



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Planning Commission, are invited to fill out and submit to the Recording Secretary a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to Planning@cityofchino.org no later than 5:00 p.m. the day of the meeting.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office at (909) 334-3306 at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available in the Development Services Department during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

CHINO PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

WEDNESDAY, JULY 16, 2025 AT 6:00 PM

REGULAR MEETING

AGENDA

FLAG SALUTE

ROLL CALL

Planning Commission Members: Jimmy Alexandris (Chairperson), Lissa Fraga (Vice Chairperson), Brandon Blanchard, Kevin Cisneroz, Steve Lewis, Vincent Lopez, Lawrence Vieira

ANNOUNCEMENTS

PUBLIC COMMUNICATIONS

At this time, members of the public may address the Planning Commission on subjects that do not appear on the agenda. Please state your name for the record and limit your remarks to three minutes. If you have an item that will require discussion, please request that the item be placed on the next Planning Commission meeting agenda.

CONSENT CALENDAR

At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or Planning Commission requests that an item be removed from the Consent Calendar, all items will be acted upon on one summary vote. Items removed from the Consent Calendar will be acted upon separately, following the Public Hearing procedures.

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).

PUBLIC HEARING

The public will be given an opportunity to speak on each of the items listed below. Following a presentation and questions from the Planning Commission to staff, the chairperson will open the public hearing. At that time, the applicant will be permitted ten minutes to present their case. Members of the public will then be permitted five minutes to speak. After all have spoken, the applicant is permitted three minutes to summarize. The public hearing is then closed; however, the Planning Commission may, at its discretion, reopen the public hearing to receive additional public testimony. It is requested, but not required, that any members of the public addressing the Planning Commission state their name for the record prior to making your remarks.

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).

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.

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.

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.

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.

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.

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.

NEW BUSINESS

DIRECTOR'S REPORT

COMMISSION COMMENTS

ADJOURNMENT

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

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on July 10, 2025 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.

All Planning Commission decisions may be appealed to the City Council. An appeal of a Planning Commission decision must be filed with the Planning Division within ten (10) calendar days of the decision date.