

RESOLUTION NO. PC2026-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL25-0143 (SPECIAL CONDITIONAL USE PERMIT), TO ESTABLISH A TEMPORARY USE A FOR REBAR FABRICATION OPERATION FOR SOUTHWEST REBAR IN THE LIGHT INDUSTRIAL (M1) ZONING DISTRICT, LOCATED AT 3612 PHILADELPHIA STREET (APNS: 1013-521-15 & -16).

WHEREAS, Southwest Rebar Inc. (the "Applicant"), has filed an application with the City of Chino (the "City") for approval PL25-0143 (Special Conditional Use Permit) (the "Project") to establish a temporary use for a rebar fabrication operation for Southwest Rebar in the Light Industrial (M1) zoning district, located at 3612 Philadelphia Street (APN: 1013-521-15 & -16); and

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

WHEREAS, on February 18, 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 PL25-0143 (Special Conditional Use Permit):
 1. *PL25-0143 (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 site is located within the Light Industrial land use. The temporary nature of the use allows for the interim use of the site without precluding or constraining long term development that is consistent with the General Plan land use designation. Upon future development of the site, the project will be required to comply with all applicable General Plan policies and development standards, including setbacks, building height, lot coverage, parking and landscaping requirements;

- 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 use proposed, as the proposed use is temporary and will not preclude future development of the site. The current use of land was established in 2021 prior to the site being annexed into the City in 2024. Upon future development, the site will be required to comply with all applicable development standards, including setbacks, building height, lot coverage, parking and landscaping requirements;
 - 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. The Project site is served by Philadelphia Street, which is classified as a Secondary Arterial and has sufficient capacity to serve the proposed temporary use. Upon future development of the site, improvements along the project street frontage shall be completed in accordance with applicable standards;
 - d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, as the proposed use is classified as a general manufacturing and processing operation, which is a permitted use in the M1 zone. The site is surrounded by existing industrial uses to the north, west and south with planned industrial development to the east. The Special Conditional Use Permit (SCUP) provides a mechanism to approve the use temporarily and institute conditions of approval and safety/security measures as part of the project of approval;
 - 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. The Project is both consistent and compatible with all surrounding land uses. Conditions of Approval will also be imposed on the Project to ensure no detrimental impacts to the public health, safety, and general welfare;
 - f. The proposed use will not have a significant adverse impact on the environment, as the Project is exempt from the provisions of the California Environmental Quality Act (CEQA), per Section 15301 – Existing Facilities; 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.
2. *CEQA Finding.* The Planning Commission finds, in compliance with the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline §

15301, Existing Facilities, the Project qualifies as being categorically exempt for CEQA and will have no significant impact on the environment.

3. *Approval of PL25-0143 (Special Conditional Use Permit).* The Planning Commission hereby approves PL25-0143 (Special Conditional Use Permit) subject to the Conditions of Approval attached hereto as Exhibit "A". The Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".
4. *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 18TH DAY OF FEBRUARY 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 18th day of February 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment:

Exhibit "A" – Conditions of Approval