
CHINO PLANNING COMMISSION

STUDY SESSION - CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

WEDNESDAY, NOVEMBER 6, 2024

MINUTES

FLAG SALUTE

The Pledge of Allegiance was led by Vice Chair Fraga.

ROLL CALL

PRESENT Commissioner Brandon Blanchard, Commissioner Kevin Cisneroz, Commissioner Lissa Fraga, Commissioner Jimmy Alexandris, Commissioner Steve Lewis, Commissioner Lawrence Vieira, and Commissioner Vincent Lopez

ABSENT NONE.

ANNOUNCEMENTS

None.

PUBLIC COMMUNICATIONS

None.

DISCUSSION

1. Study Session for the Comprehensive Zoning Code update related to Commercial and Residential Parking Standards and "Good Neighbor" Standards for Industrial, Manufacturing and Warehouse Uses. Study Session for the Comprehensive Zoning Code update related to Parking and Industrial "Good Neighbor" Standards
Staff Report By: Michael Hitz, Principal Planner, AICP

Mike Hitz, Principal Planner, introduced the item for discussion and introduced Andrew Hill from Dyett & Bhatia, the City's consultant for the General Plan Update. The goal is get feedback from the Commission so that staff can start drafting the Zoning Code.

Andrew Hill of Dyett & Bhatia presented a PowerPoint and provided a timeline of future Study Sessions. The Study Sessions are to provide an overview and receive feedback. No formal action will be taken.

The items being discussed tonight are commercial and residential parking standards, and "Good Neighbor" standards for industrial, manufacturing and warehouse uses.

Mr. Hill presented the Commission with staff's recommendation for reducing some parking in shopping centers, as well as options for increasing parking in residential neighborhoods.

Commissioner Lewis commented agreed that smaller parking stalls would work, but does not agree with moving parking to the back of the buildings for employee use only. He believes less landscaping to allow parking on D Street and that parking based on seating area is not as good if it is based on gross floor space.

Commissioner Blanchard agrees with a lot of what Commissioner Lewis said but does not necessarily see adjusting to smaller spaces as we are in an SUV society. Although he likes what other cities are doing, he does not want to "match" other cities. Finally, he does not necessarily agree with taking away green space and introducing more hard space.

Commissioner Cisneroz stated that we need to try to find the balance between adding parking especially to residential, while keeping it affordable. An idea from other cities is having parking on the first level and then the residence on the second level. Parking is important for businesses and asked if there will be a future parking structure in the downtown area. He likes the idea of mixed stall sizes. Likes the options presented for residential parking. He believes our priority would be to expand parking in residential medium to high density areas.

Commissioner Vieira stated that not everything fits in the same box. He also stated that we need to protect the residential areas.

Vice Chair Fraga stated that she agrees that shopping centers are over parked and, therefore, agrees with shared parking. She also stated that she is not a fan of one-way aisles. Finally, she stated that one guest parking for every ten units is not feasible, even five is not feasible, especially in The Preserve.

Chairman Alexandris likes the idea of allowing some centers to reduce parking to allow for amenities. He also stated that increased guest parking would be great.

Pat Loy of Lewis Planned Communities addressed the Commission. He stated there are a lot of good ideas but feels that lifts for residential properties are not feasible. He stated that a parking management plan for apartments should be required. As to the for-sale properties, the parking restrictions can be addressed in the CC&Rs. He reminded the Commission that in The Preserve, they are restricted by the Design Guidelines. He stated that parking is an issue and a challenge.

Commissioner Cisneroz asked Mr. Loy if there are designs that other cities are using that we could consider implementing. Mr. Loy responded that he can talk to architects and planners and see what they are doing.

Vice Chair Fraga asked Mr. Loy if it is his opinion that shopping centers are over parked. Mr. Loy responded that they find that generally parking centers are over parked. Ms. Fraga asked about parking at Meadowsquare as she feels they have no parking issues and wonders what was done differently there. Mr. Loy stated that he will take a look at the site plan.

Mr. Hill addressed the Commission pertaining to "Good Neighbor" standards and reviewed the Assembly Bill 98 requirements.

Commissioner Lewis likes the directional signage for trucks.

Chairman Alexandris stated that he agrees with Commissioner Lewis regarding signage and stated that buffering with trees is a great aspect.

DIRECTOR'S REPORT

Andrea Gilbert, City Planner, informed the Commission that the next Study Sessions are scheduled for December 4, 2024 and January 22, 2025.

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on November 20, 2024 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 20TH DAY OF NOVEMBER 2024.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)

