

Planning Commission,

Please consider the following in your recommendations:

1. The City of Chino Hills has ordinances regarding ridgeline building. Absolutely no variances should be granted to accommodate high density housing.
2. Several areas at/near the Woodview Road are home to Golden Eagles, which are a fully protected species in California. The main prey species for the golden eagle are rabbits, hares and rodents; but they will also take other mammals, birds, and reptiles so it's important to leave the area intact for their survival.
3. Mr. Hofflinger stated that several shopping centers are underutilized:
 - a. Woodview Plaza, for example is 100% occupied, although the bowling alley has been mandated to closure due to government orders (no fault of the business). It's not under-utilized; every one of those businesses is important to us and our tax base.
 - b. The Gordon Ranch Marketplace is also not underutilized, although there are a few vacancies. Again, every one of these businesses is important to us and our tax base.
 - c. I agree that the north end of the Crossroads Marketplace is not used fully and has been vacant for years. This site at least has space to develop to the 20-30 units per acre. Keep in mind with 30 units you must plan for (80-120 parking spaces PER ACRE – 2 cars per unit plus 30 visitor spaces are the planning minimum). Just how are where are they going to put the parking????
4. Developing high density housing requires adequate road infrastructure. The only candidates listed that support the high-density traffic are:
 - a. The Commons shopping center
 - b. Shoppes II, near the Chino Valley Fire District
 - c. Crossroads Entertainment Center, although I object to the taking of our much-needed tax base.
5. Don't forget that the taxes associated with housing do not adequately pay for the services required by the housing occupants. Commercial tax base is **REQUIRED** to carry out the necessary services. I object to any dislocation of existing businesses – they have enough to deal with in trying to maintain

adequate gross receipts in the last year and to move them would further drive valuable businesses to closure.

Rebecca Bambarger

My question/comment is: Chino Hills should not be forced into cramming high density housing all over the city like puzzle pieces that don't fit. Laws like this are one of a hundred reasons why the governor is likely to be recalled. What if we get a Republican governor this year that overturns this ridiculous mandate. Will the city still make it happen because "we've gone this far" ?

Debbie Hall

Chino Hills, CA 91709

Hello,

I am a former apartment developer, including affordable/income-restricted housing. I now provide advisory and brokerage services for multi-family housing. I simply want to offer some expert points of view for consideration in the development of the new housing element and GP update.

The problem of affordable apartment housing in San Bernardino County is the low median income in the County limits the rent collections to a point where affordable housing doesn't make financial sense for any developer. The way to counter that would be to provide monetary incentives (e.g. free land or a subsidy) to the developer.

That raises the question of how. If the City doesn't have the land available to contribute to a project, they should (1) compel future developers of large projects to either donate a portion of land from their site (minimum of 3 acres needed here) if the site is large enough to do that or (2) have developers provide a Developer Fee to the City for affordable housing. That money should be used to attract and subsidize developers of income-restricted housing. Without this, attracting income-restricted housing will be difficult - again due to low rents.

Note that developers dislike mixed-income projects (e.g. 10% units income restricted, 90% market-rate units). They typically prefer to pay the City the in-lieu housing fee. In a high-rent City like Chino Hills, that still makes good financial sense for them.

Further, the City should allow as much "Very High Density" residential as possible (35/units/acre). Three-story apartments average about 27 units per acre. At a minimum "High Density" (25/units/acre) can work for 3-story garden apartments, but it's less than ideal. Anything less than that 25 units/acre for the apartment developer will limit a deal's ability to make financial sense.

The City should consider densities up to 40 units per acre. Market-rate apartments in good areas like Chino Hills can feasibly be built up to 40+/- units per acre. For an example of this, see Arte in Rancho Cucamonga.

These are an insider's suggestions on how to craft good policy to bring more apartments and/or affordable housing to the City. I'm always happy to provide additional advice or insight to the City any time - generally without any charge to the City.

All the best to the City of Chino Hills.

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Justin Woodworth | Bandwidth Project Management

Partner

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Dear City Clerk,

Please include the following questions and comments in the public record for tonight's RHNA Workshop, 7pm Feb 16:

Regarding the update proposed by staff regarding properties available in the city to meet our mandated RHNA numbers.

(Please note, if only a few of my questions are discussed, make sure to respond publicly to questions: #2, #3, #5, #10.)

1. Comment: It is my belief that the Governor and State government of California have overstepped their authority by mandating an increase in the RHNA units across the state and specifically in Chino Hills. The City Council should be spending its efforts to oppose this mandate, not simply surrender or work within the confines of the state's appeal process. I would suggest we gather and form a unified front with all the cities near to us and wider, to reject the mandate. A political approach would also be needed to support current efforts to recall Governor Newsome as well as other state officials in the legislature. Until such efforts are taken, I would delay implementing any update to the general plan. We have been late with the update in the past, without serious repercussions.
2. Question: This question has been asked previously, but Ms Lombardo and legal staff gave general non-specific information in response. "Significant negative impact" is not an adequate response. So here are the questions: What SPECIFICALLY are the consequences of not meeting our RHNA numbers? Do we lose state funding? How much specifically? Do we lose Federal funding? How much specifically. Do we face a fine of some significance? How much specifically? What are other cities who are past buildout or near buildout, doing to reduce or ignore this mandate? How much will it cost us to work with other cities and sue the state in court? Dollar amount please. Please prepare and present an impact comparison showing what we anticipate if we ignore the mandate or take the issue to court.
3. Question: In my opinion the most common and significant negative impact that the mandate for +3000 RHNA units will have on our city is traffic congestion. The city seems to ALWAYS approve projects despite what the traffic studies show are impacts to affected intersections and traffic patterns. If an intersection grade drops from a B grade to C grade, the city is perfectly satisfied with the consequences, especially if it does not impact them personally. C to D grade, no problem, D to F grade - add some stripes to the road as a "mitigation" and approval is given. F grade to F grade + 10% - add longer stripes. Again, please be specific in the written response: What negative traffic impacts disqualify a project from gaining approval? Is there ever a circumstance where negative

impacts can not be mitigated? (for example widening Carbon Canyon Rd to 4 lanes all the way. Not feasible.)

4. Question: I hear ALL THE TIME comments from the council and staff that x or y zone changes cannot be done because it must follow the General Plan. We can't change an empty lot from small commercial to park or recreation, but if a developer comes in with lots of money and a desire to build an apartment complex, a change from small commercial to Very High Density Residential is encouraged and approved, EASILY. Why does the city favor developer profit vs quality of life for the residents? By what metrics is the "quality of life" measured and how is that taken into account?
5. Racial Equity: Although our city has been divided into voting districts, where some attempt was made to even out racial and ethnic disparity, how are we addressing economic and racial disparity regarding unfair and disproportionate impacts to certain areas by these zone changes? The south side of Chino Hills has suffered the most negative impacts of Very High- and High-density projects, disproportionately as compared to the rest of the city. The south side of Chino Hills, specifically Los Serranos and adjacent neighborhoods, are targeted with 5 or 6 of the proposed zone changes. How is the city going to ensure that systemic racism is avoided when selecting proposed zone changes? Or is Los Serranos going to get burdened with another apartment or high-density condo project because the neighborhood is mostly Hispanic and not as affluent as other parts of the city?
6. Resources: How are the municipal resources such as fresh water, sewer and drainage, electricity and gas, going to accommodate not only these large increases - never accounted for in the General Plan - but concentrated dense population changes to small areas around town? Which is more capable to handle the demands, an older part of town like Los Serranos, or a more updated part of town like the empty lot next to City Hall?
7. Fire Safety: Carbon Canyon has been targeted for one of the zone changes. Residents are very concerned for traffic impact, utilities, and especially fire safety. There are limited ways of entry and exit. How is the city going to mitigate the impact a high-density construction project will have on the safety of the residents during the next fire??? (There will be a next fire, we all know this is an absolute certainty.)
8. Height Restrictions: It has been suggested in the public comments that 10 story buildings be considered. Is this an option being considered by the city? That would be highly out of place in our rural style city. Would this type of construction go to the general population for voter approval? Right now, how many stories can be built in residential areas, and what is being considered?
9. RHNA Shuffle: Will the city assign the needed RHNA units to various undeveloped / open zones only to shuffle them about like was done between the BAPS temple and the

Avalon apartment project? It seems unfair to current and future residents living near these locations where the RHNA numbers are set this cycle, then when a developer with deep pockets and a plan requiring twice as many units gets the go ahead after the city shuffles the units from "more controversial or more affluent" parts of the city. We should allocate and keep the RHNA numbers set and final so that future unfair changes cannot be made.

10. Measure U: Why are you not considering getting the voting public to decide where these higher RHNA units get allocated? Measure U was supposed to give the citizens a say, especially when these dramatic changes would impact the community across most of the city. The city council has continued to force these undesired changes for many years now and we are sick of being left out of the process. A 3-minute speech and a written angry letter by a dozen residents, is no match for the power of the public VOTE!!!! Please explain to the citizens why we again will not have an opportunity to participate via public vote and will have to surrender to dictatorial mandates imposed on us by the City Council and staff. We deserve a say!

11. Please create a city map of all the proposed locations for these changes in zones and RHNA unit allocations. I have had to create my own, showing all the plots being considered because I could not find one on the city website. - Honestly, not having a direct and easy access to this information is perceived as being intentionally deceptive. A full-page printing of the map before the next workshop in the Champion Newspaper as part of the public notice is a must. You guys sit there in chamber and lie to our faces when you say you want the public to get involved, but you don't make any effort outside of the minimum required by law. A classified ad in the paper, a posted letter in some window at city hall, a few letters in the mail within a limited distance, and an email notification (which I did not get) to opt-in subscribers. Thank God, Marianne Napoles wrote an article on the subject in the Champion!!!

Thank you for your time and consideration.

Luis Esparza