
CHINO PLANNING COMMISSION

REGULAR MEETING - CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

WEDNESDAY, JULY 16, 2025

MINUTES

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Lopez.

ROLL CALL

PRESENT Commissioner Brandon Blanchard, Commissioner Kevin Cisneroz, Commissioner Lissa Fraga, Commissioner Jimmy Alexandris, Commissioner Steve Lewis, Commissioner Lawrence Vieira, and Commissioner Vincent Lopez

ABSENT NONE.

ANNOUNCEMENTS

None.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

1. Minutes. a) Regular Meeting of May 21, 2025 (Absent: Vice Chair Fraga - Excused); and b) Regular Meeting of June 18, 2025 (All Members Present).

Motion by Commissioner Blanchard, seconded by Commissioner Lopez, to approve the Consent Calendar Item Nos. 1 and 2 as presented. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, COMMISSIONER FRAGA, COMMISSIONER ALEXANDRIS, COMMISSIONER LEWIS, COMMISSIONER VIEIRA, AND COMMISSIONER LOPEZ

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARING

2. PL18-0057.TE05 (Special Conditional Use Permit) & PL18-0058.TE05 (Site Approval). A request for a 5th time extension to construct a 109,581-square foot, three-story assisted living facility with supporting facilities on a 3.07-acre site in the RD20 (Residential 20/units per acre) zoning district on the SEC of 10th St. & Guardian Way.

Staff Report By: Brian Sitton, Associate Planner

RECOMMENDATION: Approve, by motion of the Planning Commission, a one-year time extension for PL18-0057.TE05 (Special Conditional Use Permit – Time Extension) and PL18-0058.TE05 (Site Approval – Time Extension).

Chairman Alexandris opened the public hearing.

Brian Sitton, Associate Planner, presented the staff report to the Planning Commission.

Chairman Alexandris asked if there is a maximum amount of years that an extension can be granted. Andrea Gilbert, City Planner, responded that there is no maximum.

Jimmy, representing ownership for this project, addressed the Commission and stated that they have been working hard to get the financial issues resolved in an effort to complete the project.

There being no one else present to address the Commission on this item, the public hearing was closed.

Chairman Alexandris asked staff if they can have a discussion to possibly put a maximum on how many times an extension can be approved. Ms. Gilbert responded that they will look at that during the Zoning Code Update.

Motion by Commissioner Fraga, seconded by Commissioner Lewis, approve, by motion of the Planning Commission, a one-year time extension for PL18-0057.TE05 (Special Conditional Use Permit - Time Extension) and PL18-0058.TE05 (Site Approval - Time Extension). The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ,
COMMISSIONER FRAGA, COMMISSIONER ALEXANDRIS,
COMMISSIONER LEWIS, AND COMMISSIONER VIEIRA

NOES: COMMISSIONER LOPEZ

ABSENT: NONE.

3. PL19-0079.DM02 (Site Approval – Developer Modification No. 2). A request for a Developer Modification to construct a 4,500 square foot retail/office building in lieu of a previously-approved 1,500 square foot drive-thru fast food restaurant in CG (Commercial General) zoning district at 5578 Philadelphia Street.

Staff Report By: Brian Sitton, Associate Planner

RECOMMENDATION: Approve, by motion of the Planning Commission, PL19-0079.DM02 (Site Approval Developer Modification), an amendment to the originally approved Project.

Chairman Alexandris opened the public hearing.

Brian Sitton, Associate Planner, presented the staff report to the Planning Commission.

Robert Chiang, applicant, addressed the Commission

There being no one else present to address the Commission on this item, the public hearing was closed.

Motion by Commissioner Lewis, seconded by Commissioner Blanchard, to approve, by motion of the Planning Commission, PL19-0079.DM02 (Site Approval Developer Modification), an amendment to the originally approved Project. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ,
COMMISSIONER FRAGA, COMMISSIONER ALEXANDRIS,
COMMISSIONER LEWIS, COMMISSIONER VIEIRA, AND COMMISSIONER
LOPEZ

NOES: NONE.

ABSENT: NONE.

4. PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval), and PL24-0120 (Special Conditional Use Permit). A request for approval for the Chino Gateway Terminal Project located on approximately 7.35 acres of land in the M1 zoning district, located at the southwest corner of Schaefer Avenue and Oaks Avenue (APNs: 1021-052-04, -06, -09 and -11).

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-012, approving PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairman Alexandris opened the public hearing.

Kim Le, Senior Planner, presented the staff report to the Planning Commission.

Commissioner Cisneroz asked staff if the EIR Addendum is sufficient. Andrea Gilbert, City Planner, informed the Commission that staff agrees that the Addendum is the appropriate environmental document for this type of project and is consistent with the City's General Plan and Zoning Ordinance.

Commissioner Cisneroz asked if there is some type of safety system in place to protect diners in case a car were to swerve and hit diners. Ms. Le stated that the Commission could request that bollards be added as a Condition of Approval.

Commissioner Blanchard stated that he agrees that bollards should be installed.

Annie Gallagher representing Gateway Terminal LLC, applicant, addressed the Commission, and accepted all the Conditions of Approval for this agenda item.

Commissioner Blanchard asked Ms. Gallagher if the applicant would agree to installing bollards or something to provide a barrier for the eating area. Ms. Gallagher stated that they would agree to install something and would work with staff to ensure safety.

Jorge Zavala with Western States Regional Council of Carpenters addressed the Commission and stated that they are not against growth. He requested that the project be delayed until the

developer can commit to hiring a local, skilled, and trained workforce.

There being no one else present to address the Commission on this item, the public hearing was closed.

Motion by Commissioner Blanchard, seconded by Commissioner Vieira, to adopt Planning Commission Resolution No. PC2025-012, approving PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval, with an added Condition of Approval that some type of bollard or sufficient barrier be placed in front of the street-facing dining area along Schaefer to be approved by staff. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, COMMISSIONER FRAGA, COMMISSIONER LEWIS, COMMISSIONER VIEIRA, AND COMMISSIONER LOPEZ

NOES: COMMISSIONER ALEXANDRIS

ABSENT: NONE.

5. PL25-0001 (Special Conditional Use Permit) and PL25-0002 (Site Approval). A request to construct a 3,886 square foot drive-thru restaurant with 74 indoor seats and 60 outdoor seats on a vacant 1.39-acre parcel located within the Community Core 16 (CC16) zoning district of The Preserve Specific Plan.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-014, approving PL25-0001 (Special Conditional Use Permit) and PL25-0002 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

Chairman Alexandris opened the public hearing.

Chris Cortez, Assistant Planner, presented the staff report to the Planning Commission.

Casey Reis, Senior Development Manager with In-N-Out Burger, applicant, addressed the Commission, and accepted all the Conditions of Approval for this agenda item. She thanked City staff for their hard work and gave a history of In-n-Out.

There being no one else present to address the Commission on this item, the public hearing was closed.

Motion by Commissioner Fraga, seconded by Commissioner Vieira, to adopt Planning Commission Resolution No. PC2025-014, approving PL25-0001 (Special Conditional Use Permit) and PL25-0002 (Site Approval), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, COMMISSIONER FRAGA, COMMISSIONER ALEXANDRIS, COMMISSIONER LEWIS, COMMISSIONER VIEIRA, AND COMMISSIONER LOPEZ

NOES: NONE.

ABSENT: NONE.

6. PL24-0141 (Site Approval). A request to construct 74 detached single-family residential dwelling units on 11.36 adjusted gross acres of land at a density of 6.5 dwelling units per acre in the Medium Density Residential (MDR) land use designation of The Preserve Specific Plan.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. 2025-013, approving PL24-0141 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

Chairman Alexandris opened the public hearing.

Chris Cortez, Assistant Planner, presented the staff report to the Planning Commission.

Darius Fatakia of Lewis, representing the applicant, Chino Development Corp, addressed the Commission, and accepted all the Conditions of Approval for this agenda item.

There being no one else present to address the Commission on this item, the public hearing was closed.

Motion by Commissioner Cisneroz, seconded by Commissioner Lopez, to adopt Planning Commission Resolution No. PC2025-013, approving PL24-0141 (Site Approval), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ,
COMMISSIONER FRAGA, COMMISSIONER ALEXANDRIS,
COMMISSIONER LEWIS, COMMISSIONER VIEIRA, AND COMMISSIONER LOPEZ

NOES: NONE.

ABSENT: NONE.

7. PL24-0140 (Site Approval) A request to construct 67 detached single-family homes on 13.26 adjusted gross acres of land at a density of 5.1 dwelling units/acre in the Medium Density Residential & Low Density Residential land use designations of The Preserve Specific Plan.

Staff Report By: Brian Sitton, Associate Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-015, approving PL24-0140 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

Chairman Alexandris opened the public hearing.

Brian Sitton, Associate Planner, presented the staff report to the Planning Commission.

Darius Fatakia, applicant, addressed the Commission. He thanked staff for their hard work on their projects, and accepted all the Conditions of Approval for this agenda item.

There bring no one else present to address the Commission on this item, the public hearing was closed.

Motion by Commissioner Lewis, seconded by Commissioner Fraga, to adopt Planning Commission Resolution No. PC2025-015, approving PL24-0140 (Site Approval), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ,
COMMISSIONER FRAGA, COMMISSIONER ALEXANDRIS,
COMMISSIONER LEWIS, COMMISSIONER VIEIRA, AND COMMISSIONER
LOPEZ

NOES: NONE.

ABSENT: NONE.

8. PL24-0142 (Site Approval). A request to construct 74 single family residential dwelling units on 12.08 adjusted gross acres of land at a density of 6.1 dwelling units per acre in the Medium Density Residential (MDR) land use designation of The Preserve Specific Plan.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-016, approving PL24-0142 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

Chairman Alexandris opened the public hearing.

Maria Staar, Senior Planner, presented the staff report to the Planning Commission.

Darius Fatakia, applicant, addressed the Commission. He thanked staff for their hard work on this project, and accepted all the Conditions of Approval for this agenda item.

There being no one else present to address the Commission on this item, the public hearing was closed.

Motion by Commissioner Cisneroz, seconded by Commissioner Vieira, to adopt Planning Commission Resolution No. PC2025-016, approving PL24-0142 (Site Approval), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ,
COMMISSIONER FRAGA, COMMISSIONER ALEXANDRIS,
COMMISSIONER LEWIS, COMMISSIONER VIEIRA, AND COMMISSIONER
LOPEZ

NOES: NONE.

ABSENT: NONE.

NEW BUSINESS

None.

DIRECTOR'S REPORT

Andrea Gilbert, City Planner, thanked the Design Review Board members. They have been called on a lot lately for projects and staff appreciates their time.

COMMISSION COMMENTS

Commissioner Cisneroz thanked staff for all their hard work and answering the Commissioners' questions.

Vice Chair Fraga reminded everyone that the Demolition Derby will take place this weekend and invites everyone to attend. They have raised almost \$14,000 for their giveaway and she thanked everyone for their support.

Commissioner Lewis stated that the Chino Fair Association donated a car for the Chino Youth Museum. They had a lot of kids put their handprints on the car. He also reminded everyone about the movies and concerts on the lawn.

Commissioner Lopez reminded everyone that the last concert is tomorrow. Finally, he gave a shout out to the Fire Department for their help with his father.

Chairman Alexandris thanked staff and Lewis for all their hard work on the projects presented tonight.

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on August 20, 2025 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)