

PUBLIC WORKSHOP #3

6TH CYCLE HOUSING ELEMENT UPDATE



SCAG FINAL RHNA

March 4, 2021 – SCAG Regional Council Public Hearing

	Draft	Final	Change
TOTAL RHNA FOR CHINO HILLS CITY	3720	3729	9
Very-low income (<50% of AMI)	1384	1388	4
Low income (50-80% of AMI)	819	821	2
Subtotal Lower Income	2203	2209	6
Moderate income (80-120% of AMI)	787	789	2
Above moderate income (>120% of AMI)	731	731	0

HOUSING ELEMENT WORKSHOP #2

At the second Housing Element Public Workshop on February 16, staff presented information regarding the following topics:

- Penalties to cities for Housing Element non-compliance
- Housing Element requirements override Measure U provisions
- Zoning tools required to implement Housing Element Update
- Housing Element Update Workshop Schedule
- Accessory Dwelling Unit projections
- Preliminary Review of Potential Sites

Approximately 40 persons attended via ZOOM

COMMENTS & RESPONSES

Comments, questions, and responses in staff report include:

1. Concern for high density units in the canyon because of fire hazards and increased traffic, especially when trying to evacuate during a fire.
2. Can housing be permitted on nonresidential sites, such as commercial or institutionally zoned properties?
3. Concern regarding loss of open space.
4. Concern that Western Hills golf course serves as open space for adjacent mobile home park.
5. The 1979 Chino Hills Specific Plan allowed clustered developments to protect open space; and concern with balancing state requirements for development of housing with the rural heritage of the community.
6. Concern for continued removal of trees associated with more development.

COMMENTS & RESPONSES - CONTINUED

7. Concerns regarding regional and local roadway improvements, and transit availability for both trips within Chino Hills and to regional connectors.
8. Concern about challenging the RHNA allocation in court.
9. Concern that potential sites could fall upon minority and/or low-income communities.
10. Question regarding how a potential site is rejected as an appropriate high density housing site.
11. Support for moving units from Tres Hermanos.
12. Support for rezoning a portion of the Boys Republic site for residential development.
13. Can the Aerojet property be a potential housing site?
14. Are sites such as Vellano and Hidden Oaks being considered and concern regarding the Galstian property behind Jade Tree?

COMMENTS & RESPONSES - CONTINUED

15. Encourage greater use of social media to inform the community regarding the Housing Element Update workshops.
16. Desire for City to avoid incurring penalties from the state due to Housing Element non-compliance.
17. Community statistics support the need for more rental units.
18. Support for placing high-density units on commercial center properties, vacant and underutilized properties.
19. Concern for losing commercial business.
20. Concern regarding the access to sites and the requirement for a potential residential development to have two points of access.
21. Lack of support for high density housing all over the City.
22. Potential that the RHNA requirements would be overturned with a change in the state's government.

COMMENTS & RESPONSES - CONTINUED

23. Suggestions to offer developer incentives such as monetary incentives for developers, land donations, fee reductions and in-lieu housing fees.
24. Recommendation that residential density ranges be 40 dwelling units per acre to a minimum of 25 units per acre.
25. Concern regarding increased height restrictions.
26. Concerns regarding Measure U impact on RHNA.
27. Request for a map of all proposed locations for high-density residential building projects.
28. Huntington Beach / Attorney General Litigation.

HOUSING ELEMENT WEB PAGE:
www.chinohills.org/HousingElementUpdate

HCD SITE INVENTORY

HCD's Site Inventory Guidebook (June 10, 2020) outlines a multi-step process

Step 1: Identification of Developable Sites (Over 5 acres)

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county.
- Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included to rezone the site to permit residential use.

Projects that have been approved, permitted, or received a certificate of occupancy

- Affordability is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability.

HCD SITE INVENTORY

Step 2: Inventory of Sites

HCD requires a parcel specific inventory of sites.

Step 3: Infrastructure Availability

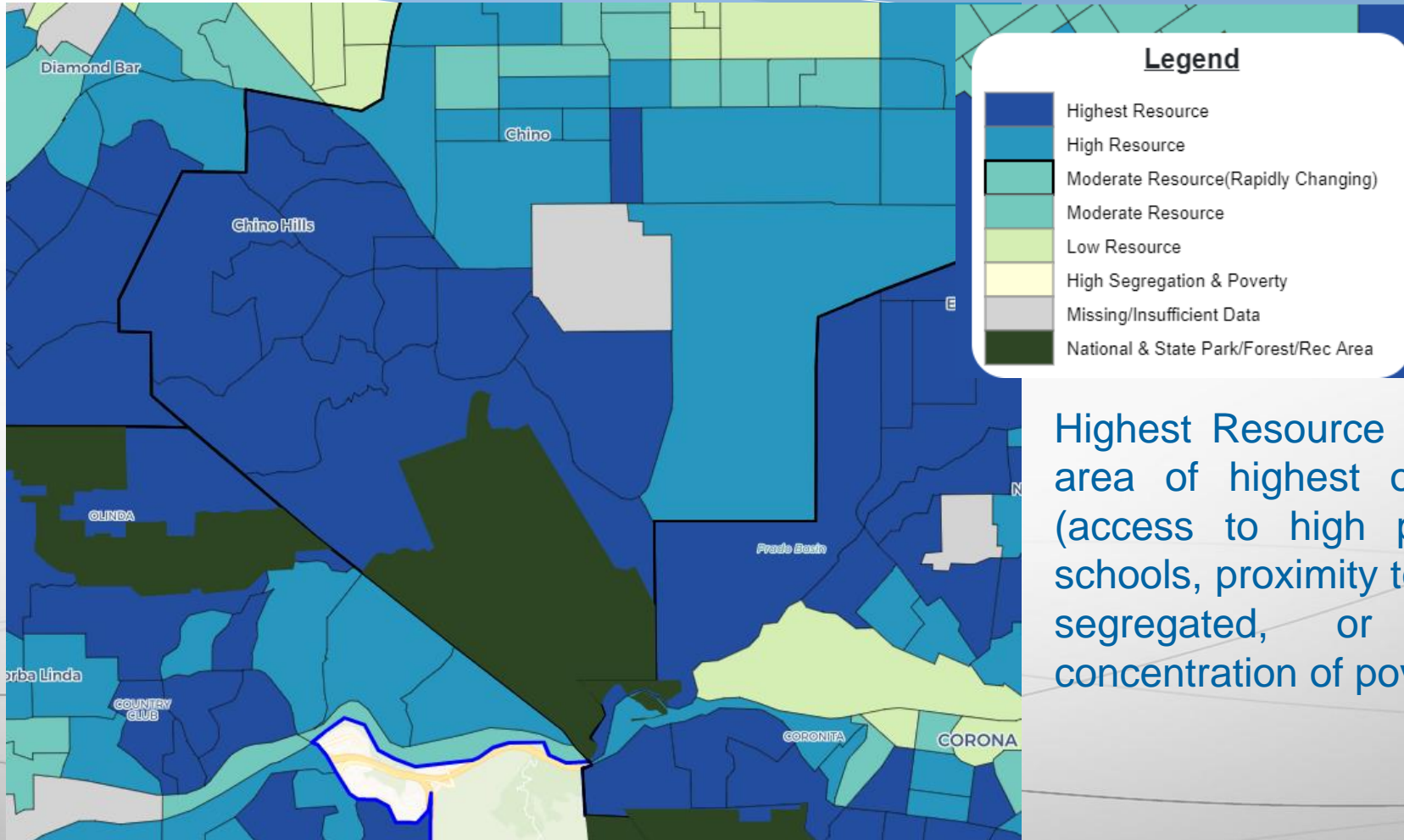
Step 4: Map of Sites

Step 5: Determination of Consistency with Affirmatively Furthering Fair Housing

- Sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty
- California Tax Credit Allocation/California Department of Housing and Community Development Opportunity Maps – Recommended Resource

HCD SITE INVENTORY

Step 5: Determination of Consistency with Affirmatively Furthering Fair Housing - continued



Highest Resource means an area of highest opportunity (access to high performing schools, proximity to jobs, not segregated, or contains concentration of poverty).

CHINO HILLS HIGH DENSITY HOUSING

Zoning Designation	General Plan Land Use	Type	Development Name	Location	Total # of Units	Total Site Size (Sq. Ft.)	Total Site Acres	# DU/AC
RM-2	HIGH DENSITY RES	APARTMENTS	Capriana	16301 Butterfield Ranch Rd	124		12.060	10.282
RM-2	HIGH DENSITY RES	APARTMENTS	Celamonte	TR17297 (17871 Shady View)	119		6.826	17.433
PD17-127	HIGH DENSITY RES	APARTMENTS	Eagle Canyon Apts	TR12581-9 (13316 Woodsorrel)	252		28.020	8.994
RM-2	HIGH DENSITY RES	TOWNHOMES	Founders	TR20049	76		11.664	6.516
PD26-149	HIGH DENSITY RES	APARTMENTS	Green Valley Apts	TR12751-2 (14901 Frost)	144		12.000	12.000
PD57-175	HIGH DENSITY RES	TOWNHOMES	Hampton Court	TR 14657	112		5.970	18.760
PD57-174	HIGH DENSITY RES	TOWNHOMES	Hampton Manor	TR14756	90		6.590	13.657
PD37-161	HIGH DENSITY RES	APARTMENTS	Heights II	TR14551-1 (16675 Slate Dr)	208		12.723	16.348
PD37-161	HIGH DENSITY RES	APARTMENTS	Heights I	16011 Butterfield RR	124	259182	5.950	20.840
RM-2	HIGH DENSITY RES	TOWNHOMES	Jade Tree (Vista Bella)	St. Gaudens/Butterfield RR	286	656885	15.080	18.966
PD17-127	HIGH DENSITY RES	TOWNHOMES	Le Parc Condos	TR12142 & TR12138 (Beverly Glen/Glen Ct)	324		9.400	34.468
PD17-127	HIGH DENSITY RES	APARTMENTS	Portofino	TR12581-6 (2851 Bedord Ln)	176		10.020	17.565
PD41-149	HIGH DENSITY RES	APARTMENTS	Reserve	TR 12910 (4200 Village Dr)	482	1406479	32.288	14.928
PD 17-127	HIGH DENSITY RES	APARTMENTS	Rolling Ridge	13439 Peyton (TR 12581-1/L91)	110	211266	4.850	22.680
PD17-127	HIGH DENSITY RES	TOWNHOMES	Sonrisa	TR13500 (Beverly Glen/Lemonwood)	102		10.940	9.324
RM2.1	HIGH DENSITY RES	APARTMENTS	Summit Apts	2400 Ridgeview	125	374616	8.600	14.535
RM2.2	HIGH DENSITY RES	TOWNHOMES	Sunset	TR13689 & 2538 Sundial	220	712298	16.352	13.454
RM-2	HIGH DENSITY RES	APARTMENTS	The Missions @ Chino Hills	3100 Chino Hills Pkwy	240	580219	13.320	18.018
PD17-127	HIGH DENSITY RES	TOWNHOMES	The Terrace	TR12136 (Rock Springs/Saratoga)	26		3.751	6.931
PD13-137	HIGH DENSITY RES	TOWNHOMES	Villa Del Lago @ Laband	TR13651-13	91	348335	7.997	11.380
PD23-152	HIGH DENSITY RES	APARTMENTS	Village Oaks	15773 High Knoll Dr	280	599821	13.770	20.334
RM-2	HIGH DENSITY RES	MOBILE HOME	Rancho Monte Vista	15050 Monte Vista	239	1181347	27.120	8.813
RM-2	HIGH DENSITY RES	TOWNHOMES		TR 8379 & TR 8437 (South of Whirlaway Ln)	120		40.000	3.000
PD57-174	MED. DENSITY RES	SFR		TR 13402	172		25.880	6.646
PD23-152	MED. DENSITY RES	TOWNHOMES		TR13392 & TR13586 (Bayberry/South Downs Dr)	184		21.560	8.534
PD 97-01	MED. DENSITY RES	SFR	Bristol	TR 17653 (SFR)	27		10.347	2.609
RM-1	MED. DENSITY RES	TOWNHOMES	Crystal View (Windmill Creek)(Horizon)	TR 18018 (Windmill Creek/Ridgeview)	29		2.620	11.069
RM-1	MED. DENSITY RES	TOWNHOMES	Lago Los Serranos	TR17362 (15342 Ramona Ave)	95	348044	7.990	11.890
RM-1	MED. DENSITY RES	APARTMENTS	Rancho Cielito	PM4562	354		48.000	7.375
PD17-127	MED. DENSITY RES	SFR	Somerset	TR 12804	128	764708	17.555	7.291
RM-1	MED. DENSITY RES	TOWNHOMES	Sundance I	TR15770 (Soquel/Los Serr CC)	30		11.000	2.727
RM-1	MED. DENSITY RES	MOBILE HOME	Lake Los Serranos	15111 Pipeline	176	2071277	47.550	3.701
RM-1	MED. DENSITY RES	MOBILE HOME	Western Hills Estates	1850 Fairway (PM7756)	98	1,215,759	27.910	3.511
RM-1	MED. DENSITY RES			TR 15660 & -1 (Eucalyptus/CHP)	108		10.940	9.872
MU	MIXED USE	TOWNHOMES	Bristol	TR 19904 (Row houses & clusters)	110		12.011	9.158
MU	MIXED USE	APARTMENTS	Santa Barbara	TR 18875 (15920 Pomona Rincon Rd)	324	1032808	23.710	13.665
RM-3	VERY HIGH DENSITY RES	APARTMENTS	Avalon Bay	5685 Park Dr	331	634041	14.556	22.740
RM-3	VERY HIGH DENSITY RES	APARTMENTS	Crossings of Chino Hills	15101 Fairfield Ranch Rd	346	656449	15.070	22.960



POTENTIAL SITE INVENTORY



POTENTIAL SITE INVENTORY

Site No	APN	Name	Lot Area (acres)	Topography	Current Zoning	Current GP	Use	Ownership
1	1023-111-30	Chino Rafael South	8.0	Mild Slope (<10%)	PD 17-127	Public Open Space	Open Space	City
2	1023-111-31	Chino Rafael North	4.0	Mild Slope (<10%)	PD 17-127	Public Open Space	Open Space	City
3	1023-121-10	Rimrock & Rock Springs	3.5	Mild Slope (<10%)	PD 17-127	Public Open Space	Open Space	City
4	1022-021-30, 31	Shoppes II	8.0	Flat	Specific Plan 04-01	High Density Residential	Vacant	City
5	1022-021-37	Parking Structure	0.3	Flat	Specific Plan 04-01	High Density Residential	Vacant	City
6	1032-221-05	Park Overflow	2.0	Flat	Specific Plan 04-01	Public Park	Vacant/Overflow Lot	City
7	1028-351-01	Los Serranos Golf Course	90.0	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private
8	1028-351-01	Greening	5.3	Flat	C-R	Commercial Recreation	Vacant	Private
9	1031-011-40	Western Hills Golf Course	10.0	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private
10	1017-231-34	Galstain (Behind Jade Tree)	6.3	Slope (>10%)	PD 37-161 (R-S)	Medium Density Residential	Vacant	Private
11	1017-251-09, 14	Galstain (Soquel)	291.0	Slope (>10%)	PD 19-161 (R-S)	Agriculture/Ranches	Vacant	Private
12	1032-221-02, 04	Caballero	10.0	Mild Slope (<10%)	R-S	Low Density Residential	Single-Family Home	Private
13	1030-041-03, 04 & 1017-251-05	Wang	177.0	Slope (>10%)	R-R	Rural Residential	Vacant	Private
14	1028-191-05	BAPS	8.7	Flat	C-F	Commercial	Vacant	Private
15	1028-202-57, 58, 59, 60, 61 & 1027-121-38, 39, 40, 41	Biz Park	20.0	Flat	C-G	Commercial	Vacant	Private
16	1017-231-15	Pomona Rincon 1	0.7	Flat	PD 51-163 (C-N)	Commercial	Vacant	Private
17	1017-231-16	Pomona Rincon 2	0.4	Flat	PD 51-163 (C-N)	Commercial	Vacant	Private
18	1017-231-17	Pomona Rincon 3	0.4	Flat	PD 51-163 (C-N)	Commercial	Vacant	Private
19	1017-231-18	Pomona Rincon 4	1.9	Flat	PD 51-163 (C-N)	Commercial	Vacant	Private
20	1000-131-01 & 1000-121-09	Leo's Stable	TBD	Flat	R-S	Low Density Residential	Single Family Home/Equestrian	Private
21	1031-011-69	Stonefield	33.7	Slope (>10%)	PD 18-157	Low Density Residential	Vacant	Private
22	1025-331-35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47	Jolon Gardens	2.7	Slope (>10%)	R-S	Low Density Residential	Vacant	Private
23	1031-071-09	Everbright	6.5	Slope (>10%)	R-S	Low Density Residential	Single-Family Home	Private
24	1033-181-13, 20, 21, 22	Abacherli Property	103.0	Slope (>10%)	PD 57-174	Rural Residential	Vacant	Private
25	1022-021-49	Shoppes	TBD	Flat	Specific Plan 04-01	Commercial	Commercial Center	Private
26	1025-421-06, 07, 08, 09, 10, 11	Woodview Plaza	TBD	Flat	PD 41-149	Commercial	Commercial Center	Private
27	1025-471-06, 07 & 1025-461-06	Commons	9.0	Flat	Specific Plan 06-01	Commercial	Commercial Center	Private
28	1023-011-52	Crossroads Marketplace	TBD	Flat	C-G	Commercial	Commercial Center	Private
29	1023-011-67	Crossroads Entertainment Center	TBD	Flat	C-F	Commercial	Commercial Center	Private
30	1032-161-01	Gordon Ranch	TBD	Flat	C-N	Commercial	Commercial Center	Private

POTENTIAL SITES

Sites Eliminated from RHNA Inventory

1. Chino Rafael North/South (Open Space)

Required Open Space for Planned Development, entitlement restrictions

2. Rimrock & Rock Springs (Open Space)

Required Open Space for Planned Development, entitlement restrictions

3. Parking Structure (SP 04-01)

Insufficient size per Site Inventory Guidebook Criteria (minimum of .5 acres)

4. Biz Park/Heritage Professional Plaza (C-G)

Infrastructure availability, proximity to freeway, narrow site

5. Pomona Rincon Road – 4 parcels (PD 51-163)

Infrastructure availability, narrow sites, multiple owners, insufficient size per Site Inventory Guidebook Criteria (minimum .5 acres)

POTENTIAL SITES

Sites Eliminated from RHNA Inventory Cont.

6. Stonefield (PD 18-157)

Topography, Fire Hazard Overlay

7. Jolon Gardens (R-S)

Topography, insufficient size

8. Everbright (R-S)

Topography, Fire Hazard Overlay

9. Abacherli Property (PD 57-174)

Infrastructure availability, access, topography, Fire Hazard Overlay

10. Woodview Plaza (PD 41-149)

Insufficient residential development opportunities, multiple owners, circulation, largely occupied commercial center

POTENTIAL SITES

Sites Eliminated from RHNA Inventory Cont.

11. Crossroads Entertainment (C-F)

Circulation, multiple owners, largely occupied commercial center

12. Gordon Ranch (C-N)

Circulation, insufficient residential development opportunities, largely occupied commercial center

13. Galstain – Behind Jade Tree (PD 37-161)

Infrastructure availability, access, topography

POTENTIAL SITES

Sites Continuing to be Assessed for RHNA Inventory

1. Shoppes II (SP 04-01)

City-owned, vacant, no topography, High-Density Residential designation under General Plan

2. Park Overflow (SP 04-01)

City-owned, vacant, no topography

3. Los Serranos Golf Course (C-R)

Sufficient size and shape, underutilized land for residential development opportunity, owner interest

4. Greening Property – Adjacent to Los Serranos Golf Course (C-R)

Sufficient size, vacant, no topography

5. Galstain – Soquel Canyon (PD 19-161)

Sufficient size and shape, vacant, owner interest

POTENTIAL SITES

Sites Continuing to be Assessed for RHNA Inventory Cont.

6. Caballero (R-S)

Sufficient size, underutilized property for residential development opportunity, owner interest

7. Wang (R-R)

Sufficient size and shape, vacant

8. BAPS (C-F)

Sufficient size and shape, vacant, no topography

9. Leo's Stable (R-S)

Sufficient size, underutilized property for residential development opportunity, owner interest

10. Commons (SP 06-01)

Large underutilized portion of commercial center, owner interest

POTENTIAL SITES

Sites Continuing to be Assessed for RHNA Inventory Cont.

11. Crossroads Marketplace (C-G)

Large underutilized portion of commercial center, owner interest

12. Shoppes (SP 04-01)

Underutilized parking areas, potential for residential development opportunity, owner interest

13. Western Hills Golf Course (C-R)

Sufficient size, underutilized land for residential development opportunity, owner interest

POTENTIAL SITES

Western Hills Golf Course/Surrounding Development Info

- Golf Course constructed mid 1960's
- Mobile Home Park Approved by County in 1975
- Parcel Map 7756 for Golf Course (recorded in 1975)
 - Includes open space easement (see image on right)
- Western Hills PD approved in 1987 by County
- CUP approved in 2004 Mobile Home Park Expansion
 - Increased by 4 units, from 98 to 102 units
- Pine Valley Estates approved in 2005

Open Space
Easement Area per
PM 7756



POTENTIAL SITES

Summary

- 30 potential sites presented to Planning Commission
 - 17 potential sites eliminated
 - 13 potential sites continuing to be assessed for RHNA inventory
 - 6 vacant sites
 - 7 developed sites
 - 2 commercial centers
 - 2 golf courses
 - 3 single-family properties

HOUSING ELEMENT UPDATE – 6TH RHNA CYCLE

Staff Recommendations for Workshop #3

- *Invite Public Comments*
- *Questions and Answers*
- *Discuss Next Steps*

Workshop #4 - Agenda