

Chair Jerry L. Blum and Commissioners:

March 2, 2021

My name is Bryan Petroff, and I am writing this letter to you because I am concerned with State Bill AB 686, which was signed into law by the governor on September 30, 2018 and mandates the City of Chino Hills to build 3,720 high density homes on undeveloped and developed land throughout the City.

Chino Hills is well known for its high quality of life and beautiful rural atmosphere, which is the reason I moved here 35 years ago in 1986. I live in District 2, Council Member Rogers District. My home is surrounded by high density housing on all sides. I live near the Crossroads Marketplace, which is in Council Member Marquez District 1.

In an article in the *Champion* newspaper dated February 20, 2021, Community Development Director Joann Lombardo stated that the City could be in good shape if the City can include developed sites such as commercial sites. The Director further stated that there is a keen interest from certain property owners to build housing "because of a change in the retail market."

The owner's representative John Mitchell of Crossroads Marketplace stated that their retail center is encumbered by big box stores that are now vacant and could be appropriate for housing.

Really?!

As you are all aware, the past owner let the retail center go into disrepair for years thinking he would repurpose the site. In September 2016, he submitted a plan to the City to build a high-rise apartment complex, parking structure, Korean Theatre, night club and shops. His plan was shot down by the community. The retail center was subsequently sold to the current owner, who has been renovating and repairing it for the past 3 years.

This retail center now has Petsmart and Dollar Tree, which are both big box stores. The stores that relocated and are still in business are Best Buy, Bed Bath and Beyond, and BevMo, all of which moved to the City of Chino. Sport Chalet, due to competition, went out of business. Dick's Sporting Goods, which is also in Chino and one of the competitors of Sports Chalet, is also a big box store.

My point is that big box stores are here to stay. If the new owner can't lease them, then divide them into smaller units, similar to what happened to the K-Mart Center in Diamond Bar (located on Diamond Bar Blvd at the 60 Fwy), which was converted to three businesses in the former K-Mart building.

I am totally against any more high-density housing developments in my neighborhood. We have enough already. Please find a different location. The City needs the tax revenue that these retail commercial centers provide.

One of the potential alternative locations that the City Council should consider is the Aerojet property now owned by GenCorp. There are 400 acres, plus when you add in the McDermott Ranch, there are a total of 580 acres. According to a *Champion* newspaper article published in 2004, DTSC stated in their report that the property's use is unrestricted, including for residential housing.

My concerns are:

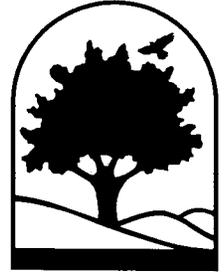
1. Water Shortage due to drought
2. Noise
3. Impact on local Schools
4. Increased Traffic
5. Loss of Revenue from losing a retail center.

Thank you for your time and for serving our community and doing a great job representing our community.

It's very much appreciated,

Bryan Petroff
Chino Hills, CA 91709

City of Chino Hills



March 15, 2021

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Dear Mr. Petroff,

Thank you for comments provided to the Planning Commission on March 2, 2021. Your comments addressed concerns regarding the state mandate to build high density homes. Your comments have been forwarded to the Commission and each of the items you raise are being considered as the City continues the difficult process of finding the necessary housing sites mandated by the State Housing Element requirements.

You also expressed concerns regarding the potential conversion of big box retail stores to high density housing and the loss of revenue associated with that conversion. Commercial centers and their retail stores are a vital part of the Chino Hills community. As online shopping continues to expand, the demand for big box and retail establishments decreases. This change has caused many shopping centers, including some in Chino Hills, to look for alternative uses and designs to maintain their viability. In assigning housing units to designated commercial centers, the City will look to locate the housing on underutilized portions of the centers, and to relocate any existing retail stores elsewhere in the center or City. Adding residential to commercial centers brings new daytime and nighttime shoppers and is a popular and successful practice used by many southern California cities to revitalize commercial centers.

Other issues you raised include considering the Aerojet property as a potential housing site, water shortage, noise, impacts on school and increased traffic.

Regarding the Aerojet property as a potential housing site, that property is subject to the state Department of Toxic Substances Control (DTSC) review for required clean up from its past munitions operation. Aerojet's DTSC review status makes the timing of its availability for development uncertain, and consequently, it does not meet the criteria outlined by the State, which requires designated housing sites to be reasonably available

for development. Until the Aerojet property is cleared by DTSC, it would not meet the State's requirement.

Meeting the state mandate for high density housing is a difficult task for Chino Hills. The potential impacts to the Chino Hills community, traffic, noise, and schools will be an integral part of site selection process and the subsequent General Plan update process. The state requires that designated housing sites have sufficient access and water, sewer, and dry utilities available. Specific impacts to water supply, traffic, noise, and schools will be analyzed as part of the subsequent General Plan update process.

Please do not hesitate to contact me with any additional comments or questions at 909-364-2740 or at jlombardo@chinohills.org.

Sincerely,



Joann Lombardo

Community Development Director

Cc: Planning Commission

I would like to help the City of Chino Hills reach their mandated RHNA allocation of affordable housing units.

I own APN 1000-161-13-0-000, in San Bernardino County, in the City of Chino Hills, consisting of 10 acres in triangular shape between Hidden Oaks Country Club and the county line, in the bottom of Soquel Canyon. I would be very pleased to have this property rezoned from Agriculture-Ranch to multifamily High or Very High Density Residential, to help the City of Chino Hills reach their mandated RHNA allocation of affordable housing.

If it was rezoned, I believe it would be cost effective to develop a road through the Hidden Oaks Country Club property to my 10 acres and bring in utilities, to build multifamily units.

Please let me know your thoughts.

Clark Hatch

Hello Mr. Hatch,

Thank you for your suggestion. Your site is approximately 5,000 feet from the Carbon Canyon Road, which is the nearest improved road, and your site has no infrastructure. The state requires that designated housing sites have sufficient access and water, sewer, and dry utilities available. Your site does not meet the state's criteria and cannot be considered as a potential site for the City's 6th Cycle Housing Element.

Best Regards.

Joann Lombardo | Director
Community Development Department

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Hello I am a current resident of Chino Hills. I recently read about possible home development at the corner of Rimrock and Rock Springs. I would like more information as to when this is scheduled to take place and address the fact that this neighborhood still does not have the city park that was in the original development plans. I would like to know what the best way is to find out if the land that was going to have the park is still available and how we can as a community move forward to have this park built. Thank you for your time and I look forward to hearing from you.

Carolyn Wilcox

Hello Ms. Wilcox,

Thank you for your comments regarding the Planning Commission Housing Element Update Workshop. As discussed during the Workshop on March 2, open space properties are held in trust for the public under the “public trust doctrine”, as established by state law. City-owned open space, including the open space area at Rimrock and Rock Springs and at Chino Avenue and San Rafael Drive, have been removed from consideration as potential housing sites.

Regarding your question on parks in your area, the San Marcos Park and Skyview Park serve your area. There are no plans for additional parks at this time.

Please let me know if you have other questions.

Thank you,

Emily Ortiz | Administrative Assistant II
Community Development Department

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Hello,

My name is Dave Porter and I am writing on behalf of myself, my wife Patrice, and son Anthony who live in the Carriage Hills development in Carbon Canyon.

We are very much opposed to high density housing being developed in these areas:

- Leonard Grenier property, horses, and stables on 16.5 acres at Carbon Canyon and Canyon Hills roads.

- Western Hills Golf Course, 10 acres on Carbon Canyon Road between Fairway Drive and Canon Lane

A primary reason for our objection is that the traffic impact to the canyon would be immense. Typically only large lots are considered for the canyon so high density housing would be wildly out of character for this area. To add high density housing would make a bad traffic area only worse and undoubtedly lead to more accidents and traffic fatalities in the canyon. It is truly unthinkable. In order to accommodate traffic for these homes, it would seem that more lanes would need to be added to the canyon and I don't believe that can be done. For those of us that faced the pre-Covid am and pm weekday traffic in the Canyon, it is really hard to believe that this would even be under consideration.

In addition, the canyon is an environmentally sensitive area and this increase in density would be unduly harmful to the ecosystem.

Has a full environmental impact on wildlife and sensitive plant species as well as a thorough traffic study been done? I'm very interested in knowing what the mitigation costs are to build high density housing in the canyon.

Please consider areas that are already well-developed with much better infrastructure, such as the Shoppes area or the area near Costco.

Thank you,

Dave, Patrice, and Anthony Porte