
CHINO PLANNING COMMISSION

REGULAR MEETING - CITY HALL COUNCIL CHAMBERS 13220 CENTRAL AVENUE CHINO, CA 91710

WEDNESDAY, MAY 20, 2026

MINUTES

CALL TO ORDER

The May 20, 2026, Regular Meeting of the Chino Planning Commission was called to order at 6:00 pm by Chairperson Lissa Fraga in the Council Chambers.

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Cisneroz.

ROLL CALL

PRESENT Commissioner Brandon Blanchard, Commissioner Jimmy Alexandris, Commissioner Vincent Lopez, Commissioner Lissa Fraga, Commissioner Kevin Cisneroz, Commissioner Lawrence Vieira, and Commissioner Annmarie Lemento

ABSENT NONE.

ANNOUNCEMENTS

Michael Hitz, Principle Planner, announced Consent Item #2 had an update to remove two items from CEQA list Exhibit which was provided to the Planning Commissioners and saved to the meeting record.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

1. Minutes of the Regular Meeting of the Planning Commission of April 15, 2026. Approve Regular Meeting Minutes of April 15, 2026 (All Members Present).
2. Review Proposed Fiscal Year 2026-27 Capital Improvement Program Project List for General Plan Conformance and Review Environmental Determinations. Find the proposed CIP project list consistent with the City's General Plan, and the environmental determinations for the City's CIP projects to be categorically exempt in accordance with CEQA guidelines and the environmental guidelines of the City.

Motion by Commissioner Cisneroz, seconded by Commissioner Alexandris, to approve the Consent Calendar items as presented. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER ALEXANDRIS,
COMMISSIONER LOPEZ, COMMISSIONER FRAGA, COMMISSIONER
CISNEROZ, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARING

Public Hearing Item No. 6 was heard prior to Public Item 3.

6. PL25-0067 (SA) and PL25-0068 (TTM 20794) A request for approval to subdivide and develop a 100-unit residential for-sale project at a density of 26.6 dwelling units per acre on a 3.76 adjusted gross acre site within the CG (General Commercial) zoning district in the Affordable Housing Overlay.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-004 approving PL25-0067 (Site Approval) and PL25-0068 (Tentative Tract Map 20794), based upon the findings and subject to the departmental conditions of approval).

Chair Fraga opened the public hearing.

The project applicant requested the item be continued to the next regularly scheduled Planning Commission meeting on June 17, 2026, to allow additional time to finalize the project's conditions of approval with the City.

Written comments were presented to the Commission and saved to the meeting record.

The public hearing was continued to the June 17, 2026 Planning Commission meeting.

3. PL24-0086 (Special Conditional Use Permit) A request to operate a heavy processing recycling facility for electronic waste at an existing recycling facility.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-007 approving PL24-0086 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the Public Hearing.

Chris Cortez, Assistant Planner, presented a staff report to the Planning Commission.

There being no requests to address the Commission on this item, Chairperson Fraga closed the Public Hearing.

Motion by Commissioner Cisneroz, seconded by Commissioner Lopez, to Adopt Planning Commission Resolution No. PC2026-007 approving PL24-0086 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER ALEXANDRIS,
COMMISSIONER LOPEZ, COMMISSIONER FRAGA, COMMISSIONER
CISNEROZ, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO

NOES: NONE.

ABSENT: NONE.

4. PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit) A request to establish a temporary use for a period of 3 years for a public charter school for Sycamore Academy of Science and Cultural Arts and to construct five modular classroom buildings, totaling 7,200 square feet.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-008, approving PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the Public Hearing.

Chris Cortez, Assistant Planner, presented a staff report to the Planning Commission.

Commissioners asked Staff questions regarding the project. Mr. Cortez confirmed that after three years the site must be returned back to its original state and no time extensions will be granted.

Dennis Ralls, City Traffic Engineer, provided information regarding the traffic plan.

The applicants, Barbara Hale, Alyssa Ross, and Sycamore Academy representatives, addressed the Commission and provided a presentation. The Commission asked questions to the applicants.

The following provided public comment in support of the item: Justin Jerry, Bryan Sands, and Dawn Pint.

The following provided public comment in opposition of the item: Helen Nelms, Anna Chiavetta Morales, Max Duarte, and Kathleen Yanez Halloran.

The applicant responded to public comments.

The Commissioners discussed the item.

Ms. Pearson, Christ Lutheran Church, provided information regarding the existing preschool onsite.

There being no additional requests to address the Commission on this item, Chairperson Fraga closed the Public Hearing.

The Commissioners continued to discuss the item.

Chair Fraga re-opened the public hearing.

The applicant accepted the modified conditions of approval to require a temporary no left turn sign and traffic plan presented to parents. The applicant accepted the additional conditions.

Chair Fraga closed the public hearing.

The Commissioners continued to discuss the item with Staff.

Motion by Commissioner Alexandris, seconded by Commissioner Blanchard, to Adopt Planning Commission Resolution No. PC2026-008, approving PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval, including additional Conditions of Approval to require a temporary school no left turn sign and traffic plan presented to parents. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, COMMISSIONER FRAGA, COMMISSIONER CISNEROZ, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO

NOES: NONE.

ABSENT: NONE.

5. PL26-0026 (Special Conditional Use Permit) A request for approval to construct and operate a replacement reservoir for the existing Benson Reservoir within the City's Benson Water Treatment Plant, connecting the replacement reservoir to the system, and demolishing the existing reservoir.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: 1) Adopt Planning Commission Resolution No. PC2026-010, adopting a Mitigated Negative Declaration (MND) for the Benson Reservoir Replacement and Improvements Project; and 2) Adopt Planning Commission Resolution No. PC2026-009, approving PL26-0026 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the Public Hearing.

Chris Cortez, Assistant Planner, presented a staff report to the Planning Commission.

Chi Wai Chan, Public Works Associate Engineer, addressed the Commission regarding the item and accepted the conditions of approval.

There being no requests to address the Commission on this item, Chairperson Fraga closed the Public Hearing.

Motion by Commissioner Lemento, seconded by Commissioner Alexandris, to 1) Adopt Planning Commission Resolution No. PC2026-010, adopting a Mitigated Negative Declaration (MND) for the Benson Reservoir Replacement and Improvements Project; and 2) Adopt Planning Commission Resolution No. PC2026-009, approving PL26-0026 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, COMMISSIONER FRAGA, COMMISSIONER CISNEROZ, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO

NOES: NONE.

ABSENT: NONE.

Public Hearing Item No. 6 was moved prior to Item No. 3.

7. PL25-0032 (Preserve Specific Plan Amendment). Adopt Planning Commission Resolution No. PC2026-006, recommending the City Council approve PL25-0032 (Preserve Specific Plan Amendment), based on the findings listed in the Planning Commission Resolution No. PC2026-006.

Staff Report By: Kim Le, Senior Planner

Chairperson Fraga opened the Public Hearing.

Kim Le, Senior Planner, presented the staff report to the Planning Commission.

Pat Loy, Lewis Communities, applicant, addressed the Commission.

Commissioners asked questions of the applicant.

Johnny McBride, Owner of McBrides RV Storage, provided a public comment regarding the item.

There being no additional requests to address the Commission on this item, Chairperson Fraga closed the Public Hearing.

Motion by Commissioner Alexandris, seconded by Commissioner Blanchard, to approve Item No. 7. 26-266 PL25-0032 (Preserve Specific Plan Amendment). The motion carried by the following vote:

**AYES: COMMISSIONER BLANCHARD, COMMISSIONER ALEXANDRIS,
COMMISSIONER LOPEZ, COMMISSIONER FRAGA, COMMISSIONER
CISNEROZ, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO**

NOES: NONE.

ABSENT: NONE.

NEW BUSINESS

None.

DIRECTOR'S REPORT

None.

COMMISSION COMMENTS

Commissioners provided updates and comments.

ADJOURNMENT

The meeting was adjourned by Chairperson Fraga at 7:59 p.m. to a regular meeting of the Planning Commission on June 17, 2026 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 15TH DAY OF JULY 2026.

CHAIRPERSON, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)