



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, JULY 15, 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 (a) May 20, 2026 (All Members Present) and (b) June 17, 2026 (Fraga Absent-Excused).

CONTINUED 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.

2. PL26-0019 (East Chino Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845). A request to amend the East Chino Specific Plan (ECSP) and a request for approval of a Site Approval (SA) and Tentative Tract Map (TTM)) to subdivide 12.42 adjusted gross acres for the development of 55 single-family homes.

Staff Report By: Chris Cortez, Assistant Planner

PUBLIC HEARINGS

3. PL18-0057.TE06 (Special Conditional Use Permit) and PL18-0058.TE06 (Site Approval). A request for approval of a sixth one-year time extension for a previously approved project consisting of a 109,581-square foot, three-story assisted living facility with 72 units (132 residents/beds) on 3.07 acres of land in the RD20 zoning district.

Staff Report By: Brian Sitton, Associate Planner

4. PL25-0085 (Special Conditional Use Permit), PL25-0086 (Site Approval) and Development Agreement A request to construct and operate a 400-megawatt battery energy storage system on a 13.89-acre property in the General Industrial (M2) zoning district.

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: (1) Adopt Planning Commission Resolution No. PC2026-016, recommending the City Council adopt an ordinance to approve a Development Agreement with Dirac Project LLC; and (2) Adopt Planning Commission Resolution No. PC2026-019, approving PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

NEW BUSINESS

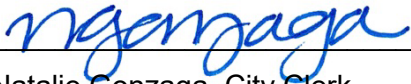
DIRECTOR'S REPORT

COMMISSION COMMENTS

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on August 19, 2026 at 6 p.m. in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on July 9, 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.