

RESOLUTION NO. PC2026-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL26-0015 (SITE APPROVAL) AND PL26-0016 (SPECIAL CONDITIONAL USE PERMIT) TO ESTABLISH A TEMPORARY PUBLIC CHARTER SCHOOL FOR A PERIOD NOT TO EXCEED THREE (3) YEARS FOR SYCAMORE ACADEMY OF SCIENCE AND CULTURAL ARTS, INCLUDING THE CONSTRUCTION OF FIVE MODULAR CLASSROOM BUILDINGS, TOTALING 7,200 SQUARE FEET IN THE RD1 (RESIDENTIAL/AGRICULTURAL) ZONING DISTRICT, LOCATED AT 5500 FRANCIS AVENUE (APN: 1014-281-09).

WHEREAS, Sycamore Academy of Science and Cultural Arts – Chino Valley (the “Applicant”), has filed an application with the City of Chino (the “City”) for approval of PL26-0015 (SA) and PL26-0016 (SCUP) (the “Project”) to establish a temporary public charter school for a period not to exceed three (3) years for Sycamore Academy of Science and Cultural Arts (SASCA), including the construction of five modular classroom buildings, totaling 7,200 square feet in the RD1 (Residential/Agricultural) zoning district, located at 5500 Francis Avenue (APN 1014-281-09); and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed Project; and

WHEREAS, on May 20, 2026, the Planning Commission held a duly noticed public hearing for the Project 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 took public testimony on the Project, and

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 actions on PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit):

1. PL26-0015 (*Site Approval*)

a. The proposed Project is consistent with the goals and policies of the City’s adopted General Plan and/or specific plan(s), as the project site is designated as Residential/Agricultural (RD1). Policy LCC-1.1 of the Land Use and Community Character Element of the General Plan encourages a balanced mix of educational uses in the City to support a complete community. The proposed temporary charter school is consistent with this

policy by providing educational services to local residents and meeting the educational needs of the surrounding community. The Project will contribute to the local economy by bringing administrative and professional teaching jobs to the City. This development encourages economic development that will support and enhance vibrant commercial areas and serve existing neighborhoods. Constructing a charter school at this location will serve residents within the City as well as support the existing commercial areas within the vicinity of the project site. The Project's limited duration ensures that it will not result in long-term land use impacts while continuing to support the General Plan's goals. Establishing a charter school at this location will serve residents within the City as well as support the existing commercial areas within the vicinity of the project site;

- b. The proposed Project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Code. The proposed Project is conditionally permitted within the RD1 zoning district subject to approval of a Site Approval (SA) and Special Conditional Use Permit (SCUP) and complies with all applicable provisions of the City's Zoning Code. The Project, including the modular classrooms, landscaping, and parking, have been designed in conformance with applicable development standards. Additionally, the temporary nature of the use, limited to period not to exceed three years, ensures that the Project will not result in long-term land use incompatibility;
- c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The site is adequate to accommodate the proposed temporary charter school, including modular classrooms, circulation, and associated improvements. The Project is located within an area designated for residential use, where a charter school may be conditionally permitted charter school, and the proposed modular classrooms are appropriate and consistent with the operational needs of the school;
- d. The subject site relates to streets and highways property designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed Project, in that Francis Avenue is designed as a secondary arterial street and Vernon Avenue as an urban residential collector, both designed to carry the amount of expected traffic generated by the Project;
- e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, as the project site is currently developed within the Christ Lutheran Church and Preschool. The physical design of the modular classrooms will be compatible with the residential setting with

the appropriate setbacks and landscaping buffers to reduce visual and noise impacts. The modular buildings are temporary and will be removed after a period of three years. In addition, schools are commonly integrated within residential neighborhoods and serve the local community. Also, conditions of approval have been placed on the Project that regulates the Project in a manner that will ensure compatibility with adjacent uses;

- f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare, as the Project is consistent with the RD1 zoning district and has been designed to meet all minimum City requirements. In addition, certain safeguards have been required of the proposed Project which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (conditions of approval) are attached to this resolution, and are described herein;
- g. The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development projects. The exemption applies to infill projects that are consistent with the General Plan and Zoning Requirements; are located on a project site of no more than 5 acres substantially surrounded by urban uses; are located on a site that has no value for habitat for endangered, rare or threatened species; will not result in significant effects relating to traffic, noise, air quality, or water quality; and are located on a site that can be adequately served by utilities and public services. The proposed Project is located on 0.68 acres of a developed 3.09-acre site and fully surrounded by existing development. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project; and
- h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of project approval by the Chino Planning Commission. Further, the Project meets all required development standards pertaining to the RD1 zoning district.

2. *PL26-0016 (Special Conditional Use Permit)*

- a. The proposed use is consistent with the goals and policies of the City's adopted General Plan, as the proposed use is for a temporary charter school for TK to 8th grade, which is conditionally permitted in the zoning district. Policy LCC-1.1 of the Land Use and Community Character Element of the General Plan encourages a balanced mix of educational uses in the City to support a complete community. The proposed development will bring forth a mix of administrative and professional teaching jobs to the City. This development encourages economic development that will support and

enhance vibrant commercial areas and serve existing neighborhoods. The temporary nature of the use allows for the interim use of the site without precluding or constraining long term development that is consistent with the General Plan land use designation. The operation of a public charter school at this location will serve residents within the City as well as support the existing commercial areas within the vicinity of the project site;

- b. The subject site is physically suitable, including but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of use proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The site is adequate to accommodate the proposed temporary charter school, including modular classrooms, circulation, and associated improvements. The proposed use is located within an area designated for residential use, in which a charter school is conditionally permitted within the RD1 zoning district;
- c. The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed use, in that Francis Avenue and Vernon Avenue as an urban residential collector, both designed to carry the amount of expected traffic generated by the use;
- d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, as the proposed use is located on a site that is currently developed with a church and preschool. Specific mitigation measures will be implemented to reduce impacts on the surrounding neighborhood. These include structured drop-off and pick-up procedures, traffic management planning, and on-site supervision to ensure student safety and orderly conduct. In addition, schools are commonly integrated within residential neighborhoods and serve the local community. The public charter school is temporary and will cease operations after a period of three years. Also, conditions of approval have been placed on the Project that regulates the Project in a manner that will ensure compatibility with adjacent uses;
- e. The proposed location, size, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety or general welfare as the temporary school use will be conditionally permitted in the RD1 zoning district and has been designed and located to meet all minimum City requirements. In addition, certain safeguards have been required of the proposed use, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (conditions of approval) are attached to this resolution, and are described herein;

- f. The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development projects. The exemption applies to infill projects that are consistent with the General Plan and Zoning Requirements; are located on a project site of no more than 5 acres substantially surrounded by urban uses; are located on a site that has no value for habitat for endangered, rare or threatened species; will not result in significant effects relating to traffic, noise, air quality, or water quality; and are located on a site that can be adequately served by utilities and public services. The proposed Project is located on 0.68 acres of a developed 3.09-acre site and fully surrounded by existing development. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project; and
  - g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed use and have been imposed as conditions of project approval by the Chino Planning Commission. Further, the Project meets all required policies pertaining to RD1 zoning district.
3. *CEQA Findings.* The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development projects. The exemption applies to infill projects that are consistent with the General Plan and Zoning Requirements; are located on a project site of no more than 5 acres substantially surrounded by urban uses; are located on a site that has no value for habitat for endangered, rare or threatened species; will not result in significant effects relating to traffic, noise, air quality, or water quality; and are located on a site that can be adequately served by utilities and public services. The proposed Project is located on 0.68 acres of a developed 3.09-acre site and fully surrounded by existing development.
  4. *Approval of PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit).* The Planning Commission hereby approves PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit) subject to the Conditions of Approval attached hereto as Exhibit "A". Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".
  5. *Actions by the Planning Commission Secretary.* The Planning Commission Secretary is hereby directed to attest to the adoption of this Resolution as of the date set forth below and forthwith transmit a copy of this Resolution, by regular mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED, and ADOPTED THIS 20th day of May 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 Chino Planning Commission at a meeting held on the 20<sup>th</sup> day of May 2026 and entered in the minutes of said Commission.

AYES:       COMMISSIONERS:

NOES:       COMMISSIONERS:

ABSENT:   COMMISSIONERS:

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SECRETARY, PLANNING COMMISSION

Attachments:  
Exhibit "A" – Conditions of Approval