

RESOLUTION NO. PC2024-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL22-0033 (SITE APPROVAL), PL22-0034 (SPECIAL CONDITIONAL USE PERMIT) TO CONSTRUCT A FAITH-BASED CAMPUS TOTALING 42,664 SQUARE FEET ON 4.7 ACRES OF LAND, TO BE CONSTRUCTED OVER FIVE PHASES CONSISTING OF A TEMPLE, DINING HALL, COMMUNITY EDUCATION CENTER AND TWO RESIDENTIAL UNITS. THE REQUEST INCLUDES A SPECIAL CONDITIONAL USE PERMIT TO ESTABLISH THE CAMPUS AS A REGIONAL SCALE PLACE OF WORSHIP LOCATED AT 11910 S. BENSON AVENUE IN THE RD1 (RESIDENTIAL 1DU/AC) ZONING DISTRICT (APN: 1014-581-05).

WHEREAS, CDA Plus PDG, Inc. (the "Applicant"), has filed an application with the City of Chino (the "City") for approval to construct a faith-based campus totaling 42,664 square feet on 4.8 acres of land, to be constructed over five phases consisting of a temple, dining hall, community education center. The request includes a Special Conditional Use Permit to establish the campus as a regional scale place of worship located at 11910 S. Benson Avenue in the RD1 (Residential 1du/ac) zoning district (APN: 1014-581-05); and

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

WHEREAS, on November 20, 2024, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, 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:
  1. *PL22-0033 (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), as the Project consists of the development of a community scale place of worship (faith-based campus) and has been designed with elements typical of residential development. The General Plan encourages projects that create community identity and supports Chino's small-town character pursuant to Goal CC-2 of the Community Character Element. Additionally, the Project is conditionally

permitted in the RD1 zoning district and meets all applicable development standards. The proposed plan will also facilitate development consistent with the RD1 zoning designation;

- 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 faith-based campus is designated as a community scale place of worship and meet all provisions of the RD1 zoning district as outlined in the City's Zoning Code. Additionally, the RD1 zoning designation permits a community scale place of worship with the approval of a special conditional use permit;
- 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 development standards related to setbacks, building height, lot coverage, parking, and landscaping have been met or exceeded and the appropriate infrastructure and public improvements are conditioned to be constructed with the development;
- d. 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 project, in that Benson Avenue is a secondary arterial that will be fully improved to handle the volume of traffic that is associated with the proposed commercial development;
- e. The proposed project is compatible with those on abutting properties and in the surrounding neighborhood, as the Project consists of a faith-based center, which is designed as a community scale place of worship, which is conditionally permitted in the RD1 zoning designation. The Project site is surrounded by residential development, with vacant property located adjacent to the north and south and commercial development occurring farther south along Philadelphia Street;
- 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 meets all development standards of the RD1 zoning district as well as the policies of the General Plan. Appropriate conditions of approval are required to minimize the potential impacts that may occur because of development of this property; and
- g. The proposed Project will not have a significant adverse impact on the environment as the project is exempt from the California Environmental Quality Act (CEQA) per Section 15332 – Infill Development. This 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; and

- h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project through design features and the conditions of approval have been imposed on the project.

2. *PL22-0034 (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). The Project consists of the development of a community scale place of worship (faith-based campus) and has been designed with elements typical of residential development. The General Plan encourages projects that create community identity and supports Chino's small-town character pursuant to Goal CC-2 of the Community Character Element. Additionally, the Project is conditionally permitted in the RD1 zoning district and meets all applicable development standards The proposed plan will also facilitate development consistent with the RD1 zoning designation; 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 the uses proposed, as all minimum development standards related to setbacks, building height, lot coverage, parking, and landscaping have been met or exceeded and the appropriate infrastructure and public improvements are conditioned to be constructed with the development; 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, in that Benson Avenue is a secondary arterial that will be fully improved to handle the volume of traffic that is associated with the proposed commercial development; and
- d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, as the use consists of a faith-based center, which is designed as a community scale place of worship, which is conditionally permitted in the RD1 zoning designation. The Project site is surrounded by residential development, with vacant property located adjacent to the north and south and commercial development occurring farther south along Philadelphia Street; 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 use meets all development standards of the RD1 zoning district as well

as the policies of the General Plan. Appropriate conditions of approval are required to minimize the potential impacts that may occur because of development of this property; and

- 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 (CEQA) per Section 15332 – Infill Development. This 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; and
  - g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project through design features and the conditions of approval have been imposed on the project.
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 and will have no significant impact on the environment. This 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. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project;
  4. *Approval of PL22-0033 (Site Approval), PL22-0034 (Special Conditional Use Permit).* The Planning Commission hereby approves PL24-0033 (Site Approval) and PL24-0034 (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 20<sup>TH</sup> DAY OF NOVEMBER 2024.

\_\_\_\_\_  
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 20<sup>th</sup> day of November 2024 and entered in the minutes of said Commission.

AYES:    COMMISSIONERS:

NOES:    COMMISSIONERS:

ABSENT: COMMISSIONERS:

\_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

Attachment:  
Exhibit "A" – Conditions of Approval