

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Please take notice that, on March 1, 2021, at 7:00 p.m., or as soon thereafter as the matter can be heard, at Chino City Hall in the City Council Chambers 13220 Central Avenue, Chino, California, the Planning Commission will hold a public hearing for the consideration of the following project:

PL15-0530. DM01 (Site Approval – Developer Modification), PL20-0039 (Special Conditional Use Permit), PL20-0040 (Site Approval), PL20-0041 (Special Conditional Use Permit), PL20-0042 (Site Approval), and Addendum to the Kimball Business Park Project Environmental Impact Report (SCH No. 2015071025) – A request for approval of the following applications that are within the Airport Related (AR) land use designation of The Preserve Specific Plan, located at the northwest corner of Kimball and Hellman Avenues (APNs: 1055-091-12 and 13):

- PL15-0530.DM01 (Site Approval – Developer Modification) – A request to remove two industrial buildings from the east side of a previously approved industrial park to allow for the development of a commercial center.

- PL20-0039 (Special Conditional Use Permit) and PL20-0040 (Site Approval) – A request to construct a 5,590 square foot gas station consisting of a convenience market with quick serve restaurant and eight gas pumps, and to establish a Type 20 Alcoholic Beverage Control (ABC) license for off-sale consumption of beer and wine for the convenience market component.

- PL20-0041 (Special Conditional Use Permit) and PL20-0042 (Site Approval) – A request to construct a 2,450 square foot multi-tenant drive-thru building.

An Addendum to the Kimball Business Park Project Environmental Impact Report (SCH No. 2015071025) has been prepared for this project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA.

Applicant: Orbis LCG Kimball, LLC

Project Planner: Kim Le

Project Engineer: Felicia Marshall

All interested residents and stakeholders are invited to attend and, if desired, provide testimony at this public hearing. All supporting environmental documentation is available on the City's website at http://cityofchino.org/city_hall/departments/community_development/planning/environmental_documents. Written comments will be accepted by the Development Services Department through March 1, 2021, 5:30 p.m., or at the hearing.

Be advised that should you wish to challenge the decision of the Chino Planning Commission on this pending project, you shall be limited to raising only those issues you or someone else raised during the public hearing described in this notice. Questions regarding the project may be directed to Kim Le, Associate Planner, at (909) 334-3330 or via email at kle@cityofchino.org.



Nicholas S. Liguori, AICP
Director of Development Services

Publish date: February 13, 2021

Chino Valley Champion

66-21