



PLANNING ACTIVITY APPLICATIONS

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Application Type	Project Number	Project Location	Project Description	Status	Planner Name	Submittal Date
Site Approval	PL18-0047	NEC Central Avenue and El Prado Road	A request to construct a 4,120 square foot gas station (canopy) with a 3,200 square foot convenience store, an 1,800 square foot quick service restaurant, and 1,540 square foot express car wash on a 1.29-acre site in the CO (Commercial Office) zoning district.	Approved 10/21/2019	Brian Sitton	6/26/2018
Special Conditional Use Permit	PL18-0048			Under Construction		
Special Conditional Use Permit	PL18-0057	10 th Street/Guardian Way/Vernon Avenue	A request to construct a 110,020 square foot, 3-story assisted living facility consisting of 74 units with supporting facilities on a 3.07-acre site in the RD20 (Residential 20/units per acre) zoning district.	Approved 7/20/2020	Brian Sitton	8/2/2018
Site Approval	PL18-0058			Plan check		
Special Conditional Use Permit	PL18-0063	12948 Monte Vista Avenue	A request (SCUP) to subdivide one parcel into five lots and approval for the construction of a single-family residence on each lot (5 total) located in the RD8 (Residential 8 DU/Acre) zoning district.	In Review	Brian Sitton	8/2/2018
Site Approval	PL18-0064					
Tentative Tract Map No. 20227	PL18-0065					
General Plan Amendment	PL18-0090	SEC Mountain Avenue and Bickmore Avenue	A request to change the existing zoning and General Plan land use designations for a 96.9-acre project site from AG (Agriculture) and R/OS (Recreation/Open Space) to GI (General Industrial) to allow for development of the project site. Development applications include a request to subdivide the property to allow for the construction of two industrial buildings totaling approximately 2,082,474 square feet.	Approved Planning Commission 5/17/2021 City Council 6/8/2021	Andrea Gilbert	10/4/2018
Zone Change	PL18-0091					
Site Approval	PL18-0118					
Tentative Parcel Map No. 20071	PL18-0119					
Site Approval	PL18-0120		Majestic Chino Heritage			
Site Approval	PL19-0003	15022 La Palma	A request to construct a 15,460-square foot industrial building on a vacant parcel located in the M2 (General Industrial) zoning district.	Approved 7/20/2020 Plan Check	Brian Sitton	1/15/2019
Tentative Tract Map No. 20235	PL19-0055	5084 Francis Avenue	A request to annex approximately 4.4-acres of land zoned RS 1M (Single Residential minimum lot size 1 acre) from San Bernardino County to the City of Chino; prezone the property RD 4.5 (Residential, 4.5 dwelling units/acre), and change the existing General Plan land use designation of the property	In Review	Kim Le	6/27/2019
General Plan Amendment	PL16-0623					7/25/2016



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Prezone	PL16-0624		from RD 2 (Residential, 2 dwelling units/acre) to RD 4.5 (Residential, 4.5 dwelling units/acre); and a request for a 15 lot subdivision.			
Annexation	PL16-0625					
Site Approval	PL19-0072	16566 Discovery Park Avenue	A request for approval to construct 60 single family detached residential units on 7.58 adjusted gross acres of land at a density of 7.92 dwelling units per acre for Tract Map No. 20167, and 56 single family detached residential units on 7.23 adjusted gross acres of land at a density of 7.75 dwelling units per acre for Tract Map No. 20248 in the Low Density Residential (LDR) land use designation in the Block 4 Master Plan area, within The Preserve Specific Plan. Lennar Homes - Voyage	Approved 3/16/2020 Under Construction	Brian Sitton	8/15/2019
Site Approval	PL19-0079	north side of Philadelphia Street, west of Benson Avenue and east of Town Square	A request to construct a 123 unit, 107,801-square foot assisted living/memory care facility on 2.51 acres of land (lot A), and two office buildings totaling 70,000 square feet and establish two future restaurant pads on 4.5 acres of land in the CG (Commercial General) zoning district.	Approved 12/7/2020 Under Construction	Andrea Gilbert	9/16/2019
Special Conditional Use Permit	PL19-0080					
Annexation/Prezone	PL20-0003	12040 East End Avenue	A request to annex approximately 57 acres from San Bernardino County zoning designation of RS-20M (Single Residential) to the City of Chino's zoning designation of LI (Light Industrial). The request includes the construction of three industrial buildings totaling 60,000 square feet and a request to subdivide 3.95 acres of land into three parcels for future development of the three industrial buildings.	Planning Commission 7/19/2023 Recommend to City Council to initiate annexation.	Kim Le	1/30/2020
Site Approval	PL20-0004					
Tentative Parcel Map No. 20174	PL20-0005					
Site Approval	PL20-0026	East side of Ramona Avenue, south of Danito Court	A request to change the General Plan land use and Zoning designation from M2 (General Industrial) to P (Public) for 4.62 acres of land to accommodate the construction of a two-story, 59,755 square foot office building for the Chino Valley Unified School District.	Approved by Planning Commission 7/20/2021 City Council 9/7/2021 Under Construction	Andrea Gilbert	5/28/2020
General Plan Amendment	PL20-0027					
Zone Change	PL20-0028					



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Site Approval	PL20-0029	13404 Yorba Avenue	A request to construct a 325,300 square foot industrial building on 14.25 acres of land located in the M2 (General Industrial) zoning district.	Approved 7/20/2021 Under Construction	Andrea Gilbert	5/28/2020
Special Conditional Use Permit	PL20-0039	8762 Kimball Avenue	<p>A request for approval of the following applications that are within the Airport Related (AR) land use designation of The Preserve Specific Plan:</p> <ul style="list-style-type: none"> 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 a 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. 	Approved 3/1/2021 Under Construction	Kim Le	8/20/2020
Site Approval	PL20-0040					
Special Conditional Use Permit	PL20-0041					
Site Approval	PL20-0042					
Site Approval	PL20-0046	Neighborhood 1 Rancho Miramonte	A request for approval of 60 attached townhomes on 4.5 adjusted gross acres of land, at a density of 13.3 dwelling units per acres located in the MDR (Medium Density Residential) land use designation of The Preserve Specific Plan.	In Review	Andrea Gilbert	9/3/2020
Site Approval	PL20-0047	Neighborhood 2 Rancho Miramonte	A request for approval of 62 detached condominium units on 7.6 adjusted gross acres of land, at a density of 8.8 dwelling units per acres located in the MDR (Medium Density Residential) land use designation of The Preserve Specific Plan.	Approved 7/19/2021	Andrea Gilbert	9/3/2020
Site Approval	PL20-0048	Neighborhood 3 Rancho Miramonte	A request to construct 72 attached residential dwelling units on 6.88 adjusted gross acres at a density of 10.5 dwelling units per acre in the MDR (Medium Density Residential) land use designation of The Preserve Specific Plan.	In Review	Andrea Gilbert	9/3/2020
Site Approval	PL20-0051	Neighborhood 4 Rancho Miramonte	A request for approval of 110 single-family detached homes on 14.23 adjusted gross acres of land, at a density of 7.73 dwelling units per acre located in the MDR (Medium Density Residential) land use designation of The Preserve Specific Plan	Approved 7/19/2021	Andrea Gilbert	9/17/2020
Site Approval	PL20-0052	Neighborhood 9 Rancho Miramonte	A request for approval of 76 single-family detached homes on 14.8 adjusted gross acres of land, at a density of 7.2 dwelling units per acre located in the LDR (Low Density Residential) land use designation of The Preserve Specific Plan	Approved 8/16/2021	Andrea Gilbert	9/17/2020



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Site Approval	PL20-0055	Neighborhood 6A Rancho Miramonte	A request to construct 30 single family residential dwelling units in the Low Density Residential (Low Density Residential) land use designation of The Preserve Specific Plan	Approved 8/16/2021	Andrea Gilbert	9/30/2020
Site Approval	PL20-0056	Neighborhood 7 Rancho Miramonte	A request for approval of 55 single-family detached homes on 9.41 adjusted gross acres of land, at a density of 5.85 dwelling units per acres located in the LDR (Low Density Residential) land use designation of The Preserve Specific Plan	Approved 8/16/2021	Andrea Gilbert	9/30/2020
Tentative Parcel Map No. 20289	PL20-0058	12308 Fern Avenue	Request to subdivide 1 existing parcel into 3 parcels.	In Review	Andrea Gilbert	10/12/2020
Site Approval	PL20-0062	SWC Academy Street and East Preserve Loop	A request for approval to construct 209 for rent multi-family dwelling units in the Commercial Core 16 (CC 16) and High Density 16 (HH 16) land use designations of The Preserve Specific Plan. Includes a request for approval for a "B" level condominium map for the development of a multi-family rental comprised of 210 dwelling units in the Commercial Core 16 (CC 16) and High Density 16 (HH 16) land use designations of The Preserve Specific Plan.	Approved 3/21/2022	Kim Le	10/14/2020 3/16/2021
Tentative Tract Map No. 20380	PL21-0021			Under Construction		
Site Approval	PL21-0004	5985 Eucalyptus Avenue	A request for approval of the following applications for construction of The Campus at College Park development within the MU land use designation of the College Park Specific Plan: <ul style="list-style-type: none"> • A request to construct three two-story buildings totaling 50,630 square feet of commercial retail, office, and restaurant space, and one single-story 27,000 square foot community church. • A request to conditionally permit a community church. • A request to subdivide the 7.53-acre project site into 2 parcels. The Campus at College Park	Approved 9/6/2022	Kim Le	1/14/2021
Special Conditional Use Permit	PL21-0005			Plan Check		
Tentative Parcel Map No. 20348	PL21-0028					
Site Approval	PL21-0011	6132 Riverside Drive	Proposed neighborhood commercial center with a drive-thru car wash, drive-thru restaurant, and multi-tenant retail on 2.19-acre project site. <ul style="list-style-type: none"> - Retail Building 6,435-square feet - Carwash 3,605-square feet - Drive-Thru Restaurant 2,312-square feet 	In Review	Maria Staar	2/11/2021
Special Conditional Use Permit	PL21-0012					



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Site Approval	PL21-0027	Generally located at the northwest corner of Legacy Park Street and Discovery Park Avenue	A request to construct 56 detached auto court single-family dwelling units on 7.13 adjusted gross acres of land at a density of 7.85 dwelling units per acre in the LDR land use designation of The Preserve Specific Plan. Parklin Extension at The Preserve Richmond American Homes	Approved 10/18/2021 Under Construction	Kim Le	4/14/2021
Site Approval	PL21-0071	West of Meadowhouse at Desert Holly	A request for approval of a tentative tract map for condominium purposes in the Van Vliet project area for the future development of 149 residential dwelling units on 11.05 adjusted gross acres of land generally located north of Pine Avenue, on the east and west sides of Meadowhouse Avenue in the Medium Density Residential (MDR) land use designation within The Preserve Specific Plan. Beazer Homes	Approved 8/15/2022 Under Construction	Maria Staar	11/18/2021
Tentative Tract Map No. 20161	PL21-0072					
Tentative Parcel Map No. 20432	PL21-0074	11841 Telephone Avenue	Request to subdivide one parcel into two parcels in the RD 4.5 zoning district	In Review	Kim Le	12/20/2021
Master Sie Approval	PL22-0002	8424 Bickmore Avenue	A request for a "B" level master plan of 23.60 gross acres for the development of 188 attached residential units and a public park and a Site Approval for 188 residential units. Tripointe Homes – Sage Court and Cedar Row	Approved 10/20/2022 Under Construction	Kim Le	1/20/2022
Site Approval	PL22-0003					
Vesting Tentative Parcel Map No. 20561	PL22-0028	8711 Remington Ave	A request to subdivide 57.3 acres of land into 3 lots ranging in size from 0.55 acres to 45.70 acres for the construction of a 925,362 square foot concrete tilt-up building with loading doors facing Remington Avenue within the LI (Light Industrial) land use designation of The Preserve Specific Plan Majestic Chino Flight	Approved 3/20/2023	Andrea Gilbert	4/13/2022
Site Approval	PL22-0029					
Special Conditional Use Permit	PL22-0030					
Site Approval	PL22-0033	11910 Benson Ave	A request to subdivide a 9.5-acre parcel into to lots for the development of a 42,664 religious facility located on the 4.8-acre northerly lot. The religious facility consists of a cultural center, temple, dining hall, community education center, and two residential units for guests. The project site is located in the RD2 (Residential 2 du/acre) zoning district.	Approved 11/20/2024	Maria Staar	4/25/2022
Special Conditional Use Permit	PL22-0034					
Tentative Parcel Map 20806	PL23-0121					



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Site Approval	PL22-0036	Northeast and southwest corners of Pine Avenue and East Preserve Loop	Falloncrest will consist of 197 units (Cottage and Cluster Homes). Amenities will include two pickleball courts, pool and a clubhouse. Additional amenities will consist of small parks/gathering areas, picnic tables/chairs, barbeques and walking paths. KB Homes – Rembrandt and Monet	Approved 11/16/2022	Maria Staar	4/28/2022
Annexation	PL22-0067	East of Norton Avenue, north and south of Francis Avenue, north and south of Philadelphia Street and east and west of Yorba Avenue	The annexation and rezoning of approximately 145 acres of land located in the northern sphere of influence (SOI). The area to be annexed is generally located east of Norton Avenue, North and South of Francis Avenue, North and South of Philadelphia Street and East and West of Yorba Avenue. The area will be rezoned to be consistent with the existing General Plan designations of RD2 (1 to 2 units per acre), RD4.5 (3 to 4.5 units per acre) and P (Public).	In Review	Mike Hitz	9/20/2022
Prezone	PL22-0068					
Special Conditional Use Permit	PL22-0074	NEC Euclid and Schaefer Avenues	A request for approval to subdivide 9.82 adjusted gross acres of land into five lots for the construction of a mixed-use development consisting of 18,600 square feet of commercial retail, a 145,000 square foot public self-storage facility, and 267-unit residential rental community at a density of 27 dwelling units per acre, and to conditionally permit two fast food drive-thru restaurants and a public self-storage facility.	In Review	Kim Le	10/4/2022
Site Approval	PL22-0075					
Tentative Tract Map	PL24-0080					
Special Conditional Use Permit	PL24-0081					
Special Conditional Use Permit	PL22-0081	2220 Mills Avenue	A request to develop an industrial site into a trailer parking lot for the storage of vehicles, trailers, and equipment, located in the M2 (General Industrial) zoning district.	Approved 9/18/2024	Brian Sitton	10/17/2022
Site Approval	PL22-0096	4700 Chino Hills Parkway	A request to subdivide 9.74 acres of land for the construction of a 300-unit residential development located within the Housing Overlay C/O land use designation of the Eucalyptus Business Park Specific Plan pursuant to SB330. Chino Creek Apartments	Approved 1/17/2024	Brian Sitton	12/14/2022
Tentative Tract Map No. 20693	PL23-0002					
Special Conditional Use Permit	PL23-0005	5135 Walnut Avenue	A request to establish a place of worship within the RD4.5 zoning district. Potter's Wheel Church	Approved 7/19/2023	Maria Staar	1/18/2023



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Special Conditional Use Permit	PL23-0030	3930 Grand Avenue	A request to establish an indoor virtual golf facility with a Type 40 alcoholic beverage license for the on-site consumption of beer in the Regional Commercial (RC) land use designation of the Majestic Spectrum Specific Plan, located within the Chino Spectrum Marketplace.	Approved 6/21/2023	Chris Cortez	3/17/2023
Site Approval	PL23-0034	13610 Yorba Avenue	A request for approval to construct a 298,839 square foot speculative industrial building on 13.5 acres of land located in the M2 (General Industrial) zoning district.	Approved 6/19/2024	Brian Sitton	3/29/2023
Master Site Approval	PL23-0043	South of Market Street, between West Preserve Loop and Main Street	A request for approval of a Master Site Approval and subdivision of 39.11 adjusted gross acres of land for future development of 867 for rent (644) and for-sale (223) residential units at varying densities within the Community Core 16 (CC16) and High Density Residential 16 (HDR16) land use designations of The Preserve Specific Plan.	Approved 5/15/2024	Maria Staar	4/12/2023
Special Conditional Use Permit	PL23-0058	14670 Ramona Avenue	A request to amend the Eucalyptus Business Park Specific Plan to allow community education for minors as a conditionally permitted use in the C/O land use designation and a request to establish a private school. Heights Christian School	Planning Commission 11/15/2023	Kim Le	5/15/2023
Eucalyptus Business Park Specific Plan Amendment	PL23-0057			City Council 1/15/2024		
Site Approval	PL23-0059	13575 Benson Avenue	A request to construct two speculative industrial buildings totaling 93,720 square feet on a 4.66-acre site located in the M1 zoning district.	In Review	Brian Sitton	5/15/2023
Tentative Parcel Map No. 20739	PL23-0060	5143 D Street	A request to establish a commercial condominium map at a 3-unit medical office.	Approved 11/15/2023	Brian Sitton	5/16/2023
Site Approval	PL23-0071	North of East Preserve Loop, south of Legacy Park Street and east of Main Street	A request to construct 83 detached auto court residential dwelling units on 5.83 adjusted gross acres at a density of 14.23 dwelling units per acre in the Medium Density Residential (MDR) land use designation of The Preserve Specific Plan located within Block 11.	Approved 3/20/2024	Kim Le	6/15/2023
Site Approval	PL23-0072	North of East Preserve Loop, south of Legacy Park Street and east of Main Street	A request to construct 62 detached condominiums for Lot 9 of Block 11 (Tract 16420-6) on 6.07 acres consisting of four plan types featuring three elevations, located in the Medium Density Residential (MDR) land use designation of The Preserve Specific Plan	Approved 3/20/2024	Brian Sitton	6/15/2023
Special Conditional Use Permit	PL23-0082	7231 Kimball Avenue	A request to establish a caretaker's quarter in a previously approved pad building for McBride's RV Storage.	Approved 10/18/2023	Brian Sitton	7/13/2023



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Master Site Approval	PL23-0083	South of Pine Avenue, west of West Preserve Loop, north of Legacy Park Street, and east of Chino-Corona Road	A request for approval of a master site plan and tentative tract map for 288 single family residential lots within the Medium Density Residential (MDR) and Low Density Residential (LDR) land use designations of the Preserve Specific Plan. Block 1	Approved 7/17/2024	Kim Le	7/13/2023
Tentative Tract Map No. 20633	PL23-0085					
Special Conditional Use Permit	PL23-0088	13241 Pipeline Avenue	A request to construct a 2,500 square foot garage for the storage of recreational vehicles.	In Review	Chris Cortez	7/25/2023
Site Approval	PL23-0091	13925 Benson Avenue	A request to redevelop a 6.98-acre industrial site with the construction of a 139,500 square foot industrial building.	Approved 4/17/2024	Chris Cortez	7/26/2023
Site Approval	PL23-0120	Northwest of East Preserve Loop, east of Main Street and southwest of Legacy Park Street	A request to construct 77 detached single-family residential dwelling units on 9.20 adjusted gross acres of land at a density of 8.4 dwelling units per acre in the Medium Density Residential (MDR) land use designation of The Preserve Specific Plan.	Approved 3/20/2024	Chris Cortez	2/23/2024
Special Conditional Use Permit	PL23-0123	12479 Central Avenue	A request to establish a child day care facility in an existing 8,855 square foot building and to construct a 646 square foot addition and 7,742 square foot play area within an existing shopping center located in the CG (Commercial General) zoning district. The Learning Experience	Approved 2/21/2024 Under Construction	Maria Staar	11/22/2023
Special Conditional Use Permit	PL23-0124	4510 Carter Ct	A request to establish a paint and auto body repair shop within a 9,964 square-foot single tenant industrial building within the M1 (Light Industrial) zoning district.	Approved 2/21/2024	Chris Cortez	11/30/2023
Site Approval	PL23-0140	4201 Eucalyptus Avenue	A request to establish a K-12 private school on the Calvary Chapel Chino Hills church campus, including the construction of a 3-story classroom building and 4-story parking structure located in the C (Commercial) land use designation of the Majestic Spectrum Specific Plan.	Approved 11/20/2024	Chris Cortez	11/30/2023
Special Conditional Use Permit	PL23-0141					
Site Approval	PL24-0008	5088 Edison Avenue	A request to redevelop an existing industrial stie with a 394,230 square foot industrial building located in the M2 (General Industrial) zoning district.	Approved 3/19/2025	Maria Staar	1/18/2024
Master Site Approval	PL24-0013		A request for approval of a B level master site approval of 32.83 adjusted gross acres of land for the development of 516 attached multi-family	Approved 8/21/2024	Maria Staar	2/21/2024



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Site Approval	PL24-0014	Northeast corner of Pine Avenue and West Preserve Loop	residential units with associated amenities. The project site is located within the Falloncrest community of The Preserve in the HDR 20 (High Density Residential) and Community Core 16 (CC16) land use designation of The Preserve Specific Plan. Tri-Pointe Homes			
Special Conditional Use Permit	PL24-0022	12598 Central Avenue, Suite 218	A request for a Type 42 ABC license to establish a wine and Japanese sake tasting room within the El Central Real Plaza in the CG (Commercial General) zoning district.	Approved 7/17/2024	Maria Staar	2/15/2024
Site Approval	PL24-0025	13793 Redwood	A request to expand the CNG fueling area within the yard area for Waste Management in the M2 (General Industrial) zoning district.	Approved 2/19/2025	Chris Cortez	2/28/2024
Site Approval	PL24-0026	Southwest corner Legacy Park and Chino-Corona Rd	A request construct 55 residential units on 8.43 adjusted gross acres of land at a density of 6.52 dwelling units per acres in the Low Density Residential (LDR) land use designation of The Preserve Specific Plan. Trumark Homes	Approved 7/17/2024	Maria Staar	2/29/2024
Site Approval	PL24-0034	4141 Riverside Drive	A request to establish a massage parlor in the CN (Commercial Neighborhood) zoning district.	Approved 6/19/2024	Chris Cortez	3/19/2024
Special Conditional Use Permit	PL24-0041	5841 Equestrian Court	A request to construct a 1,700 square foot, detached garage with a 765 square foot second story mezzanine for the storage of vehicles located in the RD2 (Residential, 2 du/ac) zoning district.	Approved 5/15/2024	Brian Sitton	4/16/2024
Site Approval	PL24-0042	SEC East Preserve Loop and Legacy Park Street	A request for the construction of 59 single family homes in the Low-Density Residential (LDR) land use designation within Block 3 of The Preserve Specific Plan Century Communities	Approved 7/17/2024	Chris Cortez	4/11/2024
Special Conditional Use Permit	PL24-0086	13975 Monte Vista Avenue	A request to expand an existing electronics recycling facility to add large recycling component.	In Review	Chris Cortez	7/31/2024
Admin Approval	PL24-0087	4991 G Street	A request to subdivide one existing lot into three single family residential lots; Construct a single family residential and ADU building on each lot. Each residential building will be approximately 2,075 SF and two stories high; Each ADU is approximately 1,150 SF and one story high; located in the RD4.5 (Residential 4.5 DU/Acre) zoning district. A Special Conditional Use Permit is proposed to allow a small lot subdivision.	In Review	Maria Staar	7/31/2024
Special Conditional Use Permit	PL24-0088					
Tentative Parcel Map No.	PL24-0089					



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Special Conditional Use Permit	PL24-0090	16067 Euclid Avenue	A request to establish a 20,394 square foot indoor sports facility to flexible basketball/volleyball courts with flexible pickleball/badminton courts in the AR (Airport Related) land use designation of The Preserve Specific Plan.	Approved 11/20/2024	Kim Le	7/31/2024
Special Conditional Use Permit	PL24-0095	4774 Riverside Drive, Unit H	A request to establish a massage establishment in an existing commercial space in the CN (Commercial Neighborhood) zoning district.	Approved 12/18/2024	Chris Cortez	8/13/2024
Site Approval	PL24-0096	South side of Legacy Park Street, east of Main Street, west of East Preserve Loop	A request to construct 84 3-story detached condominium units on a 5.70-acre site located in the MDR and CC16 land use designations of The Preserve Specific Plan, within Block 11.	Approved 3/19/2025	Brian Sitton	8/14/2024
Special Conditional Use Permit	PL24-0097	5849 Schaefer Avenue	A request for a new mixed-use development consisting of 2 buildings. The request includes a 156,825 sq ft speculative industrial building with a 1,666 sq ft of drive-thru food and beverage use and a 6,346 sq ft building with food and beverage uses on the ground floor and office uses on the upper floor, located in the M1 (Light Industrial) zoning district.	In Review	Kim Le	8/15/2024
Site Approval	PL24-0098					
Special Conditional Use Permit	PL24-0120					
Special Conditional Use Permit	PL24-0100	5158 Eucalyptus Avenue	A request to establish a truck trailer storage yard located within the SCE easement within the Eucalyptus Business Park Specific Plan.	In Review	Chris Cortez	8/26/2024
Site Approval	PL24-0103	SWC Market Street and Main Street	A request to construct 60 bungalow detached condominium units on 4.40 acres of land located in the CC16 land use designation of The Preserve Specific Plan.	In Review	Maria Staar	8/29/2024
Site Approval	PL24-0104	SWC Market Street and Main Street	A request to construct 69 6-Pack detached condominium units on 5.70 acres of land located in the CC16 land use designation of The Preserve Specific Plan.	Approved 3/19/2025	Kim Le	8/29/2024
Special Conditional Use Permit	PL24-0106	6180 Riverside Drive, Unit B	A request to upgrade and existing type 20 (off-sale, beer and wine) ABC license to a type 21 (off-sale, general) for My Market, located in the CG (Commercial General) zoning district.	Approved 12/18/2024	Brian Sitton	9/12/2024
Site Approval	PL24-0110	Southeast corner of Pine Avenue and West Preserve Loop	A request to construct 850 luxury rental units on 34.68 acres at an overall density of 24.38 dwelling units per acre in the HDR16, CC16 (Residential and Community Core, 16 dwelling units per acre), HDR 30 (Residential, 30 dwelling units per acre) land use designations of The Preserve Specific Plan.	In Review	Maria Staar	9/26/2024
Special Conditional Use Permit	PL24-0112	13691 Central Avenue	A request to construct a 2,262 square foot drive-thru Starbucks on a vacant pad within the McCalla Center, located in the CS (Commercial Service) zoning district.	In Review	Brian Sitton	9/26/2024



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Preliminary Review	PL24-0122	13948 Euclid Avenue	A request to construct 8 five plex two-story buildings consisting of 40 units on 3.62 acres.	In Review	Brian Sittton	10/31/2024
Preliminary Review	PL24-0123	6210 Riverside Drive	A request to construct a residential three-story townhome project with two-, three-, and four-bedroom units.	In Review	Maria Staar	10/31/2024
SB 330	PL24-0124					
Admin Approval	PL24-0125	SEC Market Street and Main Street	A request to construct a 42,395 square foot public community center and library, located in the CC (Non-Residential) zoning district.	In Review	Kim Le	10/31/2024
Special Conditional Use Permit	PL24-0131	12795 Ross Avenue	A request to construct a 1,600 square foot garage for RV storage in the rear yard of an existing single-family home, located in the RD2 (Residential/Agriculture) zoning district.	In Review	Chris Cortez	11/14/2024
Site Approval	PL24-0132	SWC Pine Avenue and West Preserve Loop	A request to construct 77 single-family detached condominium units on 9.3 adjusted gross acres of land located in the MDR (Medium Density Residential) land use designation of The Preserve Specific Plan.	Approved 6/18/2025	Chris Cortez	11/14/2024
Site Approval	PL24-0133	NWC Legacy Park Street and Main Street	A request to construct 93 single-family detached condominium units on 6.48 adjusted gross acres of land located in the CC16 (Community Core 16 land use designation) of the Preserve Specific Plan.	In Review	Brian Sittton	11/14/2024
Preliminary Review	PL24-0139	Behind 11885 Central Avenue	A request to construct a three-story residential development with 38 units.	In Review	Kim Le	11/26/2024
Site Approval	PL24-0140	Block 1 – NWC West Preserve Loop and Legacy Park	A request to construct 67 single-family homes on 11.56 acres of land located on lot 63 of Tract 16420.	In Review	Brian Sittton	11/27/2024
Site Approval	PL24-0141	Block 1 – NWC West Preserve Loop and Legacy	A request to construct 74 single-family homes on 11.38 acres of land located on lot 64 of Tract 16420.	In Review	Chris Cortez	11/27/2024
Site Approval	PL24-0142	Block 1 – NWC West Preserve Loop and Legacy	A request to construct 74 single-family homes on 11 acres of land located on lot 67 of Tract 16420.	In Review	Maria Staar	11/27/2024
Site Approval	PL24-0151	14892 Corporate Center Avenue	A request to construct a residential three-story townhome project with two-, three-, and four-bedroom units.	In Review	Maria Staar	12/19/2024
Preliminary Review	PL24-0152	SEC Central Avenue and Schaefer Avenue	A request to build a gas station and convenience store on the corner property located in the CS (Commercial Services) zoning designation.	In Review	Brian Sittton	12/19/2024
Special Conditional Use Permit	PL25-0001	SWC Pine Avenue and Main Street	DRC25-0001 A request to construct a 3,886 square foot drive-thru restaurant, a 547 square foot trash enclosure, and a 698 square foot patio cover on a 1.39-acre parcel.	In Review	Chris Cortez	1/2/2025
Site Approval	PL25-0002					



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Preliminary Review	PL25-0007	13925 Benson Avenue and 13822 Oaks Avenue	A request to build a Dirac Battery Energy Storage System on 11.89 acres of land on two parcels in the M2 (General Industrial) zoning district.	In Review	Brian Sitton	1/16/2025
Site Approval	PL25-0008	13351 12 th Street	A request to construct a 174,000 square feet speculative industrial warehouse on a 7.9-acre parcel in the M2 (General Industrial) zoning district.	In Review	Chris Cortez	1/16/2025
Preliminary Review	PL25-0016	Riverside Drive and Magnolia Avenue	A request to build 104 three-story townhomes that range from 1,350 square feet to 1,600 square feet.	In Review	Maria Staar	2/12/2025
Special Conditional Use Permit	PL25-0019	12526 Central Avenue Suite 105	A request to build a beauty school in a 5,460 square foot facility in the Commercial zoning designation.	In Review	Kim Le	2/13/2025
Site Approval	PL25-0022	6210 Riverside Drive	A request to construct a three-story townhome project consisting of 208 individual residential units in the Affordable Housing Overlay.	In Review	Maria Staar	2/26/2025
Preliminary Review	PL25-0021	13918 and 14022 Cypress Avenue	A request to subdivide 12.3 acres into 55 lots for single family detached homes in the East Chino Specific Plan zoning designation.	In Review	Chris Cortez and Kim Le	2/26/2025
Preliminary Review	PL25-0023	13779 Central Avenue	A request to construct a 39,700 square foot rental apartment building with 39 units on a 1-acre lot in the CN/AHO (Commercial Neighborhood/Affordable Housing Overlay) zoning designation.	In Review	Brian Sitton	2/26/2025
Preserve Specific Plan Amendment	PL25-0032	The Preserve Specific Plan	A request for a Specific Plan Amendment to The Preserve Specific Plan to increase the permitted total residential unit count by 140 units.	In Review	Kim Le	3/12/2025
Developer Modification No. 2	PL19-0079	5578 Philadelphia Street	A request for a 4,500 square feet retail office building in lieu of a previously approved 1,500 square feet drive-thru fast food restaurant pad in the CG (Commercial General) zoning designation.	In Review	Brian Sitton	3/11/2025
Preliminary Review	PL25-0040	7360 Pine Avenue	A request to build 553 homes within the Preserve Master Plan area.	In Review	Kim Le	3/26/2025
Admin Approval	PL25-0050	5526 Philadelphia Street	A request to build a 950 square foot Dutch Brother's in the Commercial Regional (CR) zoning designation.	In Review	Kim Le	5/1/2025
Preliminary Review	PL25-0057	SWC of 10 th and Guardian Way	A request to build 83 three-story townhomes in the RD-20 (Residential 20 Dwelling Units Per Acre) zoning designation.	In Review	Brian Sitton	5/14/2025
Admin Approval	PL25-0070	12862 Central Avenue	A request to build a new wireless telecommunication facility in the CG (Commercial General) zoning designation.	In Review	Chris Cortez	5/29/2025
Site Approval	PL25-0067	SWC of Riverside and Magnolia	DRC25-0003 – A request to build 100 townhomes on 3.96 acres in the CG (Commercial General) zoning designation.	In Review	Maria Staar	5/29/2025
Tentative Tract Map	PL25-0068					



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UPDATED March 2026

Master Site Approval	PL25-0063	Chino-Corona Road (E&W) and Chino-Corona Road (S&N)	DRC25-0002 – A request to build a self-storage facility in two phases in the LDR (Low Density Residential) zoning designation.	In Review	Kim Le	5/28/2025
Site Approval	PL25-0064					
Special Conditional Use Permit	PL25-0065					
Site Approval	PL25-0075	4700 Chino Hills Parkway	DRC25-0004 – A request to build 130 townhomes on 8.26 acres in the AHO (Affordable Housing Overlay) zoning designation.	In Review	Brian Sittton	6/9/2025
Tentative Tract Map	PL25-0076					
Senate Bill 9	PL25-0083	12507 Telephone Avenue	A request to split a lot into two residences in the RD4.5 (Residential – Single Family) zoning designation.	In Review	Marisela Huerta-Lopez	6/25/2025
Tentative Parcel Map No. 20988	PL25-0084	14022 Cypress Avenue	A request to subdivide 9.06 acres into three parcels in the East Chino Specific Plan RD4.5 (Residential – Single Family) zoning designation.	In Review	Chris Cortez	6/26/2025
Special Conditional Use Permit	PL25-0085	13822 and 13910 Oaks Avenue, and 13925 Benson Avenue	DRC25-0005 – A request to build a Battery Energy Storage System (BESS) facility in the M2 (General Industrial) zoning designation.	In Review	Brian Sittton	6/26/2025
Site Approval	PL25-0086					
Special Conditional Use Permit	PL25-0092	12835 Mountain Avenue	A request for a Type 21 and Type 86 ABC License to sell beer, wine, distilled spirits for off-site consumption, and provide on-site wine tastings.	In Review	Kim Le	7/14/2025
Special Conditional Use Permit	PL25-0093	5199 F Street	A request to build an outdoor storage and storage containers in the M1 (Light Industrial) zoning designation.	In Review	Chris Cortez	7/29/2025
Master Site Approval	PL25-0094	SEC of Main Street and East Preserve Loop	DRC25-0006 – A request to build 51 estate lots within a gated community with a 12+ acre park in the SP (Estate Residential Preserve) zoning designation.	In Review	Chris Cortez and Kim Le	7/31/2025
Tentative Tract Map	PL25-0095					
Preliminary Review	PL25-0099	7000 Merrill Avenue	A request for a 43-acre truck and trailer parking, and truck EV charging facility in the AD (Airport Development) zoning designation.	In Review	Brian Sittton	8/14/2025
Site Approval	PL25-0103	SEC of Central Avenue and Schaefer Avenue	DRC25-0007 – A request to build a new Quick Quack Carwash and a 7-Eleven convenience store with a gas station in the CS and CO (Commercial Services and Commercial Office) zoning designation.	In Review	Brian Sittton	8/27/2025
Special Conditional Use Permit	PL25-0104					



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Developer Modification No. 1	PL21-0004	14253 Oaks and 5950 Eucalyptus Avenue	Two single-story buildings with retail and restaurant use in the MU (Mixed Use) zoning designation.	In Review	Kim Le	8/28/2025
Tentative Tract Map	PL25-0111	NWC of Francis Avenue	Pro-zone and annexation of 5 acres from San Bernardino County to the City of Chino in the RD 2 (Residential/Agricultural) zoning designation.	In Review	Kim Le	9/10/2025
	PL25-0112					
Specific Plan Amendment	PL25-0119	13918 and 14022 Cypress Avenue	DRC25-0008 A request to subdivide 12.4 acres into 55 single family lots in the RD4.5 (Residential – Single Family) zoning designation.	In Review	Chris Cortez	9/24/2025
Site Approval	PL25-0120					
Tentative Tract Map	PL25-0121					
Tentative Tract Map	PL25-0124	4790 Philadelphia Street	A 10-lot subdivision for single family residential use in the RD4.5 (Residential-Single Family) zoning designation.	In Review	Kim Le	10/15/2025
Preliminary Review	PL25-0129	SEC of Pine Avenue and Chino-Corona Road	A request for a self-service car wash and a retail building for an auto parts store in the CN (Neighborhood Convenience Center) zoning designation.	In Review	Kim Le	10/16/2025
Preliminary Review	PL25-0137	7049 Chino Avenue	A request for 59 single family units in the RD 8 (Residential-Single/Multi Family) zoning designation.	In Review	Brian Sitton	11/25/2025
Admin Approval	PL25-0134	6050 Riverside Drive	A request for a wireless communication cell tower for T-Mobile in the CG (Commercial General) zoning designation.	In Review	Chris Cortez	11/25/2025
Special Conditional Use Permit	PL25-0143	3612 Philadelphia Street	A request for a Temporary Use Permit in the M1 (Light Industrial) zoning designation.	In Review	Kim Le	12/17/2025
Site Approval	PL25-0144	Merrill Avenue and Grove Avenue	DRC25-0009 A request for a 45-acre EV charging facility in the AD (Airport Development) zoning designation.	In Review	Brian Sitton	12/18/2025
Special Conditional Use Permit	PL25-0145					
Site Approval	PL25-0142	13779 Central Avenue	A request for 39 residential low-income apartments in the CN (Neighborhood Convenience Center) zoning designation.	In Review	Brian Sitton	12/17/2025
Specific Plan Amendment	PL26-0010	Falloncrest (Preserve Specific Plan)	A request to amend the land use map of The PSP for the Falloncrest master plan area from CC30 (Community Core 30 DU/AC) zoning designation to CC16 (Community Core 16 DU/AC) zoning designation, and General Plan Amendment.	In Review	Maria Staar	1/29/2026
General Plan Amendment	PL26-0014					
Master Site Approval	PL26-0005	7360 Pine Avenue (Marquez Property)	DRC26-0001 A request to build a 572-unit residential development on 32 acres in the HDR-16 (High Density Residential 16 DU/AC) and HDR-30 (High Density Residential 30 DU/AC) zoning designation.	In Review	Kim Le	1/27/2026
Site Approval	PL26-0006					
Tentative Tract Map	PL26-0007					



PLANNING ACTIVITY APPLICATIONS

UPDATED March 2026

Preliminary Review	PL26-0008	13916 Euclid Avenue	A request to build 56 single family homes in the RD14 (Residential – Multi Family) land use designation of the ECSP. Includes SB330 application.	In Review	Brian Sitton	1/29/2026
Site Approval	PL26-0015	5500 Francis Avenue	DRC26-0002 A request to establish a temporary charter school in the RD1 (Residential/Agricultural) zoning designation.	In Review	Chris Cortez	2/10/2026
Special Conditional Use Permit	PL26-0016					