
CHINO PLANNING COMMISSION

CHINO SENIOR CENTER
13170 CENTRAL AVENUE
CHINO, CA 91710

WEDNESDAY, MAY 21, 2025 AT 6:00 PM

REGULAR MEETING

MINUTES

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Cisneroz.

ROLL CALL

Present: Jimmy Alexandris (Chairperson), Brandon Blanchard, Kevin Cisneroz, Steve Lewis, Vincent Lopez, Lawrence Vieira.

Absent: Lissa Fraga (Vice Chairperson) – Excused.

ANNOUNCEMENTS

None.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

1. Minutes. Special Meeting of May 7, 2025 (All Members Present).
2. Conformity with the General Plan related to the acquisition of property for future City purposes. A finding of conformity with the General Plan is not a project for purposes of CEQA and, therefore, is not subject to environmental review. (CEQA Guidelines Section 15060(c)(3), 15378. Adopt Planning Commission Resolution No. PC2025-010 determining the acquisition of property locate at 13218 6th Street (APN: 1020-282-03) for future City purposes conforms to the City's General Plan.

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

AYES: BLANCHARD, CISNEROZ, LEWIS, LOPEZ, VIEIRA, ALEXANDRIS

NOES: NONE

ABSENT: FRAGA

PUBLIC HEARING

3. PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634), and PL24-0081 (Special Conditional Use Permit). Subdivide 9.82 adjusted gross acres of land into five lots for the construction of a mixed-use development consisting of

20,800 square feet of commercial retail, a 132,438 square foot self-storage facility, and 264-unit residential rental community.

Chairman Alexandris opened the public hearing.

Kim Le, Senior Planner, presented the staff report.

Fred Galante, City Attorney, informed the Commission that he received a letter from the applicant's attorney invoking protection under the Housing Accountability Act.

Serafin Maranan, a partner of the firm AO, the architectural firm that has designed this project, addressed the Commission on behalf of the Applicant and presented a PowerPoint.

Commissioner Cisneroz stated he would like to see more signage regarding the City of Chino and the historical significance of the site.

Grant Ross of Orbis, Applicant, thanked staff, the Commission and residents for all the input received. He stated they would incorporate the suggested signage, wording and mural.

Residents Susan Fekete, Monica Rubio, George Cervantes, Phil Chen, Diane Boudreaux, Carl Scholl, Miguel Gutierrez, Daniel Medrano, Andrew Croulet, Monique Ortiz, Candy Marie Llamas, Greg Duncan, Dave Gillespie, Christopher Barraza, Mike Leeming???, Jason Pimentel, Anthony Moreno, Rose (did not state last name) spoke in opposition of the project.

Residents Eddie Campos, Jorge Zavala, Tony Loera, spoke in support of the project.

Commissioner Cisneroz asked the applicant if they would consider replacing the storage facility with more retail. Mr. Grant responded that they are not able to do so.

Bill Perkins of AO Architecture responded to comments regarding parking calculations.

Chairman Alexandris asked that Conditions of Approval be added to state that the massing of the residential building along the north elevation be reduced from four stories to three stories; that the massing of the residential building around the courtyard be increased from three stories to four stories.

Charlene So of Urban Crossroads introduced herself and stated she could respond to any traffic related concerns. Chairman Alexandris stated there were no concerns.

Chairman Alexandris asked the applicant if he would agree to add Conditions of Approval 1) that the massing of the residential building along the north elevation be reduced from four stories to three stories; and 2) that the massing of the residential building around the courtyard be increased from three stories to four stories. The applicant agreed to those added conditions.

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

Commissioner Cisneroz asked staff if parking permits could be issued for the neighborhoods to the north and west of the project if needed. Dennis Ralls, City Traffic Engineer, responded that the City has a process to issue permits on public streets and that private streets would be management through the property management company.

Commissioner Cisneroz would like to add Conditions of Approval for more signage regarding the City of Chino, including 1) adding the name "Chino" to the top frame of the monument signs at the entrances; 2) artwork reflecting the historical significance of the site at the Euclid and Schaefer entrances; 3) signage in the planter at the corner of Euclid and Schaefer 4) the mural on the self-storage building shall reflect Chino's agricultural history; and 4) posters placed at the driveway entrances shall incorporate the name "Chino".

Motion by Commissioner Blanchard, seconded by Commissioner Lewis, to adopt Planning Commission Resolution No. PC2025-009, approving PL22-0074 (Special Conditional Use

Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No.20634), and PL24-0081 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval, as well as the added Conditions of Approval as read by Commissioner Cisneroz and the modification of the project as stated by Chairman Alexandris and agreed to by the applicant. The motion carried by the following vote:

- AYES: BLANCHARD, CISNEROZ, LEWIS, LOPEZ, VIEIRA, ALEXANDRIS**
- NOES: NONE**
- ABSENT: FRAGA**

NEW BUSINESS

None.

DIRECTOR'S REPORT

None.

COMMISSION COMMENTS

Commissioner Cisneroz thanked the residents for attending the meeting and stated that it was a tough decision and expressed his condolences to Vice Chair Fraga.

Commissioner Lewis reported on the picnic, the Bingo Bash for the Chino Youth Museum, and stated that they were able to get the demolition derby car from Chino Fair Association. He also expressed his condolences to Vice Chair Fraga.

Chairman Alexandris thanked staff and everyone who came to the meeting and expressed his condolences to Vice Chair Fraga.

ADJOURNMENT

Adjourn in memory of Joe Fraga to a regular meeting of the Planning Commission on June 18, 2025 at 6 p.m. in Council Chambers.

APPROVED AND ADOPTED THIS 16TH DAY OF JULY 2025.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)