

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Please take notice that, on November 19, 2025, 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:

PL25-0075 (Site Approval) & PL25-0076 (Tentative Tract Map No. 20825) – A request to subdivide 8.26 adjusted gross acres of land into one lot, for condominium purposes for the construction of a 130-unit, 42-building residential development at a density of 15.7 dwelling units per acre, located within the CG (Commercial General) zoning district within the Affordable Housing Overlay (AHO) district on the north side of Chino Hills Parkway, approximately 600 feet east of Ramona Avenue (APN: 1025-191-06, 1025-151-07 & 08, 1025-482-01 and 1025-491-01). The project includes a request for a concession which would allow a reduction in density from the base of 26 dwelling units per acre in the AHO to 15.7 dwelling units per acre as allowed by State Density Bonus Law.

An Addendum to the Eucalyptus Business Park Specific Plan, SCH#89070310, has been adopted for a previously approved project on the site pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The project is within the scope of the EIR and addendum, which adequately describes the activity for the purposes of CEQA.

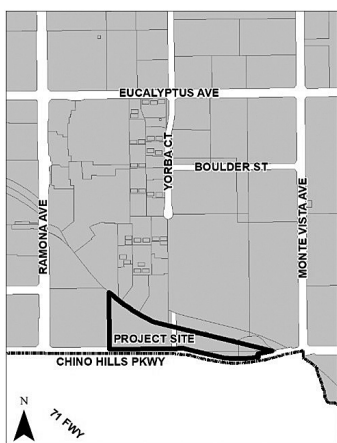
Applicant: Chino Valley Investments, LP

Project Planner: Brian Sitton

Project Engineer: Daniel Aguirre

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 November 19, 2025, 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 Brian Sitton, Associate Planner at (909) 334-3422 or via email at bsitton@cityofchino.org.



Warren Morelion, AICP
Director of Development Services
Publish date: November 8, 2025

Chino Valley Champion 616-25