
CHINO PLANNING COMMISSION

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

WEDNESDAY, MAY 7, 2025

MINUTES

FLAG SALUTE

The Pledge of Allegiance was led by Vice Chair Fraga.

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. Minutes of a) the Regular Meeting of the Planning Commission of March 19, 2025 (Absent: Vice Chair Lissa Fraga), and b) the Study Session of April 2, 2025 (All Members Present).

Motion by Vice Chair Fraga, seconded by Commissioner Blanchard, to approve the Consent Calendar in its entirety. The motion carried by the following vote:

AYES: COMMISSIONERS BLANCHARD, CISNEROZ, LEWIS, LOPEZ, VIEIRA, VICE CHAIR FRAGA, AND CHAIRMAN ALEXANDRIS

NOES: NONE

ABSENT: NONE

PUBLIC HEARING

2. PL18-0118.TE04 (Site Approval – Time Extension), PL18-0119.TE03 (Vesting Tentative Parcel Map No. 20071 – Time Extension), PL18-0120.TE04 (Site Approval – Time Extension), and PL19-0011.TE04 (Special Conditional Use Permit – Time Extension). A request for approval of a one-year time extension for the previously approved Majestic Chino Heritage project located on approximately 97-acres of land within the M2 (General Industrial) zoning district.
Staff Report By: Andrea Gilbert, City Planner

RECOMMENDATION: Approve, by motion of the Planning Commission, a one-year time extension for PL18-0118 (Site Approval), PL18-0119 (Vesting Tentative Parcel Map No. 20071), PL18-0120 (Site Approval), and PL19-0011 (SCUP).

Chairman Alexandris opened the public hearing.

Andrea Gilbert, City Planner, presented the staff report to the Planning Commission.

Ed Konjoyan, Senior Vice President with Majestic Realty, applicant, addressed the Commission. He thanked staff for all their hard work and stated that he appreciates the Commission's consideration of the time extension.

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 Lopez, to approve by motion of the Planning Commission, a one-year time extension for PL18-0118 (Site Approval), PL18-0119 (Vesting Tentative Parcel Map No. 20071), PL18-0120 (Site Approval), and PL19-0011 (Special Conditional Use Permit). The motion carried by the following vote:

AYES: COMMISSIONERS BLANCHARD, CISNEROZ, LEWIS, LOPEZ, VIEIRA, VICE CHAIR FRAGA, AND CHAIRMAN ALEXANDRIS

NOES: NONE

ABSENT: NONE

3. PL25-0031 (Zoning Ordinance Amendment). A proposed amendment to Title 20 (Zoning) of the Chino Municipal Code consisting of modifications and additions to Chapter 20.06 (Commercial Land Uses), Chapter 20.07 (Industrial Land Uses), Chapter 20.23 (Administration, and Chapter 20.24 (Glossary).
Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-006, recommending the City Council approve PL25-0031 (Zone Ordinance Amendment).

Chairman Alexandris opened the public hearing.

Chris Cortez, Assistant Planner, presented the staff report to the Planning 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 adopt Planning Commission Resolution No. PC2025-006, recommending the City Council approve PL25-0031 (Zone Ordinance Amendment). The motion carried by the following vote:

AYES: COMMISSIONERS BLANCHARD, CISNEROZ, LEWIS, LOPEZ, VIEIRA, VICE CHAIR FRAGA, AND CHAIRMAN ALEXANDRIS

NOES: NONE

ABSENT: NONE

4. PL25-0019 (Special Conditional Use Permit). A request to establish a beauty school within an existing 5,460 square foot commercial building in the Commercial General (CG) zoning district, at 12526 Central Avenue, Suite 105 (APN: 1015-371-03).

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-005, approving PL25-0019 (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.

Arlene Avila, applicant, 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 Vice Chair Fraga, to adopt Planning Commission Resolution No. PC2025-005, approving PL25-0019 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

AYES: COMMISSIONERS BLANCHARD, CISNEROZ, LEWIS, LOPEZ, VIEIRA, VICE CHAIR FRAGA, AND CHAIRMAN ALEXANDRIS

NOES: NONE

ABSENT: NONE

5. PL24-0111 (Administrative Approval) & PL24-0112 (Special Conditional Use Permit). A request to construct a 2,262 square foot coffee shop with a drive-thru on a .86-acre site in the CS (Commercial Service) zoning district, located on the east side of Central Avenue, north of Schaefer Avenue (APN: 1020-571-12).

Staff Report By: Brian Sitton, Associate Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-007, approving PL24-0111 (Administrative Approval) and PL24-0112 (Special Conditional Use Permit) 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.

Vice Chair Fraga asked that the applicant try to match any outdoor furniture with the colors of the remainder of the center.

Jennifer Cord, Senior Development Manager with Kaidence Group, applicant, addressed the Commission, and accepted all the Conditions of Approval for this agenda item. She stated that it has been a great experience working with staff on this project. Finally, she stated that they will work with staff to select appropriate furniture that will complement the center.

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

Motion by Vice Chair Fraga, seconded by Commissioner Vieira, to adopt Planning Commission Resolution No. PC2025-007, approving PL24-0111 (Administrative Approval) and PL24-0112 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

AYES: COMMISSIONERS BLANCHARD, CISNEROZ, LEWIS, LOPEZ, VIEIRA, VICE CHAIR FRAGA, AND CHAIRMAN ALEXANDRIS

NOES: NONE

ABSENT: NONE

6. PL24-0103 (Site Approval). A request to construct 60 detached condominium (bungalow) dwelling units on 4.4 adjusted gross acres of land at a density of 13.6 dwelling units per acre in the Community Core 16 (CC 16) land use designation of The Preserve Specific Plan.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-0008, approving PL24-0103 (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, Vice President of Planned Communities with Lewis Management, applicant, addressed the Commission, and accepted all the Conditions of Approval for this agenda item. Thanked staff for their help through the process.

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 adopt Planning Commission Resolution No. PC2025-008, approving PL24-0103 (Site Approval), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

AYES: COMMISSIONERS BLANCHARD, CISNEROZ, LEWIS, LOPEZ, VIEIRA, VICE CHAIR FRAGA, AND CHAIRMAN ALEXANDRIS

NOES: NONE

ABSENT: NONE

NEW BUSINESS

None.

DIRECTOR'S REPORT

None.

COMMISSION COMMENTS

Commissioner Cisneroz asked if staff is looking to be able to expedite the process for post-entitlement. Andrea Gilbert, City Planner, responded that staff has been working with the development community. Additionally, Commissioner Cisneroz stated that having a small family bring their business to Chino is heart warming and makes it all worth while.

Commissioner Lewis thanked staff for their thorough answers and explanations for tonight's meeting. Additionally, he stated that the Volunteer Dinner and the Corn Feed Run were both wonderful events.

Commissioner Lopez gave a shout out to Terry Carver and Donna Marchesi for doing an excellent job for the community through their non-profit in assisting with rescuing cats in the City.

Chairman Alexandris stated that staff is great and does a thorough job. He stated he appreciates their hard work. Finally, he stated that Rancho Park is beautiful. He was there recently and there were a lot of people; however, he feels that there is not enough parking.

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on May 21, 2025 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 21ST DAY OF MAY 2025.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)