

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Please take notice that, on June 17, 2026, at 6:00 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:

PL26-0119 (Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845) A request to amend the East Chino Specific Plan (ECSP) to allow reduced front yard setbacks for homes with swing-in garages and to allow homes to front onto Amsterdam Avenue, and a request for approval of a Site Approval (SA) and Tentative Tract Map (TTM) to subdivide 12.42 adjusted gross acres for the development of 55 single-family residential homes at a density of 4.44 dwelling units per acre within the RD 4.5 Residential (4.5 dwelling units/acre) land use designation of the ECSP, located at 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01).

The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

Applicant: PLC Communities
Project Planner: Chris Cortez
Project Engineer: Jorge Alvarado

All interested residents and stakeholders are invited to attend and, if desired, provide testimony at this public hearing. Written comments will be accepted by the Development Services Department through June 17, 2026, 4:30 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 Chris Cortez, Assistant Planner at (909) 334-3525 or via email at ccortez@cityofchino.org.



Warren Morelion, AICP
Director of Development Services
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