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## CHINO PLANNING COMMISSION

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

WEDNESDAY, JUNE 17, 2026

#### MINUTES

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#### CALL TO ORDER

The June 17, 2026, Regular Meeting of the Chino Planning Commission was called to order at 6:03 p.m. by Vice Chairperson Vincent Lopez 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 Kevin Cisneroz, Commissioner Lawrence Vieira, and Commissioner Annmarie Lemento

**ABSENT** Commissioner Lissa Fraga

#### ANNOUNCEMENTS

Andrea Gilbert, City Planner, noted that there is additional seating outside where the meeting audio can be heard.

#### PUBLIC COMMUNICATIONS

Carl Scholl, resident, inquired about the status of the Eden project and public noticing.

Stubbie Barr, resident, provided a comment regarding public notice requirements.

#### CONTINUED PUBLIC HEARING

1. 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).

Vice Chairperson Lopez opened the public hearing continued from the May 20, 2026 meeting, and announced public speakers will be limited to three minutes due to the number of speakers present in Council Chambers.

Commissioner Alexandris recused himself from the item and left the dais.

Maria Staar, Senior Planner, and Jesus Plasencia, Assistant City Engineer, presented the staff report to the Planning Commission.

Joe Oftelie, Warmington Residential, applicant, addressed the Commission.

The Commissioners commented and asked the applicant clarifying questions.

The applicant accepted all Conditional of Approval for this agenda item, with the exception of the requirement to underground utility lines.

The following provided public comments in opposition of the proposed project: Bob Nigg, Daniel Medrano, Greg Duncan, Mr. Alam, and Marty Majowicz.

Commissioner Cisneroz recommended the third story to be a muted color. The applicant accepted this addition to the conditions of approval.

The Commissioners held a discussion with Staff. Dennis Ralls, City Traffic Engineer, reported on the traffic analysis. Jesus Plasencia, Assistant City Engineer, reported regarding utilities poles.

There being no additional requests to address the Commission on this item, Vice Chair Lopez closed the Public Hearing.

Assistant City Attorney Hensley recommended an amendment to section three of the resolution to make the finding that there is an adverse impact to public health and safety.

Commissioner Cisneroz made a motion to approve the item as presented, with the addition of amendment to section three as noted by the Assistant City Attorney and work with the City on muted paint colors for the third story. Commissioner Blanchard seconded the motion.

**Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to 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), with the addition of amendment to section three of the resolution to make the finding that there is an adverse impact to public health and safety.and work with the City on muted paint colors for the third story as a condition. Commissioner Blanchard seconded the motion. The motion carried by the following vote:**

**AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ,  
COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO**

**NOES: COMMISSIONER LOPEZ**

**ABSENT: COMMISSIONER FRAGA**

**RECUSED: COMMISSIONER ALEXANDRIS**

Commissioner Alexandris returned to the dais.

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**PUBLIC HEARINGS**

2. PL25-0022 (Site Approval). A request to construct a 210-unit residential rental community consisting of 25 two- and three-story residential buildings and a recreation building on 7.9 adjusted gross acres of land at a density of 26.6 dwelling units per acre.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC 2026-005 approving PL25-0022 (Site Approval) based upon the findings and subject to the departmental conditions of approval.

Vice Chairperson Lopez opened the Public Hearing and announced public speakers will be limited to three minutes due to the number of speakers present in Council Chambers.

Maria Staar, Senior Planner and Jesus Plasencia, Assistant City Engineer, provided a staff report to the Planning Commission, noting a handout and public comments received that were saved to the meeting record.

The Planning Commission held a discussion.

Christopher Corbin, Deputy Director of Development Services, reported on unit affordable housing and management.

Karen Alves, BTC Development, applicant, addressed the Commission, and accepted all Conditional of Approval for this agenda item, with the exception of the requirement to underground utility lines.

The Commissioners asked the applicant clarifying questions.

The following provided public comments in opposition of the proposed project: Timothy Postovoit, Bonnie Postovoit, Esther Garibay, Carl Sholl, Margaret Nieto, Rich Mclean, Dana Mills Naone, Stubbie Barr, Chung-Min Lee, Debi Nee, Dennis Domingo, Bob Nigg, Krysten Ferrante, Jill Farris, Marty Majowicz, Greg Duncan, Angelique Young, Rosaline Charles, Resident (name not provided), Daniel Medrano, Barbara Shannon, and Linda Flathers.

The applicant, Karen Alves and Ryan Liederman, addressed the Planning Commission and resident's concerns.

The Planning Commission held a discussion with staff. Dennis Ralls, City Traffic Engineer, reported on the traffic analysis. Jesus Plasencia, Assistant City Engineer, reported regarding utility poles.

Assistant City Attorney Hensley, reported on State mandates imposed on cities regarding development standards.

Vice Chair Lopez closed the Public Hearing.

Assistant City Attorney Hensley recommended an amendment to section two of the resolution to make the finding that there is an adverse impact to public health and safety as currently presented.

Commissioner Blanchard made a motion to approve the item as presented, with the addition of amendment to section two as noted by the Assistant City Attorney. The motion failed.

Commissioner Cisneroz made a motion to approve the item as presented, with the addition of amendment to section two as noted by the Assistant City Attorney. Commissioner Blanchard seconded the motion.

**Motion by Commissioner Cisneroz, Seconded by Commissioner Blanchard, to adopt Planning Commission Resolution No. PC 2026-005 approving PL25-0022 (Site Approval) based upon the findings and subject to the departmental conditions of approval with the addition of an amendment to section two of the resolution to make the finding that there is an adverse impact to public health and safety. The motion failed by the following vote:**

**AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, AND COMMISSIONER LEMENTO**

**NOES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, AND COMMISSIONER VIEIRA**

**ABSENT: COMMISSIONER FRAGA**

Vice Chair Lopez announced a meeting recess. The meeting recessed at 9:05 p.m. and reconvened at 9:40 p.m.

Stubbie Barr, resident, noted a violation of the Brown Act. Assistant City Attorney Hensely and Commissioners noted they were sequestered during the recess.

Assistant City Attorney Hensley explained the options to move forward, the need for a determination of adverse impact of the project, noting that staff has not presented a resolution for denial based on this requirement.

Vice Chair Lopez made a motion to reconsider the item. Commissioner Blanchard seconded.

**Motion by Commissioner Lopez, seconded by Commissioner Blanchard, to reconsider the item. The motion carried by the following vote:**

**AYES: COMMISSIONER BLANCHARD, COMMISSIONER LOPEZ, COMMISSIONER CISNEROZ, AND COMMISSIONER LEMENTO**

**NOES: COMMISSIONER ALEXANDRIS, AND COMMISSIONER VIEIRA**

**ABSENT: COMMISSIONER FRAGA**

Commissioner Cisneroz provided a recommendation to close access from the proposed project to Clarissa Street.

Commissioner Cisneroz made a motion to approve the item as presented, with the addition of amendment to section two as noted by the Assistant City Attorney and close access to Carissa Street. Commissioner Blanchard seconded the motion.

**Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to Adopt Planning Commission Resolution No. PC 2026-005 approving PL25-0022 (Site Approval) based upon the findings and subject to the departmental conditions of approval, with**

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**the addition of an amendment to section two of the resolution to make the finding that there is an adverse impact to public health and safety, and the recommendation to close access from the proposed project to Clarissa Street. The motion failed by the following vote:**

**AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, AND COMMISSIONER LEMENTO**

**NOES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, AND COMMISSIONER VIEIRA**

**ABSENT: COMMISSIONER FRAGA**

Commissioners discussed the next available options to proceed with Assistant City Attorney Hensley.

Commissioner Alexandris made a motion to reconsider the item. Commissioner Cisneroz seconded.

**Motion by Commissioner Alexandris, seconded by Commissioner Cisneroz to reconsider the item. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: COMMISSIONER FRAGA**

The Commissioners and Staff continued the discussion regarding the item.

Commissioner Blanchard made a motion to approve the item as presented, with the addition of amendment to section two as noted by the Assistant City Attorney, and closing access to Carissa Street that was previously agreed to by the applicant. Commissioner Lemento seconded.

**Motion by Commissioner Blanchard, seconded by Commissioner Lemento, to Adopt Planning Commission Resolution No. PC 2026-005 approving PL25-0022 (Site Approval) based upon the findings and subject to the departmental conditions of approval, with the addition of an amendment to section two of the resolution to make the finding that there is an adverse impact to public health and safety, and the recommendation to close access from the proposed project to Clarissa Street. The motion failed by the following vote:**

**AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, AND COMMISSIONER LEMENTO**

**NOES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, AND COMMISSIONER VIEIRA**

**ABSENT: COMMISSIONER FRAGA**

3. PL26-0119 (Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map). A request to amend the East Chino Specific Plan (ECSP) and a request for approval of a Site Approval (SA) and Tentative Tract Map (TTM) ) to subdivide 12.42 adjusted gross acres for the development of 55 single-family residential homes.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: 1) Adopt Planning Commission Resolution No. PC2026-012, recommending the City Council approve PL26-0019 (East Chino Specific Plan Amendment), based on the findings listed in the Planning Commission Resolution No. PC2026-012; 2) Adopt Planning Commission Resolution No. PC2026-013, approving PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map No. 20845), based upon the findings and subject to the departmental conditions of approval.

Vice Chairperson Lopez opened the Public Hearing and announced public speakers will be limited to three minutes due to the number of speakers present in Council Chambers.

Chris Cortez, Assistant Planner, provided a staff report to the Planning Commission on the item, noting public comments and resident petition received.

Planning Commission asked questions to Staff. Dennis Ralls, City Traffic Engineer, provided information related to the project.

The applicant, Mark Thomas, PLC Communities, addressed the Commission, and accepted all Conditional of Approval for this agenda item.

The following provided public comments in opposition of the proposed project: Carl Scholl, Derek Webster (submitted a handout), Christine Clark (submitted a handout), Allen Clark, Ryan Bykerk, Stubbie Barr, Robert Tsai, Birdy Duarte, Brian Burunda, Christy, Willie Mortaya, Cole O'Donnol, Dave Clark, Joe Tsu, and Charles Butler.

Applicant spoke in response to the Planning Commission and residents' concerns. The Commission asked the applicant regarding the proposed condition to front the homes on Cypress opposed to Amsterdam. The applicant noted this would be a challenge with the sewer connection and engineering required by making this change.

Planning Commission held a discussion and asked staff for clarifications on the proposed project. Dennis Ralls, City Traffic Engineer, reported on fronting the homes on Cypress. Jesus Plasencia, Assistant City Engineer, reported on the sewer connection off of Cypress.

There being no additional requests to address the Commission on this item, Vice Chair Lopez closed the Public Hearing.

Commissioner Lemento motioned to approve as presented. Commissioner Alexandris seconded.

Commissioner Alexandris withdrew his second to the motion to approve the item as presented.

Commissioner Blanchard seconded the motion to approve the item as presented.

**Motion by Commissioner Lemento, seconded by Commissioner Blanchard, to 1) Adopt Planning Commission Resolution No. PC2026-012, recommending the City Council approve PL26-0019 (East Chino Specific Plan Amendment), based on the findings listed in the Planning Commission Resolution No. PC2026-012; 2) Adopt Planning Commission Resolution No. PC2026-013, approving PL25-0120 (Site Approval) and PL25-0121**

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(Tentative Tract Map No. 20845), based upon the findings and subject to the departmental conditions of approval.. The motion failed by the following vote:

**AYES:** COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, AND  
COMMISSIONER LEMENTO

**NOES:** COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, AND  
COMMISSIONER VIEIRA

**ABSENT:** COMMISSIONER FRAGA

Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to to reconsider the item. The motion carried by the following vote:

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

**NOES:** NONE.

**ABSENT:** COMMISSIONER FRAGA

Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to continue the item to return to staff to consider the feasibility of flipping the project. The motion passed by the following vote:

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

**NOES:** COMMISSIONER LEMENTO

**ABSENT:** COMMISSIONER FRAGA

A brief recess was held.

4. PL26-0057 (Sign Code Update). A proposed comprehensive update to Title 16 (Signs) of the Chino Municipal Sign Code to amend and reorganize multiple chapters of Title 16.  
Staff Report By: Chris Cortez, Assistant Planner  
Vice Chairperson Lopez opened the Public Hearing.

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

Commissioners asked clarifying questions to Staff.

There being no requests to address the Commission on this item, Vice Chair Lopez closed the Public Hearing.

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**Motion by Commissioner Alexandris, seconded by Commissioner Vieira, to approve Item 4. 26-314 PL26-0057 (Sign Code Update). The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: COMMISSIONER FRAGA**

5. Comprehensive Zoning Code Update (PL24-0146 ZOA) and Zoning Map Amendment (PL25-0108 ZC) to implement the 2045 General Plan. Comprehensive Zoning Code Update (PL24-0146 ZOA) and Zoning Map Amendment (PL25-0108 ZC) to implement the 2045 General Plan.

Staff Report By: Michael Hitz, Principal Planner

Vice Chairperson Lopez opened the Public Hearing.

Michael Hitz, Principal Planner and Andrew Hill, Dyett & Bhatia Associates, provided a presentation on the item. Mr. Hitz noted a typo correction on the third whereas statement on Resolution PC2026-017 provided to the Commissioners and announced written correspondence received and saved to the meeting record.

Public Comment were provided by Nora Garcia, City of Pomona Councilmember, Ata Khan, City of Pomona, and Bob Nigg.

The Planning Commission held a discussion.

There being no additional requests to address the Commission on this item, Vice Chair Lopez closed the Public Hearing.

**Motion by Commissioner Alexandris, seconded by Commissioner Vieira, to approve Item No. 5. 26-258 Comprehensive Zoning Code Update (PL24-0146 ZOA) and Zoning Map Amendment (PL25-0108 ZC) to implement the 2045 General Plan. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: COMMISSIONER FRAGA**

### **NEW BUSINESS**

None.

### **DIRECTOR'S REPORT**

None.

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**COMMISSION COMMENTS**

Commissioners provided comments.

**ADJOURNMENT**

The meeting adjourned at 1:15 a.m. to a regular meeting of the Planning Commission on July 15, 2026 at 6:00 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 15TH DAY OF JULY 2026.

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CHAIRPERSON, PLANNING COMMISSION

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SECRETARY, PLANNING COMMISSION

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(These minutes are not official until signed.)