

RESOLUTION NO. PC2026-017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CHINO CITY COUNCIL ADOPT AN AMENDMENT TO THE ZONING CODE (TITLE 20 OF THE MUNICIPAL CODE); PL24-0146 (ZONE ORDINANCE AMENDMENT) TO IMPLEMENT THE CHANGES OUTLINED IN THE 2045 GENERAL PLAN, CHANGES AS REQUIRED BY STATE LAW, AND FOR THE STREAMLINING OF REGULATIONS TO FACILITATE ECONOMIC DEVELOPMENT.

WHEREAS, the City of Chino adopted the 2045 Chino General Plan on September 2, 2025; and

WHEREAS, certain amendments to Title 20, Zoning, of the Chino Municipal Code are required to implement the 2045 General Plan and ensure the Plan and Code are consistent, as required under State law; and

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing for PL26-0146 (Zone Ordinance Amendment (ZOA) attached to the Draft City Council Ordinance as Exhibit "A") in compliance with law, entertained the written and oral report of staff, and took public testimony on the Project.

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 the following recommendations to the Chino City Council on PL24-0146 (ZOA):
 1. The proposed zoning code amendment is consistent with and supports implementation of the goals and policies of the City's adopted General Plan. The proposed amendments establish new zoning districts and related objective standards that will help achieve Goal LCC-1 of the Land Use Element, which is to foster a clear development pattern defined by lively activity centers, thriving employment districts, and safe, livable neighborhoods. The amendments also put in place regulatory incentives and streamlined provisions that will help achieve Goal LCC-3 of the Land Use Element, which is to transform Chino's shopping centers into vital activity hubs and gathering places that enhance quality of life for residents and attract visitors. Further, by facilitating redevelopment of Chino's shopping centers and streamlining development regulations, the proposed amendments support Goal ED-1 of the Economic Development Element, which is to make Chino an attractive, easy place to do business, as well as Goal ED-3 of the Economic Development Element, which is to diversify and

grow the local economy to expand employment opportunities in Chino, increase the City's tax base, and enhance quality of life.

2. The proposed zoning code amendment is reasonable and beneficial, and in the interest of good zoning practice. By establishing zoning districts to implement the new land use designations in the 2045 General Plan and by making additions and modifications to existing code sections to ensure the orderly and efficient regulation of land uses, the proposed amendments will ensure consistency between the adopted General Plan and Zoning Code, as required under State law. Additionally, the proposed amendments implement new requirements in State law regarding buffering of industrial and warehouse uses to minimize or avoid impacts on adjacent residential neighborhoods (Assembly Bill 98) and regarding small lot subdivisions and starter homes (Senate Bills 684 and 1123).

3. The proposed zoning code Amendment is within the scope of the City of Chino 2045 General Plan Update Environmental Impact Report (SCH No. 2024090833), was previously prepared for this project pursuant to Sections 15080 through 15097 of the California Environmental Quality Act (CEQA) Guidelines and was certified by the Chino City Council on September 2, 2025. Adoption of the proposed amendments is consistent with the Project described in the EIR and all mitigation measures from the EIR are incorporated as conditions of approval for the Project. Accordingly, no new or substantially more adverse impacts than identified in the EIR would result from adoption of the proposed zoning amendments.

C. CEQA Findings. The City of Chino 2045 General Plan (SCH No. 2024090833) was previously prepared for this project pursuant to Sections 15080 through 15097 of the California Environmental Quality Act (CEQA) Guidelines and was certified by the Chino City Council on September 2, 2025. The proposed zoning ordinance amendments do not include any changes to the project, and no new significant impacts were identified. Therefore, they are within the scope of the EIR adopted in connection with the City of Chino 2045 General Plan, which adequately describes the activity for the purposes of CEQA. Additional environmental review is not required.

D. In light of the foregoing, the Planning Commission of the City of Chino hereby recommends that the City Council of the City of Chino adopt PL24-0146 (ZOA).

APPROVED AND ADOPTED THIS 17TH DAY OF JUNE 2026.

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 City of Chino Planning Commission at a regular meeting held on the 17th day of June 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION