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## CHINO PLANNING COMMISSION

STUDY SESSION - CITY HALL COUNCIL CHAMBERS  
13220 CENTRAL AVENUE  
CHINO, CA 91710

WEDNESDAY, APRIL 2, 2025

### MINUTES

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#### **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.

#### **DISCUSSION**

1. Study Session for the Preliminary Draft Zoning Amendments to Implement Proposed 2045 General Plan Concepts for Key Opportunity Areas. Study Session for the Comprehensive Zoning Code update related to New Zoning Districts.

Staff Report By: Michael Hitz, Principal Planner

Mike Hitz, Principal Planner, addressed the Commission and introduced Andrew Hill of Dyett & Bhatia, the City's consultant.

Mr. Hill presented a PowerPoint pertaining to the preliminary zoning amendments. No formal action will be taken tonight. Staff will be taking comments from the Commission.

Amendments for New Land Use Designations were discussed and explained the Community Benefits Program with incentives for on-site amenities based on a points system. Some of the amenities would include plazas, mini-parks, outdoor dining, family friendly facilities, EV fast charging stations, entertainment facilities and public art. Additionally, Mr. Hill explained the different uses (Regional Mixed Use (RMU), Boulevard Mixed Use (BMU), and the Downtown District) and the permitted uses, FAR, and where each area is located.

Next, Mr. Hill discussed the proposed framework for large land lots, which applies to large, unsubdivided areas of more than 20 acres in size and which would require that a master plan

be prepared. As a companion to this would be a Planned Development District, which is a new base zone district and would accommodate creative projects consistent with the overall General Plan vision.

Finally, Mr. Hill discussed modifications to the Service Commercial District standards which would be along Central Avenue south of Chino Avenue. It would exempt existing legal conforming uses from landscape coverage and setback requirements if expanding their business.

Commissioner Cisneros and Chairman Alexandris asked for clarification on residential building height and what options developers are going to have, as well as clarification on FAR bonus incentives such as lower fees or expedited review.

Commissioner Lewis and Vice Chair Fraga had questions regarding the points system and Mr. Hill stated that the points were derived based on construction costs. Commissioner Lewis also stated that he likes the parking incentives for the local small businesses.

Commissioner Blanchard asked who will maintain the EV stations and Mr. Hill responded that the private owner would be responsible for the maintenance and it is something that can be addressed in the CC&Rs.

The Commission is ok with 4-story residential along Central Avenue, but not next to 2-story residential and they want to make sure there is a clear transition.

Jonathan Shardlow addressed the Commission regarding the employment mixed use. He stated it was great to hear the Commissioners' thoughts. The site on Euclid and Bickmore is significantly constrained because of flood control and access issues. He feels there needs to be maximum flexibility.

#### **DIRECTOR'S REPORT**

Andrea Gilbert, City Planner, informed the Commission that the April 16th Planning Commission Meeting will be cancelled. Instead there will be two meetings in May, on May 7th and May 21st.

#### **ADJOURNMENT**

Adjourn to the May 7, 2025 meeting of the Planning Commission at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 7TH DAY OF MAY 2025.

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CHAIRMAN, PLANNING COMMISSION

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SECRETARY, PLANNING COMMISSION

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(These minutes are not official until signed.)