
CHINO PLANNING COMMISSION

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

WEDNESDAY, MARCH 19, 2025

MINUTES

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Cisneroz.

ROLL CALL

PRESENT Chairman Jimmy Alexandris (Chairperson), and Commissioners Brandon Blanchard, Kevin Cisneroz, Steve Lewis, Vincent Lopez, Lawrence Vieira

ABSENT Vice Chair Lissa Fraga

ANNOUNCEMENTS

Andrea Gilbert, City Planner, introduced Michelle Chapman, the City's new CIP Engineering Manager.

Ms. Chapman addressed the Commission and gave her background.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

1. Minutes. Regular Meeting of February 19, 2025 (All Members Present)
2. 2024 General Plan & Housing Element Annual Report. Receive and file the 2024 General Plan and Housing Element Annual Progress Report.
3. Environmental Determinations for the Fiscal Year 2024-25 Capital Improvement Program. Environmental Determinations for the Fiscal Year 2024-25 Capital Improvement Program

Motion by Commissioner Cisneroz, seconded by Commissioner Lewis, to approve the Consent Calendar in its entirety. The motion carried by the following vote:

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

NOES: NONE

ABSENT: VICE CHAIR FRAGA

PUBLIC HEARING

4. PL22-0028.TE01 (Vesting Tentative Parcel Map No. 20561 - Time Extension). A request for approval of a one-year time extension for a previously approved subdivision of 56.95 acres into three parcels ranging in size from 3.74 acres to 46 acres within the LI (Light Industrial) land use designation of The Preserve Specific Plan.

Staff Report By: Andrea Gilbert, City Planner

RECOMMENDATION: Approve, by motion of the Planning Commission, a one-year time extension for PL22-0028 (Vesting Tentative Parcel Map No. 20561).

Chairman Alexandris opened the public hearing.

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

Ed Konjoyan, Senior Vice President of Majestic Realty, applicant, addressed the Commission, and gave an update of the anticipated timeline for the project.

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

Motion by Commissioner Cisneroz, seconded by Commissioner Vieira, to approve by motion of the Planning Commission, a one-year time extension of PL22-0028 (Vesting Tentative Parcel Map No. 20561). The motion carried by the following vote:

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

NOES: NONE

ABSENT: VICE CHAIR FRAGA

5. PL24-0104 (Site Approval). A request to construct 69 detached single-family residential dwelling units on 5.70 adjusted gross acres of land at a density of 12.11 dwelling units per acre in the Community Core 16 (CC 16) land use designation of The Preserve Specific Plan.

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-002, approving PL24-0104 (Site Approval), 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.

Commissioner Cisneroz requested that a Condition of Approval be added indicating that Lot 40 have enhanced elevations facing Main Street.

Darius Fatakia of Lewis Management Corp, applicant, addressed the Commission, and accepted all the Conditions of Approval for this agenda item, including the added Condition for Lot 40.

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. PC2025-002, approving PL24-0104 (Site Approval), based upon the findings and subject to the departmental conditions of approval, including the added Condition for Lot 40 with enhancements. The motion carried by the following vote:

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

NOES: NONE

ABSENT: VICE CHAIR FRAGA

6. PL24-0096 (Site Approval). A request to construct 84 detached residential condominium dwelling units on 5.70 adjusted gross acres of land at a density of 11.9 du/ac in the MDR & 18.4 du/ac in the CC16 land use designations of the Preserve Specific Plan.

Staff Report By: Brian Sitton, Associate Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-004, approving PL24-0096 (Site Approval), 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. He informed the Commission that after the report and packet were finalized and posted, the applicant requested two minor changes to Engineering Conditions of Approval Nos. 1.28 and 3.5, which staff is in agreement with and revised Conditions have been placed at the dais.

Darius Fatakia of Chino Preserve Development Corp, applicant, addressed the Commission, and accepted all the Conditions of Approval for this agenda item, including the minor changes to Engineering Conditions of Approval Nos. 1.28 and 3.5.

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 adopt Planning Commission Resolution No. PC2025-004, approving PL24-0096 (Site Approval), based upon the findings and subject to the departmental conditions of approval, including the minor revisions to Engineering Conditions of Approval Nos. 1.28 and 3.5. The motion carried by the following vote:

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

NOES: NONE

ABSENT: VICE CHAIR FRAGA

7. PL24-0008 (Site Approval). A request for approval to redevelop an industrial site and construct a 390,778 square foot speculative industrial building on 18.11 acres in the General Industrial (M2) zoning district at 5088 Edison Avenue (APNs: 1021-011-16 and 1021-011-17).

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-003 approving PL24-0008 (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.

Truck traffic and queuing was addressed. Dennis Ralls, City Traffic Engineer, informed the Commission that, at peak, you will have one truck every two minutes.

Myra Ramirez, representing Prologis, applicant, addressed the Commission, and thanked staff for all their hard work on this project. Ms. Ramirez accepted all the Conditions of Approval for this agenda item.

Jose Garcia, member of LiUNA (Laborers' International Union of North America), addressed the Commission in support of 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. PC2025-003, approving PL24-0008 (Site Approval), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

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

NOES: NONE

ABSENT: VICE CHAIR FRAGA

NEW BUSINESS

None.

DIRECTOR'S REPORT

Andrea Gilbert, City Planner, reminded the Commission that we have a Study Session scheduled for April 2nd regarding a comprehensive update to the City's Zoning Code as part of the General Plan Update.

Additionally, Ms. Gilbert let the Planning Commission know that we sent the packet using an alternative method and, hopefully, it worked well for the Commissioners.

COMMISSION COMMENTS

Commissioner Blanchard advised staff he was able to easily access the packet and thanked staff for their efforts. Additionally, he reported that he attended the Planning Commissioners' Academy in Santa Rosa.

Commissioner Cisneroz thanked staff for answering his questions in preparation for tonight's meeting. He reported that he attended the Planning Commissioners' Academy in Santa Rosa and enjoyed his time there and received valuable education.

Commissioner Lewis reported that the Youth Museum DairyAire took place on March 1st and they had a great turnout with almost 500 participants. He also reported that at the last Youth Museum Meeting, his mom won a District 11 CPRS award for Community Services as she donates a lot of time at the museum.

Commissioner Lopez reported that he attended the Planning Commissioners' Academy and he had a great time and learned a lot.

Commissioner Vieira congratulated Karen Comstock on earning Woman of the Year for Assembly District 53.

Chairman Alexandris thanked everyone for a great meeting.

ADJOURNMENT

Chairman Alexandris adjourned the meeting.

APPROVED AND ADOPTED THIS 7TH DAY OF MAY 2025.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)