

RESOLUTION NO. PC2025-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0111 (ADMINISTRATIVE APPROVAL) AND PL24-0112 (SPECIAL CONDITIONAL USE PERMIT) FOR APPROVAL TO CONSTRUCT A 2,262 SQUARE FOOT STARBUCKS COFFEE SHOP WITH A DRIVE-THRU ON A .86-ACRE SITE LOCATED IN THE MCCALLA CENTER, IN THE CS (COMMERCIAL SERVICE) ZONING DISTRICT ON THE EAST SIDE OF CENTRAL AVENUE, NORTH OF SCHAEFER AVENUE (APN: 1020-571-12).

WHEREAS, Kaidence Group LLC (the “Applicant”), has filed an application with the City of Chino (the “City”) for approval of PL24-0111 (Administrative Approval) and PL24-0112 (Special Conditional Use Permit) (the “Project”) to construct a 2,262-square-foot Starbucks coffee shop with a drive-thru on an .86-acre site located in the McCalla Center, in the CS (Commercial Service) zoning district located on the east side of Central Avenue, north of Schaefer Avenue (APN: 1020-571-12); and

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

WHEREAS, on May 7, 2025, 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.

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 PL24-0111 (Administrative Approval) and PL24-0112 (Special Conditional Use Permit):

1. *PL24-0111 (Administrative Approval)*

- a. The proposed project is permitted within the subject zoning district and complies with all applicable provisions of the Zoning Code, including prescribed use and development standards, and design guidelines, as the proposed Project consists of a drive-thru Starbucks coffee shop. The Project has been designed to meet or exceed all requirements of the Zoning Code for the CS zoning district;

- 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 project being proposed. All minimum development standards governing parcel size, shape, access, type and intensity of development have been met or exceeded, and infrastructure and utilities are readily available. The proposed drive-thru Starbucks coffee shop is consistent with all development standards in the CS zoning district;
 - c. The proposed project is compatible with those on abutting properties and in the surrounding neighborhood, as the proposed Starbucks coffee shop is located within an established commercial center. Uses located within the center range from offices, restaurants, small retail shops, fitness studios, and industrial warehouses, all of which are compatible with a coffee shop;
 - d. The proposed location, size and operating characteristics of the proposed project will not be detrimental to the public interest, health, safety or general welfare. The proposed drive-thru Starbucks coffee shop is compatible with the adjacent existing businesses in the McCall Center, and is consistent with what is permitted in the CS zoning district;
 - e. The proposed project would not have a significant adverse impact on the environment, as it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the guidelines, Infill Development; and
 - f. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project as certain safeguards have been required of the project, which the Planning Commission deems necessary to protect the public health, safety.
2. *PL24-0112 (Special Conditional Use Permit)*
- a. The proposed use is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s), in that the project site has a land use designation of SC (Service Commercial), which permits drive-thru coffee shops/restaurants with a Special Conditional Use Permit (SCUP). Furthermore, Objective LU-1.3 of the City's General Plan encourages commercial development that will support and enhance vibrant commercial areas to serve existing neighborhoods with a combination of daily and specialty daily needs; and
 - 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. All minimum development standards governing parcel size, shape, access, type and intensity of development have been met or

exceeded, and infrastructure and utilities are readily available. The proposed use is for a drive-thru Starbucks coffee shop, which is consistent with all development standards in the CS zoning district; and

- 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, as the proposed use is for a coffee shop with a drive-thru. The site is an existing vacant commercial parcel located within the McCall Center with access directly from Central Avenue. Central Avenue is designed to carry the type of traffic accessing the site. It is not anticipated that there will be a significant amount of additional traffic anticipated as a result of the proposed use. In addition, the center was designed to provide adequate ingress and egress access and circulation patterns; and
 - d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, as the existing parcel is located in a multi-tenant commercial center. The CS zoning district allows drive-thru restaurant (coffee shop) establishments, subject to approval of a SCUP granted by the Planning Commission, and commercial property and uses are located to the north, south, east, and west of the project site; and
 - 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 proposed use is conditionally permitted in the CS zoning district, and the drive-thru coffee shop is compatible with the adjacent existing businesses in the commercial center. 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 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; 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 development standards and policies pertaining to CS commercial development.
3. *CEQA Findings.* In compliance with the California Environmental Quality Act (CEQA), pursuant to Guideline § 15332 – Infill Development, the Project qualifies as being categorically exempt from CEQA as the proposed project is consistent with the General Plan and Zoning Requirements; is located on a project site of no

more than 5 acres substantially surrounded by urban uses; is 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 is located on a site that can be adequately served by utilities and public services. The proposed Project is located on 0.86 acres of vacant land 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. As such, the Planning Commission hereby adopts a Categorical Exemption per CEQA Guidelines Section 15332 for this project.

4. *PL24-0111 (Administrative Approval) and PL24-0112 (Special Conditional Use Permit)*. The Planning Commission hereby approves PL24-0111 (Administrative Approval) and PL24-0112 (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 7TH DAY OF MAY 2025.

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 7th day of May 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment: Exhibit "A" – Conditions of Approval