

NOTICE OF
PLANNING COMMISSION
PUBLIC HEARING

Please take notice that, on March 15, 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:

PL19-0071 (Master Site Approval) PL19-0082 (Site Approval), PL20-0016 (Tentative Parcel Map 20313), PL20-0017 (Special Conditional Use Permit), PL20-0018 (Special Conditional Use Permit), SP20-0025 (Sign Program), PL19-0089 (Site Approval), and PL20-0007 (Tentative Tract Map 20326) – A request for approval to construct the Town Center at The Preserve commercial center and Main Street Apartments project within the Community Core 16 (CC16) and High Density Residential 16 (HDR16) land use designations in The Preserve Specific Plan, located south of Pine Avenue between East Preserve Loop Road and West Preserve Loop Road. APNs: 1057-181-02, -03, -04, -06, -07, and -35.

- PL19-0071 (Master Site Approval) – A request for approval of a “B” level master site approval for development of a commercial center and multi-family residential development on a total of 39.91 acres of land.
- PL19-0082 (Site Approval), PL20-0016 (Tentative Parcel Map 20313), PL20-0017 (Special Conditional Use Permit) and PL20-0018 (Special Conditional Use Permit), and SP20-0025 (Sign Program) – A request for approval to subdivide 16.19 acres for the development of a 146,648 square foot commercial center (“Town Center at The Preserve”). The request includes a request for approval of a conditional use permit to construct three drive-through uses; a conditional use permit to establish up to ten Alcoholic Beverage Control (ABC) licenses for on-site and off-site consumption of alcohol for businesses within the commercial center; and for the approval of a sign program for the project.
- PL19-0089 (Site Approval) and PL20-0007 (Tentative Tract Map 20326) – A request for approval to subdivide and develop a 172-unit apartment community (“Main Street Apartments”) at a density of 17.41 dwelling units per acre on 9.88 adjusted gross acres of land.

The project is within the scope of the previously adopted Addendum to The Preserve Chino Sphere of Influence – Subarea 2 Final Environmental Impact Report (SCH# 2000121036) originally adopted for Specific Plan Amendment 2007-02 (South of Pine) in March of 2008, which adequately describes the proposed activity for the purposes of the California Environmental Quality Act (CEQA), pursuant to Section 15164 of the CEQA Guidelines.

Applicants: Chino Preserve Development Corp, Lewis Retail Centers, and Homecoming V at The Preserve, LLC

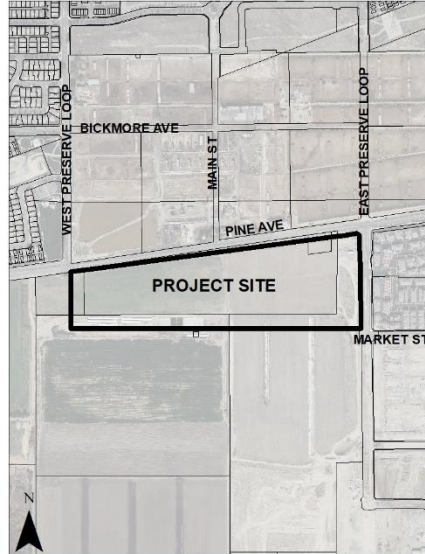
Project Planner: Maria Staar

Project Engineer: Natalie Avila

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 March 15, 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 Maria Staar, Senior Planner at (909) 334-3333 or via email at mstaar@cityofchino.org.



Nicholas S. Liguori, AICP
Director of Development Services
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