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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.

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MICHAEL STORY, CHAIR
24 CITY OF RIALTO PLANNING COMMISSION
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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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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