
CHINO PLANNING COMMISSION

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

WEDNESDAY, AUGUST 20, 2025

MINUTES

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Vieira.

ROLL CALL

PRESENT Commissioner Brandon Blanchard, Commissioner Kevin Cisneroz, Commissioner Lissa Fraga, Commissioner Jimmy Alexandris, Commissioner Steve Lewis, Commissioner Lawrence Vieira, and Commissioner Vincent Lopez

ABSENT NONE.

ANNOUNCEMENTS

Andrea Gilbert, City Planner, informed the Commission that staff received letters for Agenda Item Nos. 3 and 4. The letters will be addressed during the presentation and copies have been placed at the dais for the Commissioners' review.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

1. Minutes. Regular Meeting of July 16, 2025 (All Members Present).

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

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

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARING

2. PL24-0131 (Special Conditional Use Permit). A request to construct a 1,600 square foot recreational vehicle garage on a residential property located within the RD2 (Residential 2 du/ac) zoning district.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-019, approving PL24-0131 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairman Alexandris opened the public hearing.

Chris Cortez, Assistant Planner, presented the staff report to the Planning Commission.

Kimberly Timber addressed the Commission on behalf of the applicant, 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 Vice Chair Fraga, seconded by Commissioner Cisneroz, to adopt Planning Commission Resolution No. PC2025-019, approving PL24-0131 (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 LEWIS, COMMISSIONER VIEIRA, AND COMMISSIONER LOPEZ

NOES: NONE.

ABSENT: NONE.

3. PL24-0110 (Site Approval). A request to construct 850 luxury rental units on 34.68 acres at an overall density of 24.38 dwelling units per acre in the HDR16, CC16 (Residential and Community Core, 16 du/a), HDR 30 (Residential, 30 du/a) in The Preserve Specific Plan.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-017, approving PL24-0110 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

Chairman Alexandris opened the public hearing.

Maria Staar, Senior Planner, presented the staff report to the Planning Commission.

Brian Jacobson, Project Manager for Lewis Management Corp, applicant, addressed the Commission.

Commissioner Blanchard asked Mr. Jacobson if the applicant would be willing to add something decorative to the facade of the clubhouse building. Mr. Jacobson responded that they would be happy to work with staff to come up with some alternative treatments for that facade. Finally, Mr. Jacobson accepted all the Conditions of Approval for this agenda item.

Fred Galante, City Attorney, recommended that the Commission may want to add a Condition of Approval that the applicant shall work with staff on revisions to the architecture subject to final approval by the Director of Development Services.

Commissioner Blanchard stated that he would like to see enhancements so that the facade is

consistent throughout the project. Andrea Gilbert, City Planner, suggested that the faux lattice be removed and something be added that is consistent with the remainder of the building.

Chairman Alexandris asked Mr. Jacobson if he would agree to a Condition of Approval that the applicant work with staff to add enhancements for continuity and consistency for the clubhouse. Mr. Jacobson agreed to such a Condition of Approval.

There being no one else present to address the Commission on this item, the public hearing was closed.

Mr. Galante stated that the new Condition of Approval would be added as No. 3.19.6.

Motion by Commissioner Lewis, seconded by Commissioner Blanchard, to adopt Planning Commission Resolution No. PC2025-017, approving PL24-0110 (Site Approval), based upon the findings and subject to the departmental conditions of approval, with the added Condition of Approval No. 3.19.6 stating that the applicant shall work with staff on revisions to the architecture subject to final approval by the Director of Development Services. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

4. PL24-0151 (Site Approval). A request to construct a 110-unit rental community on 4.12 acres located at 0 Corporate Center Avenue, north of Chino Hills Parkway and East of the 71 Freeway within the Auto Mall land use designation of The Eucalyptus Business Park Specific Plan.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2025-018, approving PL24-0151 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

Chairman Alexandris opened the public hearing.

Maria Staar, Senior Planner, presented the staff report to the Planning Commission.

Karen Alves, Vice President of Development for BCT Development, applicant, addressed the Commission, and presented a PowerPoint Presentation giving an overview of the company. Additionally, Ms. Alves accepted all the Conditions of Approval for this agenda item.

Mayor Pro Tem Curtis Burton addressed the Commission and suggested that the architecture be enhanced on all four sides of this project. Andrea Gilbert, City Planner, informed the Commission that there are architectural elements on all four sides of this project.

There being no one else present to address the Commission on this item, the public hearing was closed.

Motion by Vice Chair Fraga, seconded by Commissioner Blanchard, to adopt Planning Commission Resolution No. PC2025-018, approving PL24-0151 (Site Approval), 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 LEWIS, AND COMMISSIONER
LOPEZ

NOES: COMMISSIONER ALEXANDRIS, AND COMMISSIONER VIEIRA

ABSENT: NONE.

5. Comprehensive General Plan Update PL23-0128 (General Plan Amendment) and PL23-0129 (Zone Map Change). Comprehensive General Plan Update
Staff Report By: Michael Hitz, Principal Planner

Chairman Alexandris opened the public hearing.

Mike Hitz, Principal Planner, welcomed the Ex-Officio Commissioners. He introduced Andrew Hill of Dyett and Bhatia, the City's General Plan consultant, who presented the item to the Commissioners.

Mr. Hill informed the Commission that the full comprehensive zoning code update will come before the Commission in 2026 and that it is anticipated that the City Council will hear this item at their September 2, 2025 meeting. He informed the Commission that the Zoning Map Amendments under consideration tonight are for the purpose of better alignment with existing conditions and that no new zoning districts are being implemented. Additionally, he stated that all changes are consistent with the City's Measure M growth measure.

Mr. Hill introduced Nick Larkin from Recon Environmental, who prepared the Environmental Impact Report (EIR) and gave the Commission an overview of the EIR.

Additionally, Mr. Hill stated that as to Resolution No. PC2025-020, the staff report correctly identifies that the EIR found significant and unavoidable impacts related to noise from development under the 2045 General Plan, however the wording on the resolution itself did not reference that. He recommended that when the Commission makes its motion on this item, that reference be made to significant and unavoidable impacts as to noise.

Chairman Alexandris opened the public hearing.

Robert Martinez, resident, addressed the Commission in support. He stated that he was part of General Plan Advisory Commission and informed the Commission that they had a lot of community input. The consultant and staff adapted and worked with the community. Finally, he thanked the consultant and staff and stated that they did a remarkable job.

Commissioner Lewis agreed with Mr. Martinez's comments.

There being no one else present to address the Commission on this item, the public hearing was closed.

Motion by Commissioner Lewis, seconded by Vice Chair Fraga, to 1) adopt Planning Commission Resolution No. PC2025-020, recommending the City Council certify the City of Chino 2045 General Plan Update Environmental Impact Report, adopt the Mitigation Monitoring and Reporting Program, adopt the Environmental Findings of Fact and Statement of Overriding Considerations related to air quality, greenhouse gas emissions, historic resources, and transportation, and adding the reference to significant and unavoidable impacts as to noise to Resolution No. PC2025-020 as stated

by Mr. Hill during the presentation of this item; 2) adopt Planning Commission Resolution No. PC2025-021, recommending the City Council adopt the 2045 General Plan (PL23-0128 General Plan Amendment), and repeal the 2025 General Plan (excluding the adopted 2021-2029 Housing Element), the Majestic Spectrum Specific Plan, Eucalyptus Business Park Specific Plan and Central Avenue Specific Plan based upon the findings listed in Planning Commission Resolution PC2025-020; and 3) adopt Planning Commission Resolution No. PC2025-022, recommending the City Council approve PL23-0129 (Zone Change) for targeted zoning map amendments that propose to better align zoning with as built uses and market potential for the respective sites based on the findings listed in Planning Commission Resolution No. PC2025-020. The motion carried by the following vote:

AYES: LEWIS, FRAGA, BLANCHARD, CISNEROZ, LOPEZ, VIEIRA, ROWE, SASSER, ALEXANDRIS
NOES: NONE
ABSENT: NONE

DIRECTOR'S REPORT

Andrea Gilbert, City Planner, welcomed the two new commissioners from the Sphere of Influence.

NEW BUSINESS

None.

COMMISSION COMMENTS

Commissioner Cisneroz welcomed the two new commissioners from the Sphere of Influence.

Ex Officio Commissioner Sasser stated he looks forward to voting on item as a member of the Commission.

Chairman Alexandris with his brother a happy birthday to his brother and his nephew. He thanked to the Fire District and the Police Department for all they do for the community.

ADJOURNMENT

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

APPROVED AND ADOPTED THIS 17TH DAY OF SEPTEMBER 2025.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)