

RESOLUTION NO. PC2025-017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0110 (SITE APPROVAL) TO CONSTRUCT 850 LUXURY RENTAL UNITS WITHIN BLOCK 6 AND BLOCK 8 MASTER PLAN AREAS AT A DENSITY OF 24.38 DWELLING UNITS PER ACRE ON 34.86 ADJUSTED GROSS ACRES OF LAND IN THE COMMUNITY CORE 16 (CC-16), HIGH DENSITY RESIDENTIAL 16 (HDR 16), AND HIGH DENSITY RESIDENTIAL 30 (HDR 30) LAND USE DESIGNATIONS OF THE PRESERVE SPECIFIC PLAN, LOCATED AT THE SOUTHEAST CORNER OF PINE AVENUE AND WEST PRESERVE LOOP (APN: 1057-181-02, AND PORTIONS OF 1057-441-04 AND 1057-181-37).

WHEREAS, the City of Chino (the "City") adopted the Preserve Specific Plan on March 25, 2003; and

WHEREAS, On February 13, 2008, the Planning Commission approved an "A" level Master Site Approval (MSA No. 2006-02) and Tentative Tract Map (TTM No. 16420) to subdivide 522 acres of land that established large parcels and major backbone street systems for future residential and non-residential development within the master plan area, generally located south of Pine Avenue, west of Hellman Avenue, and north and east of Chino Corona Road for what is known as the "South of Pine" area of The Preserve Specific Plan; and

WHEREAS, the City approved addenda to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) in 2008, 2016, and 2022 that concluded that the South of Pine MSA would not create any new significant impacts, or impacts that are significantly different than those identified in the Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036); and

WHEREAS, on April 5, 2021, the Planning Commission approved PL19-0071 (Master Site Approval) to allow for the future development of the Town Center at The Preserve commercial center and up to 393 units of multi-family residential development on a total of 39.91 acres of land located south of Pine Avenue, between West Preserve Loop and East Preserve Loop Streets within the Community Core 16 (CC16) and High Density Residential 16 (HDR16) land use designations in The Preserve Specific Plan for what is known as the "District 4" (Block 6 and Block 7) Master Plan area of The Preserve Specific Plan; and

WHEREAS, on May 15, 2024, the Planning Commission approved PL23-0043 (Master Site Approval), a 39.29-acre Master Site Approval for the future development of 866 residential units within four neighborhoods at an overall density of 22.04 dwelling units per acre located in the Community Core 16 (CC16), High Density Residential 16 (HDR16), and High Density Residential 30 (HDR30) land use designations in The

Preserve Specific Plan for what is known as the Block 8 Master Plan area of The Preserve Specific Plan; and

WHEREAS, Chino Holding Company LLC (the “Applicant”), has filed an application with the City of Chino (the “City”) for approval of PL20-0110 (Site Approval) (the “Project”) to construct 850 luxury rental units within Block 6 and Block 8 master plan areas at a density of 24.38 dwelling units per acre on 34.86 adjusted gross acres of land in the Community Core 16 (CC-16), High Density Residential 16 (HDR 16), and High Density Residential 30 (HDR 30) land use designations of The Preserve Specific Plan, located at the southeast corner of Pine Avenue and West Preserve Loop (APN: 1057-181-02, and portions of 1057-441-04 and 1057-181-37); and

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

WHEREAS, on August 20, 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 PL24-0110 (Site Approval):

1. *PL24-0110 (Site Approval)*

- a. The proposed Project is consistent with the goals and policies of the City’s adopted General Plan and/or applicable specific plan(s). General Plan, Goal LU-1, encourages a variety of housing types that meet the housing needs of residents of all income levels in Chino. Further, the Project is located in The Preserve Specific Plan and is in compliance with The Preserve Specific Plan development standards and design guidelines;
- b. The proposed Project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City’s Zoning Ordinance. The Project is a proposal for an 850-unit rental community at a density of 24.38, which is a permitted use and is within the allowable density range of the Commercial Core 16 (CC 16), High Density Residential 16 (HDR 16) and High Density Residential 30 (HDR 30) land use designations of The Preserve Specific Plan;

- c. 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 development proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed residential development is consistent with the development standards and guidelines for uses within the CC 16, HDR 16, and HDR30 land use designations of The Preserve Specific Plan, The Preserve Design Guidelines, and the City Zoning Ordinance;
- d. 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 Project, as necessary street and roadway improvements for Pine Avenue, Market Street, Legacy Park Street, Academy Street, and West Preserve Loop are required to be improved as part of the development;
- e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, as the properties adjacent to the Project consist of commercial and residential uses of similar size and density;
- f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare, as the Project is consistent with the CC 16 and HDR 16 land use designations of The Preserve Specific Plan and surrounding uses. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A";
- g. The proposed Project will not have a significant adverse impact on the environment, as the Project is within the scope of the Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) (EIR) for South of Pine Update 2022 adopted by the Planning Commission on February 23, 2022, which adequately describes the proposed activity for the purposes of the California Environmental Quality Act (CEQA). The Addendum satisfies the requirements of the CEQA and the CEQA Guidelines (California Public Resources Code §§21000 *et seq.*; 14 Cal. Code Regs. §§ 15000 *et seq.*);
- h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of Project approval by the Planning Commission. In addition, certain safeguards have been required of the Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A". Further, the Project meets all required

development standards and policies pertaining to residential development in the City and The Preserve Specific Plan.

2. *Special Findings of Fact for Projects in the Airport Overflight Area*

- a. The proposed development is consistent with the City's adopted Airport Comprehensive Land Use Plan (ACLUP) and the applicable provisions of the City's Zoning Ordinance, in that the proposed Project is located within Aviation Safety Zone III, and the proposed use, which consists of residential development, is considered a normally acceptable use within these zones.

3. *Guiding Development Principles*

- a. *The Project contributes directly to a broad range of housing types and opportunities.* The Project is an 850-unit rental community that contributes to a broad range of housing types and opportunities provided in the City;
- b. *The Project is characterized by design features that contribute to the quality and variety of the living environment.* The Project integrates design features such as paseos, recreational amenities, and streets that provide pedestrian access and connectivity within the site and to all existing and future developments. All proposed recreational amenities, paseos, pedestrian and landscape linkages will be developed in accordance with the General Plan and The Preserve Specific Plan requirements;
- c. *The Project contributes to and does not detract from the character and viability of the Community Core.* The Project is part of The Preserve Community Core. The orientation of the residential layout will not detract from the character and viability of the Community Core but will provide a customer base for the Community Core.
- d. *The Project implements and is consistent with the land use concept in the plan.* The Project includes continuity, compatibility, and connectivity within the site, neighboring developments, and area that may be developed in the future. Additionally, the proposed density of 24.38 dwelling units per acre is within the allowable density range for CC 16, HDR 16, and HDR 30 land use designations of The Preserve Specific Plan and consistent with the land use concept for this area.

4. *Compatibility Findings*

- a. *The project complies with the provisions of The Preserve Specific Plan including the Guiding Development Principles listed in the Development Concept section.* These findings have been met and are included in Section 4 – Guiding Development Principles of this Resolution.

- b. *The mobility systems are consistent and seamlessly connect with the mobility systems of adjacent properties.* The proposed Project provides a street and pedestrian layout that is consistent with the requirements and development standards of The Preserve Specific Plan. The Project will utilize and improve existing roadways, and will create new public and private streets and drive aisles within the Project area.
 - c. *Areas intended for public use, such as public plazas, trails, sidewalks, schools, recreational facilities and paseos, are coordinated among subdivisions and the streetscape, landscape, hardscape and public amenities are mutually compatible.* The proposed Project design features include recreational amenities, paseos, and streets that will provide pedestrian access and connectivity to all areas within the site and to areas of existing and future development within The Preserve Specific Plan area. The proposed Project ensures the areas intended for public use have been coordinated throughout the site and will provide sidewalks, trails and paseos to serve as links to all areas that are mutually compatible between subdivisions. Additionally, once under development, the Project will include perimeter landscaping consistent with the landscaping standards in The Preserve Specific Plan, which will provide an aesthetically pleasing streetscape.
 - d. *The development proposal complies with the applicable design guidelines of this specific plan and is compatible with surrounding areas, including, but not limited to building design and placement, colors, materials, height, bulk and the design of paseos, trails and other public facilities.* The proposed Project complies with The Preserve Specific Plan and is intended for high density residential development that will be consistent with The Preserve Design Guidelines.
 - e. *Consideration and application of public safety and security are incorporated into the project design.* The proposed Project will provide for public safety and security through its adherence to State and City public works and engineering standards for roadways and infrastructure. The Project will include adequate lighting on all streets, paseos, and trails to ensure public safety when development occurs.
5. *CEQA Findings.* The Planning Commission finds that the environmental documentation is adequate and conforms with the provisions of CEQA. The Planning Commission finds that the Project has already been assessed by the City. The Project is within the scope of the previously adopted Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) (EIR) for South of Pine Update 2022, which adequately describes the proposed Project for the purposes of CEQA, pursuant to Section 15164 of the CEQA Guidelines. Additionally, there have been no substantial changes in the Project since it was originally assessed under the

Addendum, or no substantial new information that was not previously known when the Project was originally assess under the Addendum. The Addendum satisfies the requirements of the CEQA and the CEQA Guidelines (California Public Resources Code §§ 21000 *et seq.*; 14 Cal. Code Regs. §§ 15000 *et seq.*). No further action under CEQA is required.

6. *Approval of PL24-0110 (Site Approval).* The Planning Commission hereby approves PL24-0110 (Site Approval) 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".
7. *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 20TH DAY OF AUGUST 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 20th day of August 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment: Exhibit A – Conditions of Approval