

ORDINANCE NO. 2026-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING THE EAST CHINO SPECIFIC PLAN PLAN TO ALLOW HOMES TO FRONT ONTO LOOP STREETS AND PERMIT A REDUCED FRONT YARD SETBACK OF 15-FEET FOR HOMES WITH SWING-IN GARAGES IN THE RD 4.5 LAND USE DESIGNATION. PL25-0119 (EAST CHINO SPECIFIC PLAN AMENDMENT).

The City Council of the City of Chino, California, does hereby ordain as follows:

Section 1. The East Chino Specific Plan Specific Plan is hereby amended as follows. Additions are shown in **red**; deletions are in **~~bold strikethrough~~**, and existing text that is not shown and will not be amended is denoted by ellipsis (“...”).

Page 107 – The following table shall replace the existing table.

EAST CHINO SPECIFIC PLAN

FEATURE	RD 2	RD 4.5	RD 8	RD 14	RD 20
Lot Dimensions					
○ Minimum Width at req. front setback	100' avg. vary ±10'	60' avg. vary ±5'	300'	300'	300'
○ Minimum corner lot width	100'	65'	300'	300'	300'
○ Minimum depth	120'	90'	300'	300'	300'
○ Minimum frontage at front property line	50'	35'	300'	300'	300'
Lot Coverage (maximum %)	25%	60%	N/A	N/A	N/A
Setbacks (minimum measured from property line)					
○ Front	30' avg./vary ±5'	25'/vary ±5' (n)	(Required per Note b)		
○ Corner side	20'	15'	(Required per Note b)		
(c) ○ Interior side yard	10'/15'	5'/10'	10'	10'	10'
○ Rear yard	30'	25'	10'	10'	10'
○ Private street	30'	25'	10'	10'	10'
	Avg (±5')	Avg (±5')	Avg (±4')	Avg (±4')	Avg (±4')
(d) ○ Adjacent to intense animal use;					
-- On adjacent property	70'	70'	70'	70'	70'
-- On same lot	45/40'	N/A	N/A	N/A	N/A
○ At interior site boundary (dwelling unit/accessory bldg.)	15'/5'	10'/5'	15'/5'	15'/5'	15'/5'
Residential Bldg. Separation (minimum)					
○ Main entrance side to other	N/A	N/A	20'	20'	20'
○ Patio/balcony	N/A	N/A	30'	30'	30'

Note:

- (n) Front Yard Setback: Swing-in garages shall have a minimum setback of fifteen (15) feet, not to exceed one-third of the lots within the subdivision.

Pages 111-112

B. Site Planning Guidelines Single Family

- 1) Streetside building elevations on corner lots shall not exceed one story in height. Split level units may be allowed, however, if the second story is stepped back from the street side yard.
- 2) Excessive repetition of identical floor plans shall be discouraged. A minimum number of footprints shall be provided per Note h on page 110.
- 3) Staggered dwelling setbacks shall be required. Front yard setbacks within neighborhoods 1, 2, 3, and 4 shall be staggered \pm five feet (Figure 24).
- 4) Property lines should be staggered as much as possible to create variety. In addition, lot width dimensions shall be varied to provide visual interest to the streetscape (Figure 24).
- 5) Side entry and detached garages shall be encouraged.
- 6) The site design for neighborhoods 1, 2, 3, and 4 should reflect a rural, informal street pattern with curvilinear roads and cul-de-sacs.
- 7) Side-on dwelling plottings shall be encouraged contiguous to the loop/paseo street system. Rear-on configuration shall be discouraged, **while front-on units are prohibited along the loop roads** and where appropriate, front-on configurations are permitted along the loop roads.

Section 2 The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning. The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also

subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

Section 3. Severability

If any section, subsection, sentence, clause or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

Section 4. This Ordinance shall be in full force and effect thirty (30) days after its second reading and adoption.

Section 5. Certification. The City Clerk of the City of Chino shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the Chino Champion, a newspaper of general circulation, within said City in accordance with the provisions of the Government Code.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF JULY 2026.

By: _____
EUNICE M. ULLOA, MAYOR

ATTEST:

By: _____
NATALIE GONZAGA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) §
CITY OF CHINO)

I, Natalie Gonzaga, City Clerk of the City of Chino, do hereby certify that the foregoing Ordinance was duly adopted by said City Council at a regular meeting held on the _____ day of July 2026 by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

By: _____
NATALIE GONZAGA, CITY CLERK

