
CHINO PLANNING COMMISSION

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

WEDNESDAY, JUNE 18, 2025

MINUTES

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Vieira.

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. Review Proposed Fiscal Year 2025-26 Capital Improvement Program Project List for General Plan Conformance and Environmental Determinations Review Proposed Fiscal Year 2025-26 Capital Improvement Program Project List for General Plan Conformance and Environmental Determinations

Motion by Vice Chair Fraga, seconded by Commissioner Cisneroz, to approve the Consent Calendar. 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. PL24-0132 (Site Approval). A request to construct 77 detached single-family condominiums on 9.30 adjusted gross acres at a density of 8.30 dwelling units per acre in the Medium Density Residential and the Low Density Residential land use designation of The Preserve Specific Plan.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-011, approving PL24-0132 (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.

Darius Fatakia, with Lewis Management representing Chino Development Corp, applicant, addressed the Commission. He accepted all the Conditions of Approval for this agenda item and thanked staff for their work on this project.

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. PC2025-011, approving PL24-0132 (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, reminded the Design Review Board members that there will be a DRB Meeting on June 24, 2025. Finally, she reminded the Commission that the Joint City Council/Planning Commission Study Session regarding the General Plan Update will take place on July 8, 2025 at 6:00 pm, at the Senior Center.

COMMISSION COMMENTS

Commissioner Cisneroz stated that it was great to have Vice Chair Fraga back and wished Ms. Gilbert's dog a happy birthday.

Commissioner Lewis reported that the concerts on the lawn are always fun, as well as movie nights. He reported that the bunco fundraiser at Centro Basco was good. Finally, he reported

that the next day at the State of the City, the owners of Centro Basco received the Spirit of Achievement Award.

Chairman Alexandris stated that we are all happy to see Vice Chair Fraga back, he wished everyone a Happy Father's Day, wished Ms. Gilbert's dog a happy birthday, and stated that the State of the City was very nice.

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on July 16, 2025 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 16TH DAY OF JULY 2025.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)

