

RESOLUTION NO. PC2025-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL25-0019 (SPECIAL CONDITIONAL USE PERMIT) TO ESTABLISH A BEAUTY SCHOOL WITHIN AN EXISTING 5,460 SQUARE FOOT COMMERCIAL BUILDING LOCATED IN THE O'REILLY SHOPPING CENTER, IN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT, LOCATED AT 12526 CENTRAL AVENUE, SUITE 105 (APN: 1015-371-03).

WHEREAS, Arlene Avila (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL25-0019 (Special Conditional Use Permit) (the "Project") to establish a beauty school within an existing 5,460 square foot commercial building located in the O'Reilly shopping center, in the Commercial General (CG) zoning district, located at 12526 Central Avenue, Suite 105; and

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

WHEREAS, on May 7, 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, and

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 PL25-0019 (Special Conditional Use Permit):
 1. *PL25-0019 (Special Conditional Use Permit)*:
 - a. The proposed use is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s), as the proposed beauty school offers classes specializing in barbering, cosmetology and esthetician for those seeking to learn a specialized trade. General Plan Objective LU-1.3 encourages commercial development that will support and enhance vibrant commercial areas and serve existing neighborhoods. Establishing a beauty school at this location will serve residents within the City as well as support the existing commercial areas within the vicinity of the project site;
 - b. 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 already been met or exceeded

as the site if fully developed with a commercial center and the beauty school will meet all minimum zoning requirements;

- c. The subject site 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 use, as the Project site is an existing commercial shopping center that is fully developed. Access to the site is provided from two driveway entrances off of Central Avenue and two driveway entrances off of Walnut Avenue that have been designed to carry the type of traffic visiting the site;
 - d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood as the zoning of the surrounding properties are CG to the north, east and south. The property to the west is zoned as multifamily residential. The proposed beauty school will be consistent with, and not detrimental to the adjacent commercial and residential uses in the vicinity because of the physical barriers separating each zoning district and the proposed business days and hours of operation. In addition, all activities will be conducted within the existing building;
 - e. The proposed location, size, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety or general welfare, as the beauty school, with the approval of a Special Conditional Use Permit, is compatible with the adjacent commercial businesses and is consistent with uses permitted within the CG zoning district;
 - f. The proposed use will not have a significant adverse impact on the environment as the use is exempt from the California Environmental Quality Act per Section 15301 - Existing Facilities; and
 - g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed use and have been imposed as conditions of project approval by the Chino Planning Commission. Further, the proposed use meets all required development standards and policies pertaining to a beauty school.
2. *CEQA Findings.* The Planning Commission finds that, in compliance with the California Environmental Quality Act (CEQA), Pursuant to Guideline §15301, Existing Facilities, the Project qualifies as being categorically exempt from CEQA and will have no significant impact on the environment. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project.
3. *Approval of PL25-0019 (Special Conditional Use Permit)* The Planning Commission hereby approves PL25-0019 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 7TH DAY OF MAY 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 7th day of May 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment: Exhibit A – Conditions of Approval