
CHINO PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 18, 2026

MINUTES

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Fraga.

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.

ELECTION OF OFFICERS

a. Chairperson - Commissioner Cisneroz nominated Commissioner Fraga for Chairperson. Second by Commissioner Vieira. There being no further nominations, the nominations were closed. Commissioner Fraga was elected to the position of Chairperson with a 7-0 roll call vote.

b. Vice Chair - Commissioner Fraga nominated Commissioner Lopez for Vice Chair. Second by Commissioner Vieira. Commissioner Blanchard nominated Commissioner Viera for Vice Chair. Second by Commissioner Lopez. There bring no further nominations, the nominations were closed. Commissioner Lopez was elected to the position of Vice Chair with a 5-2 roll call vote.

c. Design Review Board Members

- Nomination for Member No. 1 - Commissioner Blanchard nominated Commissioner Vieira for Design Review Board Member. Second by Commissioner Cisneroz. Commissioner Vieira was elected to the position of Design Review Board Member No. 1 with a 7-0 roll call vote.

- Nomination for Member No. 2 - Commissioner Alexandris nominated himself for Design Review Board Member. Second by Commissioner Blanchard. Commissioner Alexandris was elected to the position of Design Review Board Member No. 2 with a 7-0 roll call vote.

- Nomination for Alternate Member - Commissioner Alexandris nominated Commissioner Cisneroz for Design Review Board Member. Second by Commissioner Blanchard. Commissioner Cisneroz was elected to the position of Alternate Design Review Board Member with a 4-2 roll call vote.

ANNOUNCEMENTS

None.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

1. Minutes. Regular Meeting of November 19, 2025 (All Members Present).

Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to approve the Consent Calendar. The motion carried by the following vote:

AYES: COMMISSIONERS BLANCHARD, CISNEROZ, FRAGA, ALEXANDRIS, VIEIRA, AND LOPEZ

NOES: NONE.

ABSENT: NONE.

RECUSE: LEMENTO

PUBLIC HEARING

2. PL24-0100 (Special Conditional Use Permit). A request to establish a 127-space truck and trailer storage facility on 5 acres of land within the Light Industrial (M1) zoning district, located at 5158 Eucalyptus Avenue (APN: 1021-361-20).

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-001, approving PL24-0100 (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 the staff report to the Planning Commission.

Commissioner Blanchard requested that the Conditions of Approval be updated to reflect that there are 127 stalls and that no more than 127 trucks or trailers shall be present at any given time.

Michael Verduno, Project Manager for the applicant, addressed the Commission, and accepted all the Conditions of Approval for this agenda item.

Curtis Burton, Mayor Pro Tem, requested that when the spaces are rented that they provide a truck route map to each and every operator so that they are aware of the routes in and out of the area, and that the truck route be posted on their website.

There being no one else present to address the Commission on this item, the public hearing was closed.

Commissioner Blanchard asked that the Condition of Approval being added that the truck route map be provided to all users, that it include that the truck route map be posted on site as well. Andrea Gilbert, City Planner, confirmed that such a condition can be added.

Chair Fraga re-opened public hearing and asked the Applicant if he would accept the following added Conditions of Approval: 1) that the truck route map be provided to all users and posted on site; 2) that the back 20-25% of spaces be limited to head in only; and 3) that no more than 127 trucks or trailers be present at any given time. Mr. Verduno accepted the new Conditions of Approval.

Chair Fraga closed the public hearing.

Motion by Commissioner Blanchard, seconded by Commissioner Blanchard, seconded by Commissioner Cisneroz, to adopt Planning Commission Resolution No. PC2026-001, approving PL24-0100 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval, with the added Conditions of Approval to 1) have the truck route map provided to each truck or driver and posted on site; 2) that an approved turning radius over the last 20-25% of the property be worked out with staff and that all of the occupants be head in only; and 3) no more than 127 trucks and/or trailers be allowed on site at any given time. The motion carried by the following vote:

AYES: COMMISSIONERS BLANCHARD, CISNEROZ, LEMENTO, LOPEZ, AND FRAGA

NOES: NONE.

ABSENT: ALEXANDRIS AND VIEIRA

3. PL25-0143 (Special Conditional Use Permit). A request 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).

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-002, approving PL25-0143 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the public hearing.

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

Serge Benaldo representing applicant, addressed the Commission and accepted all the Conditions of Approval for this agenda item.

There being no one else present to address the Commission on this item, the public hearing was closed.

Motion by Commissioner Blanchard, seconded by Commissioner Lopez, to adopt Planning Commission Resolution No. PC2026-002, approving PL25-0143 (Special Conditional Use), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

NEW BUSINESS

None.

DIRECTOR'S REPORT

Andrea Gilbert, City Planner, informed the Commission that they now have bookmarks on their iPads for the City's website pages for maps, the zoning code, specific plans, the general plan, and the sign ordinance.

COMMISSION COMMENTS

The Commissioners provided comments, updates, and notifications of upcoming events.

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on March 18, 2026 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 18TH DAY OF MARCH 2026.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)