



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited fill out and submit to the City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic public comments to [CityClerk@cityofchino.org](mailto:CityClerk@cityofchino.org) no later than 4:00 p.m. on the day of the meeting. In your email, please include the meeting date, agenda item you are commenting on, and your comment. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record for the meeting specified in email received.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org).

---

**CHINO CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
CHINO SENIOR CENTER  
13170 CENTRAL AVENUE  
CHINO, CA 91710**

**TUESDAY, APRIL 15, 2025**

**REGULAR MEETING**

**AGENDA**

**CLOSED SESSION – 5:00 PM  
OPEN SESSION – 6:00 PM**

**\*\*PLEASE NOTE: THE APRIL 15, 2025 CITY COUNCIL REGULAR MEETING WILL BE HELD AT THE CHINO SENIOR CENTER LOCATED AT 13170 CENTRAL AVENUE, CHINO, CA 91710\*\***

---

**ROLL CALL**

Mayor Eunice M. Ulloa, Mayor Pro Tem Curtis Burton, Council Member Karen C. Comstock, Council Member Christopher Flores, Council Member Marc Lucio.

**CLOSED SESSION PUBLIC COMMENTS**

*This is the time and place for the general public to address the City Council about the closed session items. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address the Council, except as provided under Government Code 54954.3(b)(2).*

**CLOSED SESSION**

**1. LIABILITY CLAIMS**

Pursuant to Government Code Section 54956.95 to consider the following worker's compensation claim:

Claimant: Sean Whitham Claim No. 025000085

Agency claimed against: City of Chino

## 2. CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6:

Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management

Employee Organizations: Chino City Hall Confidential Employee Association; Chino Police

Management Association (CPMA); Chino Police Officers Association (CPOA); Chino Police

Professional Employees Association (CPPEA); Teamsters Local 1932 Professional, Technical and

Clerical Unit; American Federation of State, County, and Municipal Employees (AFSCME District

Council 36 - Local 3183); Unrepresented Management Sworn and Professional; Executive

Management and Deputy Directors; and Part-time Employees

## **FLAG SALUTE**

## **CEREMONIALS**

### Proclamations

National Public Safety Telecommunicators Week - Proclaim April 13-19, 2025 as National Public Safety Telecommunicators Week.

Donate Life Month - Proclaim April 2025 as Donate Life Month in the City of Chino.

### Presentations

CHINO Days Award Recipients - Recognition of the 2025 CHINO Days Art, Writing & Chalk Art Award Winners.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for April 2025.

## **REPORT OUT OF CLOSED SESSION**

## **AGENDA ADDITIONS/REVISIONS**

## **INFORMATION**

External Agency Report for April 15, 2025. Receive and file the External Agency Report for April 15, 2025 (Covering Meetings from February 1 - February 28, 2025).

## **PUBLIC ANNOUNCEMENTS**

*This is the time and place for the Mayor to inform the public of all upcoming events and past occurrences of communitywide interest and concern.*

## **PUBLIC COMMENTS**

*This is the time and place for the general public to address the City Council about subjects that do not appear elsewhere on the agenda. Due to Council policy and Brown Act requirements, action will not be taken on any issues not on the Agenda. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address Council, except as provided under Government Code 54954.3(b)(2). If more than three (3) persons seek to address the same agenda item or the same subject matter, the Mayor shall establish a maximum period of time not to exceed thirty (30) minutes.*

## **CONSENT CALENDAR**

***At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or City Council requests that an item be removed from the Consent Calendar, all items will be acted upon as a whole and by one vote. Items placed on the Consent Calendar represent routine expenditures and/or actions that support ongoing City operations.***

1. Warrants. Approve expenses as audited and within budget for warrants 775018 to 775115, and Electronic Fund Transfers 524106E to 524155E, totaling \$2,297,515.22
2. Minutes. Regular Meeting Minutes for April 1, 2025 (Council Member Flores Absent-Excused).
3. Elected City Officials' Report Regarding Travel, Training, and Meetings. Receive and file the Elected City Officials' Report reflecting City Council business related expenses incurred by the City.
4. Report on Priority State and Federal Legislative Issues. Receive and file the Priority Legislative Items Report dated April 15, 2025; the Tracked State Legislation Report; and Position Letters on Legislation.
5. 2024 Chino Climate Action Plan Annual Report. Receive and file the 2024 Chino Climate Action Plan Annual Progress Report.
6. Annexation of Territory into Community Facilities District No 2003-3 IA 5 for Municipal Services. Adopt Resolution No. 2025-013, declaring the City of Chino's intention to annex Territory to Improvement Area 5 of Community Facilities District No. 2003-3 for municipal services and schedule a Public Hearing for Tuesday, May 20, 2025.
7. Chino Preserve Development Corporation - Final Map and Subdivision Improvement Agreement for Tract Map No. 16420-7. Approve Final Map and Subdivision Improvement Agreement for Tract Map No. 16420-7.
8. Orange County Flood Control District - Agreement Regarding Fill Dirt and Release, Pine Avenue Stage 3 Project. Approve an appropriation and Fill Dirt and Release Agreement and a permit with the Orange County Flood Control District for \$108,200 for the Pine Avenue Stage 3 Project.
9. Traffic Signal Installation - Eucalyptus Avenue at Fern Avenue Project (TR240). Appropriate \$609,291 from the Transportation fund (320) reserves to the Traffic Signal Installation – Eucalyptus at Fern Avenue Project (TR240) and reduce the Bridges/Signals/Thoroughfare (Fund 220) Development Impact Fee funding by \$609,291.
10. Notice of Completion - Kimball Avenue Median Improvement Project (G7241). Approve the Kimball Avenue Median Improvement Project (G7241) as complete and authorize the Director of Public Works to file the Notice of Completion.

## **NEW BUSINESS**

11. Appeal to the City Council of the Planning Commission's Denial of an Appeal of a Written Decision by the Development Services Director. Appeal of the Planning Commission's denial of an appeal of a written decision by the Development Services Director related to the interpretation of how Floor Area Ratio is enforced for projects located within the Mixed Use Overlay Districts.

Staff Report By: Michael Hitz, Principal Planner, AICP and Warren Morelion, Director of Development Services

RECOMMENDATION: That the City Council 1) deny the appeal and affirm that the Planning Commission is not required to issue specific findings of fact in connection with its decision to uphold the interpretation by the Director of Development Services for the calculation and enforcement of Floor Area Ratio ("FAR") in the Mixed Use Overlay District ("MUO") and 2) deny the appeal and affirm the decision by the Planning Commission to uphold the interpretation of the Zoning Code by the Director of Development Services regarding the calculation and enforcement of FAR in the MUO district.

### **MAYOR AND COUNCIL REPORTS**

***This is the time and place for the Mayor and Council Members to report on prescheduled Council Committee Assignment Meetings that were held since the last Regular Council Meeting, and any other items of interest. Upon request by an individual Council Member, the City Council may choose to take action on any of the subject matters listed below.***

Mayor Ulloa

Mayor Pro Tem Burton

Council Member Comstock

Council Member Flores

Council Member Lucio

City Manager's Report

City Attorney's Report

Police Chief's Report

Director's Report

Fire Chief's Report

### **ADJOURN**

The next Regular Meeting of the City Council will be held on Tuesday, May 6, 2025 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Friday, April 11, 2025 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org) by myself or under my direction.



Natalie Gonzaga, City Clerk.