



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, AUGUST 19, 2026 AT 6:00 PM

REGULAR MEETING

AGENDA

FLAG SALUTE

ROLL CALL

Planning Commission Members: Lissa Fraga (Chairperson), Vincent Lopez (Vice Chairperson), Jimmy Alexandris, Brandon Blanchard, Kevin Cisneroz, Annmarie Lemento, 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. Approve Regular Meeting Minutes of July 15, 2026.

2. Adopt Planning Commission Resolution No. PC2026-024 determining the easements from the Army Corps of Engineers (ACOE) to the Orange County Flood Control District (OCFCD) at the Adobe Dike (APN: 1033-082-05 & 06 and 1033-091-02) conforms to the City of Chino General Plan. Conformity with the General Plan related to the property located at Assessor's Parcel 1033-082-05 & 06 and 1033-091-02.

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.

3. PL26-0010 (SPA) and PL26-0014 (GPA). PL26-0010 (SPA) and PL26-0014 (GPA)-A request to redesignate a total of 13.05 acres of land to the CC16 land use designation. PL26-0010 proposes to amend the PSP by changing the designation from CC30 to CC16.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: 1. Adopt Planning Commission Resolution No. PC2026-020, recommending the City Council approve PL26-0010 (Specific Plan Amendment), based on the findings listed in Planning Commission Resolution PC2026-020 and 2. Adopt Planning Commission Resolution No. PC2026-021, recommending the City Council adopt the PL26-0014 (General Plan Amendment), based on the findings listed in Planning Commission Resolution PC2026-021.

4. PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit). A request to construct a 4,761 s/f convenience store with a Type 20 ABC license, a 3,724 s/f gas station island pump canopy, and a 3,284 s/f express car wash on a 1.98-ac site in the CS zoning district at the SEC of Central & Schaefer Avenues.

Staff Report By: Brian Sitton, Associate Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-023, approving PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

NEW BUSINESS

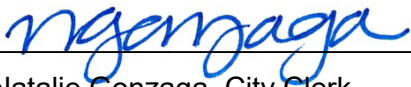
DIRECTOR'S REPORT

COMMISSION COMMENTS

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on September 16, 2026 at 6 p.m. in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on August 13, 2026 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.