

RESOLUTION NO. PC2025-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0151 (SITE APPROVAL) TO CONSTRUCT A 110-UNIT RESIDENTIAL RENTAL COMMUNITY CONSISTING OF 14 THREE-STORY BUILDINGS AND A RECREATION BUILDING ON 4.12 ADJUSTED GROSS ACRES AT A DENSITY OF 26.7 DWELLING UNITS PER ACRE LOCATED WITHIN THE AM (AUTO MALL) LAND USE DESIGNATION OF THE EUCALYPTUS BUSINESS PARK SPECIFIC PLAN WITHIN THE AFFORDABLE HOUSING OVERLAY, LOCATED ON THE WEST SIDE OF CORPORATE CENTER AVENUE, APPROXIMATELY 625 WEST OF RAMONA AVENUE (APN: 1025-211-19).

WHEREAS, the Chino 2021-2029 Housing Element (Housing Element) update was adopted by the City Council on January 4, 2022, with revisions to the Housing Element being adopted in December 2024. The Housing Element established an Affordable Housing Overlay (AHO) and Mixed Use Overlay (MUO) on sites throughout the City that had been identified during the drafting of the Housing Element as a strategy for meeting the City's Regional Housing Need Assessment (RHNA) numbers. Housing sites within both overlays allow for residential development of up to 30 dwelling units per acre (du/ac) provided that projects provide affordable housing for low to very low income households; and

WHEREAS, BCT Dev Acquisition Co., LLC (the "Applicant"), filed an preliminary application with the City of Chino (the "City") on June 27, 2024 and subsequently filed an application on December 19, 2024 for approval of PL24-0151 (Site Approval) (the "Project") to construct a 110-unit residential rental community consisting of 14 three-story buildings and a recreation building on 4.12 adjusted gross acres of land at a density of 26.7 dwelling units per acre within the AM (Auto Mall) land use designation of the Eucalyptus Business Park Specific Plan within the Affordable Housing Overlay. The project is located on the west side of Corporate Center Avenue, approximately 625 feet west of Ramona Avenue (APN: 1025-211-19); and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), an Addendum to The Eucalyptus Business Park Specific Plan EIR, SCH#89070310 for Site Approval (PL24-0151), dated July 2025, has been prepared for the Project by Harris & Associates; and

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

WHEREAS, on August 20, 2025, 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.

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 PL24-0151 (Site Approval):

1. *PL24-0151 (Site Approval)*

- a. The proposed Project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s), as General Plan Goal LU-1 aims to enhance livability in the City, with Objective LU-1.1 encouraging a variety of housing types that meet the housing needs of residents of all income levels in Chino. Further, the Project is a proposal for a 110-unit rental community located within the Affordable Housing Overlay (AHO) within the Eucalyptus Business Park Specific Plan (EBPSP) and has been designed to meet applicable development standards and design guidelines;
- b. The proposed Project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Code. The Project site is located within the AHO, which allows for residential projects with affordable units. The proposed Project is for the development of 14 three-story buildings, with 110 units, totaling 225,302 square feet on 4.12 adjusted gross acres of land at a density of 26.7 units per acre, and offering 10 percent of low-income units, which is permitted per the AHO. The Project complies with development standards, with the exception of the requested waivers pursuant to State Density Bonus Law (SDBL) in the AHO ordinance;
- c. 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 use proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed residential development is consistent with development standards in the AHO ordinance and with the development guidelines and standards of the City's Zoning Code, with the exception of specified deviations from standards, or waivers, as is permitted by SDBL. Additionally, the appropriate infrastructure and public improvements are conditioned to be constructed with the development;
- d. The subject site for the Project 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 Project, in that the Project site will have direct access from Corporate Center Avenue and is within close proximity to Ramona Avenue and Chino Hills Parkway, and State Route 71, all of which have been designed to carry the type of traffic visiting the site;

- e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, in that the Project is for a 110-unit rental community consisting of 14 buildings surrounded by State Route 71 to the west, a hotel to the north, automotive uses to the east, and a car dealership to the south. The Project will have no significant negative light, noise, and aesthetic impacts, as the buildings have been designed to meet all development and design guidelines of the AHO;
 - f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare, as the proposed residential use is consistent with the AHO. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A";
 - g. The proposed Project will not have a significant adverse impact on the environment as an Addendum to the Eucalyptus Business Park Specific Plan EIR (SCH#89070310), has been prepared for this project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA; and
 - h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of project approval by the Chino Planning Commission. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A".
2. *CEQA Findings.* An Addendum to the Eucalyptus Business Park Specific Plan EIR (SCH#89070310), has been prepared by Harris & Associate for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Planning Commission has considered the Addendum and Environmental Impact Report as part of its decision on this Project pursuant to Section 15164. The Planning Commission hereby finds that the Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA. The Planning Commission hereby finds that the Project will not have any impacts that would require a revision to the EIR or any other additional environmental review.

3. *Approval of PL24-0151 (Site Approval).* The Planning Commission hereby approves PL24-0151 (Site Approval) subject to the Conditions of Approval attached hereto as Exhibit "A". 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 20TH DAY OF AUGUST 2025.

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 20th day of August 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment: Exhibit "A" – Conditions of Approval