
CHINO PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 19, 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 Lawrence Vieira, and Commissioner Vincent Lopez

ABSENT NONE.

ANNOUNCEMENTS

None.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

1. Minutes. Regular Meeting of September 17, 2025 (Absent: Commissioner Steve Lewis).
2. Conformity with the General Plan. Conformity with the General Plan related to the disposition of property located at 13650 Third Street (APN: 1020-631-14).
Staff Report By: Andrea Gilbert, City Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-028 determining the disposition of property at 13650 Third Street (APN 1020-631-14) by the City of Chino Hills conforms with the City of Chino General Plan.

Motion by Commissioner Cisneroz, seconded by Commissioner Fraga, to approve the Consent Calendar. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ,
COMMISSIONER FRAGA, COMMISSIONER ALEXANDRIS,
COMMISSIONER VIEIRA, AND COMMISSIONER LOPEZ

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARING

3. PL25-0092 (Special Conditional Use Permit). A request to establish two Alcoholic Beverage Control licenses for a Type 21 for off-sale consumption of beer, wine, and liquor, and Type 86 for on-site tastings in conjunction with Northgate Market in the Commercial Neighborhood zoning district.

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-025, approving PL25-0092 (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.

Steve Rawlins, consultant to Northgate Gonzalez, 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 Commissioner Vieira, to Adopt Planning Commission Resolution No. PC2025-025, approving PL25-0092 (Special Conditional Use Permit), 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 VIEIRA, AND COMMISSIONER LOPEZ**

NOES: NONE.

ABSENT: NONE.

4. PL21-0004.DM01 (Developer Modification). A request for a developer modification to remove Development Services Department, Planning Division, Conditions of Approval No. 8.8.5 and Section 8.10 of the previously approved The Campus at College Park Project.

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-026, approving a Developer Modification to PL21-0004 (Site Approval) for The Campus at College Park Project, subject to the revised Planning conditions of approval.

Chairman Alexandris opened the public hearing.

Kim Le, Senior Planner, presented the staff report to the Planning Commission.

Henry Hong, applicant, addressed the Commission, and accepted all the revised 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 Fraga, seconded by Commissioner Blanchard, to adopt

Planning Commission Resolution No. PC2025-026, approving a Developer Modification to PL21-0004 (Site Approval) for The Campus at College Park Project, subject to the revised Planning Conditions of Approval. The motion carried by the following vote:

**AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ,
COMMISSIONER FRAGA, COMMISSIONER ALEXANDRIS, AND
COMMISSIONER LOPEZ**

NOES: COMMISSIONER VIEIRA

ABSENT: NONE.

5. PL25-0075 (Site Approval) & PL25-0076 (Tentative Tract Map No. 20825). A request to subdivide 8.26 acres of land into one lot, for condominium purposes for the construction of a 130-unit, 42-building residential for-sale development located within the CG zoning district within the Affordable Housing Overlay district.

Staff Report By: Brian Sitton, Associate Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-027, approving PL25-0075 (Site Approval) and PL25-0076 (Tentative Tract Map No. 20825), 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.

Gilad Ganish applicant, addressed the Commission, provided a presentation, 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 Blanchard, seconded by Commissioner Fraga, to adopt Planning Commission Resolution No. PC2025-027, approving PL25-0075 (Site Approval) and PL25-0076 (Tentative Tract Map No. 20825), 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 VIEIRA, AND COMMISSIONER
LOPEZ**

NOES: COMMISSIONER ALEXANDRIS

ABSENT: NONE.

NEW BUSINESS

None.

DIRECTOR'S REPORT

Andrea Gilbert, City Planner, reminded the Commission of the January 13, 2026 Joint Workshop. Additionally, she stated that the December Planning Commission may be cancelled and staff will advise as soon as the final decision is made.

COMMISSION COMMENTS

The Commissioners provided comments, updates, and notifications of upcoming events.

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on December 17, 2025 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 18TH DAY OF FEBRUARY 2026.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)

