

RESOLUTION NO. PC2026-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CHINO CITY COUNCIL ADOPT AMENDMENT TO THE ZONING MAP (PL25-0108) (ZONE CHANGE) TO INCORPORATE ZONING MAP AMENDMENTS PROPOSED FOR CONSISTENCY WITH LAND USE DESIGNATIONS ESTABLISHED IN THE 2045 CHINO GENERAL PLAN, WHICH ARE CONSISTENT WITH THE REQUIREMENTS OF MEASURE M, THE CITY'S RESIDENTIAL GROWTH CONTROL MEASURE.

WHEREAS, the City of Chino has prepared the 2045 General Plan Update (Project) to satisfy the requirements of Government Code 65300 - 65303.4; and

WHEREAS, the changes to the Zoning Map (Exhibit A) and parcels (Exhibit B) attached to Draft City Council Zone Change Ordinance are needed for consistency with the Project; and

WHEREAS, pursuant to Chino Municipal Code section 2.36, the Planning Commission is empowered to review and recommend to the City Council general plan amendments, specific plan amendments, zone changes, and zone ordinance amendments; and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed zone changes and related materials; and

WHEREAS, the proposed zone changes will not adversely affect the harmonious relationship with the adjacent neighborhoods and land uses; and

WHEREAS, all provisions of the California Government Code and Chino Municipal Code related to the proposed zone changes have been complied with; and

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing for the PL25-0108 (Zone Change) in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and considered 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 takes the following to the City Council on PL25-0108 (Zones Change):
  1. The proposed zone changes are consistent with the General Plan Land Use Map and with the goals and policies of the General Plan. The proposed zone changes would support 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; 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; and 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; and

2. The proposed zone changes are reasonable, beneficial, and in the interest of good zoning practice in that they ensure consistency between the City's General Plan and Zoning Code, as required under State law. Furthermore, the proposed zone changes are consistent with the requirements of Measure M, the City's residential growth control measure; and
  3. The proposed zone change will not have a significant adverse impact on the environment that has not been analyzed as part of the City of Chino 2045 General Plan Update Environmental Impact Report that has been prepared for the Project and adopted by the City Council on September 2, 2025. Pursuant to Section 15162 of the CEQA Guidelines, staff has determined that this Project is within the scope of the EIR, and there are no changes to the Project from what was described and analyzed in the EIR; and
  4. In the case of a zone change to a specific property, the changes will not adversely affect the harmonious relationship with adjacent parcels and land uses in that they are proposed to better align zoning for the subject sites with surrounding as-built uses and market potential for the respective sites; and
  5. In the case of a zone change to a specific property, the subject sites have physical characteristics that are suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses for the proposed zoning designation and anticipated development in that they are located on infill sites that generally contain comparable existing development today.
- 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 zone changes 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. *Recommendation of Approval of PL25-0108 (Zone Change).* The Planning Commission hereby recommends the City Council approve PL25-0108 (Zone Change).

APPROVED AND ADOPTED THIS 17<sup>TH</sup> DAY OF JUNE 2026.

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PLANNING COMMISSION CHAIRPERSON

ATTEST:

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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 17<sup>th</sup> day of June 2026 and entered in the minutes of said Commission.

AYES:                                    COMMISSIONERS:

NOES:                                    COMMISSIONERS:

ABSENT:                                 COMMISSIONERS:

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SECRETARY, PLANNING COMMISSION