

PLANNING COMMISSION AGENDA STAFF REPORT



Meeting Date: April 6, 2021

Public Hearing:
Discussion Item:
Consent Item:

April 1, 2021

Agenda Item No.: 6a

TO: CHAIR AND PLANNING COMMISSIONERS

FROM: JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: 6th CYCLE HOUSING ELEMENT UPDATE – PUBLIC WORKSHOP #5

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 #4

At the Housing Element Public Workshop #4 on March 16, staff presented information regarding the following topics:

- Chino Hills' Socio Economic Profile
- Housing Element Goals
- Comments from Housing Element Workshop #3 and Responses
- Potential High Density (“Lower Income”) Site Selection Process.

HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #5 DISCUSSION TOPICS

Topics to be discussed at the March 16 Workshop include:

- Chino Hills' Comparative Socio Economic Data
- Comments from Housing Element Workshop #4 and Responses
- Potential Medium Density (“Moderate Income”) Sites and Update to Potential High Density (“Lower Income”) Site Selection Process.

Chino Hills' Comparative Socio Economic Data

At Workshop #4, socio-economic data was presented which was compiled by the Southern California Association of Governments (SCAG). This data compared Chino Hills to the region. Chino Hills' past Housing Elements compare Chino Hills to its neighboring cities: Brea, Chino, Diamond Bar and Pomona. The 6th Cycle Housing Element will contain similar comparative data.

Based on July 2019 data available through the U.S. Census Bureau, the following tables compare key socio-economic characteristics for Chino Hills to its neighbor cities. This information will be incorporated into the 6th Cycle Housing Element.

Comparative Socio-Economic Data - Chino Hills and Surrounding Cities					
Population and Housing Characteristics					
Jurisdiction	Population	Percent Population Change 2010-2019	Percent Housing Owner Occupied	Median Value of For-Sale Housing	Median Rents
Brea	43,255	10.4%	62.3%	\$660,400	\$1,851
Chino	94,371	20.9%	63.1%	\$459,100	\$1,596
Chino Hills	83,853	12.1%	74.9%	\$622,300	\$2,136
Diamond Bar	55,720	0.3%	76.0%	\$664,400	\$2,071
Pomona	151,691	1.8%	52.7%	\$394,500	\$1,362

Comparative Socio-Economic Data - Chino Hills and Surrounding Cities					
Household and Income Characteristics					
Jurisdiction	Household Size	Median Income	Percent Persons in Poverty	Percent Bachelor's Degree or Higher	Mean Travel Time to Work (Minutes)
Brea	2.79	\$94,492	6.4%	45.3%	33.7
Chino	3.39	\$81,711	10.49%	23.0%	34.7
Chino Hills	3.19	\$106,340	6.0%	46.7%	39.1
Diamond Bar	3.13	\$99,083	6.1%	54.9%	36.6
Pomona	3.77	60,598	17.9%	18.0%	31.3

Housing Element Update Public Workshop Comments

During and following the Housing Element Workshop #4, members of the community discussed a variety of issues. These comments were addressed through previous Workshop staff reports and presentations, and are summarized below:

Comments:

1. Support of high density/affordable housing for the working class
2. Concern regarding availability of affordable housing

3. Concern that McCoy Equestrian Center will be converted to housing
4. Question if housing will be placed on the Boys Republic or Aerojet properties
5. Concern regarding high density housing's impact on the City's rural character
6. Concern regarding impacts of high density housing in Carbon Canyon and on Western Hills Golf Course
7. Support for housing in the Shoppes and Crossroads Marketplace (near Costco)
8. Concern regarding clustering of high density housing in certain areas of the City
9. Concern about the loss of commercial space to housing and impacts on the associated loss of retail tax, the availability of water; noise, impact on schools, and traffic.

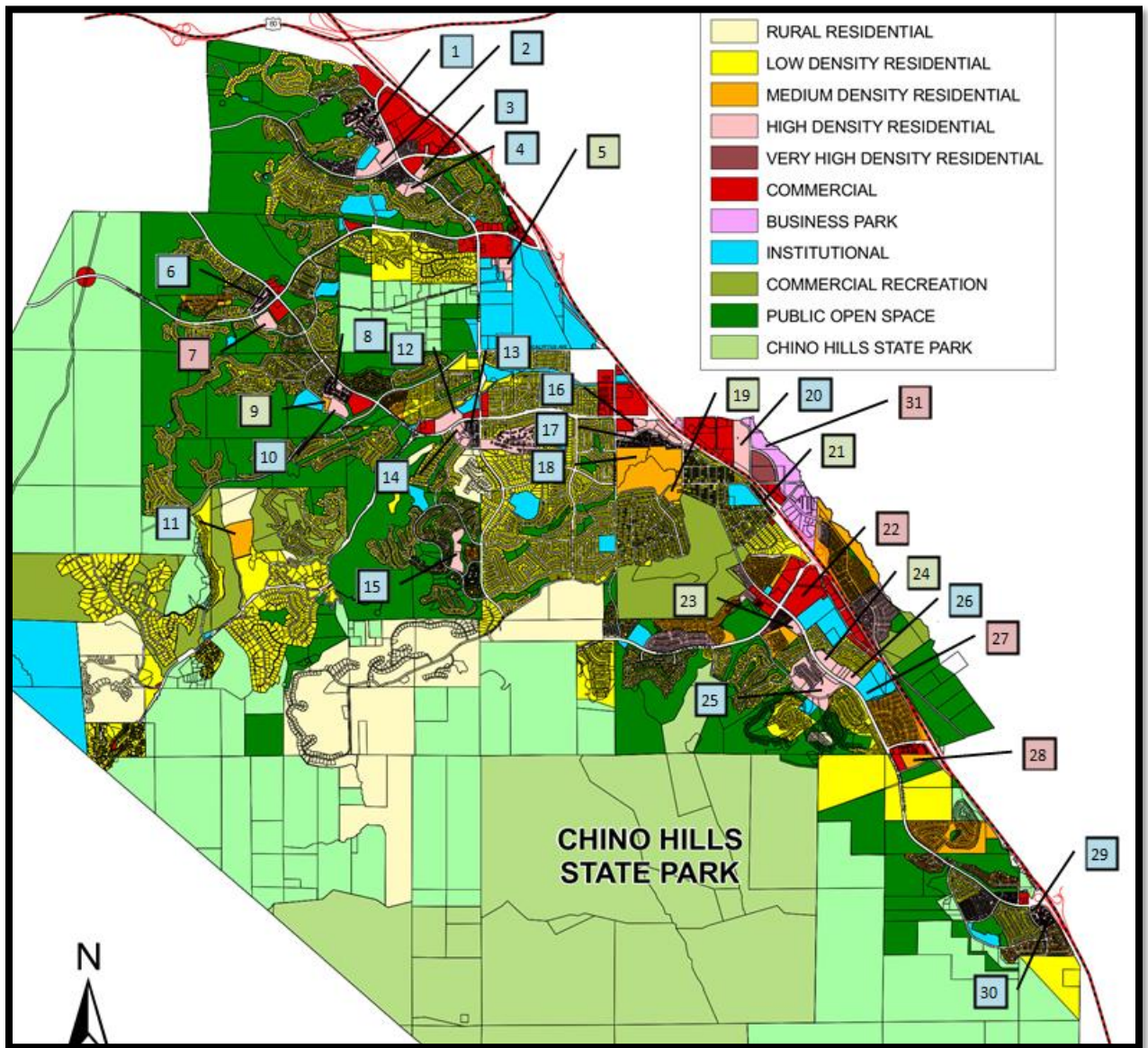
Responses:

1. State Housing Element law is intended to ensure that each jurisdiction provides for an adequate supply of housing available to all income groups. Chino Hills and any cities in California meet this intent by zoning properties for high density housing.
2. The City's role in the housing process is to provide the zoning and regulations to facilitate high density housing. Whether or not the high density units will be "affordable" will be determined by the real estate market.
3. The McCoy Equestrian Center is a public recreational use and the City does not have plans to add housing to the property.
4. Neither the Boys Republic nor Aerojet properties are being considered for high density housing at this time. Boys Republic has not indicated an interest in adding housing, and the Aerojet property is still subject to the state Department of Toxic Substances Control (DTSC) review for required clean up from its past munitions operation. Neither of these properties meet the criteria outlined by the state which requires designated housing sites to be reasonably available for development.
5. Chino Hills' rural character is largely defined by its natural hills, canyons, and open spaces. None of the potential sites being considered for future state mandated housing are within these natural areas.
6. Any potential high density housing in Carbon Canyon or on Western Hills Golf Course will require appropriate traffic and environmental studies to ensure impacts to the Canyon and its existing residents are considered.
7. Portions of both the Shoppes and Crossroads Marketplace are being considered for potential high density housing sites.
8. There are approximately 30 existing multifamily housing developments within the City, containing approximately 5,800 units. These developments are located throughout the City (Reference Figure 1, below). As part of the site selection

process, the staff and the Commission are considering sites located throughout the City.

9. Adding high density housing to commercial centers is a growing trend throughout California. This “mixed use” type of development provides new day and nighttime retail customers. Benefits of mixed use have been largely positive for retail activity and also can reduce vehicle trips as more residents can walk to the nearby commercial uses. Potential impacts of the stated mandated housing to water, noise, schools, and traffic will be evaluated through the City’s pending General Plan Update and its environmental documents.

Figure 1: Chino Hills Existing Multifamily Housing Developments




Potential Medium Density (“Moderate Income”) Sites and Update to Potential High Density (“Lower Income”) Site Selection Process

California Department of Housing and Community Development (HCD) has begun to make its staff available to cities to answer questions about the 6th Cycle Housing Element. This will be very helpful to Chino Hills as we prepare the Housing Element document. Some of these questions will influence the site selection process. For example, these questions include; which of Chino Hills’ current pending housing development projects can be counted in the 6th Cycle Housing Element and what are HCD’s expectations regarding the Tres Hermanos high density units.

Various property owners continue to provide staff input on potential housing sites. Staff is reviewing the most current information provided by both HCD and various property owners, and will present an update during the Workshop. This update will include discussion and preliminary recommendations on both potential “Moderate Income” and “Lower Income” housing sites.

Respectfully submitted,



Joann Lombardo
Community Development Director