



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.

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, MAY 7, 2025 AT 6:00 PM

SPECIAL MEETING

AGENDA

Notice is hereby given that a Special Meeting of the Planning Commission of the City of Chino will be held on May 7, 2025, at 6:00 PM, in the Council Chambers located at 13220 Central Avenue, Chino, CA, to discuss those items listed on the Agenda as noted below.

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. 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).

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. PL18-0118.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).

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).

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.

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.

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.

NEW BUSINESS

DIRECTOR'S REPORT

COMMISSION COMMENTS

ADJOURNMENT

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

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on May 1, 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.