

RESOLUTION NO. PC2024-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0090 (SPECIAL CONDITIONAL USE PERMIT), FOR THE OPERATION OF A 20,394 SQUARE FOOT INDOOR SPORTS FACILITY (RANCH SPORTS FACILITY) LOCATED WITHIN THE AIRPORT RELATED (AR) LAND USE DESIGNATION OF THE PRESERVE SPECIFIC PLAN, LOCATED AT 16067 EUCLID AVENUE (APN: 1056-121-06).

WHEREAS, Nikko Erick Reyes (the “Applicant”), has filed an application with the City of Chino (the “City”) for approval of PL24-0090 (Special Conditional Use Permit) to approve the operation of a 20,394 square foot indoor sports facility (Ranch Sports Facility) in the Airport Related (AR) land use designation of The Preserve Specific Plan (PSP), located at 16067 Euclid Avenue (APN: 1056-121-06) (the “Project”); and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed Project; and

WHEREAS, on November 20, 2024, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, entertained the written and oral report of staff, and took public testimony on the Project; and

NOW, THEREFORE, the Planning Commission of the City of Chino, California, does hereby FIND, DETERMINE, and RESOLVE as follows:

- A. The foregoing recitals are true and correct and incorporated herein.
- B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL24-0090 (Special Conditional Use Permit):
  1. *PL24-0090 (Special Conditional Use Permit):*
    - a. The proposed use is consistent with the goals and policies of the City’s adopted General Plan and/or applicable specific plan(s), in that, General Plan Objective LU-1.3 encourages commercial development that will support and enhance vibrant commercial areas and serve existing neighborhoods. Establishing an indoor sports facility at this location will serve residents within the City as well as support the existing commercial areas within the vicinity of the project site;
    - b. The subject site is physically suitable, including but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of use proposed, as the use is located within an existing 20,394 square foot

building, and meets all minimum development standards set forth in the AR land use designation of The PSP;

- c. The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed use, as the use is located within an existing industrial park that is fully developed. The existing street design and parking configuration within the industrial park is adequate and will accommodate the traffic associated with the use. Access to the site is provided from both Euclid and Bickmore Avenues;
  - d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, as the proposed use is located within an existing industrial park with a variety of commercial/industrial uses to the north, east, west and a dairy operation to the south across Bickmore Avenue. The proposed use is compatible with the adjacent uses as the proposed indoor sports facility is allowed at the proposed location with the approval of a Special Conditional Use Permit (SCUP). Also, conditions of approval have been placed on the Project that regulate the business in a manner that will ensure compatibility with adjacent uses;
  - e. The proposed location, size, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety or general welfare, as the proposed indoor sports facility use will be conditionally permitted in the AR land use designation of The PSP and has been designed and located to meet all minimum City requirements. In addition, certain safeguards have been required of the proposed use, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (conditions of approval) are attached to this resolution, and are described herein;
  - f. The proposed use will not have a significant adverse impact on the environment, as the Project is exempt from the California Environmental Quality Act per Section 15301 – Existing Facilities; and
  - g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed use and have been imposed as conditions of Project approval by the Chino Planning Commission.
2. *CEQA Findings.* In compliance with the California Environmental Quality Act (CEQA), pursuant to Guideline § 15301 – Existing Facilities, the Project qualifies as being categorically exempt from CEQA and will have no significant impact on the environment. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project.

3. *Approval of PL24-0090 (Special Conditional Use Permit).* The Planning Commission hereby approves PL24-0090 (Special Conditional Use Permit) subject to the Conditions of Approval attached hereto as Exhibit "A". Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".
4. *Actions by the Planning Commission Secretary.* The Planning Commission Secretary is hereby directed to attest to the adoption of this Resolution as of the date set forth below and forthwith transmit a copy of this Resolution, by regular mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED, AND ADOPTED THIS 20<sup>TH</sup> DAY OF NOVEMBER 2024.

\_\_\_\_\_  
PLANNING COMMISSION CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

State of California                    )  
County of San Bernardino    ) §  
City of Chino                        )

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 20<sup>th</sup> day of November 2024 and entered in the minutes of said Commission.

AYES:       COMMISSIONERS:

NOES:       COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

---

SECRETARY, PLANNING COMMISSION

Attachment:

Exhibit "A" – Conditions of Approval