

RESOLUTION NO. PC2025-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0131 (SPECIAL CONDITIONAL USE PERMIT) FOR THE CONSTRUCTION OF A 1,600 SQUARE FOOT DETACHED NON-HABITABLE STRUCTURE FOR THE STORAGE OF A RECREATIONAL VEHICLE (RV) IN THE RD2 (RESIDENTIAL/AGRICULTURAL) ZONING DISTRICT, LOCATED AT 12795 ROSS AVENUE (APN: 1015-531-29).

WHEREAS, Michael Carpenter (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL24-0131 (Special Conditional Use Permit) (the "Project") for the construction of a 1,600 square foot detached non-habitable structure for the storage of a Recreational Vehicle (RV) garage in the RD2 (Residential/Agricultural) zoning district, located at 12795 Ross Avenue (APN: 1015-531-29); 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 PL24-0131 (Special Conditional Use Permit):

1. *PL24-0131 (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), in that non-habitable accessory structures greater than 1,200 square feet in size may be conditionally permitted by the Planning Commission. The proposed 1,600 square foot garage structure will be consistent with, and not detrimental to, other uses and structures on the property and neighboring properties;
- 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 the Project site is an existing 23,700 square foot single-family lot. The proposed RV garage is located on a flat parcel of land at the rear of the existing lot and meets all minimum development standards set forth in the RD2 zoning district;

- 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 Project as the site is an existing residential property. Access to the site is from a residential collector street, Ross Avenue, which has been designed to carry the type of traffic visiting the site;
 - d. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, as single-family homes surround the site on all sides. The third residential lot to the south includes a large, detached structure at the rear similar in size and scale as the proposed garage. The proposed garage is consistent with, and not detrimental to, other residences in the neighborhood because the accessory structure will be an incidental use to the primary dwelling, will match the color of the existing dwelling, and shall be used solely by the homeowners or occupants as a non-commercial use;
 - e. The proposed location, size, and operating characteristics of the Project will not be detrimental to the public interest, health, safety or general welfare as the proposed accessory structure is conditionally permitted in the RD2 zoning district and has been designed and located to meet all minimum City requirements. 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 to this resolution, and are described herein;
 - f. The proposed use will not have a significant adverse impact on the environment, as the Project is exempt from the California Environmental Quality Act per Section 15303 – New Construction or Conversion of Small Structures; and
 - g. 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 approval by the Chino Planning Commission. Further, the Project meets all required development standards and policies pertaining to RD2 residential development.
2. *CEQA Findings.* The Planning Commission finds that, in compliance with the California Environmental Quality Act (CEQA), Pursuant to Guideline § 15303, New Construction or Conversion of Small Structures, 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 PL24-0131 (Special Conditional Use Permit).* The Planning Commission hereby approves PL24-0131 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 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:

SECRETARY, PLANNING COMMISSION

Attachment: Exhibit A – Conditions of Approval