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**CHINO CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
REGULAR MEETING - CHINO SENIOR CENTER  
13170 CENTRAL AVENUE  
CHINO, CA 91710**

**TUESDAY, APRIL 15, 2025**

**MINUTES**

**CLOSED SESSION – 5:00 PM  
OPEN SESSION – 6:00 PM**

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**CALL TO ORDER**

The April 15, 2025, Regular Meeting of the City Council / Successor Agency to the Redevelopment Agency was called to order at 5:00 pm by Mayor Eunice M. Ulloa at the Chino Senior Center.

**ROLL CALL**

**PRESENT:** Mayor Eunice M. Ulloa, Mayor Pro Tem Curtis Burton, Council Member Karen C. Comstock, Council Member Christopher Flores, and Council Member Marc Lucio

**ABSENT:** NONE.

**CLOSED SESSION PUBLIC COMMENTS**

There were no requests to speak.

**CLOSED SESSION**

City Attorney Fred Galante read into the record the item listed on the Closed Session agenda.

**1. LIABILITY CLAIMS**

Pursuant to Government Code Section 54956.95 to consider the following worker's compensation claim:

Claimant: Sean Whitham Claim No. 025000085

Agency claimed against: City of Chino

**2. CONFERENCE WITH LABOR NEGOTIATOR**

Pursuant to Government Code Section 54957.6:

Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management

Employee Organizations: Chino City Hall Confidential Employee Association; Chino Police Management Association (CPMA); Chino Police Officers Association (CPOA); Chino Police Professional Employees Association (CPPEA); Teamsters Local 1932 Professional, Technical and Clerical Unit; American Federation of State, County, and Municipal Employees (AFSCME District Council 36 - Local 3183); Unrepresented Management Sworn and Professional; Executive Management and Deputy Directors; and Part-time Employees

The City Council recessed to Closed Session at 5:02 p.m. and concluded at 5:58 p.m. The City Council reconvened the meeting at 6:03 p.m.

## **FLAG SALUTE**

The Chino Police Department Explorer Honor Guard led the Pledge of Allegiance.

## **CEREMONIALS**

### **Proclamations**

National Public Safety Telecommunicators Week - Proclaim April 13-19, 2025 as National Public Safety Telecommunicators Week.

Mayor Ulloa read into the record the Proclamation designating April 13-19, 2025 as National Public Safety Telecommunicators Week in Chino. Police Chief Kevin Mensen and Police Department Public Safety Dispatchers were present to accept the Proclamation.

Donate Life Month - Proclaim April 2025 as Donate Life Month in the City of Chino.

Mayor Ulloa read into the record the Proclamation designating April 2025 as Donate Life Month in Chino. Robert Ralston, One Legacy Ambassador, Donate Life, was present to accept the Proclamation.

### **Presentations**

CHINO Days Award Recipients - Recognition of the 2025 CHINO Days Art, Writing & Chalk Art Award Winners.

Mayor Ulloa called up Kari Franco, Community Services, Parks & Recreation Supervisor, who announced the 2025 Chino Days Art, Writing, and Chalk Art Contest Winners and presented certificates of recognition to Skylar Yu, William Jiang, Olivia Li, Yiwen Cao, Claire Chen, Olivia Hong, Zoey Lu, Srishubhav Pinjala, Harmony Flores, Han Cogn Li, Arielle Bautista, Yuna Choi, Dominic Rhie, Rachel Lee, and Parthvi Naswa.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for April 2025.

Mayor Ulloa announced the Mayor's Home Beautification Award for April 2025 was awarded to Stephanie Bradhurst of Dalton Street in Chino, who was unable to attend the meeting, but ensured staff will deliver the award.

## **REPORT OUT OF CLOSED SESSION**

City Attorney Fred Galante reported out of closed session as follows:

1. LIABILITY CLAIMS Pursuant to Government Code Section 54956.95 to consider the following worker's compensation claim: Claimant: Sean Whitham Claim No. 025000085 Agency claimed against: City of Chino

The City Council received a briefing, provided unanimous direction, and no further reportable action was taken.

2. CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6:

Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management

Employee Organizations: Chino City Hall Confidential Employee Association; Chino Police Management Association (CPMA); Chino Police Officers Association (CPOA); Chino Police Professional Employees Association (CPPEA); Teamsters Local1932 Professional, Technical

and Clerical Unit; American Federation of State, County, and Municipal Employees (AFSCME District Council 36 - Local 3183); Unrepresented Management Sworn and Professional; Executive Management and Deputy Directors; and Part-time Employees

The City Council received a briefing, provided direction, and no further reportable action was taken.

### **AGENDA ADDITIONS/REVISIONS**

City Manager Linda Reich reported there were no additions or revisions to the agenda.

### **INFORMATION**

External Agency Report for April 15, 2025. Receive and file the External Agency Report for April 15, 2025 (Covering Meetings from February 1 - February 28, 2025).

Mayor Ulloa announced the External Agency Report was included in the agenda packet.

### **PUBLIC ANNOUNCEMENTS**

Kiwanis Corn Feed Run Car Show & Cruise is on Saturday, April 26, 2025, from 8:00 am to 3:00 pm at Chino City Hall. For information, visit [chinokiwanis.com](http://chinokiwanis.com).

Earth Day is on Thursday, April 17, 2025, from 4:00 to 7:00 pm at the Chino Creek Wetlands and Educational Park, located at 6075 Kimball Avenue in Chino. For information, visit [cityofchino.org/earthday](http://cityofchino.org/earthday).

Chino Bike Day is on Saturday, May 10, from 7:30 to 11:00 am, at Ruben S. Ayala Park in Chino. For information, call the Carolyn Owens Community Center at 909-334-3258.

Mayor Ulloa sadly announced that the meeting will adjourn in memory of Retired Judge Raymond Charles Youngquist, who passed away on March 30, 2025. On behalf of the City Council, Mayor Ulloa sent prayers to the Youngquist family during this difficult time.

### **PUBLIC COMMENTS**

Mayor Ulloa provided an announcement for any speakers in attendance regarding the project at Euclid and Schaefer Avenues. She explained the project is not on the agenda, therefore, the City Council is legally unable to make comments on the project. She encouraged residents to provide their comments to be included in the official record for the project when it is presented to the Planning Commission at an unscheduled later date, and to visit the website [www.cityofchino.org/orbis](http://www.cityofchino.org/orbis) for updates.

Pastor Dustin Harrison, Calvary Chapel Chino Valley, provided the invocation.

Riley Han, Selena Ouoa, and Sophie Shredder, Ontario Christian High School students, provided an introduction.

Steve Eckes, spoke in opposition of the Fern Schaefer Project.

Greg Duncan, spoke in opposition of the Eden Development project and a potential parcel purchase at Central and Francis.

Bob Nigg, requested an update on the review of Ordinance 2024-003 and emphasized the need for increased public input opportunities.

Maria Torres, Chino resident, spoke in opposition of the project at Euclid and Schaefer Avenues.

Susan Fekete, read a letter on behalf of Zachary Cenit, in opposition of the Eden project, and Susan Fekete spoke regarding working together on the Eden Development to find a good solution for the community.

Daniel Medrano, spoke in opposition of the project at Fern and Schaefer.

Mayor Ulloa encouraged residents to review agenda Item 4 - Report on State and Federal Legislative Issues, and spoke regarding SB79, a bill that focuses on land use and transit-oriented development.

### **CONSENT CALENDAR**

1. Warrants. Approve expenses as audited and within budget for warrants 775018 to 775115, and Electronic Fund Transfers 524106E to 524155E, totaling \$2,297,515.22
3. Elected City Officials' Report Regarding Travel, Training, and Meetings. Receive and file the Elected City Officials' Report reflecting City Council business related expenses incurred by the City.
4. Report on Priority State and Federal Legislative Issues. Receive and file the Priority Legislative Items Report dated April 15, 2025; the Tracked State Legislation Report; and Position Letters on Legislation.
5. 2024 Chino Climate Action Plan Annual Report. Receive and file the 2024 Chino Climate Action Plan Annual Progress Report.
6. Annexation of Territory into Community Facilities District No 2003-3 IA 5 for Municipal Services. Adopt Resolution No. 2025-013, declaring the City of Chino's intention to annex Territory to Improvement Area 5 of Community Facilities District No. 2003-3 for municipal services and schedule a Public Hearing for Tuesday, May 20, 2025.
7. Chino Preserve Development Corporation - Final Map and Subdivision Improvement Agreement for Tract Map No. 16420-7. Approve Final Map and Subdivision Improvement Agreement for Tract Map No. 16420-7.
8. Orange County Flood Control District - Agreement Regarding Fill Dirt and Release, Pine Avenue Stage 3 Project. Approve an appropriation and Fill Dirt and Release Agreement and a permit with the Orange County Flood Control District for \$108,200 for the Pine Avenue Stage 3 Project.
9. Traffic Signal Installation - Eucalyptus Avenue at Fern Avenue Project (TR240). Appropriate \$609,291 from the Transportation fund (320) reserves to the Traffic Signal Installation – Eucalyptus at Fern Avenue Project (TR240) and reduce the Bridges/Signals/Thoroughfare (Fund 220) Development Impact Fee funding by \$609,291.
10. Notice of Completion - Kimball Avenue Median Improvement Project (G7241). Approve the Kimball Avenue Median Improvement Project (G7241) as complete and authorize the Director of Public Works to file the Notice of Completion.

**Motion by Council Member Lucio, seconded by Council Member Comstock, to approve the Consent Calendar Items 1, and 3-10 as presented. The motion carried by the following vote:**

**AYES:                    ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO**

**NOES: NONE.**

**ABSENT: NONE.**

### **ITEMS PULLED FROM THE CONSENT CALENDAR**

2. Minutes. Regular Meeting Minutes for April 1, 2025 (Council Member Flores Absent-Excused).

**Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to approve Item 2. Minutes as presented. The motion carried by the following vote:**

**AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO**

**NOES: NONE.**

**ABSENT: NONE.**

### **NEW BUSINESS**

11. Appeal to the City Council of the Planning Commission's Denial of an Appeal of a Written Decision by the Development Services Director. Appeal of the Planning Commission's denial of an appeal of a written decision by the Development Services Director related to the interpretation of how Floor Area Ratio is enforced for projects located within the Mixed Use Overlay Districts.

Staff Report By: Michael Hitz, Principal Planner, AICP and Warren Morelion, Director of Development Services

RECOMMENDATION: That the City Council 1) deny the appeal and affirm that the Planning Commission is not required to issue specific findings of fact in connection with its decision to uphold the interpretation by the Director of Development Services for the calculation and enforcement of Floor Area Ratio ("FAR") in the Mixed Use Overlay District ("MUO") and 2) deny the appeal and affirm the decision by the Planning Commission to uphold the interpretation of the Zoning Code by the Director of Development Services regarding the calculation and enforcement of FAR in the MUO district.

Mayor Ulloa opened the public hearing.

Michael Hitz, Principal Planner, provided a presentation on the item. Mr. Hitz noted the appellant sent an email on April 7, 2025, which was included in the agenda packet, that expressed concerns the appeal was not published in the Chino Champion newspaper. Mr. Hitz explained in detail why there is no noticing requirement for this type of appeal.

Mr. Hitz shared that two email correspondences were received today, one from Linda Zeigler, and one from the appellant, Mr. Nigg. Both were provided to the City Council and will be saved to the meeting record.

City Attorney Galante presented a report on the item, detailing the implications of both a vote to deny the appeal and uphold the Planning Commission's decision, as well as a vote to approve the appeal. Mr. Galante noted that the City Council cannot legally consider issues raised by the appellant outside of the appeal, and it would not be appropriate for the appellant to address any issues that were not raised before the Planning Commission. No specific project should be discussed as part of this appeal.

Robert Nigg, appellant, addressed the City Council.

Mayor Ulloa noted the email submission by Mr. Nigg was provided with insufficient time for City Council review.

Mayor Ulloa asked if the Department of Housing and Community Development (HCD) has addressed Floor Area Ratio (FAR), and City Attorney Galante stated he is not aware of a general statewide interpretation of FAR, and Warren Morelion, Director of Development Services, agreed.

Maria Torres, Chino resident, spoke regarding frustration over the HCD's rigid rules which seem to limit the ability to address or challenge issues.

Mayor Ulloa asked Mr. Nigg to clarify if his email submission today includes the same information included in his appeal, and Mr. Nigg confirmed the newly submitted document provides additional detail with no new information, except regarding the appeal heard as a quasi-judicial hearing.

Mayor Ulloa stated the City Council deeply cares about the community, noting the difficulty in accepting state-imposed housing regulations, and discussed challenges faced.

City Attorney Galante explained that due process prohibits discussing the project referenced in the appeal. Mr. Galante commented on the additional information submitted after the appeal was filed and explained that new arguments or details cannot be considered, as they were not part of the initial appeal.

City Attorney Galante reviewed the changes requested by HCD between the ordinance's first reading identified by Mr. Nigg and its final adoption by City Council at the end of 2024, and confirmed each requirement was specifically requested by HCD. He clarified that under the City's municipal code and all specific plans for multifamily residential properties, FAR (Floor Area Ratio) does not apply.

Hearing no additional requests to address the City Council, Mayor Ulloa closed the public hearing.

Council Member Comstock shared that she and her colleagues have traveled to Sacramento to oppose the legislation and have engaged with HCD regarding the Housing Element, spoken to elected officials, and argued against these policies. Council Member Comstock reviewed key points in the appeal staff report, explained her position, and expressed support for the residents.

Mayor Pro Tem Burton expressed gratitude to Mr. Nigg for his work. He also thanked City Staff and the Planning Commission for their time and efforts. He spoke regarding his disagreement with Sacramento and noted his best interests for the people in the City of Chino.

Council Member Lucio shared insights from his experience in Washington D.C. and the contrast between federal and state and local policy. He shared the pressures the city faces, especially those regarding the housing element. He noted that he is not willing to jeopardize taxpayer dollars by inviting lawsuits, as seen in other cities. He acknowledged Mr. Nigg's work on the appeal and thanked the residents in attendance.

Council Member Flores thanked residents for their comments and encouraged them to write to local legislators about policies impacting the Chino community.

**Motion by Council Member Comstock, seconded by Council Member Flores, to 1) deny the appeal and affirm that the Planning Commission is not required to issue specific findings of fact in connection with its decision to uphold the interpretation by the Director of Development Services for the calculation and enforcement of Floor Area Ratio ("FAR") in the Mixed Use Overlay District ("MUO") and 2) deny the appeal and affirm the decision by the Planning Commission to uphold the interpretation of the Zoning Code by the Director of Development Services regarding the calculation and enforcement of FAR in the MUO district. The motion carried by the following vote:**

**AYES:                ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO**

**NOES:              NONE.**

**ABSENT:           NONE.**

### **MAYOR AND COUNCIL REPORTS**

#### Mayor Ulloa

Mayor Ulloa reported on the following meetings and events including the Omnitrans Board of Directors meeting; SBCTA Board of Directors meeting; Chino Valley School District meeting; Chino Days event; Mayor's Message filming; Chino Valley Soroptomist bingo fundraiser; Legislative Policy Committee meeting; Mayor's Prayer Breakfast; Chick-fil-A Employee Scholarship Award event; Omnitrans Administrative and Finance Committee meeting; SBCTA Transit and Metro Valley Committee meeting; and Gateway Karis Church Groundbreaking ceremony.

#### Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on the following meetings and events including the Chino Valley Unified School District Board meeting; Planning Commission meeting; Chino Basin Desalter Authority Board meeting; Inland Empire Utilities Agency Policy Committee meeting; Baker to Vegas Challenge Cup Relay Race; Mayor's Prayer Breakfast; meeting with City of Ontario and City of Montclair regarding matters related to water; Watermaster meeting with staff; Gateway Karis Church Groundbreaking Ceremony; Chino Valley Republican Assembly meeting; Water Facilities Authority Board of Directors meeting; Chino Boxing Club Board Members meeting; City Manager meeting; Closed Session; and expressed his condolences to the family of Judge Youngquist.

#### Council Member Comstock

Council Member Comstock congratulated the CHINO Days Art, Writing, and Chalk Art winners and offered her condolences to the family of Judge Youngquist.

#### Council Member Flores

Council Member Flores extended his condolences to the family of Judge Youngquist.

#### Council Member Lucio

Council Member Lucio extended his condolences to family of Judge Youngquist and congratulated the Chino Police Department Baker to Vegas team.

#### City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante had no report.

Police Chief's Report

Police Chief Kevin Mensen introduced Corporal Alex Wright, Chino Police Officers Association, who announced details about a fundraiser scheduled for Wednesday, April 30, at Roscoe's Famous Deli in Chino Hills, from 11:00 a.m. to 9:30 p.m. for the family of Clarissa Cano, who was tragically killed in recent pursuit crash.

Director's Report

Hye Jin Lee, Director of Public Works, announced the Inland Empire Utilities Agency (IEUA) will consider a rate increase at their April 16th Board Meeting at 10:00 a.m.

Mayor Ulloa asked City Attorney Galante for information brought back regarding the Proposition 218 process related to IEUA fees.

Fire Chief's Report

Fire Chief Dave Williams announced the Chino Valley Fire District Open House will be held on May 3, 2025, at the Chino Valley Fire District Training Center.

**ADJOURNED IN MEMORY OF RETIRED JUDGE RAYMOND CHARLES YOUNGQUIST**

Mayor Ulloa adjourned the meeting at 8:32 p.m. in memory of Retired Judge Raymond Charles Youngquist. The next Regular Meeting of the City Council will be held on Tuesday, May 6, 2025 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

APPROVED AND ADOPTED THIS 6TH DAY OF MAY 2025.

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EUNICE M. ULLOA, MAYOR

ATTEST:

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NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)