



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited fill out and submit to the City Clerk 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 public comments to [CityClerk@cityofchino.org](mailto:CityClerk@cityofchino.org) no later than 4:00 p.m. on the day of the meeting. In your email, please include the meeting date, agenda item you are commenting on, and your comment. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record for the meeting specified in email received.

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 (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 City Council regarding any item on this agenda will be made available in the City Clerk's Office 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](http://www.cityofchino.org).

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**CHINO CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
CHINO SENIOR CENTER  
13170 CENTRAL AVENUE  
CHINO, CA 91710**

**TUESDAY, JULY 8, 2025**

**SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION**

**AGENDA**

**6:00 PM**

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**NOTICE AND CALL FOR A SPECIAL JOINT MEETING OF THE CHINO CITY COUNCIL / SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND THE PLANNING COMMISSION THAT WILL BE HELD ON TUESDAY, JULY 8, 2025 AT 6:00 PM AT THE SENIOR CENTER LOCATED AT 13170 CENTRAL AVENUE, CHINO, CA.**

**ROLL CALL**

CITY COUNCIL: Mayor Eunice M. Ulloa, Mayor Pro Tem Curtis Burton, Council Member Karen C. Comstock, Council Member Christopher Flores, Council Member Marc Lucio.

PLANNING COMMISSION: Chairperson Jimmy Alexandris, Vice-Chairperson Lissa Fraga, Commissioners Brandon Blanchard, Kevin Cisneroz, Steve Lewis, Vincent Lopez, Lawrence Vieira, and SOI Commissioners Jerry Rowe (Northern) and Alan "Drew" Sasser (Southern).

**FLAG SALUTE**

**PUBLIC COMMENTS**

*This is the time and place for the general public to address the City Council about subjects that do not appear elsewhere on the agenda. Due to Council policy and Brown Act requirements, action will not be taken on any issues not on the Agenda. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address Council, except as provided under Government Code 54954.3(b)(2). If more than three (3) persons seek to address the*

***same agenda item or the same subject matter, the Mayor shall establish a maximum period of time not to exceed thirty (30) minutes.***

**STUDY SESSION**

1. Review of the Public Review Draft Chino 2045 General Plan. Joint City Council and Planning Commission Study Session for the 2045 Comprehensive General Plan Update.

Staff Report By: Michael Hitz, Principal Planner

**ADJOURN**

The next Regular Meeting of the City Council will be held on Tuesday, July 15, 2025 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) at the Senior Center.

The next Regular Meeting of the Planning Commission will be held on Wednesday, July 16, 2025 at 6:00 p.m. in the Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Wednesday, July 2, 2025 this agenda was posted at the Senior Center and 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](http://www.cityofchino.org) by myself or under my direction.



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Natalie Gonzaga, City Clerk.

**MEMORANDUM  
CITY OF CHINO  
DEVELOPMENT SERVICES DEPARTMENT**

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**CITY COUNCIL MEETING DATE: JULY 8, 2025**

**TO: LINDA REICH, CITY MANAGER**

**FROM: WARREN MORELION, AICP, DIRECTOR OF DEVELOPMENT SERVICES**

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**SUBJECT**

Review of the Public Review Draft Chino 2045 General Plan.

**RECOMMENDATION**

1) Receive a presentation on potential land use and transportation changes to incorporate into the General Plan and Zoning Code Update; and 2) Discuss and provide feedback to staff and the consultant on content to be included in the Public Review Draft General Plan.

**FISCAL IMPACT**

This agenda item is a status report on the 2045 General Plan Comprehensive Update; therefore, there are no financial impacts associated with this report.

**CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES**

The recommendation detailed above furthers the City's values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Positive City Image
- Financial Stability
- Responsible Long-Range Planning

The Draft Chino 2045 General Plan was released for public review on June 20, 2025, kicking off a 45-day public comment period that runs through August 4, 2025. Following the close of the comment period, adoption hearings before the Planning Commission and City Council are anticipated in late August and September. The purpose of this study session is to present an overview of the Draft 2045 General Plan and to provide the City Council and the Planning Commission an opportunity for initial comments and questions prior to adoption hearings. No formal action will be taken at the study session.

**BACKGROUND**

The Chino General Plan is the City's blueprint for the future, built on a shared vision that describes the kind of community Chino residents and businesses want and identifies actions to take to realize the vision. In late 2022, the City embarked on a comprehensive update to the Chino General Plan and Zoning Code that will guide decision-making on development and conservation through 2045. The effort involves the following distinct phases of work:

- Phase 1: Visioning, Issues and Opportunities Identification - Key objectives of this phase were to (a) establish a community-wide vision and shared principles to guide the project,

and (b) conduct analysis and document existing conditions, opportunities, and constraints in Chino to lay the foundation for alternatives exploration.

- Phase 2: Alternatives Exploration - Based on the outcomes of Phase 1, this Phase involved preparation and evaluation of distinct alternatives for land use and transportation changes in key locations that respond to the existing conditions, opportunities, and constraints. The alternatives were represented conceptually with illustrations, video animations, and examples to facilitate understanding. Outreach was conducted to build consensus around which alternatives to move forward with and incorporate into the General Plan. A joint study session of the City Council and Planning Commission was held at the culmination of this Phase to confirm direction.
- Phase 3: Draft Plan, Zoning and Program Environmental Impact Report (PEIR) Preparation - This Phase focused on updating the General Plan to reflect Council direction and address emerging trends and new State law with guidance from the General Plan Advisory Group (GPAC). It also involved preparation of a legally defensible PEIR to identify and mitigate the environmental impacts.
- Phase 4: Adoption and Finalization - Phase 4, now underway, began with the release of the Draft General Plan and PEIR for public review on June 20 and will also involve adoption hearings in August and September of this year. The Draft Zoning Code Update will be released in the fall, and adoption is anticipated by the end of 2025.

Community engagement has been a cornerstone of the process. During Phase 1 community outreach activities, 1,060 Chino community members shared input on their priorities and preferences, which informed a set of Guiding Principles for the General Plan Update, describing the type of community residents and businesses would like Chino to be in 2045. Then, at the outset of Phase 2, a set of alternatives was developed to illustrate options for achieving the vision encapsulated in the Guiding Principles. The alternatives focused on key areas of the city where change is foreseeable, presenting potential land use, transportation, and design changes that respond to the existing conditions, opportunities, and constraints. Outside of these areas, the General Plan will maintain and preserve the existing urban form. The alternatives were refined with input from the GPAC and then presented to the community at a series of outreach events, including two public open house meetings attended by more than 250 community members, presentations to various groups and organizations, a statistical survey of a representative sample of Chino voters, and a community wide online survey that garnered 619 responses. Based on community feedback, a preferred land use plan and a set of key strategies for land use, transportation, and community character (Preferred Plan) was prepared to present the preferred ideas and concepts that have emerged from the process and reviewed with the City Council and Planning Commission at Phase 2. The Preferred Plan has guided preparation of the Public Review Draft 2045 General Plan.

### **ISSUES AND ANALYSIS**

The Chino 2045 General Plan is a comprehensive update of the current 2025 General Plan undertaken to address emerging issues and new State laws. Key objectives for the project include preserving and enhancing local heritage and "small town" character; growing the local economy in ways that improve quality of life for local residents; modernizing the transportation system and improving options for getting around; and establishing a framework for a healthy, sustainable, and resilient community.

#### **Organization of the General Plan**

The organization of the General Plan has been slightly modified to reflect Chino's priorities for

the coming years. The 2045 General Plan contains the following chapters and elements:

1. Introduction. This chapter outlines the purpose and uses of the General Plan; provides a community profile; recaps the update process; presents a shared community Vision and Guiding Principles for Chino's future; and provides an overview of the General Plan organization, relationship to other plans, and requirements for administration.
2. Land Use and Community Character. This element satisfies the legal requirements for a General Plan land use element, describes the existing land use pattern and provides an explanation of the General Plan's approach to citywide growth, with a map showing the desired distribution and location of land uses. It also describes the existing land use pattern, outlines a strategy for growth management and annexations, and includes land use designations with standards for density and intensity. Additionally, this element addresses community character and historic preservation, optional topics that are important priorities for the community. Policies in this element focus on revitalizing older shopping centers, fostering a vibrant downtown, supporting thriving neighborhoods, promoting ties to the past, and enhancing sense of place.
3. Economic Development. This optional element addresses a topic of local importance for Chino. It provides an overview of the population and employment context, and outlines goals and policies to support a strong, stable economy, including actions addressing positive city image; business attraction and retention; inclusive economic development; workforce development; and fiscal responsibility.
4. Infrastructure. This element addresses transportation and utility infrastructure in Chino, addressing the statutory requirements for the circulation element. It incorporates a circulation diagram that identifies major thoroughfares and transportation routes for vehicles, transit, bicycles, and pedestrians, and it includes policies for "complete streets," roadway safety, and the efficient movement of goods. The element also identifies the location and extent of public utilities, including water, sewer, stormwater, and electricity infrastructure in Chino.
5. Parks, Recreation, and Community Services. This element satisfies legal requirements for addressing the topics of open space for outdoor recreation. This element also provides background information, and a policy framework related to parks and recreation; schools; community facilities and libraries; and police and fire services.
6. Hazards, Safety, and Noise. This element addresses risks associated with natural and humanmade hazards in Chino, including flooding, seismic events, dam inundation, wildfires, and noise. It also addresses compounded risks associated with climate change, incorporating strategies to build community resilience. It satisfies the statutory requirements for the General Plan safety and noise elements, including requirements for an assessment of emergency evacuation capacity and climate vulnerability.
7. Health and Environmental Quality. This element addresses community health - a long-standing priority in Chino - together with new requirements for environmental justice identified under Senate Bill (SB)1000 and SB535. It identifies "disadvantaged communities" in Chino and incorporates policies that address air quality and pollution exposure; physical activity; access to healthcare; healthy food access; and civic engagement and investment prioritization. It also addresses statutory requirements for the Conservation Element, with background information and policies addressing resource conservation, environmental resource protection, energy and water conservation, and reuse and recycling.

8. Implementation. This chapter describes the process for General Plan implementation, maintenance, and monitoring. It includes a table identifying near-term, mid-term, and long-term actions needed to implement general plan concepts and strategies. For each action, the responsible City departments and the timeframe for implementation are shown. Potential funding sources are also identified.

The Housing Element of the General Plan is published under separate cover, given the length of that document, the level of detailed information required for compliance with State law, and the need to update it on a shorter cycle than the rest of the General Plan.

### Goals, Policies and Actions

Chapters 2 through 7 of the General Plan contain the required elements defined in State law as well as other topics of importance to Chino. Each of these elements is organized around a series of goals that describe the high-level outcomes that the community seeks to create through the implementation of the General Plan. Each goal in turn is supported by a series of policies and implementing actions that describe the steps the City will take to achieve the goals. Policies represent steps the City will take on an ongoing basis as it considers approval of proposed projects and makes decisions on investments of public funds. Actions are more specific measures intended to implement one or more policies to help reach a specified goal. Typically, an action is a discrete item done once and completed, and taken together, the actions in the General Plan constitute a “to-do list” for the City.

The goals of the 2045 General Plan have been comprehensively updated to reflect the Guiding Principles developed with extensive community input in Phase 1. Content of policies and implementation actions from the 2025 General Plan has been carried forward to the extent it remains relevant, and the overall policy framework has been refreshed and updated to ensure it reflects the opportunities and challenges Chino will need to address over the next 20 years.

### Land Use and Transportation

The General Plan Land Use Diagram (see Attachment 1: Maps LCC-4a and LCC-4b General Plan Land Use), is a foundational component of the General Plan that illustrates the long-term vision for development and conservation in the planning area with land use designations that describe the character envisioned for each neighborhood and district. Each designation includes standards for density or intensity of use. The 2045 General Plan Land Use Diagram incorporates four new designations reviewed with the City Council and Planning Commission at the end of Phase 2: Downtown; Regional Mixed Use; Boulevard Mixed Use; and Employment Mixed Use. Outside of the locations where these new designations apply, the 2045 General Plan generally maintains the existing urban form and seeks to enhance the character and quality of life in Chino's established neighborhoods and districts. It also supports continued implementation of The Preserve Specific Plan. However, as shown on Attachment 2: General Plan Land Use Changes, some targeted adjustments to the General Plan land use are proposed to better align zoning with existing uses, surrounding context, and market potential for the respective sites.

Closely correlated with the General Plan Land Use Diagram, the Circulation Diagram (see Attachment 3: Circulation Diagram) depicts the roadway network with lane configurations planned to accommodate traffic circulation under the 2045 General Plan. Typical roadway cross sections for each street type shown on the Circulation Diagram are also included. Two new street types are proposed: Downtown streets that emphasize walkability and roadway safety and rural residential roadways for residential streets in the Sphere of Influence (SOI) that may ultimately be annexed into the City. While the 2025 General Plan Circulation Diagram

envisioned the widening of the roadway segments shown on Table 1, technical modeling completed for the 2045 General Plan indicates that this will not be needed to adequately accommodate future traffic volumes. The future configuration of these roadway segments on the 2045 Circulation Diagram reflects this modeling, and as a result proposed developments along these roadway segments will not need to dedicate additional right-of-way as they are approved.

Roadway	Existing GP Scenario		Proposed GP Scenario	
	Classification	# of Lanes	Classification	# of Lanes
Central Ave from El Prado Rd to Riverside Dr	Major Arterial	6	Primary Arterial	4
Riverside Dr from Pipeline Ave to Euclid Ave	Major Arterial	6	Primary Arterial	4
Chino Ave from West City Limit to East End Ave	Major Arterial	6	Secondary Arterial	4
Chino Avenue from Monte Vista Ave to Benson Ave	Secondary Arterial	4	Secondary Arterial	2
Schaefer Ave from Central Ave to Benson Ave	Major Arterial	6	Primary Arterial	4
Benson Ave from Francis Ave to SR-60	Secondary Arterial	4	Secondary Arterial	2

Desired Feedback

The public comment period on the Draft 2045 General Plan runs through August 4, 2025. Following the close of public comment, feedback received will be summarized and a Hearing Draft General Plan will be prepared reflecting comments. The purpose of this study session is to present an overview of the Draft 2045 General Plan and to provide the City Council and the Planning Commission an opportunity for initial comments and questions prior to adoption hearings. In particular, comments on the following topics are desired:

1. Do you have any questions about the content or objectives of the goals, policies and implementing actions in the Draft 2045 General Plan?
2. Would you recommend any refinements to policies and implementing actions in the Draft 2045 General Plan?
3. Is the implementation timeframe for actions presented in Chapter 8 (General Plan Administration & Implementation) appropriate? Would you recommend that any actions be completed sooner than shown? Would you recommend that any actions be completed later than shown?

Attachments:

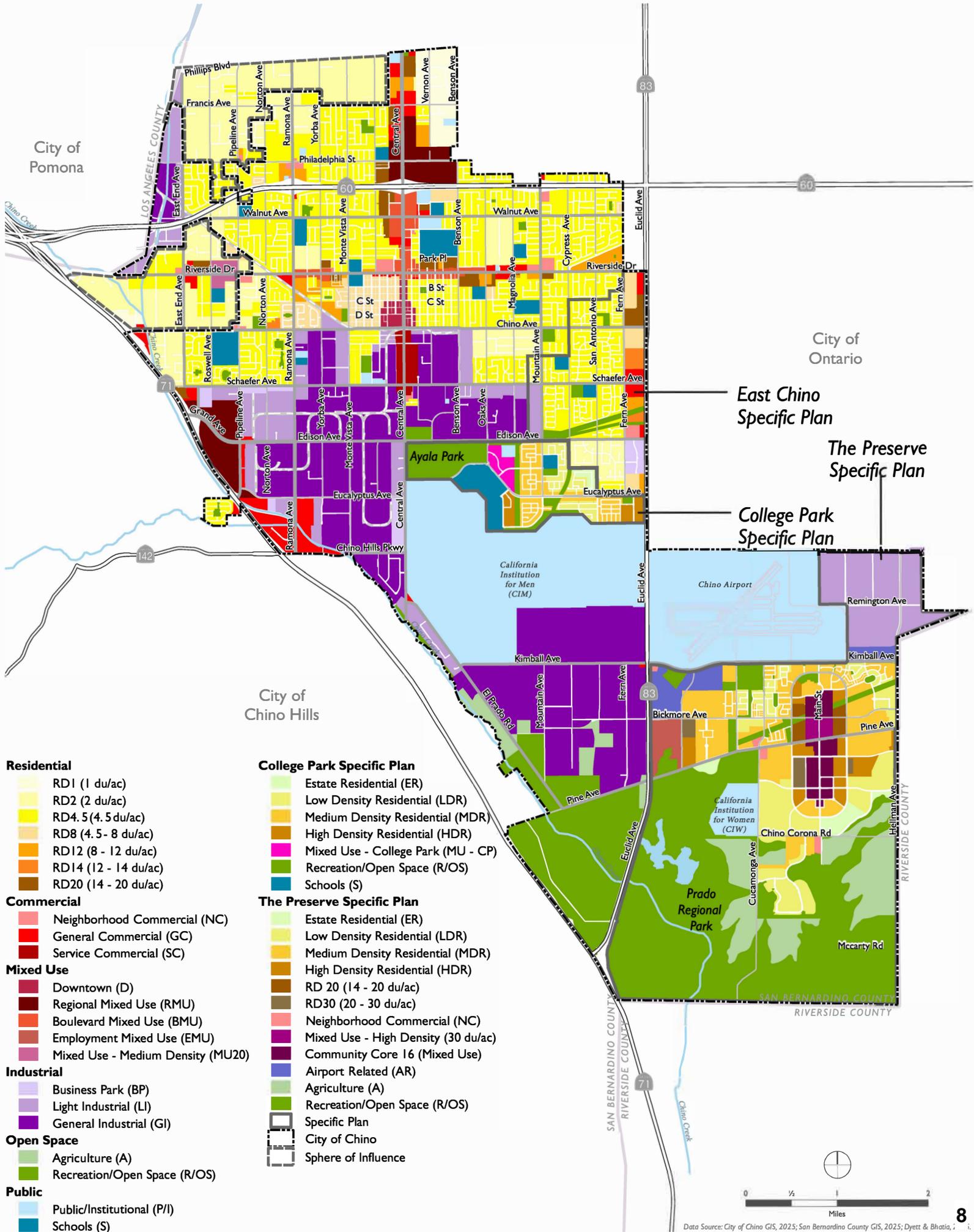
Attachment 1: Maps LCC-4a and LCC-4b General Plan Land Use

Attachment 2: General Plan Land Use Changes

Attachment 3: Circulation Diagram

Link to Draft General Plan Update: [General Plan Update | Chino, CA](https://www.cityofchino.org/1676/General-Plan-Update)

<https://www.cityofchino.org/1676/General-Plan-Update>



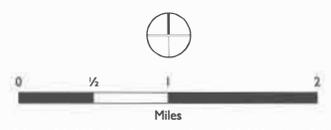
- Residential**
- RD1 (1 du/ac)
  - RD2 (2 du/ac)
  - RD4.5 (4.5 du/ac)
  - RD8 (4.5 - 8 du/ac)
  - RD12 (8 - 12 du/ac)
  - RD14 (12 - 14 du/ac)
  - RD20 (14 - 20 du/ac)
- Commercial**
- Neighborhood Commercial (NC)
  - General Commercial (GC)
  - Service Commercial (SC)
- Mixed Use**
- Downtown (D)
  - Regional Mixed Use (RMU)
  - Boulevard Mixed Use (BMU)
  - Employment Mixed Use (EMU)
  - Mixed Use - Medium Density (MU20)
- Industrial**
- Business Park (BP)
  - Light Industrial (LI)
  - General Industrial (GI)
- Open Space**
- Agriculture (A)
  - Recreation/Open Space (R/OS)
- Public**
- Public/Institutional (P/I)
  - Schools (S)

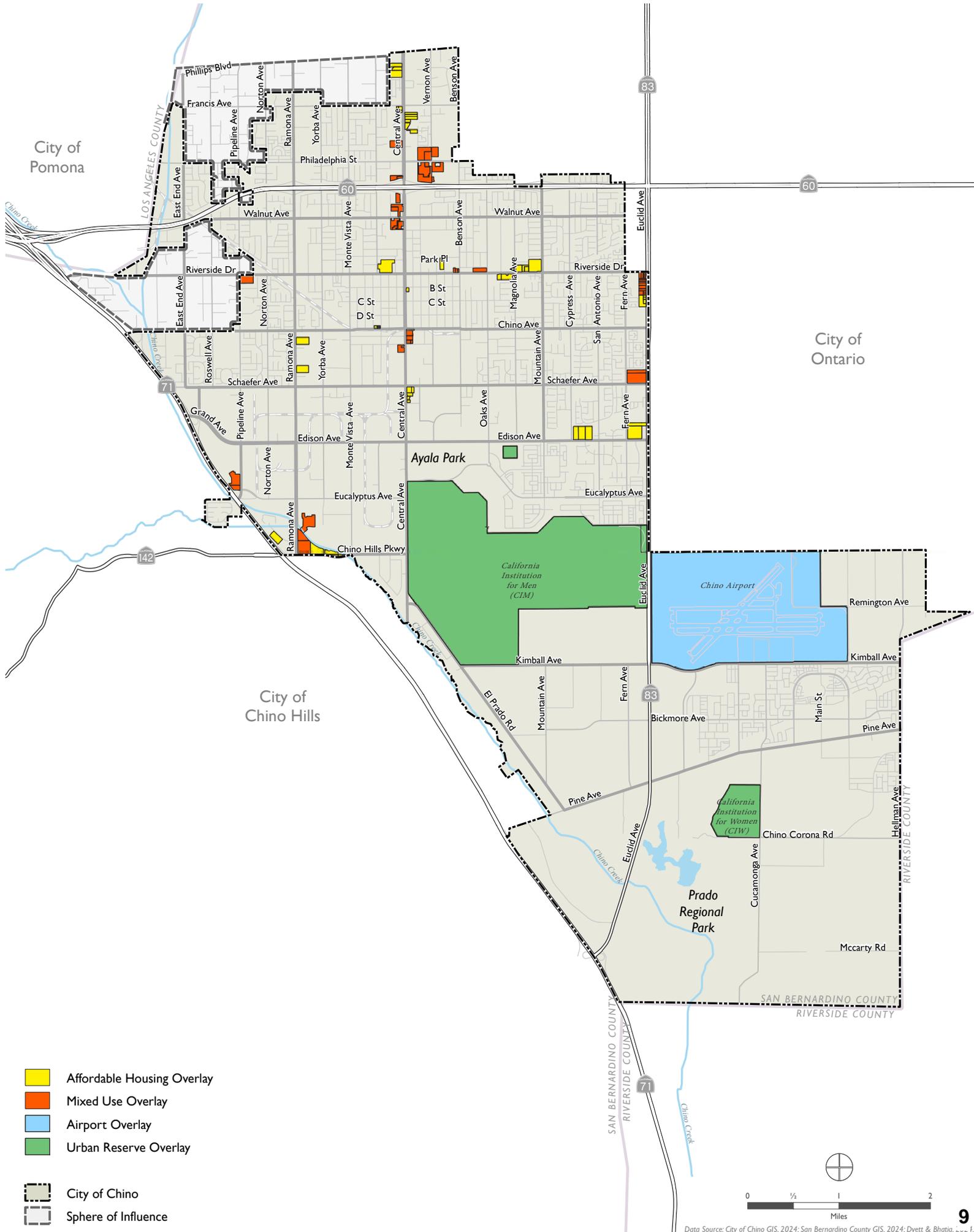
- College Park Specific Plan**
- Estate Residential (ER)
  - Low Density Residential (LDR)
  - Medium Density Residential (MDR)
  - High Density Residential (HDR)
  - Mixed Use - College Park (MU - CP)
  - Recreation/Open Space (R/OS)
  - Schools (S)
- The Preserve Specific Plan**
- Estate Residential (ER)
  - Low Density Residential (LDR)
  - Medium Density Residential (MDR)
  - High Density Residential (HDR)
  - RD 20 (14 - 20 du/ac)
  - RD30 (20 - 30 du/ac)
  - Neighborhood Commercial (NC)
  - Mixed Use - High Density (30 du/ac)
  - Community Core 16 (Mixed Use)
  - Airport Related (AR)
  - Agriculture (A)
  - Recreation/Open Space (R/OS)
- Specific Plan  
City of Chino  
Sphere of Influence

East Chino Specific Plan

The Preserve Specific Plan

College Park Specific Plan





- Affordable Housing Overlay
- Mixed Use Overlay
- Airport Overlay
- Urban Reserve Overlay
- City of Chino
- Sphere of Influence

