46,758 square foot industrial warehouse building, one (1) 73,210 square foot industrial warehouse building, and associated paving, landscaping, fencing, lighting, and drainage improvements on 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue.

Environmental Assessment Review No. 2022-0033: A Mitigated Negative Declaration has been prepared for consideration in conjunction with General Plan Amendment No. 2022-0001, Specific Plan Amendment No. 2022-0002, Conditional Development Permit No. 2022-0019, and Precise Plan of Design No. 2022-0031, in accordance with the California Environmental Quality Act (CEQA).

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Commissioner Thompson asked Mr. Rosas a question regarding semi-truck egress and ingress into the property.

The applicant, Brian Bargeman, provided a brief presentation.

Chair Story inquired whether there is an end-user in mind. The applicant confirmed there was not.

Chair Story opened the Public Hearing.

Commissioner Estvander made a motion to close the Public Hearing, seconded by Commissioner Jay Corral.

Commissioner Estvander made a motion to approve the General Plan Amendment No. 2022-0001, Specific Plan Amendment No. 2022-0002, Conditional Development Permit No. 2022-0019, Precise Plan of Design No. 2022-0031 and Environmental Assessment Review No. 2022-0033. Seconded by Commissioner Corral.

Vote on the motion:

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

NOES: 0

ABSTENTION: 0

ABSENT: 1 (Gutierrez)

Motion carries, 6-1-0.

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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 Manager Daniel Casey stated that the next Planning Commission meeting is scheduled for Wednesday, May 6th with three items scheduled on the agenda.

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**PLANNING
COMMISSIONER
COMMENTS**

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

There were no Planning Commissioner comments.

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ADJOURNMENT

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

The Regular Planning Commission meeting on Wednesday, April 15, 2026, adjourned at 6:16 p.m.

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Minutes prepared by Heidi Gonzalez
Administrative Assistant

Mike Story
Chair, Planning Commission