

PLANNING COMMISSION AGENDA STAFF REPORT



Meeting Date: February 16, 2021

Public Hearing:
Discussion Item:
Consent Item:

February 11, 2021

Agenda Item No.: 6a

TO: CHAIR AND PLANNING COMMISSIONERS

FROM: JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: 6th CYCLE HOUSING ELEMENT UPDATE – PUBLIC WORKSHOP #2

RECOMMENDATION

That the Planning Commission hold a public workshop to receive public input, discuss and provide staff direction on the Housing Element Update process.

BACKGROUND/ANALYSIS

Housing Element Update Public Workshop #1

At the first Housing Element Public Workshop held on February 2, staff presented information regarding the following topics:

1. Housing Element Overview
2. Housing Element Update Process
3. 6th Cycle Housing Element Schedule
4. Public Participation
5. Regional Housing Need Assessment (RHNA)
6. Default Densities
7. Available Site Criteria
8. Preliminary Review of Potential Sites.

The primary focus of the first Housing Element Update workshop was on potential sites to satisfy the 2,202 very low- and low-income unit RHNA requirement. These sites must be zoned to allow for residential density of at least 30 units per acre and must be built to a density of no less than 20 units per acre.

Members of the community discussed potential sites for high density housing, as well as sites not suitable for high density housing. Community members also raised issues regarding vehicle traffic and open space. Planning Commissioners discussed the Housing

Element requirements and expressed concern regarding the aggressive RHNA allocation requirements of high-density units, the constraints of building true affordable housing in Chino Hills, and the need to generate a reasonable plan while protecting the City's hills.

Housing Element Update Public Workshop #2

The focus of the second workshop will be further discussion of Housing Element requirements, potential sites, and zoning tools to be used to implement Housing Element objectives. One zoning tool to be discussed will be the Housing Overlay.

Housing Overlay Zone

The State Housing and Community Development (HCD) Site Inventory Guidebook (May 2020) was developed to assist local governments identify adequate sites to meet the state identified "deficit of housing affordable to lower income households". One of the tools identified in HCD's guidebook are "Housing Overlays". These overlays are a zoning tool that allows jurisdictions to modify existing zoning to allow for or require certain types of residential development, or development at certain densities, on a parcel, without modifying the standards of the underlying zoning district. Usually, there are specific requirements and conditions that must be met for a developer to take advantage of the overlay. These are often combined with incentives to encourage developers to utilize the overlay.

Local governments use overlays to help promote a specific type of development, and to increase densities without having to go through a rezoning procedure on the actual parcel. To ensure the Housing Overlay is considered zoning and not just a development incentive, the overlay must demonstrate the following:

- There is no additional discretionary action needed above what is required in the base zone (i.e., a site plan review) for a developer to take advantage of overlay.
- Development standards are consistent with those needed to allow for the density allowed under the overlay.
- Development standards for use exclusively in the overlay may be needed in order to ensure maximum allowable densities can be achieved.
- The developer can access State Density Bonus Law in addition to using the densities allowed in the overlay.

Chino Hills has used overlay districts for a variety of purposes. For example, the Small Lot Overlay sets special development standards for substandard lots created through previous subdivision activity. The Equestrian and Large Animal Overlay District sets special use and standards for the keeping of large animals. The Fire Hazard Overlay sets special standards to mitigate against the threat of wildland fires in areas within or adjacent to wildland or wildfire areas.

A preliminary outline of a Chino Hills Housing Overlay includes:

Purpose: To meet the City's RHNA requirements for very low- and low-income housing, allow residential development at a set number of units and density without modifying the standards of the underlying zoning district.

Provisions:

- Residential development pursuant to the Housing Overlay would be allowed by right through a site plan review process.
- Environmental impacts associated with residential development pursuant to the Housing Overlay would be evaluated through the City General Plan Update Environmental Impact Report (EIR). These residential developments would require no further review under the California Environmental Quality Act (CEQA) if development proceeds according to its Housing Overlay designation.
- Two Housing Overlay designations would be established:
 - 1) Housing Overlay – Mixed Use: These properties would include non-residentially zoned properties and would be permitted to develop high density housing as part of existing or new non-residential development.
 - 2) Housing Overlay – High Density Residential: These properties would include residentially zoned properties and would be permitted to develop high density housing as part of existing or new residential development.
- All properties in the Housing Overlay would be permitted a residential density of at least 30 dwelling units per acre and would be required to develop at a density of no less than 20 units per acre.
- Maximum heights may be increased when properties are not adjacent to existing low or medium density residential properties.
- Shared parking or open space may be permitted with other non-residential or residential uses on the property.

Housing Element Update Public Workshop Schedule

To help keep the Housing Element Update on schedule, the subsequent Housing Element Workshops are expected to follow the dates and agenda topics outlined below:

- Workshop #3 – March 2, 2021:
 - Preliminary assignment of RHNA units to sites
 - Refine Housing Element related Zoning updates
- Workshop #4 – March 16
 - Review assignment of RHNA units to sites

- Chino Hills socio-economic profile
- Housing Element draft goals and policies
- Workshop #5 - April 6, 2021
 - Final recommendations - RHNA site assignments
 - Other Housing Element issues

Respectfully submitted,

A handwritten signature in blue ink that reads "Joann Lombardo". The signature is written in a cursive style and is positioned above a horizontal line.

Joann Lombardo
Community Development Director