

RESOLUTION NO. PC2026-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0096 (SITE APPROVAL), PL25-0104 (SPECIAL CONDITIONAL USE PERMIT) & PL26-0076 (SPECIAL CONDITIONAL USE PERMIT) FOR APPROVAL TO CONSTRUCT A 4,761-SQUARE FOOT CONVENIENCE STORE WITH A TYPE 20 ALCOHOL BEVERAGE CONTROL (ABC) LICENSE FOR OFF-PREMISE CONSUMPTION, A 3,724-SQUARE FOOT GAS STATION ISLAND PUMP CANOPY, AND A 3,284-SQUARE FOOT DETACHED EXPRESS CAR WASH ON AN APPROXIMATELY 1.99-ACRE SITE IN THE CS (COMMERCIAL SERVICE) ZONING DISTRICT, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF CENTRAL AVENUE & SCHAEFER AVENUE (APN: 1021-031-16 & 1021-031-12).

WHEREAS, Chino Preserve Development Corporation (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit) (the "Project") to construct a 4,761-square foot convenience store with a Type 20 Alcohol Beverage Control (ABC) license for off-premise consumption, a 3,724-square foot gas station island pump canopy, and a 3,284-square foot detached express car wash on an approximately 1.99-acre site in the CS (Commercial Service) zoning district, located at the southeast corner of Central Avenue & Schaefer Avenue (APN: 1021-031-16 & 1021-031-12); and

WHEREAS, staff has recommended that that Commission find this Project to be exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15332 of the CEQA Guidelines, Infill Development; and

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

WHEREAS, on August 19, 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 PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit):

1. *PL25-0103 (Site Approval)*

- a. The proposed Project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s). The project site is designated as SC (Service Commercial). The proposed convenience store and gas station are permitted in the CS zoning district pursuant to Chino Municipal Code §20.21.230 - Service Stations and the proposed express car wash is conditionally permitted pursuant to Chino Municipal Code §20.06 – Commercial Zoning Districts. Furthermore, the Project serves General Plan Objective LCC-1 which encourages development that will foster a clear development pattern defined by lively activity centers, thriving employment districts, and safe, livable neighborhoods. The proposed Project meets all applicable development standards set forth;
- 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 gas station and convenience store are permitted in the CS (Commercial Service) zoning district in which it is located and the proposed car wash is conditionally permitted. Both comply with all applicable provisions of the Zoning Code.;
- 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 proposed commercial development is consistent with the development guidelines and standards of the City of Chino Zoning Code and there is adequate access from both Central and Schaefer Avenues;
- 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, as necessary street and roadway improvements for Central and Schaefer Avenues are required to be improved as part of the development. Furthermore, vehicular turning movements for both drive approaches are restricted to a right-in and right-out access only for safety purposes minimizing vehicular conflicts;
- e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood. The Project is surrounded by a commercial center to the north, including an AM/PM convenient store and Arco gas station, and industrial uses to the east and west. American Legion Chino Post 299 Veterans Organization is located to the south and a future adjacent residential project is proposed at the northeast corner of Central and Schaefer Avenues. The Project will have no significant negative light, noise, and aesthetic impacts, as the site is designed to meet all development guidelines of the CS zoning district in which it is located. The operations will remain compatible with the abutting properties and

surrounding businesses and offer needed goods and services to the employees of those businesses;

- 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 CS zoning district and surrounding uses. The Chino Police Department has reviewed the Project and has recommended approval of the Project as conditioned. 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 hereto as Exhibit "A";
- g. The proposed Project will not have a significant adverse impact on the environment as the 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 five 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 a 1.99-acre undeveloped 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 Planning Commission. In addition, certain safeguards have been required of the Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A". Further, the Project meets all required development standards and policies pertaining to residential development in the City and The Preserve Specific Plan.

2. *PL25-0104 (Special Conditional Use Permit)*

- a. The proposed use is consistent with the goals and policies of the City's adopted General Plan, as the project site is designated as SC (Service Commercial). The proposed express car wash is conditionally permitted pursuant to Chino Municipal Code §20.06 – Commercial Zoning Districts. Furthermore, the Project serves General Plan Objective LCC-1 which encourages development that will foster a clear development pattern defined by lively activity centers, thriving employment districts, and safe,

livable neighborhoods. The proposed Project meets all applicable development standards set forth;

- 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 uses proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed car wash is consistent with the development guidelines and standards of the City of Chino Zoning Code and there is adequate access from both Central and Schaefer Avenues;
- 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 uses, as necessary street and roadway improvements for Central and Schaefer Avenues are required to be improved as part of the development. Furthermore, vehicular turning movements for both drive approaches are restricted to a right-in and right-out access only for safety purposes minimizing vehicular conflicts;
- d. The proposed use is compatible with the uses abutting the subject property and the surrounding areas. The proposed use is surrounded by a commercial center to the north, including an AM/PM convenient store and Arco gas station, and industrial uses to the east and west. American Legion Chino Post 299 Veterans Organization is located to the south and a future adjacent residential project is proposed at the northeast corner of Central and Schaefer Avenues. The proposed use will have no significant negative light, noise, and aesthetic impacts, as the site is designed to meet all development guidelines of the CS zoning district in which it is located. The operations will remain compatible with the abutting properties and surrounding businesses and offer needed goods and services to the employees of those businesses;
- e. The proposed location, size, and operating characteristics of the proposed uses will not be detrimental to the public interest, health, safety or general welfare, as the proposed use is consistent with the CS zoning district and surrounding uses. 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 hereto as Exhibit "A";
- f. The proposed use will not have a significant adverse impact on the environment as the Project is exempt from the California Environmental Quality Act per Section 15332 – Infill Development;
- g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed uses and have been

imposed as conditions of project approval by the Chino Planning Commission. In addition, certain safeguards have been required of the proposed uses, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (conditions of approval) are attached to the Planning Commission staff report, and are described herein.

3. *PL26-0076 (Special Conditional Use Permit)*

- a. The proposed use is consistent with the goals and policies of the City's adopted General Plan, as the project site is designated as SC (Service Commercial). The proposed Type 20 ABC license is conditionally permitted pursuant to Chino Municipal Code §20.21.270.B – Alcoholic Beverage Sales §20.21.270.B. The proposed use meets all applicable development standards set forth which encourages commercial development, including alcohol sales that will support and enhance vibrant commercial areas and serve existing neighborhoods;
- 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 uses proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed commercial development is consistent with the development guidelines and standards of the City of Chino Zoning Code and there is adequate access from both Central and Schaefer Avenues;
- 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 uses, as necessary street and roadway improvements for Central and Schaefer Avenues are required to be improved as part of the development. Furthermore, vehicular turning movements for both drive approaches are restricted to a right-in and right-out access only for safety purposes minimizing vehicular conflicts;
- d. The proposed use is compatible with the uses abutting the subject property and the surrounding areas. The proposed use is surrounded by a commercial center to the north, including an AM/PM convenient store and Arco gas station, and industrial uses to the east and west. American Legion Chino Post 299 Veterans Organization is located to the south and a future adjacent residential project is proposed at the northeast corner of Central and Schaefer Avenues. The operations will remain compatible with the abutting properties and surrounding businesses and offer needed goods and services to the employees of those businesses;
- e. The proposed location, size, and operating characteristics of the proposed uses will not be detrimental to the public interest, health, safety or general

welfare, as the proposed use is consistent with the CS zoning district and surrounding uses. The Chino Police Department has reviewed the Project and has recommended approval of the Project as conditioned. 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 hereto as Exhibit "A";

- f. The proposed use will not have a significant adverse impact on the environment as the Project is exempt from the California Environmental Quality Act per Section 15332 – Infill Development;
- g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed uses and have been imposed as conditions of project approval by the Chino Planning Commission. In addition, certain safeguards have been required of the proposed uses, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (conditions of approval) are attached to the Planning Commission staff report, and are described herein.

4. *Public Convenience or Necessity*

- a. The convenience store associated with the gas station will offer a wide selection of name-brand consumable general merchandise and groceries. By including beer and wine with the merchandise already offered, the convenience store can better serve the surrounding community by providing customers with a convenience not offered in the general vicinity. The proposed sale of alcoholic beverages is incidental to a larger gas station and convenience store retail use, and is consistent with what would be expected for these types of uses. The sale of alcoholic beverages for off-site consumption are subject to compliance with specific performance standards, that address the display and storage of beer and wine, as outlined in Section 20.21.270, of the City's Zoning Code.
- b. Census Tract 5.04, in which the Project is located, currently allows three Type 20 ABC licenses and two currently exist. Therefore, there is not an over concentration of off-sale ABC establishments in this census tract. However, the City of Chino is a moratorium City as it relates to off-sale alcohol licenses and findings for public convenience and necessity are required;
- c. The Police Department has reviewed the request and determined beer and wine sales at this location should not have a negative impact on crime in the area. Conditions of approval require that measures be put in place for crime prevention such as a video surveillance system, extensive training for

employees to help deter crime, and implementation of measures to ensure the responsible sale of beer and wine.

- d. The proposed sale of alcoholic beverages will not be harmful to the health, safety, and general welfare of the public or otherwise detrimental to the environment or character of development in the immediate area, including sensitive land uses, because detailed procedures will be established by the convenience store to ensure the sale of alcohol will take place in a highly responsible and conscientious manner. The policies and procedures include:
 - Employees will undergo training approved by the Alcoholic Beverage Control Board for the responsible sale of alcohol.
 - Each cash register clerk must submit an internal policy acknowledgement as part of the daily log-in and log-out process.
 - Each cash register clerk must request identification and proof of age for any customer attempting to purchase beer or wine who appears to be under the age of 30. A point of sale system will prompt cashiers for date of birth entry for all beer and/or wine transactions to ensure proper identification.
 - All new store employees will receive training before they begin working at the store, including how to recognize fake IDs and how to refuse a sale.
 - Store managers and staff will also receive training in maintaining store security and deterring potential crimes and violence. Training includes security procedures, proper store maintenance, violence avoidance, and what to do in case of a robbery.
5. *CEQA Findings.* In compliance with CEQA, Pursuant to Guideline § 15332, Infill Development, the Project qualifies as being categorically exempt from CEQA and will have no significant impact on the environment. 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 a 1.99-acre undeveloped 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.
6. *Approval of PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit).* The Planning Commission hereby approves PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (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".

7. *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 19TH DAY OF AUGUST 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 Chino Planning Commission at a meeting held on the 19th day of August 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment: Exhibit A – Conditions of Approval