

RESOLUTION NO. PC2026-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CHINO CITY COUNCIL APPROVE PL25-0119 (EAST CHINO SPECIFIC PLAN AMENDMENT), AN AMENDMENT TO THE EAST CHINO SPECIFIC PLAN TO ALLOW HOMES TO FRONT ONTO LOOP STREETS AND PERMIT A REDUCED FRONT YARD SETBACK OF 15 FEET FOR HOMES WITH SWING-IN GARAGES IN THE RD 4.5 LAND USE DESIGNATION.

WHEREAS, the City of Chino (the "City") adopted The East Chino Specific Plan (The "ECSP") on March 3, 1987; and

WHEREAS, the City, in compliance with the California Environmental Quality Act ("CEQA"), certified the East Chino Specific Plan Final Environmental Impact Report (SCH# 86060909) originally certified on February 17, 1987, which serves as the foundation document for the environmental review pursuant to CEQA Section 21166 and Section 15162 of the CEQA Guidelines; and

WHEREAS, PLC Communities (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL25-0119 (Specific Plan Amendment) to amend the East Chino Specific Plan to allow homes to front onto loop streets and permit a reduced front yard setback of 15 feet for homes with swing-in garages in the RD 4.5 land use designation, as outlines in the draft City Council resolution attached as Exhibit "A" ; and

WHEREAS, the proposed Project is the 26th specific plan amendment since East Chino Specific Plan was approved in 1987; and

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

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing for PL25-0119 (East Chino Specific Plan Amendment) in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and unanimously voted to continue the item to a public hearing on July 15, 2026; and

WHEREAS, on July 15, 2026, the Planning Commission held a duly noticed public hearing for PL25-0119 (East Chino Specific Plan Amendment) in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and recommended that the City Council approve the amendments to the ECSP as outlined in the draft City Council resolution attached as Exhibit "A".

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 PL25-0119 (East Chino Specific Plan Amendment):

1. PL25-0119 (East Chino Specific Plan Amendment)

- a. The proposed specific plan or specific plan amendment is consistent with the goals and policies of the City's adopted General Plan as the proposed changes are to allow homes to front onto Loop Streets and permit a reduced front yard setback of 15-feet for homes with swing-in garages located in the RD 4.5 Residential land use designation, both of which will help facilitate development within the East Chino. The two amendments are consistent with General Plan Goal LCC-1 (Balanced Community), which encourages safe and livable neighborhoods. The proposed amendments support this goal by providing an enhanced design for future homes in East Chino. Front-on units allow for more architectural enhancements to be publicly visible than side-on and rear configured homes. In addition, front-on configurations create better visibility, create fewer hidden areas, and give residents the ability to better observe public spaces which create a safer neighborhood. Reduced setbacks for swing-in garages can foster single-family home designs which incorporate 3-car garages. Three car garages can reduce the reliance of residents requiring additional street parking, making neighborhoods more livable. The amendments are also consistent with General Plan Goal INF-4 (Connected City), which promotes safe and convenient connections between neighborhoods and destinations for pedestrians, cyclists and transit users. The proposed front-on units along loop streets will still allow for pedestrian-oriented design features, including sidewalks, parkways and connectivity. The proposed amendments are consistent with the goals, policies, and implementation measures of the General Plan.
- b. The proposed specific plan or specific plan amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City, as it will facilitate the development of single-family residential homes with attractive designs and safer neighborhoods.
- c. The proposed specific plan or specific plan amendment will maintain the appropriate balance of land uses within the City, as the proposed changes to the specific plan do not include any land use changes or changes in residential densities within the ECSP.

- d. In the case of an amendment to a specific plan land use map, the subject site is physically suitable, including but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining uses for the requested land use designation and anticipated development. The proposed changes to the specific plan do not include any land use changes.
2. *CEQA Findings* The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, the City of Chino Planning Commission recommends that the City Council approve PL25-0119 (East Chino Specific Plan Amendment) as outlined in Exhibit "A" to this resolution.

PASSED, APPROVED, and ADOPTED THIS 15<sup>th</sup> day of July 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 15th day of July 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

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SECRETARY, PLANNING COMMISSION

Attachment:

Exhibit A – Draft City Council Ordinance