

# EXHIBIT “A”

## ORDINANCE NO. 2025-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING SELECTED PROVISIONS OF THE ZONING CODE (TITLE 20 OF THE MUNICIPAL CODE) OF THE CITY OF CHINO. PL25-0031 (ZONE ORDINANCE AMENDMENT).

The City Council of the City of Chino, California, does hereby ordain as follows:

Section 1. Table 20.06-1 of the Chino Municipal Code is hereby revised as follows with the remainder of the Table remaining unchanged (additions in bold **red**; deletions in ~~strikethrough~~):

TABLE 20.06-1 LAND USE REGULATIONS FOR COMMERCIAL ZONING DISTRICTS

Uses	Zoning Districts					Additional Regulations
	CN	CG	CO	CR	CS	
Residential Uses						
Group Homes and Facilities	■	C	■	■	■	
Senior Housing Projects	■	C	C	■	C	Section 20.21.340
Congregate Care Facilities	■	C	C	■	C	Section 20.21.460
Live/Work	■	■	■	■	C	Section 20.21.060
Residential Care Facilities, Small	■	C	C	■	■	
Residential Care Facilities, Large	■	C	C	■	■	Section 20.21.070
Caretaker Quarters	■	■	■	■	P	Section 20.21.110
Public and Quasi-Public Uses						
Places of Assembly						
Places of Worship, Community Scale	C	C	C	C	■	
Places of Worship, Regional Scale	■	C	■	C	■	
Places of Worship, Small Storefront	A	A	A	A	■	
Places of Worship, Large Storefront	A	A	A	A	■	
Clubs and Lodges	C	C	C	C	■	
Cultural and Institutional Uses						
Theaters and Auditoriums	■	C	■	C	■	
Libraries	C	C	C	C	■	
Museums and Art Galleries	C	C	C	C	C	
Botanical and Zoological Gardens	■	C	■	■	■	
Health Services						
Hospitals	■	C	C	C	C	
Medical Clinics and Labs	P	P	P	P	P	
Medical Offices	P	P	P	P	P	
Medical Marijuana Dispensary	■	■	■	■	■	
Educational Uses						
Schools, Public or Private	■	C	C	■	■	

Uses	Zoning Districts					Additional Regulations
	CN	CG	CO	CR	CS	
Trade and Vocational Schools	<del>■</del> <b>A</b>	<del>C</del> <b>A</b>	<del>C</del> <b>A</b>	<del>C</del> <b>A</b>	<del>■</del> <b>A</b>	
Schools for Personal Enrichment and Fulfillment	A	A	C	A	A	Section 20.21.180
Gym/Athletic Instruction, Minor	A	<del>A</del> <b>P</b>	<del>C</del> <b>P</b>	<del>A</del> <b>P</b>	A	Section 20.21.440
Gym/Athletic Instruction, Major	■	<del>C</del> <b>A</b>	<del>C</del> <b>A</b>	<del>C</del> <b>P</b>	<del>C</del> <b>A</b>	Section 20.21.440
Gym/Athletic Instruction, Small/Boutique Fitness Studio	<del>A</del> <b>P</b>	P	<del>A</del> <b>P</b>	P	<del>A</del> <b>P</b>	Section 20.21.440
<i>Child/Adult Care Services</i>						
Child Day Care Centers	C	C	C	C	■	Section 20.21.090
Day Care Facilities, Employer Provided On-site	C	C	C	C	■	
Day Care Facilities, Adult	C	C	C	C	■	
<i>Other Community Services</i>						
Emergency Shelters	■	C	■	■	P	Section 20.21.080
Social Services, Charitable Institutions and Services	C	C	C	C	C	
Public Safety Facilities	C	C	C	C	C	
<b>Commercial Uses</b>						
<i>Retail</i>						
Retail, General	P	P	C	P	P	
Cart/Kiosk	A	A	A	A	■	Section 20.21.150
Retail, Thrift and Secondhand Stores	■	<del>A</del> <b>P</b>	■	<del>C</del> <b>A</b>	<del>A</del> <b>P</b>	
Animal Sales and Services	P	P	■	P	P	
Veterinary Clinics	<del>■</del> <b>P</b>	<del>C</del> <b>P</b>	<del>■</del> <b>P</b>	<del>C</del> <b>P</b>	<del>C</del> <b>P</b>	
Guns and Ammunition Sales	■	C	■	C	■	
Alcoholic Beverage Sales	A/C	A/C	■	A/C	A/C	Section 20.21.270
Pawn Shops	■	■	■	■	C	
Adult Oriented Businesses	■	■	■	■	C	
Mobile Homes Sales	■	■	■	■	C	
Swap Meets	■	■	■	■	C	
<i>Vehicle Sales and Services</i>						
Automobile and Vehicle Sales and Leasing	■	C	■	C	C	Section 20.21.250
Automobile Rental	<del>■</del> <b>A</b>	<del>A/C</del> <b>A</b>	<del>■</del> <b>A</b>	<del>■</del> <b>A</b>	<del>A/C</del> <b>A</b>	Section 20.21.410
Truck and Trailer Rental	■	■	■	■	C	Section 20.21.410
Vehicle Parts and Accessories Sales	P	P	■	P	P	
Automobile, Light Truck and Van Cleaning	■	C	■	C	C	
Bus and Large Truck Cleaning	■	■	■	■	■	

Uses	Zoning Districts					Additional Regulations
	CN	CG	CO	CR	CS	
Vehicle Repair and Maintenance	■	A	■	⊖ A	A	Section 20.21.240
Bus and Large Truck Repair and Maintenance	■	■	■	■	C	
Paint or Auto Body Repair	■	C	■	■	C	
Vehicle Towing Service	■	■	■	■	P	
Gas and Service Stations	C	P	C	P	P	Section 20.21.230
<i>Eating and Drinking Establishments</i>						
Restaurant	P	P	⊖ P	P	⊖ P	
Restaurant, Drive-Thru Facility	C	P	⊖ P	P	⊖ P	Section 20.21.170
Bars, Nightclubs and Lounges	■	C	■	C	C	Section 20.21.280
Cigar Lounges, Vape Lounges and Hookah Bars	■	C	■	C	C	Section 20.21.320
Microbrewery and Microdistillery	■	C	■	C	C	20.21.270
Banquet Facilities	■	⊖ A	■	⊖ P	⊖ A	
<i>Transient Occupancy</i>						
Bed and Breakfast	■	C	■	C	■	
Hotels and Motels	■	⊖ P	⊖ P	⊖ P	■	
<i>Commercial Services</i>						
Offices, Professional/Business	P	P	P	P	P	
Offices, Service	P	P	P	P	P	
Personal Services	P	P	⊖ P	P	P	
Personal Services, Restricted	■	■	■	■	C	
<b>Tattoo and Piercing Establishment</b>	■	■	■	■	P	
Business Support Services	P	P	P	P	P	
Banks, Retail	P	P	P	P	P	
Check Cashing Services	■	■	■	■	C	Section 20.21.300
Payday Advance Services	■	P	■	P	P	
Cyber Cafes	■	C	■	C	C	Section 20.21.310
Day Spas	■	C	C	C	■	
Massage Establishments	C	C	C	C	C	Chapter 5.24
Funeral Parlors, Mortuaries and Crematories	■	C	■	■	C	
Fortunetelling	■	P	■	■	P	
<i>Entertainment-Related Services</i>						
Motion Picture Production and Distribution Services	■	C	C	C	C	
Recording Studios	■	P	■	P	P	
Broadcasting Studios	■	C	C	C	C	
<b>Recreational Uses</b>						
Commercial Recreation	■	⊖ A	■ A	⊖ P	■ A	
Golf Courses, Miniature	■	C	■	C	■	

Uses	Zoning Districts					Additional Regulations
	CN	CG	CO	CR	CS	
Parks and Recreational Facilities	P	P	P	P	P	
Sports Stadium or Arenas	■	■	■	C	■	
Amusement or Theme Park	■	■	■	C	■	
<b>Industrial</b>						
<i>Manufacturing and Processing</i>						
Manufacturing and Processing, Light	■	■	■	■	P	
Food Preparation	■	P	■	P	P	
<i>Recycling</i>						
Recycling Facilities, Small Collection	A	A	■	A	A	Section 20.21.360
Recycling Facilities, Large Collection	■	■	■	■	■	Section 20.21.360
Recycling Facilities, Reverse Vending Machines	A	A	■	A	A	Section 20.21.360
<i>Warehousing and Storage</i>						
Warehousing, Very Light (<25,000 sq ft)	■	■	■	■	P	
Outdoor Storage, Incidental	A	A	A	A	A	Section 20.21.200
Outdoor Storage, as a Primary Use	■	■	■	■	■	Section 20.21.200
<i>Other Industrial</i>						
Equipment Rental and Sales, Light Equipment	■	C	■	C	P	Section 20.21.220
<b>Transportation, Communications and Utilities</b>						
Transportation Terminals	■	C	C	C	C	
Parking Facilities	■	C	C	C	C	
Utilities, Major	C	C	■	C	C	
Utilities, Minor	C	C	C	C	C	
Communications Facilities, Minor	A	A	A	A	A	Chapter 20.22
Communications Facilities, Major	C	C	C	C	C	Chapter 20.22
Solar Panels, Incidental	A	A	A	A	A	Section 20.10.070
Wind Turbines, Incidental	■	■	■	C	■	Section 20.22
<b>Agricultural Uses, Activities and Facilities</b>						
Crop Cultivation	A	A	A	A	A	Section 20.21.020
Agricultural Product Stands	I	I	I	I	I	Section 20.21.020

Section 2. Table 20.07-1 of the Chino Municipal Code is hereby revised as follows with the remainder of the Table remaining unchanged (additions in bold **red**; deletions in ~~strikethrough~~):

TABLE 20.07-1 LAND USE REGULATIONS FOR INDUSTRIAL ZONING DISTRICTS

Uses	Zoning Districts				Additional Regulations
	BP	M1	M2	AD	
Commercial Uses					
<i>Retail</i>					
<b>Vehicle Sales Office</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>■</b>	
<i>Transient Occupancy</i>					
Hotels and Motels	<b>■ C</b>	<b>■ C</b>	<b>■ C</b>	<b>P C</b>	

Section 3. Section 20.23.100 of the Chino Municipal Code is hereby revised as follows (additions in bold **red**; deletions in ~~strikethrough~~):

#### 20.23.100 – Variances

##### A. Minor Variance.

1. Purpose and Intent. The purpose of the minor variance procedure is to provide a method whereby minor departures from the strict application of the development standards contained in this Zoning Code is permitted, when the strict application of such would deprive a property a development right possessed by other property in the same zone and vicinity.
2. Applicability.
  - a. When the strict and literal interpretation, and enforcement of this Zoning Code would result in practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of this Zoning Code, the Director of Community Development shall have the authority to grant a variance from the provisions of this Zoning Code, provided that the addition will not result in a deviation of more than **25-50** percent from a measurable standard. In no case, however, shall a variance be granted which authorizes a use, activity or property right that is not expressly permitted by this Zoning Code.

##### B. Major Variance.

1. Purpose and Intent. The purpose of the major variance procedure is to provide a method whereby departures from the strict application of the development standards contained in this Zoning Code is permitted, when the strict application of such would deprive a property a development right possessed by other property in the same zone and vicinity.
2. Applicability
  - a. When the strict and literal interpretation, and enforcement of this Zoning Code would result in practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of this Zoning Code, the

Planning Commission shall have the authority to grant a variance from the provisions of this Zoning Code, if the addition will result in a deviation of more than ~~25~~**50** percent from a measurable standard. In no case, however, shall a variance be granted which authorizes a use, activity or property right that is not expressly permitted by this Zoning Code.

Section 3. Section 20.24.020 of the Chino Municipal Code is hereby revised as follows with the remainder of the section remaining unchanged (deletions in **bold strikethrough**):

#### 20.24.020 – Definitions

*Personal Services, Restricted.* An establishment other than a professional office that provides services as a primary use which are typically limited by specific use attributes or appearance, including but not limited to ~~tattoo parlors, body piercing~~, pawnshops, spas and hot tubs for hourly rental, massage establishments, and adult oriented businesses as defined in Title 5 of the Municipal Code.

Section 6. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, in that it can be seen with certainty that there is no possibility for this action to have a significant effect on the environment, and individual development applications will be reviewed under CEQA as they are proposed.

#### Section 12. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

Section 13. This Ordinance shall be in full force and effect thirty (30) days after its second reading and adoption.

Section 14. Certification. The City Clerk of the City of Chino shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the *Chino Champion*, a newspaper of general circulation, within said City in accordance with the provisions of the Government Code.

PASSED, APPROVED AND ADOPTED THIS \_\_\_\_ DAY OF JUNE 2025.

By: \_\_\_\_\_  
EUNICE M. ULLOA, MAYOR

ATTEST:

By: \_\_\_\_\_  
NATALIE GONZAGA, CITY CLERK

STATE OF CALIFORNIA                     )  
COUNTY OF SAN BERNARDINO        ) §  
CITY OF CHINO                            )

I, Natalie Gonzaga, City Clerk of the City of Chino, do hereby certify that the foregoing Ordinance was duly adopted by said City Council at a regular meeting held on the \_\_\_\_ day of June 2025 by the following vote:

AYES:               COUNCILMEMBERS:

NOES:              COUNCILMEMBERS:

ABSENT:           COUNCILMEMBERS:

By: \_\_\_\_\_  
NATALIE GONZAGA, CITY CLERK