

RESOLUTION NO. PC2025-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CHINO CITY COUNCIL ADOPT AMENDMENT TO THE ZONING MAP (PL23-0129 (ZONE CHANGE)) TO INCORPORATE TARGETED ZONING MAP AMANDMENTS PROPOSED TO BETTER ALIGN ZONING WITH AS BUILT USES AND MARKET POTENTIAL FOR THE RESPECTIVE SITES, WHICH COMPRISE A CHANGE FROM ONE EXISTING ZONING DISTRICT TO ANOTHER AND ALL AMENDMENTS ARE CONSISTENT WITH THE REQUIREMENTS OF MEASURE M, THE CITY'S RESIDENTIAL GROWTH CONTRIOL MEASURE.

WHEREAS, the City of Chino has prepared the 2045 General Plan Update (Project) to satisfy the requirements of Government Code 65300 - 65303.4; and

WHEREAS, the changes to the Zoning Map and parcels identified in Exhibit A are needed for consistency with the Project; and

WHEREAS, pursuant to Chino Municipal Code section 2.36, the Planning Commission is empowered to review and recommend to the City Council general plan amendments, specific plan amendments, zone changes, and zone ordinance amendments; and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed zone changes and related materials; and

WHEREAS, The proposed zone changes will not adversely affect the harmonious relationship with the adjacent neighborhoods and land uses; and

WHEREAS, all provisions of the California Government Code and Chino Municipal Code related to the proposed zone change have been complied with; and

WHEREAS, on August 20, 2025, the Planning Commission held a duly noticed public hearing for the PL23-0129 (Zone Change) 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 considered public testimony on the Project.

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 to the City Council on PL23-0129 (Zoning Change):

1. The proposed zone changes are consistent with the goals and policies of the General Plan, as amended. An amendment to the General Plan has been processed concurrently for the Project and the proposed zone changes are consistent with the updated General Plan Land Use Diagram for the related parcels. Furthermore, the proposed zone changes are generally located within the City's established employment districts and would support Goal LCC-6 of the updated General Plan, which seeks to strengthen Chino's established employment districts and build the local employment base; and
  2. The proposed zone changes are reasonable, beneficial, and in the interest of good zoning practice in that they are proposed to better align zoning for the subject sites with surrounding as-built uses and market potential for the respective sites. Furthermore, the proposed zone changes are consistent with the requirements of Measure M, the City's residential growth control measure; and
  3. The proposed zone change will not have a significant adverse impact on the environment that has not been analyzed as part of the City of Chino 2045 General Plan Update Environmental Impact Report that has been prepared for the Project. Pursuant to Section 15162 of the CEQA Guidelines, staff has determined that this Project is within the scope of the EIR, and there are no changes to the Project from what was described and analyzed in the EIR; and
  4. In the case of a zone change to a specific property, the changes will not adversely affect the harmonious relationship with adjacent parcels and land uses in that they are proposed to better align zoning for the subject sites with surrounding as-built uses and market potential for the respective sites; and
  5. In the case of a zone change to a specific property, the subject sites have physical characteristics that are suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses for the proposed zoning designation and anticipated development in that they are located on infill sites that generally contain comparable existing development today.
- C. *CEQA Findings.* The City of Chino 2045 General Plan Update Environmental Impact Report (SCH No. 2024090833) has been prepared for the Project. Pursuant to Section 15162 of the CEQA Guidelines, staff has determined that this Project is within the scope of the EIR, and there are no changes to the Project from what was described and analyzed in the EIR. The proposed zone changes are consistent with the Project described in the EIR, and all mitigation measures from the EIR are incorporated as conditions of approval for the Project.

- D. *Recommendation of Approval of PL23-0129 (Zone Change)*. The Planning Commission hereby recommends the City Council approve PL23-0129 (Zone Change).

PASSED, APPROVED AND ADOPTED THIS 20<sup>TH</sup> 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 20<sup>th</sup> day of August 2025 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

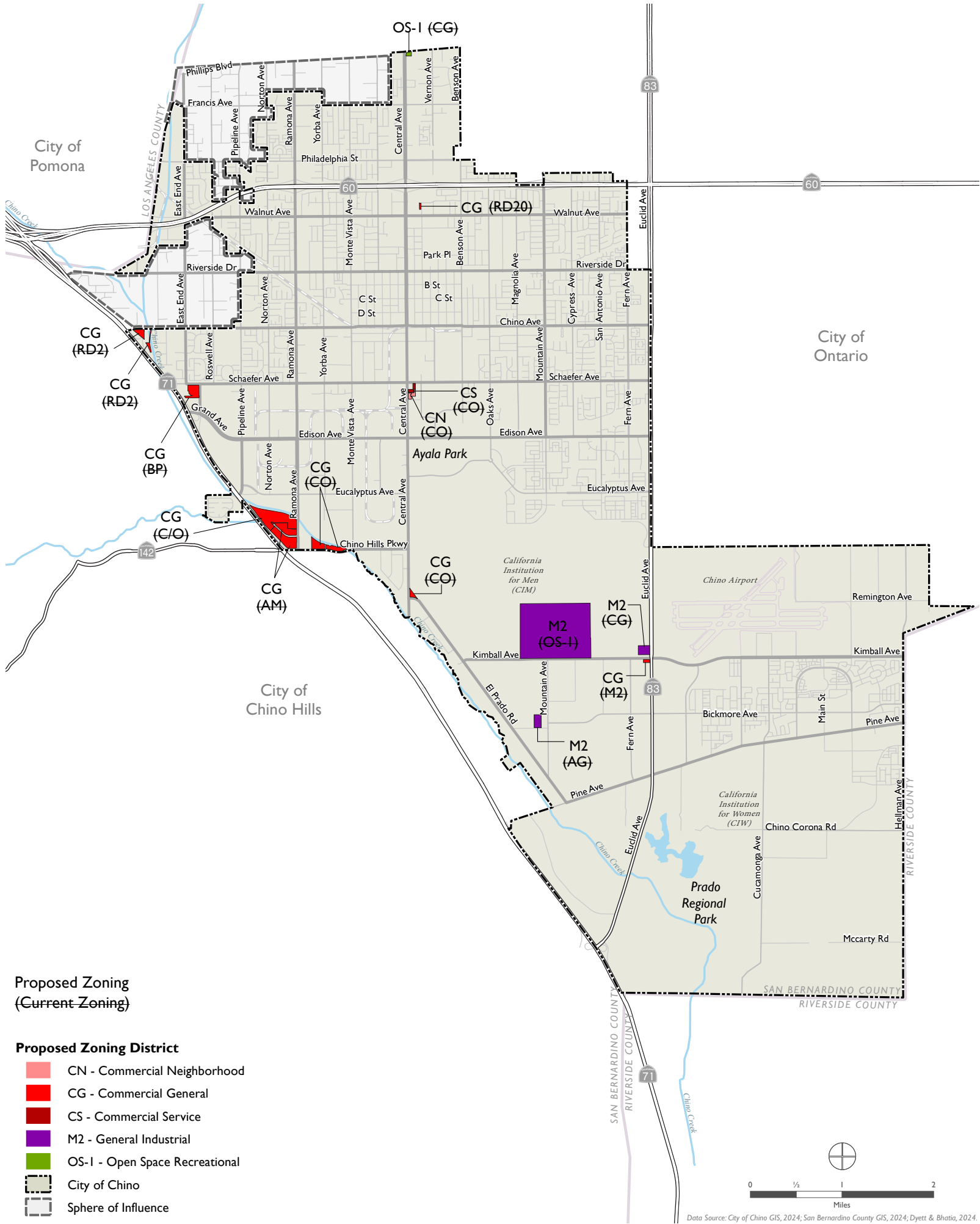
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

\_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

Attachment:  
Exhibit "A" – Parcel List and Map

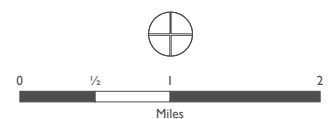
# Proposed Zoning Map Amendments



Proposed Zoning  
(Current Zoning)

### Proposed Zoning District

- CN - Commercial Neighborhood
- CG - Commercial General
- CS - Commercial Service
- M2 - General Industrial
- OS-I - Open Space Recreational
- City of Chino
- Sphere of Influence



Data Source: City of Chino GIS, 2024; San Bernardino County GIS, 2024; Dyett & Bhatia, 2024.

**Exhibit A.2 - List of Parcels to be Rezoned**

<b>APN</b>	<b>ADDRESS</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>
1014-052-03-0000	5325 PHILLIPS BLVD	CG	OS-1
1015-281-24-0000	10TH ST	RD20	CG
1019-331-01-0000	3321 CHINO AVE	RD2	CG
1019-331-02-0000	3417 CHINO AVE	CG	CG
1019-331-07-0000	3415 CHINO AVE	RD2	CG
1021-031-17-0000	5345 SCHAEFER AVE	CS	CS
1021-031-22-0000	CENTRAL AVE	CO	CS
1021-031-25-0000	13759 CENTRAL AVE	CO	CN
1021-031-26-0000	13779 CENTRAL AVE	CO	CN
1022-051-07-0000	ROSWELL AVE	BP	CG
1022-051-10-0000	13700 ROSWELL AVE	BP	CG
1022-051-11-0000	13788 ROSWELL AVE	BP	CG
1022-051-13-0000	13768 ROSWELL AVE 1 #105	BP	CG
1022-051-14-0000	13768 ROSWELL AVE 2 #103	BP	CG
1022-051-15-0000	13768 ROSWELL AVE 3 #102	BP	CG
1022-051-16-0000	13768 ROSWELL AVE 4 #101	BP	CG
1022-051-17-0000	13768 ROSWELL AVE 5 #100	BP	CG
1022-051-18-0000	13768 ROSWELL AVE 6 #111	BP	CG
1022-051-19-0000	13768 ROSWELL AVE 7 #112	BP	CG
1022-051-20-0000	13768 ROSWELL AVE 8 #115	BP	CG
1022-051-21-0000	13768 ROSWELL AVE 9 #116	BP	CG
1022-051-22-0000	13768 ROSWELL AVE 117	BP	CG
1022-051-23-0000	13768 ROSWELL AVE 118	BP	CG
1022-051-24-0000	13768 ROSWELL AVE 119	BP	CG
1022-051-25-0000	13768 ROSWELL AVE 120	BP	CG
1022-051-26-0000	13768 ROSWELL AVE 121	BP	CG
1022-051-27-0000	13768 ROSWELL AVE 122	BP	CG
1022-051-28-0000	13768 ROSWELL AVE 110	BP	CG
1022-051-29-0000	13768 ROSWELL AVE 109	BP	CG
1022-051-30-0000	13768 ROSWELL AVE 108	BP	CG
1022-051-31-0000	13768 ROSWELL AVE 107	BP	CG
1022-051-32-0000	13768 ROSWELL AVE 106	BP	CG
1022-051-33-0000	13768 ROSWELL AVE 205	BP	CG
1022-051-34-0000	13768 ROSWELL AVE 203	BP	CG
1022-051-35-0000	13768 ROSWELL AVE 202	BP	CG
1022-051-36-0000	13768 ROSWELL AVE 201	BP	CG
1022-051-37-0000	13768 ROSWELL AVE 200	BP	CG
1022-051-38-0000	13768 ROSWELL AVE 211	BP	CG
1022-051-39-0000	13768 ROSWELL AVE 212	BP	CG
1022-051-40-0000	13768 ROSWELL AVE 215	BP	CG
1022-051-41-0000	13768 ROSWELL AVE 216	BP	CG
1022-051-42-0000	13768 ROSWELL AVE 217	BP	CG
1022-051-43-0000	13768 ROSWELL AVE 218	BP	CG
1022-051-44-0000	13768 ROSWELL AVE 219	BP	CG
1022-051-45-0000	13768 ROSWELL AVE 220	BP	CG

<b>Exhibit A.2 - List of Parcels to be Rezoned</b>			
<b>APN</b>	<b>ADDRESS</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>
1022-051-46-0000	13768 ROSWELL AVE 221	BP	CG
1022-051-47-0000	13768 ROSWELL AVE 222	BP	CG
1022-051-48-0000	13768 ROSWELL AVE 210	BP	CG
1022-051-49-0000	13768 ROSWELL AVE 209	BP	CG
1022-051-50-0000	13768 ROSWELL AVE 208	BP	CG
1022-051-51-0000	13768 ROSWELL AVE 207	BP	CG
1022-051-52-0000	13768 ROSWELL AVE 206	BP	CG
1022-051-53-0000	13768 ROSWELL AVE	BP	CG
1025-092-02-0000	14670 RAMONA AVE	C/O	CG
1025-121-08-0000	RAMONA AVE	C/O	CG
1025-151-07-0000	CHINO HILLS PKWY	C/O	CG
1025-151-08-0000	CHINO HILLS PKWY	C/O	CG
1025-191-06-0000	CHINO HILLS PKWY	C/O	CG
1025-211-12-0000	CORPORATE CENTER AVE	C/O	CG
1025-211-16-0000	CORPORATE CENTER AVE	AM	CG
1025-211-18-0000	RAMONA AVE	C/O	CG
1025-211-19-0000	RAMONA AVE	C/O	CG
1025-211-22-0000	RAMONA AVE	C/O	CG
1025-211-23-0000	14726 RAMONA AVE	C/O	CG
1025-211-24-0000	14740 RAMONA AVE	AM	CG
1025-211-26-0000	4325 CORPORATE CENTER AVE	C/O	CG
1025-211-28-0000	14740 RAMONA AVE	AM	CG
1025-211-29-0000	CORPORATE CENTER AVE	AM	CG
1025-211-30-0000	4480 CHINO HILLS PKWY	AM	CG
1025-482-01-0000	CHINO HILLS PKWY	C/O	CG
1025-491-01-0000	CHINO HILLS PKWY	C/O	CG
1026-101-05-0000	15180 EUCLID AVE	CG	M2
1026-101-06-0000	15180 EUCLID AVE	CG	M2
1026-101-07-0000	15180 EUCLID AVE	CG	M2
1026-101-09-0000	15616 EUCLID AVE	CG	M2
1026-101-10-0000	15180 EUCLID AVE	CG	M2
1026-101-12-0000	15180 EUCLID AVE	OS-1	M2
1028-202-21-0000	EL PRADO RD	CO	CG
1056-061-04-0000	7031 KIMBALL AVE	M2	CG
<b>A portion of the following parcels is proposed for rezoning as shown on the attached map.</b>			
1026-111-01-0000	KIMBALL AVE	OS-1	M2; OS-1
1027-211-05-0000	FLOWERS ST	AG	M2
1026-071-02-0000	EUCLID AVE	OS-1	OS-1; M2
1026-031-01-0000	15180 EUCLID AVE	OS-1	OS-1; M2