

CITY OF CHINO HILLS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Chino Hills will hold a public hearing on Tuesday, September 8, 2026, at 6:00 p.m. in the Council Chambers of the City Hall, 14000 City Center Drive, to consider Specific Plan SP22-01 Amendment (SP-0001-2025), Site Plan Review No. 07SPR02 Second Amendment (SPR-0003-2025), Conditional Use Permit CUP-0004-2025, and an Addendum to the Mitigated Negative Declaration (MND).

PROJECT DESCRIPTION: The applicant, H.G. Fenton, is requesting approval for Specific Plan SP22-01 Amendment, Site Plan Review 07SPR02 Second Amendment, and Conditional Use Permit (collectively, the "Project") to modify the previously approved Bizpark commercial and business park center project. The proposed Specific Plan amendment will include an updated permitted use table to add restaurant take out with drive-thru, restaurant sit down, bakery/coffee/tea shop, and updated figures and square footage throughout to incorporate the site plan changes. The proposed Site Plan Review amendment modifies Building 18 by reducing the size from 18,100 square feet to 5,317 square feet and modifying parking and circulation layout to accommodate a drive-thru. Lastly, the Conditional Use Permit is proposed to allow a restaurant with drive-thru.

PROJECT LOCATION: The project is located on a vacant property along Pomona Rincon Road, between Chino Hills High School and State Route 71 freeway.

ENVIRONMENTAL REVIEW: On January 22, 2008, the city adopted a Mitigated Negative Declaration (MND) and corresponding Mitigation Monitoring and Reporting Program for the Heritage Professional Center project, finding that, with mitigation, the project would not have a significant impact on the environment. In 2022, the property owner applied for modifications to the previously approved Heritage project, including a general plan amendment, adoption of a new specific plan for the project area, a corresponding zone change, a tentative parcel map, and a site plan amendment. The revised project was renamed the Bizpark Chino Hills Project. On February 14, 2023, the Chino Hills City Council approved the Bizpark Project, together with an addendum to the prior MND.

Staff has analyzed the proposed Project in accordance with the California Environmental Quality Act and has determined that a subsequent or supplemental mitigated negative declaration as described in Sections 15162 and 15163 of the CEQA Guidelines is not required because the applicant is not proposing significant revisions to the previously-approved project, there are no significant changes in circumstances, and there is no new information of substantial importance that will involve new significant environmental effects or increase the severity of previously identified significant effects. As such, an addendum to the MND has been prepared in accordance with CEQA Guidelines Section 15164.

NOTICE IS HEREBY FURTHER GIVEN that if you challenge the above-described project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

In Compliance with the Americans with Disabilities Act, if you require special assistance to participate, please contact the City Clerk's office at 909-364-2620, Test Telephone Relay Service (TTY Relay: 711), email cityclerk@chinohills.org, or U.S. Mail or personally deliver to City of Chino Hills, Attn: City Clerk, 14000 City Center Drive, Chino Hills, CA 91709 at least 72 hours prior to the meeting to enable the City to make reasonable arrangements.

ALL INTERESTED PERSONS are invited to be present at the public hearing. All persons may give testimony at the time and place indicated above. Additional information regarding this project may be obtained from Michael Hofflinger, Planning Manager with the Community Development Department at mhofflinger@chinohills.org or (909) 364-2777.

DATED: August 26, 2026

s/Cheryl Balz, City Clerk

Publish : Saturday, August 29, 2026

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