



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Planning Commission, are invited to fill out and submit to the Recording Secretary a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to [Planning@cityofchino.org](mailto:Planning@cityofchino.org) no later than 5:00 p.m. the day of the meeting.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office at (909) 334-3306 at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available in the Development Services Department during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org).

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## CHINO PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
13220 CENTRAL AVENUE  
CHINO, CA 91710

WEDNESDAY, MAY 20, 2026 AT 6:00 PM

### REGULAR MEETING

### AGENDA

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#### **FLAG SALUTE**

#### **ROLL CALL**

Planning Commission Members: Lissa Fraga (Chairperson), Vincent Lopez (Vice Chairperson), Jimmy Alexandris, Brandon Blanchard, Kevin Cisneroz, Annmarie Lemento, Lawrence Vieira.

#### **ANNOUNCEMENTS**

#### **PUBLIC COMMUNICATIONS**

*At this time, members of the public may address the Planning Commission on subjects that do not appear on the agenda. Please state your name for the record and limit your remarks to three minutes. If you have an item that will require discussion, please request that the item be placed on the next Planning Commission meeting agenda.*

#### **CONSENT CALENDAR**

*At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or Planning Commission requests that an item be removed from the Consent Calendar, all items will be acted upon on one summary vote. Items removed from the Consent Calendar will be acted upon separately, following the Public Hearing procedures.*

1. Minutes of the Regular Meeting of the Planning Commission of April 15, 2026. Approve Regular Meeting Minutes of April 15, 2026 (All Members Present).

2. Review Proposed Fiscal Year 2026-27 Capital Improvement Program Project List for General Plan Conformance and Review Environmental Determinations. Find the proposed CIP project list consistent with the City's General Plan, and the environmental determinations for the City's CIP projects to be categorically exempt in accordance with CEQA guidelines and the environmental guidelines of the City.

### **PUBLIC HEARING**

***The public will be given an opportunity to speak on each of the items listed below. Following a presentation and questions from the Planning Commission to staff, the chairperson will open the public hearing. At that time, the applicant will be permitted ten minutes to present their case. Members of the public will then be permitted five minutes to speak. After all have spoken, the applicant is permitted three minutes to summarize. The public hearing is then closed; however, the Planning Commission may, at its discretion, reopen the public hearing to receive additional public testimony. It is requested, but not required, that any members of the public addressing the Planning Commission state their name for the record prior to making your remarks.***

3. PL24-0086 (Special Conditional Use Permit) A request to operate a heavy processing recycling facility for electronic waste at an existing recycling facility.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-007 approving PL24-0086 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

4. PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit) A request to establish a temporary use for a period of 3 years for a public charter school for Sycamore Academy of Science and Cultural Arts and to construct five modular classroom buildings, totaling 7,200 square feet.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-008, approving PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

5. PL26-0026 (Special Conditional Use Permit) A request for approval to construct and operate a replacement reservoir for the existing Benson Reservoir within the City's Benson Water Treatment Plant, connecting the replacement reservoir to the system, and demolishing the existing reservoir.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: 1) Adopt Planning Commission Resolution No. PC2026-010, adopting a Mitigated Negative Declaration (MND) for the Benson Reservoir Replacement and Improvements Project; and 2) Adopt Planning Commission Resolution No. PC2026-009, approving PL26-0026 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

6. 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).

7. PL25-0032 (Preserve Specific Plan Amendment). Adopt Planning Commission Resolution No. PC2026-006, recommending the City Council approve PL25-0032 (Preserve Specific Plan Amendment), based on the findings listed in the Planning Commission Resolution No. PC2026-006.

Staff Report By: Kim Le, Senior Planner

### **NEW BUSINESS**


### **DIRECTOR'S REPORT**

### **COMMISSION COMMENTS**

### **ADJOURNMENT**

Adjourn to a regular meeting of the Planning Commission on June 17, 2026 at 6 p.m. in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Thursday, May 14, 2026 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org) by myself or under my direction.



Natalie Gonzaga, City Clerk.

***All Planning Commission decisions may be appealed to the City Council. An appeal of a Planning Commission decision must be filed with the Planning Division within ten (10) calendar days of the decision date.***