Appendix A
Public Participation Summary

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The City of Chino Hills values community input and made a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element.

Chino Hills Housing Element community outreach efforts included a variety of avenues to solicit input from residents and community stakeholders, summarized below:

A. Community Outreach

Public participation is an important component of the Housing Element Update process. Local governments are required to make a diligent effort to include all economic segments of the community (including residents and/or their representatives) in the development and update of the Housing Element. The following outreach efforts were implemented to reach out and inform the public of the process.

- **Public Advertisements:** Quarter page ads notifying the public of the Housing Element Update and inviting the community to participate in the workshops were published in the local newspaper.
- **Flyers:** Flyers announcing the Housing Element Update workshops were emailed to approximately 100 property owners (both commercial and residential, developed and undeveloped), developers, nonprofit housing developers, religious facilities, special needs, and fair housing groups. (The Housing Element Workshop email distribution list is included in Attachment A-1.)
- **Press releases**: Press releases were sent to the local newspaper to notify the community of the Housing Element Update public workshops.
- **Website:** Postings in the “City News” section of the City website highlighted the Housing Element public workshops.
- **E-notifications:** All City website subscribers (2,565) were sent multiple email notifications inviting the community to participate in the Housing Element public workshops.
- **Dedicated webpage**: A dedicated City webpage was created to keep the public informed about the Housing Element Update process. The webpage included press releases, staff reports, PowerPoint presentations, and an overview of the Housing Element and RHNA process. The link to the City Housing Element website is: www.chinohills.org/HousingElementUpdate.

- **Community Housing Survey**: City staff conducted a housing survey for community members to participate in, including residents, property owners, business owners, and developers, and was easily accessible on the City website. The survey collected specific information on current housing and service conditions and needs. To reach targeted groups, the City reached out via email to local nonprofit housing groups, religious facilities, fair housing, and special needs groups; and via survey notification postcards to residents of neighborhoods identified as having a greater concentration of lower income households and/or residing in older and lower cost housing, including the City's oldest neighborhoods, Los Serranos and Sleepy Hollow. Direct mailing or hand delivery of the survey notices were also delivered to residents of the City's three mobile home parks: Lake Los Serranos, Rancho Monte Vista, and Western Hills Estates. The list of recipients for the survey is provided in Attachment A-3, List of Housing Survey Recipients. Notifications of the survey were also sent out via the City's e-notify process, the City News section on the City website, water bill inserts, press releases, and through an article in the local Chino Champion newspaper. The survey closed on January 11, 2022 with a total of 1057 persons submitting survey responses. In general, the survey responses indicate a strong support for senior housing and affordable senior housing, and mixed opinions about the amount and type of housing needed in the community. A summary of the survey results is presented below.

Chino Hills Housing Survey

As of **1/11/22**, we have received 1057 completed surveys

11/10/2021	• Published survey on website • Emailed survey to database of 100+ commercial/residential property owners, developers, non-profit developers, religious facilities, special needs and fair housing groups
11/15/2021	• Published survey information on website City News page • Published survey information on City social media accounts: Twitter/Facebook/Instagram
11/22/2021	• Added Housing Survey message to water bills
11/24/2021	• Mailed survey postcards to 2000 residents
12/2/2021	• Mailed survey postcards to 3000 residents (including mobile home park: Lake Los Serranos)
12/10/2021	• Delivered survey postcards to mobile home parks: Western Hills Estates and Rancho Monte Vista
12/21/2021	• Published survey information on City social media accounts: Twitter/Facebook/Instagram
1/5/2022	• Published survey information on City social media accounts: Twitter/Facebook/Instagram

General Housing-Type Comments:

64 No more housing	6 Luxury homes/large lots
50 Senior Housing/Affordable senior housing/Senior assisted living	5 Mixed Use
39 No low-income housing/high density	3 Provide housing to a variety of income types
37 No more housing in Carbon Canyon	3 Housing within walking distance to stores
29 Single family housing	2 Veterans housing
22 Single story homes	2 Housing near public transportation corridors
16 Affordable housing/Low income	2 Manufactured homes
14 Maintain existing open space	1 Temp housing for the homeless
10 Middle income housing/medium density housing	1 Shared housing (for multigenerations)
9 ADUs/smaller houses	1 Seasonal/temporary residences - RV park
7 High density housing	1 Short term rentals
7 No ADUs/additional units on lot	

Other Housing Survey Comments:

42 Too much traffic/address traffic issues (including Carbon Canyon & 71)	4 More grocery stores
13 Maintain suburban/rural community	3 Home rents are too high
12 Fix streets/infrastructure in Los Serranos	2 More restaurants
10 Oppose development at Peyton and Eucalyptus	2 Prevent investors/corporations from buying homes for rentals
8 Missing housing expense category	2 Aquatics facility
6 Consider the drought and state water restrictions	
5 More police presence/focus on lowering crime	
5 Rental assistance/home buyer program	
5 Do not agree with state housing mandates	

B. Community Workshops

The Planning Commission held six community workshops to discuss Housing Element requirements; community housing needs; opportunities and constraints; policies and programs to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community; and the timeline established by the California Department of Housing and Community Development (HCD). In addition, two City Council Workshops, with the Planning Commission attendance and participation, were held. A summary of these workshops is provided below:

Planning Commission Housing Element Update Workshops

- **Community Workshop #1** – February 2, 2021 discussion topics: Housing Element Overview, Housing Element Update Process; 6th Cycle Housing Element Schedule, Public Participation, Regional Housing Needs Assessment (RHNA), Default Densities, Available Site Criteria; Preliminary Review of Potential Sites

- **Community Workshop #2** – February 16, 2021 discussion topics: Penalties to Cities for Housing Element Non-compliance, Housing Element Requirements to Implement Housing Element Update, Housing Element Update Workshop Schedule, Accessory Dwelling Unit Projections, Preliminary Review of Potential Sites
- **Community Workshop # 3-** March 2, 2021 discussion topics: Summary of comments received during the first two workshops and responses to those comments; the seven-step 6th Cycle Housing Element Site Inventory process established by the HCD Site Inventory Guidebook; Continued Review of Potential High Density Housing Sites
- **Community Workshop #4** – March 16, 2021 discussion topics: Chino Hills' Socio Economic Profile, Housing Element Goals, Comments from Housing Element Workshop #3 and Responses, Potential High Density Site Selection Process
- **Community Workshop #5** – April 6, 2021 discussion topics: Chino Hills' Comparative Socio Economic Data, Comments from Housing Element Workshop #4 and Responses, Potential Medium Density Sites and Update to Potential High Density Site Selection Process
- **Community Workshop #6** – May 18, 2021 discussion topics: Lower Income High Density Housing Development Standards, Potential Lower Income High Density Housing Sites Update, Potential Moderate Income Medium Density Sites Update, Preliminary Draft of the Housing Element Community Profile, and Preliminary Draft of the Housing Element Community Goals and Policies.

City Council Housing Element Update Workshops

- **Public Workshop #1** – March 23, 2021 discussion topics: high densities, Regional Housing Needs Assessment (RHNA) penalties, existing multi-family units, site inventory, 30 potential high-density sites, draft allocation of high-density RHNA units, and sales tax.
- **Public Workshop #2** – June 8, 2021 discussion topics: Lower Income High Density Housing Development Standards, Recommended Lower Income High Density Housing Sites Update, Recommended Moderate Income Medium Density Sites Update, Draft of the Housing Element Community Profile, and Draft of the Housing Element Community Goals and Policies.

C. Community Comments/Responses

The following summarizes comments received during the Planning Commission and City Council Housing Element Workshops. Written comments received during the Housing Element Workshops are included in Attachment A-2. Where the comments included specific questions, staff's responses to those questions are also included. Staff reports and PowerPoint Presentations presented during these workshops are available on the City website at: www.chinohills.org/HousingElementUpdate.

Concerns:

- Increased traffic
- Increased noise
- City losing its natural beauty and open spaces
- Loss of retail and services businesses
- City's retail tax base
- Cramming high density all over the City
- The rigidness of the RHNA requirements
- Potential for systemic racism in the high density site selection process
- Local wildlife habitat destruction
- Traffic and environmental impacts in Carbon Canyon
- Fire safety in Carbon Canyon

Suggestions:

- Senior housing
- Tres Hermanos should not be developed
- High density development should be spread throughout the City
- Height restrictions could be increased
- Supported sites for high density development: Boys Republic, the Shoppes II site, Big League Dreams, empty lot next to BAPS, The Commons, empty lot across from Chino Hills High School, corner of Chino Avenue and Chino Hills Parkway, Crossroads shopping center, Hidden Oaks, Crossroads Entertainment Center, the Shoppes, Aerojet property, Vellano Golf Course, the parking structure near City Hall, Carbon Canyon.

Site Oppositions:

- Tres Hermanos
- Carbon Canyon
- Crossroads Entertainment Center
- Rimrock and Rock Springs
- Chino Avenue and San Rafael Drive
- Grenier property
- Western Hills Golf Course
- Caballero property.

Attachment A-1: Housing Element Workshop Email Distribution List
Attachment A-2: Written Comments Received
Attachment A-3: List of Housing Survey Recipients

APPENDIX A: Public Participation Summary – Attachment A-1, Housing Element Email Contact List

CITY OF CHINO HILLS – 6TH CYCLE HOUSING ELEMENT COMPANY / PROPERTY OWNER / INTERESTED PARTY CONTACT LIST		
A Community of Friends	Corporation for Better Housing	Housing Authority, City of San Buenaventura
Abode Communities	County of Ventura	Illumination Foundation
Adjacent Lot next to Goddard School	Crossroads Entertainment	Inland Fair Housing and Mediation Board
American Family Housing, Inc.	Cross-Roads Housing, Education, & Community	Innovative Housing Opportunities
Back Bay Development LLC	Curt Pringle and Associates	Jamboree Housing
BAPS	CVUSD	LA Family Housing
Bella Communities	David Van Arsdell	Lennar - Inland
Biz Park	Deaf Seniors of Riverside (DSR)	Lewis Management Corp
Bridge Housing	Domus Development LLC	LINC Housing
Boys Republic	EAH Housing	LOMCO
Buddhist Temple	Egan Simon Architecture	Long Beach Forward
C & C Development Co., LLC	Ethan Christopher LLC	Long Beach Residents Empowered
Casa Major, Inc.	Family Assistance Program	LTSC Community Development Corporation
CBRE Property Management	Gordon Ranch	Many Mansions
Century Housing	Habitat for Humanity, Greater LA	Market Place
Chino Valley Community Church	Hoffman Land	Mary Erickson Community Housing
Clifford Beers Housing	Hollywood Community Housing Corp.	McCormack Baron Salazar
Community Corp of Santa Monica	HOMES FOR LIFE FOUNDATION	Mercy House
Coptic Church	HOPE, Inc.	Meta Housing Corporation
Montebello Housing Development Corp.	TELACU/CO TRM	Yasmin Tong Consulting
National Community Renaissance (CORE)	The Architects Collective	Jones Lang LaSalle Brokerage, Inc.
NCAAR	The Commons at Chino Hills (YAH Investments LLC)	LNR Partners, LLC
New Economics for Women	The Mulholland Drive Company	Related California

APPENDIX A: Public Participation Summary – Attachment A-1, Housing Element Email Contact List

CITY OF CHINO HILLS – 6TH CYCLE HOUSING ELEMENT COMPANY / PROPERTY OWNER / INTERESTED PARTY CONTACT LIST		
Partnership Housing Inc.	The Rincon	Frank Konrad
PATH Ventures	Thomas Safran & Associates	Allison Arnold
Private - A Ceja villa	Tierra Concepts, Inc.	Mitchell M. Tsai, Attorney at Law
Rancho Cielito	Torti Gallas + Partners	Heart2Serve
READI, LLC	Townhomes on Pomona Rincon Road (Caltrans Surplus)	Greystar
Related California	Trumark Homes	327 Housing Survey Respondents
Restore Neighborhoods LA, Inc.	TRUST South LA	
Rolling Ridge Ranch/Lake Los Serranos Company	UCLA Graduate Student Researcher	
RSI Holding LLC	United States Veterans Initiative	
RSMITumohr	Venice Community Housing	
SCANPH	Ventura County Community Development	
SDG Housing	West Hollywood Community Housing Corp.	
Skid Row Housing Trust	West One Development	
Skyline Multi Housing	Woodview Plaza	
TDA Inc.	WORKS	
Karen Miller	Gail Smith	
David Reed	Tanveer & June Makhani	
Beverly Sample	Rebeca & Robert Armendariz	

APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received

COMMENT #1

I would like to submit my comment. I would like to know since housing units will be increasing will there be an update to the circulation element to analyze the effects of increased traffic in the planned areas. If not what triggers an update to that element. Also the parks, recreation and open space element is drastically outdated (2008) so if we are adding housing to chino hills we should consider also updating that element to ensure equitable distribution for all of our residents.

Regards
Roger Pelayo
Proud Chino Hills Resident since 2015

Response: Hello Mr. Pelayo,

Thank you for contacting us. The City will be initiating a General Plan Update to accommodate the land use changes required by the Housing Element. This will include an update to the Circulation Element.

The City Parks and Recreation Commission recently approved a draft Parks Master Plan update. That update and an update to the City Parks, Recreation and Open Space Element will be included in the General Plan Update. We expect the General Plan Update, including all its elements, to be completed within a year.

Please let me know if you have other comments or questions.

COMMENT #2

Because the state is mandating this, we should buy 40 acres of state property at Boys Republic. 1000 homes taken care of. The empty property by the shops. We do not need or want an extension of the shopping center. The acreage that includes big dreams park and the other part. Demolish and build homes. The empty property in front of the Hindu church. The area where toys are us is. The acreage in front of Chino Hills High School. Acreage at the corner of Chino Ave and Chino Hills Parkway.

Bill Becker

COMMENT #3

Attention: Chairman Blum, Commissioners, staff and residents. I, Jim Gallagher, reside on Green Valley Drive. I have been a CH resident for nearly 30 years and participated in the original General Plan Advisory Committee (GPAC 1993) and Measure U initiative to place resident oversight on major General Plan amendments. I am also, as a founding member of the Save the Tres Hermanos Ranch group which aligns with the Diamond Bar Sierra Club Task Force. I am a frequent monitor of the Tres Hermanos Conservation Authority and am deeply concerned that RHNA mandates will predisposition residential development on that sensitive biodiverse property. In fact, Chino Hills that allows up to 675 housing units and DB zoning allows 630 housing units on that property even though the authority professes to keep it undeveloped open space. Our task force is lobbying for conservation planning and an ecological-overlay zoning instead of the

existing affordable-housing zoning. A growing group of environmental non-profits and residents are emerging to save the land entirely. Responsible Land Use, the Diamond Bar Preservation Foundation and our Facebook group called Save the Tres Hermanos Ranch, are watching over the entire process. Our wish is that CH transfers the unit designation elsewhere and encourages DB to do the same.

HERE ARE MY INITIAL ROUGH DRAFT RECOMMENDATIONS. (As we are nearing build out and land is sparse, we can and should be building to our designated height limit of 80ft. where feasible and acceptable by the community.

1 Crossroads Shopping Center.- (Peyton and the 71) Well known economically struggling parcel Medium size businesses have left and small businesses enjoy moderate commercial activity. Rezone to mixed use which affords support for local businesses on property and provides for some unit transfer. My opinion is, with an 80 ft height limit, and freeway proximity, that we could build 10 story condos or apartments which still would not block the view of residents living on the hill overlooking Peyton and the Chino Valley. Fuzzy math: Two and three story row or townhouses provide about 20 du per acre. Three story **apartment** complexes achieve 25 du per acre. Multiple story buildings **can** achieve densities from 50 to more than 100 units per acre. There is about 7-10 acres of unused parking lot down the center of the property. We could build up **300-500 units there with 10 stories**. Business would do better and attract more businesses. Residents are freeway close to commute. Housing mandates are met since near a transit corridor. (Bus service might pick up.)

2 The Commons Shopping Center – (CH Pkway and Ramona) Leases have not yet been realized for M1, MM4-MM6? M1 "Babies Are Us" closed down several years ago. Do we rezone to mixed use, tear down existing empty bldgs or convert and build apartments there? Possibly 100-150 units could be attained if three levels. Freeway close. Great for local businesses.

3 Hidden Oaks – (SR71 across from Circle K) What is the future of this site? As unpopular as developing on this parcel is, will there be a possibility of nice condos or 40-50 single family dwellings with adequate ingress and egress plus promised no harm to the Oak trees?

4 There are currently a little over 1,000 residences planned or in project review? Do they count for potential zoning conversion? For example, can Paradise Ranch be considered for more units than 45?

J Gallagher

COMMENT #4

Chino Hills needs 55+ housing to help us downsize to a smaller footprint but remain in our beautiful city.

Mark Warner

COMMENT #5

Is there a map of the proposed project locations / RHNA zoning changes available. I do not see one posted, only verbal descriptions, which is difficult for me to understand. If such a map does

not exist, please consider this a formal request for the city to produce a map for public understanding and review.

Also, the complete slide set produced by staff and presented during the workshop would be helpful.

Finally, was this workshop send to all subscribers of the city notification process. I don't see one listed in my emails.

Thanks in advance for your help.
Luis Esparza

COMMENT #6

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.
Justin Woodworth | Bandwidth Project Management

COMMENT #7

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

COMMENT #8

Dear City Clerk,

Please include the following questions and comments in the public record for tonights RHNA Workshop, 7pn 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.

   Response: As discussed in the February 2 Housing Element Workshop #1 and discussed during the February 16 Workshop #2, Chino Hills actively participated in that SCAG RHNA process, attending all the RHNA subcommittee meetings and providing written comments to SCAG on the RHNA process in four separate letters dated September 6, 2019, November 6, 2019, December 16, 2019, and March 4, 2020. In each of those letters, Chino Hills articulated its concerns about SCAG's RHNA methodology and allocation of units. SCAG did not respond to any of Chino Hills' four comment letters. In October 2020, SCAG issued draft RHNA allocations to each local government in the region, providing an opportunity for appeal. Chino Hills appealed its 6th Cycle RHNA. On January 6, 2021, the six member SCAG RHNA appeal board voted in support of SCAG staff's recommendation to deny Chino Hills' appeal by a vote of 4 to 1, with one abstention. SCAG is expected to adopt its Final RHNA allocation in this month.

Information regarding the penalties of noncompliance and options for legal challenge were provided during staff's Workshop #2 presentation and are included in the March 2 staff report for Workshop #3.

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.

   Response: As stated above, Information regarding the penalties of noncompliance and options for legal challenge were provided during staff's Workshop #2 presentation and are included in the March 2 staff report for Workshop #3.
   See the following links:
   Workshop #2 presentation at
   https://www.chinohills.org/DocumentCenter/View/23439/Housing-Element-Update-6th-Cycle---Workshop-2-Final-PowerPoint

   Workshop #3 staff report at
   https://www.chinohills.org/DocumentCenter/View/23482/03-02-2021-Housing-Plan-Process-PC-Workshop-No-3---Staff-Report

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

   Response: As discussed during Housing Element Update Workshop's #1 and #2, the City is initiating a General Plan Update and EIR to evaluate potential impacts associated with the Housing Element Update. The General Plan and EIR will include an analysis of traffic impacts associated with the state mandated Housing Element Update.

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?

Response: As discussed above, the City is initiating a General Plan Update and EIR to evaluate potential impacts associated with the Housing Element Update. The General Plan and EIR will include an analysis of community and environmental impacts associated with the state mandated Housing Element Update.

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?

   Response: A response to the question of income and racial equality is included in the March 2 staff report for Workshop #3 and will be further discussed during staff presentation for Workshop #3.
   See link to *Workshop #3 staff report* at
   https://www.chinohills.org/DocumentCenter/View/23482/03-02-2021-Housing-Plan-Process-PC-Workshop-No-3---Staff-Report

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?

   Response: The Housing Element Update is following the mandated process established by HCD. All potential sites will be evaluated and rated. This process has and will continue to be presented and discussed at the Housing Element Workshops. Also, as discussed above, the City is initiating a General Plan Update and EIR to evaluate potential impacts associated with the Housing Element Update. The General Plan and EIR will include an analysis of community and environmental impacts associated with the state mandated Housing Element Update.

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.)

   Response: Location in the Fire Hazard Overlay and along Carbon Canyon Road are constraints that are being analyzed through the site selection process that has and will continue to be presented and discussed at the Housing Element Workshops.

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?

   Response: Opportunities for increased height will be considered on a site by site basis through the mandated process established by HCD. At this point, staff is not aware of any proposal above current City height limits.

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.

   Response: As a nearly built out City, sites for housing are limited. The City is undertaking the Housing Element Update process to identify the most appropriate sites to meet the state mandated RHNA requirements. Please be reminded that the RHNA process is a state mandate, not a City option. The City is seeking to locate the required sites in a manner that lessens impacts to the community. Information regarding this process has and continues to be presented through the Housing Element Update Workshops.

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!

    Response: A response to Measure U applicability was provided during staff's presentation at Workshop #2 and is included in the March 2 staff report for Workshop #3.
    See the following links:
    Workshop #2 presentation at
    https://www.chinohills.org/DocumentCenter/View/23439/Housing-Element-Update-6th-Cycle---Workshop-2-Final-PowerPoint

    Workshop #3 staff report at
    https://www.chinohills.org/DocumentCenter/View/23482/03-02-2021-Housing-Plan-Process-PC-Workshop-No-3---Staff-Report

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!!!

> ***Response:*** As discussed in the March 2 staff report for Workshop #3, maps of all the potential sites considered through this Housing Element process are presented in the Housing Element Workshop PowerPoint presentations, available on the City's Housing Element Update webpage. Through the workshops, Staff is only presenting potential sites that could be appropriate for high density housing. As we move through the process, many sites are being eliminated due to size, topography and access. Once a preliminary recommendation of potential sites is made, a map showing locations of the recommended sites will be prepared and presented at the Housing Element Update Workshops.

Thank you for your time and consideration.
Luis Esparza

COMMENT #9

Hi Everyone,

The letter I sent for the Feb 16th workshop had a list of questions and comments. I would like to receive written responses to those questions and comments before the next workshop on March 2nd, so that I may have time and opportunity to respond. (I do not see an email response in my in-box nor a written letter via USPS as of today March 27th, 2021)

(My original letter is copied below for completeness)

Not responding to the written questions and comments, in kind, is reflective of the poor communication policy by the city and is evidence that the public's opinions and concerns are of little interest to the Planning Commission and staff. Mine was not the only letter, there were other written comments in the first and 2nd workshop that should also have written responses by staff and commission members. Those responses should also be part of the public record so that other members of the public may stay informed.

Please include this letter as part of the public comments for the Housing Element Workshop.

Thank you for your time and attention.

Luis Esparza
Chino Hills Resident.

Dear City Clerk,

Please include the following questions and comments in the public record for tonight's RHNA Workshop, 7pn 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 cannot 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

COMMENT #10

Ms. Lombardo,

Thank you for your response.

Many of my questions asked for specific responses and details, yet some form of the phrase: "Response: As stated above, Information regarding the (insert issue or question reference here) were provided during staff's Workshop#1, #2 presentation and are included in the March 2 staff report for Workshop #3." was used to reply to several of my questions. 6 times to be specific. This is not providing the information in a format the public would find helpful. The tactic of providing an answer by handing over an entire report or stack of papers is often used by attorneys to hide or obfuscate critical information in a clearly adversarial situation. Does the city see public inquiry as an adversarial situation? At the very least, a reference to a section or page of the staff report would make sharing this information with the public helpful. A simple copy and paste from the related section of the reports, slides or notes would be infinitely more helpful, than responding with "it's in the report."

Here is the perfect example of a lack of completeness and specificity, which you responded below:

1. 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.

Response: As stated above, Information regarding the penalties of noncompliance and options for legal challenge were provided during staff's Workshop #2 presentation and are included in the March 2 staff report for Workshop #3.

This is not encouraging public involvement and personally very disappointing. Perhaps there is another reason for this type of response? Does the city not wish to be transparent with this situation so as to avoid confrontation or delay? Perhaps its related to me personally? Is my desire to be an active citizen not what the city wishes? Perhaps its because I brought up the issue of systemic racism or because I am a minority? Or maybe the city does not want to do the work required to answer these questions from the public thoroughly because its extra work? Regardless of the reasons, if the city fails to provide adequate information and transparency, it may result in circumstances that put the city at risk of future legal action.

Please include this written response as part of the public record for the Housing Element Workshop.

As can be read below, my questions requested specifics and details, yet staff report was also severely lacking in both and was far from complete.

Sincerely
Luis Esparza, Chino Hills resident

COMMENT #11

Hi.

Here is my input regarding the proposed maps and locations to meet the new RHNA allocations. I request that the comments below be read aloud, so it is entered into the public record. Thank you.

MY PUBLIC COMMENTS

The updated housing allocations from the California state HCD down through SCAG RNHA allocations report occurs every 8 years. Each of the affected cities then updated their Housing Element Plan accordingly. The proposed map and locations are in response to the new RHNA allocations.

Looking at the proposed sites to meet the City of Chino Hills allocated housing numbers, there is one glaring strategic problem. The excessive concentration of these high density housing into three large areas will amplify the impacts to the surrounding communities in terms of traffic impacts, impacts to local schools, impacts to parking, etc. Excessive concentration of higher density housing creates excessive impacts on traffic, schools, and parking.

An alternative strategy is to spread out the higher density housing units throughout the city to minimize the impact of higher density housing on the surrounding neighborhoods. This will spread out and minimize the impact to traffic, schools, and parking. Examples of other open, buildable areas to consider for higher density is along Grand Ave, along Chino Ave near Chino Hills Pkwy, in Carbon Canyon, etc. Studies are available which demonstrate that higher density housing intermixed within lower density housing areas will minimize the impact of higher density housing in terms of traffic, schools and parking.

My recommendation is to break up the three very large areas proposed for higher density housing into more small discrete areas of higher density, and identify other vacant land areas within Chino

Hills to intermix the higher density units more uniformly through the city to minimize the less desirable impacts on traffic, schools, and parking. Some people will say that this vacant land does not exist, but it is obvious by driving around that sufficient vacant plots are visible. This approach will be easier on the city's infrastructure (traffic, parking), and minimize the impact on its residents.

Thank you,
Mike Braun

COMMENT #12

Dear Commission,

Can the public transportation lanes be looked at to see if there are any opportunities to build housing?

Can we make sure that our city's beauty is not destroyed by throwing up housing in any empty lot?

One suggestion the area adjacent Costco would be a great area for housing.

Best Regards
Theo Hester

COMMENT #13

Given my newness to the issues faced by Chino Hills to meet the State of CAs expectations for new residential projects, please bear with me as I ask some basic questions.

1. Can you substitute senior housing for affordable housing?
2. How much of a project must be affordable in terms of % of units allocated to such a distinction?
3. What is the Chino Hills height limit for apartment buildings? I believe I heard 3 stories, but I wasn't sure. Frankly, that would prove problematic for Crossroads Marketplace.
4. How does Chino Hills feel about structured parking, which is a question from the other end of the density spectrum?
5. During our call yesterday, I wrote down the following for Crossroads Marketplace:
   a. 500 units
   b. 45/units an acre via a mixed use zoning designation

   But last night I continually heard much lower unit counts per acre mentioned by several folks that spoke. Many alleged 20/acre. Some saying 30/acre and a one that articulated 35/acre under the assumption that was max density. Could you clarify this please.

Lastly, I remain interested in continuing to explore placement of Crossroads Marketplace into your specific plan zoning process, which appears to have a 2021 timeline. That's ambitious. Given some of the comments about Carbon Canyon, diversity of locations (too many in south Chino Hills) and a few callers listing Crossroads specifically as a site they liked/favored, I heard enough positives to give Crossroads Marketplace some tailwinds vs the alternative. It would depend on

density of course as well as the allocations of market rate to senior and/or affordable. I'll participate at your next meeting in two weeks.

Take care,
John Mitchell

COMMENT #14

Dear Planning Commissioners of Chino Hills,

We hope this letter finds you all well and greatly appreciate your hard work for our amazing city.

My wife and I are residents of Chino Hills and feel compelled to express our deep concern regarding the proposed locations for high density housing on San Rafael Drive.

We have lived here for 16 years and indeed, moved here because of the unique natural environment of the city. The city is not only special due to its natural beauty, which we believe contributes to a safe, healthy, less toxic environment, Chino Hills is also special because it is safe, peaceful, and provides amazing resources for all residents of all ages. We first moved here as a young married couple and now have 4 young sons. We have been trying to buy our home for several years and just bought it this year in January 2021, an incredible accomplishment for us as we have made an enormous financial sacrifice (i.e., we spent almost every penny that we have) to live here on San Rafael Drive. My wife and I are so proud to own a home in Chino Hills, an American dream in an ideal American city. We are so grateful to raise our sons in an environmentally safe city where they can play outside, where it's quiet enough for them to hear the birds sing, where we can sit out in our backyard and see the breathtaking hills (and maybe catch a glimpse of a beautiful roaming coyote), or drive down Chino Avenue or Chino Hills Parkway and look out the window to see the yellow flowers on the hills in Spring.

We understand and appreciate the need for affordable housing, and we can only imagine the pressure the city is under to build this type of housing. But **PLEASE** continue to consider maintaining the open and natural environment of Chino Hills as well as the enormous financial and economic impact of your current residents. We really believe and desire for Chino Hills to remain a city where people aspire to live-a city of open spaces, of natural beauty, of peace and quiet.

Thank you so much for your time and consideration, and again, thank you for your hard work in planning such a sensitive endeavor. We are confident that you will make the best decision for our city and for those who will be able to live here through affordable housing.

Sincerely,
Eddie and Susy Lee

COMMENT #15

Dear Commission members and staff,

Unfortunately, I am unable to attend some or most of tonight's workshop. Please consider the following as my public statement on the issue.

I previously sent a list of questions and comments regarding the proposed properties and their negative effects. Some residents are concerned that certain properties were allocated to be public parks are now being considered for low-income housing requirements. Are all open areas being considered for housing even land previously or currently zoned as park land? Please specify which properties they are for the record.

I have requested a CITY MAP showing all of the properties being considered for zone changes and overlays to meet the low income housing mandates. Ms Lombardo has referred me to the slides presented by staff which shows each property individually, but this is inadequate. A map should be created showing all the properties being considered, perhaps with a color coding for level of zone change being proposed. Having a large picture of what is happening across the entire city will give the public a better understanding of how this update may directly impact their neighborhoods and quality of life. Individual maps are akin to looking thru a microscope to identify an animal. You would see skin cells, maybe hair, and a few microscopic critters, but you would not likely realize you are staring at an elephant without seeing the entire animal.

Finally, as discussed in my previous emails and public comments, policies enacted by our city, often have unintended consequences. One of those can be Systemic Racism. The city may decide that the most logical places to increase zoning and allow construction of Very High and High density projects may also impact predominantly lower income and minority neighborhoods. Systemic Racism does not require intent, malice or hatred. Proceeding with a direction that places an abnormal concentration of these zones in just one or a few neighborhoods may inadvertently create a Systematically Racist policy, causing negative effects in minority neighborhoods or non-affluent communities. Please explain how the city is going to measure and ensure that the decisions we make will not result in unwanted, unintended systemic racism. Please be specific: What variables are you measuring? for example minority household density maps, income density maps, average or median distances from a given zone to minority households, etc. What would be considered acceptable and unacceptable levels of impact, especially if it targets minority communities?

Thank you for your time and consideration.

And don't forget, the public would benefit from a citywide map showing all proposed sites.

And don't especially forget,

Systemic Racism does not require intent, malice or hatred towards others for a policy to be discriminatory.

Luis Esparza
Chino Hills Resident.

COMMENT #16

The average cost of housing in US is 100. The average cost in Chino Hills is rated at 288.4 while the average in California is at 239.1. Clearly, cost of housing in our city is very expensive. Will your discussions provide a plan that will provide a means to provide segments in housing that will: 1) provide lesser costs for some new construction relative to affordability and 2) provide some options for seniors who want to down size but are unable to find single story residences that can accommodate them relative to their needs?

I appreciate the opportunity to raise these issues for consideration in your current planning.

Sincerely,
Daniel Burke

COMMENT #17

Three (3) areas of concern are:

- Chino Ave/ San Rafael Drive South (city-Owned Open Space) 8 acres PD 17-127
- Chino Ave/San Rafael Drive 4 acres PD 17-27
- Rock Springs Drive/Rimrock Ave 3.5 acres PD 17-127

The natural landscape, oak trees, hills, and creeks, along with natural habit : deer, coyotes, snakes, rabbits, hawks, black birds, etc. These areas should be kept natural and no more intrusion by humans. It is best to consider areas that have the least affect on the environment for decades and centuries to come, as this is our duty as caretakers of the land and all the life it supports.

Please consider areas as the Shops and Boys Republic land as these are central locations with flat areas with room to build. Also, it would be cost saving to build more in one area than to build here and there to achieve goals of housing. Please consider these areas of not building on and a reminder, that the reason why so many residents have moved to Chino Hills is for the natural beauty it has to offer.

Thank You,
Karen Mailo

COMMENT #18

To Whom It May Concern:

On behalf of The Commons in Chino Hills, please advise on the percentage of the site that needs to be affordable housing. If granted mixed use at the center to include residential, will the zoning change only allow for affordable housing?

Thank you.

Best Regards,
Miriam Peltz | Assistant Property Manager

Response: I am responding to the question you raised at the March 2, 2021 Planning Commission. The question you raised was:

- If a commercial center is granted mixed use to include residential, would the zoning only allow for housing, and how much of that housing needs to be affordable?

The City is considering a housing overlay zone that would allocate only a designated portion of a commercial center for housing. The housing overlay would allow the existing commercial

center to remain commercial and would provide the opportunity for the designated housing portion to develop as housing. To meet the state requirements, the housing must be built at a density of no less than 20 units per acre. There is no requirement that the housing be sold or rented at rates affordable to "lower income" households.

Please don't hesitate to contact me with any other questions.

COMMENT #19

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

Response: 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.

COMMENT #20

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

Response: 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.

COMMENT #21

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

Response: 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.

COMMENT #22

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 Porter

COMMENT #23

Dear Community Development Director Joann Lombardo:

Thank you for your quick response and taking the time to communicate with me.

In response to big box stores and retail establishment usage decreasing as you stated due to online shopping is just an excuse to develop high-density housing at the Crossroads Center in desperation.

Again, Costco, PetSmart and Lowe's are big box stores and are doing great, earning profits of 20% above average. There is still a large part of the community that likes to shop big box stores. Seniors, for example, are not big online shoppers. There are plenty of big box stores in the local area, including Walmart, Best Buy, Target, Sam's Club, Dick's Sporting Goods, Lowes, Home Depot, Pep Boys, Nordstrom Rack, etc.

Toys R Us is still in business with a modified business plan, using a 10,000 square foot building, interactive toy demonstrations and open play areas. Bringing Toys-R-Us back to Chino Hills would be popular with the community.

We have a General Plan that was developed with community input. If the General Plan can be revised with just the stroke of a pen, why have it? The City should stick to the plan as adopted with the community's blessing.

I am curious why mixed-use is so successful in other cities, as you stated in your letter, but to my knowledge we have only one mixed-use development in Chino Hills. Mixed-use has been around for a long time. In an article in the Chino Champion newspaper, dated March 13, 2021, the Mayor of Chino stated that the City has not had success with mixed-use. I would be interested in your theory that mixed-use is appropriate at the Crossroads Center site when your neighboring city has little success with it.

If mixed-use is so great, why wasn't it used at the Shoppes? I realize that now, in desperation, the City is planning a mixed-use development on the dirt lot adjacent to City Hall, similar to what is being touted for the Crossroads Center.

Mixed-use developments bring lots of problems, especially noise and more traffic. Peyton Drive already sounds like a freeway, which is terrible enough. Couple that with the close proximity of the 71 Freeway and the noise problem is magnified. Adding a mixed-use development to this area will make the noise problem even worse.

More traffic also results in more pollution from all the vehicles. This is an area that already has heavy traffic, especially the nightmare caused by the Costco gas station. Residents in this area are not interested in more traffic and the problems that come with it: accidents, filth, congestion. Increasing the traffic by adding a mixed-use development could cause consumers to avoid the area and affect existing small businesses. Who wants to patronize a restaurant in a place which is heavily congested, noisy and difficult to drive to? The dining experience is ruined before you even get to the restaurant. Mixed-use developments are not a sure thing by any means.

I did not see the property at the closed Vellano/Greg Norman golf course as one of the sites being considered for high-density housing, even though the owner has been quite vocal about his desire

to develop condos on the site. The northern area of Chino Hills has taken the brunt of the high-density housing. The City needs to take the Crossroads Center off the list and put the high-density housing someplace else. A closed golf course seems the perfect spot, especially with a willing property owner. Or is there some other issue at play here? Could it be that the high-density development will include Section 8 housing? Can you imagine Section 8 housing in the middle of the Vellano development?

It seems to me that the City Council is taking a neutral position on high-density housing. There are very few residents within the community that know what's going on with the high-density housing requirement. The Champion newspaper is no longer free as it was in the past. I now pay an annual fee to have it delivered to my home. You no longer see the newspapers on driveways. This is a huge loss of community information. I have been told by Council members that residents are not coming forward about the high-density housing issue.

I have also polled my neighbors and other residents and most of them are unaware that high-density low-income housing is coming to Chino Hills. It seems that a lot more could be done by the City to inform residents of this issue. The Planning Commissioners should not be the only residents to hear about this issue which can have such a negative impact on the quality of life in Chino Hills.

Perhaps the new Public Information Officer can develop a plan to keep residents informed as the process for this issue moves forward. Residents need multiple opportunities to hear about what's going on, to express their opinion and to have a say in what happens in their community.

Thanks again for your communication.

Best Regards,
Bryan Petroff

COMMENT #24

Mr. Mayor and Council Members,

Our home of 32 years backs up to the proposed rezoning area referenced as Caballero Ranch. From staff's discussion in the council meeting, I understood the following (presented as facts):

1. By State dictate, 2014-2021 HOUSING ELEMENT UPDATE represents the **highest land use priority in Chino Hills**
2. State requirements must be met and consequences of non-compliance would be an unacceptable burden to the city.

Considering the above and setting aside imposed deadlines as a condition (we should do this right not be forced into decisions due to State objectives - even at the cost of short-term penalties) I am not convinced the city has adequately explored all alternatives. A few examples include:

- Only 1 project currently zoned R-S (10 acres at Caballero Ranch) remains a consideration for the project. I believe the city can find other equally suitable areas to satisfy State requirements for this small land parcel.

- I find no evidence that R-R (Rural Residential), Public open space close to or adjacent to developed land, and undeveloped areas now zoned R-S have been adequately considered.
- City Parking garage - The utilization rate of the multi-story parking garage North of city hall must be less than 5 - 10%. The repurposing of city property with extremely low utilization was not considered.
- Institutional Parcels - with land grades < 10% were not considered. Flat areas like those Southeast of Boys Republic Drive and Grand Avenue should be considered. Eminent domain as a last resort should be an option.

Lastly, as it relates to the Caballero site, I see no way the rezoning of this parcel would comply with the GOALS AND POLICIES OF THE 2014-2021 HOUSING ELEMENT UPDATE. Specifically, the rezoning of this small 10-acre parcel does not support Goal H-2: Maintain and Enhance the Quality of Existing Residential Neighborhoods. I would agree with the council's discussion to stipulate additional and significant offsets to the South-side of the property; however, I do not believe high density on a 10-acre parcel can be achieved with the restrictions proposed. To comply with Goal H-2 and to preserve the view and value of preexisting homes in the immediate area severe building restrictions for the Caballero property must be specified, applied, and proven.

For these reasons I strongly object to the rezoning of Site No. 5 as listed on the Map of Continued Refined List of Potential High Density (“Lower Income”) ... to be considered at Housing Element Workshop #4.

I thank you for your time, attention, and dedication to the city.

Sincerely,
John Bruner

COMMENT #25

My name is Jimmy L Castillo of xxxx Forest Meadow drive, Chino Hills, California.(next to the Caballero Ranch). We moved here in 1989 and we love this place. We are in our late 70 and early 80 years of age and we can't afford to move. Accidents and death occurred along Eucalyptus Ave. due to heavy traffic. What's more if 180 high density housing units and 50 multi units will be built along this avenue. Traffic will be a nightmare, noise, parking lot problems, crimes will increase and properties will decrease in value especially those houses next to the Caballero Ranch like ours.

We fought Southern California Edison for the 500KVA and now here is another situation that we are facing in the future.

Please Mr Director/ Mr Mayor you have to understand also our situation.

Thank you very much.
JIMMY L CASTILLO

COMMENT #26

Dear Planning Commission,

The purpose of this letter is to express my concerns with the proposed development considered along Woodview Road (Wang Property).

The zoning surrounding this area is primarily single/two-story detached family homes. The improvements being considered within the area consist of multi-story high density dwellings. This proposal has a profound impact to those residing adjacent to this area. It would be most beneficial from an economic perspective to solely construct high density dwellings near commercial properties. Studies have shown that establishing dense housing in locations that are within walking distance to clothing stores, grocery stores, restaurants, etc. brings value to the community. If such a development is established in an area that doesn't containing these elements it will likely have the opposite effect.1 It seems most pragmatic that these items be considered prior to making any decisions in order to make sure that all interests are protected.

Secondly, locating high density housing near major arterial roads is more adequate to handle the increased traffic then constructing such infrastructure near collector roads. This approach will also render less of an impact to the environment then disturbing several acres of undeveloped land.

Furthermore, the existing single family homes located to the south and north of Wang's property are located on a parcel measuring approximately 0.10, and 0.15 acres. To put in perspective what is being considered, it is the equivalent of constructing 30 dwellings in the same area encompassed by 10 dwellings in the Mountain View neighborhood or 7 dwellings in the neighborhood along Bayberry Road.

Lastly, I want to emphasize that the City of Chino Hills' mission statement is "to continue to develop and maintain the aesthetic beauty of the City, while fostering a safe and family-oriented environment". Attached below is a photo acquired from Google Earth of the scenic view from Woodview as a reminder of what is at stake. I trust that the Planning Commission will make the right decision.

Respectfully,
Ben Jimenez
Resident, Mountain View Neighborhood

COMMENT #27

Planning Commission and Joann Lombardo,

I reviewed the staff report for agenda item 6a, "6th cycle housing element update - …." and wanted to provide some comments regarding the goals and policies.

Regarding policy H-1.5 (ADU's), one action was to have permit ready standard plans. I wanted to point out that the state has grants to provide cities funding to have plans designed and drafted along with other items due to the passing of SB 2. On HCD's website, https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml, it lists all the potential state grants and financial incentives for ADU's. It also lists what some cities have done with hyperlinks to the city's websites. I will tell you that the fees for architects to draft the plans vary widely. Some proposals I received where $15,000 and $20,000 and others are around $5,000. I have one detached ADU being built in the city of Chino Hills with the permit already pulled and could tell you the plans were $4,500 plus about $150 for printing and shipping. The plan check fee to the city was $1,915.75 and the permits were just over $4,800. Having pre-approved plans would only be useful for someone building a detached ADU. If someone is building an attached ADU, you wouldn't be able to use "off the self" plans. Having pre-approved plans for detached ADU's would save people money, however, the biggest cost to building a detached ADU is the separate sewer and water laterals. I verbally shared at the last planning commission the 3 bids I have received and have included the proposals with this email. One proposal included the permit fees and soil testing cost because they recently did a project on Country Club and knew what the city required. That property on Country Club was pictured and mentioned in an article regarding ADU's in the Chino Valley Champion about a month ago. One HUGE incentive to building a detached ADU would be to waiving the separate sewer and water utility requirement. The separate electric meter and natural gas meter is not that costly compared to sewer and water. The October 6th, 2020 ADU workshop staff report included a section discussing possible incentives for development of affordable ADU's and those incentives being evaluated for inclusion as part of the Housing Element update. One incentive mentioned was waiving of the separate utility requirement.

The HCD website also has this listed ….

New ADU funding laws effective January 1, 2021

- The California Health and Safety Code (HSC), Section 65583(c)(7), requires that cities and counties develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very-low to moderate-income households.

Policy H-1.5 in the city's goals and policies, lists the timeframe to establishing a program for incentivizing ADU production within 12 months of Housing Element adoption. With the remaining schedule for the Housing Element being January – February 2022 for the adoption of the Housing Element, barring any delays, it seems that is a long time to wait before establishing a program for incentivizing ADU's, keeping in mind that the staff report mentions using future ADU development to create a buffer for lower and moderate income categories (the other buffer being estimating site capacity at less than the maximum density).

Ken Gallagher

COMMENT #28

Dear Councilmembers,

On behalf of the Southwest Regional Council of Carpenters ("**Commenter**" or "**Carpenter**"), my Office is submitting these comments on the City of Chino Hills' ("**City**") City Council Special Meeting Workshop for its 6th Cycle RHNA Housing Element Update ("**Project**").

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected City of Chino Hills – 6th Cycle Housing Element Update June 8, 2021 Page 2 of 5 to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.1

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.2

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."3

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."4 In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."5

1 California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at https://laborcenter.berkeley.edu/wpcontent/uploads/2020/09/Putting-California-on-the-High-Road.pdf*
2 South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* http://www.aqmd.gov/docs/defaultsource/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10
3 City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

Locating jobs closer to residential areas can have significant environmental benefits. .As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.6

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.7 Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,
Mitchell M. Tsai
Attorneys for Southwest Regional
Council of Carpenters

4 City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.
5 City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).
6 California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobshousing.pdf
7 Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs- Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

See the following links for letter attachments:

EXHIBIT A: March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling
EXHIBIT B: Air Quality and GHG Expert Paul Rosenfeld CV
EXHIBIT C: Air Quality and GHG Expert Matt Hagemann CV

COMMENT #29

Dear City Council,

Thank you for this opportunity to address the city Housing Element meeting.

The 5-12-2021 Chino Hills Champion reported about housing reductions in various locations previously planned to accommodate the mandated HCD building requirements.

We read with dismay that it was decided to reduce the amount of units at The Shoppes and additional locations throughout Chino Hills, but retain the 166 HIGH DENSITY units on the Western Hills Golf Course. As residents of Carbon Canyon, living in the Western Hills Oaks community on Valley Springs, across from said golf course, we ask why?

You don't wish to impact the "vitality of the Shoppes", but this decision certainly negatively impacts the vitality and unique living environment of the canyon.

Ben Jimenez was quoted in the paper that Woodview Road development "would have a profound impact to those residing adjacent to the area", and that "high density units should be built on major arterial roads that can handle increased traffic".

Carbon Canyon Highway should not be considered one of those major arteries. It was not designed for the amount of traffic load and congestion it now struggles to support. The traffic is bumper to bumper in the mornings and evenings, and access to the highway from Sleepy Hollow, Canon, Canyon Hills, Red Apple, Valley Springs, Fairway, Ginseng, Azurite, and Feldspar is difficult to almost impossible at times, and repeatedly shown dangerous. We do not need to add to the burden.

Carbon Canyon Highway 142 used to be a Scenic California highway. Sadly, it has lost that honor. Continuing to build out the canyon not only overwhelms the route with more traffic, it increases greatly the management needed and resources required for wildfire mitigation.

Carbon Canyon/Western Hills Golf Course should not be considered a location for high density apartments, or any additional building. With all due respect to Lewis Operating Co, another location needs to be found to relocate the project. Or cooperate with other developers to work out options to blend the high density projects, where infrastructure is already more supportive and accessible for such development.

Thank you,

Scott and Sarah Elmassian

COMMENT #30

Dear Planning Commissioners,

As you know, the Greening Family recognizes that the mandates of the State of California have caused the City to make changes to its planning concepts and we are committed to work with the City in meeting the demands of the RHNA program. We would like clarification on one of our properties that has been drawn into the RHNA allocation.

We would like the City to confirm that the Rancho Cielito apartment project will not be subject to a rental rate restriction or covenant.

The Rancho Cielito apartment project proposes 354 units consistent with the allowed zoning density of 12 dwelling units per acre. The units will be rented out according to general market rate conditions and not at a rental rate restriction. Housing Element page 64 and site inventory page 22 state that the City expects these units to be available to moderate income households which should be revised. We request that the sentence be removed or updated to state that the units will be available only by means of building to 12 dwelling units per acre and for rent to all persons and households without a rental rate restriction.

There is a reference on Housing Element page 65 that identifies the Project's density of 12 dwelling unfits per acre, but the chart also references a 20 dwelling unit per acre minimum. We request that the chart be updated to clarify the density of 12 dwelling units per acre, not a 20 dwelling unit per acre minimum, and that the Project is not subject to a re-zone, to track the current Project application that is being processed by the City.

We would also like the City to confirm that the City could approve the Rancho Cielito project at a density of 12 dwelling units per acre and without a rental rate restriction or covenant without having to rezone or identify other sites for moderate income housing. If that is required, please include other sites at this time to reflect the pending project, or instead remove the site from the Housing Element.

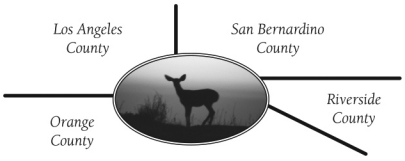
Thank you.

Jack Greening

COMMENT #31

Hills For Everyone

Southern California comes together at the Puente-Chino Hills



December 6, 2021

Submitted via email to: *jlombardo@chinohills.org*

Joann Lombardo
City of Chino Hills
14000 City Center Drive
Chino Hills, CA 91709

RE: 2021-2029 City of Chino Hills 6th Cycle Housing Element Comments

Dear Ms. Lomardo:

Hills For Everyone (HFE) is a 43-year-old non-profit organization that established Chino Hills State Park (CHSP) and is still working to conserve the remaining natural lands in the Puente-Chino Hills Wildlife Corridor at the juncture of Los Angeles, Orange, San Bernardino, and Riverside Counties. Because of the importance of policy and project decisions at the local and regional level, participating in the public process for a Housing Element Update (HEU) is of critical importance.

We write our comments with a goal toward a reduction in greenhouse gas emissions, vehicle miles traveled, and protection/resilience of existing natural lands. To this end, we remain supportive of the general goals in the Housing Element Update and would encourage residential and mixed-use development in the city center because it offers the greatest opportunity for the creation of a vibrant, walkable, bikable, and affordable urban core for residents, businesses, and visitors to enjoy.

HEU Maps

While we realize there are many sources of maps that the City used to create the figures within its HEU we would like to point out that some of them incorrectly show CHSP's boundary. Further, with the recent preservation of land, the Zoning and Land Use Maps are now out of date. We realize the source of maps may prevent correction, but in case they can be corrected they are listed below. These figures include:

Incorrect CHSP Boundaries

- Figure 4-3 – Source HCD AFFH Data Viewer
- Figure 4-7 – Source HCD AFFH Data Viewer

P.O. Box 9835 • Brea, CA 92822-1835 • www.HillsForEveryone.org

Places the Zoning Map Needs Updating

- Add preservation of the Eastbridge property and the First National Investment property (Phase 1) acquisitions to:
    - Figure 3-1
    - Figure 4-8
    - Figure 4-9
    - Figure B-2 (bottom map, adjust legend for "State Park/Conserved Land"
    - Figure B-3
    - Figure B-14
    - Figure B-18

In case it is helpful, we've attached to our emailed comments a GIS shapefile from the California Department of Parks and Recreation of the correct boundaries. (See **Attachments 1**) And, a map that shows the recent acquisitions of land in the City of Chino Hills that are now permanently protected. (See **Attachment 2**)

Section III. Housing Constraints – Governmental Constraints

As it relates to the City's Parking Standards and meeting the goals of AB 32 and SB 32 (the greenhouse gas reduction bills), and SB 375 (the sustainable communities planning bill), we wholly encourage the City to consider a code update that:

1. **Eliminates Parking Minimums for Businesses**
   Many proposed projects and areas of the City could benefit from eliminating the parking minimums—especially in transit-rich or parking-rich areas. This "plan for" concept is outdated. The market should determine the parking and that, in turn, increases affordability for units.

   Implementation Example:
   - City of Los Angeles, Downtown Community Plan (MC Goal 6.1)

2. **Decouples Parking with Residential**
   Allow developers to provide parking in other ways (i.e., in lieu fees or parking elsewhere/off site.) Parking lots are poorly used land. And, when it rains, parking lots generate urban runoff polluting local waterways—all the way down to the beach.

   Implementation Examples:
   - City of Berkeley (Housing Element, Policy H-12)
   - City of Emeryville (Housing Benefit, Public Benefit Bonuses)

Section III. Housing Constraints – Geological and Other Environmental Constraints

We believe another existing constraint ignored in the HEU is the Wildland Fire Hazards. The City has endured multiple devastating large-scale wildfires in the community which required not

only public safety presence and firefighter activity, but also considerable evacuation of its existing residents. According to Cal Fire, there are large areas in the western portion of the City within a Very High Fire Hazard Severity Zone. (See **Attachment 3**) Identification of these constraints should be included in the HEU, as well as any Fire Prevention and Emergency Preparedness Programs.

We believe another existing constraint includes Ecological Areas. The City of Chino Hills, along with the Cities of Diamond Bar and Industry, have launched a revamped Tres Hermanos Conservation Authority. After the transfer of the 2,445-acre Tres Hermanos land from the City of Industry to the Authority the use of the property was limited to "open space, public use or preservation." Of the entire acreage, 1,750 acres is within the City of Chino Hills. We urge the City to revise its Land Use and Zoning Map to remove Neighborhood Commercial, Mixed Use, and RM-3 (Very High Density Residential) which would maintain consistency with the intent of the Authority's stated goals.

Section IV. Assessment of Fair Housing - Fair Housing Enforcement and Outreach Capacity

We generally agree with the opportunity sites identified in the Lower Income Housing Sites Map with one exception, Site #4 – Western Hills Golf Course. Very low and low affordable sites should be located near transportation and mobility hubs as well as community amenities and services. Many individuals within the very low and low affordable income category do not own a car, must rely on a single car to get multiple individuals to work and school, and rely on mass transit (like buses). Further, those same residents need close access to basic living needs (such as banking, groceries, medical, etc.).

As noted above with our comments on the "Geological and Other Environmental Constraints" getting individuals out of Carbon Canyon during a mass evacuation may exceed their ability. This could force residents in this location to shelter in place during the next fire storm due to lack of transport. As demonstrated in other firestorms, Carbon Canyon is often blocked in one direction due to the fire's progress. This further exacerbates an already dangerous geography.

Public safety and evacuation should be of utmost importance when placing struggling families in harm's way. As indicated in Attachment 3, this geography is within a Very High Fire Hazard Severity Zone (VHFHSZ) and has been documented by the State and by Hills For Everyone in its two Wildfire Studies to burn multiple times, making it "eligible" for this very serious designation. We urge the City to reconsider Site #4 as an entirely "Lower Income" housing site per Table 4-5.

Section VI. Housing Plan – Housing Policies, Actions and Metrics

We support the goals identified in the HEU, but have a few comments. These include:

Action H-1.1.1
We recommend updating the General Plan, Land Use, and Zoning Map to include the recently acquired lands adjacent to CHSP. (See **Attachment 2**)

Action H-1.1.3
There may be opportunities to expand the mixed use development opportunities in the City of Chino Hills. We offer these implementation ideas for consideration:

1. **Adopting an Adaptive Re-Use Ordinance**
   Existing buildings or sites offer reuse opportunities. Changing its use for another purpose—other than what it was designed for. This approach lends itself well to sustainability, affordability, and housing production.

   Policy Examples:
   - Los Angeles Adaptive Reuse Ordinance (Subdivision 26, Subsection A, §12.22)
   - City of Santa Ana Adaptive Reuse Ordinance (Chapter 41, §41-1651)
   - City of Long Beach (Chapter 18.63 Alternative Building Standards for Adaptive Reuse Projects)

2. **Promoting the Downtown as a Hub for Activity and Housing**
   Use creative financing tools to attract businesses, commerce, and developers to the downtown. It should be a priority to have it remain as a central feature of Chino Hills' The Shoppes and ensure day, evening, and nighttime activities are available to all residents—especially those that live downtown.

   Implementation Example:
   - City of Stockton (General Plan, Land Use Element Policy 2-1)

Action H-1.1.4 and Policy H-1.4
New and creative uses of existing space offer even more opportunities for residential to be creatively added to the existing built environment. We suggest:

1. **Including Micro-Units, Tiny Homes or Small Efficiency Dwelling Units (SEDU) as a Housing Type**
   Micro-Units are typically 200-480 square feet in size and usually offer studio and one-bedroom units. Their construction typically costs less than a conventional unit and the rent is 20-30% less too. Tiny Homes tend to be pre-fabricated homes and/or mobile homes with all the home features reduced in size for efficiency. SEDUs are self-contained units that have only one habitable room and are usually not less than 150 square feet. All of these are viable options for those planning to live a minimalist lifestyle.

   Policy Examples:

- Culver City (§17.400.065 Mixed Use Development Standards)
- Pasadena (§14.12.370 Floor Area)
- City of Los Angeles ("Greater Downtown Housing Incentive Ordinance," Ordinance No. 179,076)

For more information: Urban Land Institute's > The Macro View on Micro Units Report https://uli.org/wp-content/uploads/ULI-Documents/MicroUnit_full_rev_2015.pdf

2. **Making "Future Proof" Parking Garages**
   As parking demand goes down, parking garages can be transformed into innovative and affordable housing opportunities. This includes the option for micro-units in former parking structures.

   Implementation Examples:
   - Broadway Autopark (Wichita, KS)
   - SCADpad (Atlanta, GA)

Action H-1.1.5

Encouraging the creation of multi-family homes along well used transportation corridors where amenities are plentiful could reduce single occupancy vehicle use, reduce emissions, and reduce traffic. We offer the following implementation idea:

1. **Creating Transit-Oriented Developments**
   If medium and high-density housing is provided in transit corridors, it reduces the need for single occupancy vehicle use. This helps the state and Southern California Association of Governments meet the greenhouse gas reduction and vehicle miles traveled targets.

   Implementation Examples:
   - City of Berkeley (Housing Element, Policy H-12)
   - City of Santa Ana, Downtown Transit Zone Complete Streets Plan

   Policy Examples:
   - Los Angeles Adaptive Reuse Ordinance (Subdivision 26, Subsection A, §12.22)
   - City of Santa Ana Adaptive Reuse Ordinance (Chapter 41, §41-1651)
   - City of Long Beach (Chapter 18.63 Alternative Building Standards for Adaptive Reuse Projects)

Goal H-3

We support Goal 3 and its policies and actions that protect the valued natural resources within and adjacent to the City.

Action H-3.1.2

We support the concepts in this action, but suggest a revision to the policy language. See the underlined text for new language:

> Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds, as well as direct and indirect impacts to existing protected natural lands.

Action H-3.1.3 (NEW)

Based on our comments above related to the Geological and Other Environmental Constraints we urge the City to adopt a new Action in Goal H-3. We suggest a policy that reads something to this effect:

> Base project consideration in Chino Hills' hillsides on the ability of infrastructure, ingress and egress for evacuations, landform, physical constraints, and emergency response capabilities to support development.

Safety Element Policy Considerations

We recognize the City is focused on the HEU, but when the Safety Element is updated, we urge consideration of preventative measures the City can take to reduce fire frequency, save lives and property, and reduce fire-related costs to the taxpayer.

To this end, we would wholly support a Safety Element Policy similar to that being considered in the County of Los Angeles. This draft document presently states:

> "Policy S 34.1: Prohibit new subdivisions in VHFHSZs unless entirely surrounded by existing built development, will connect to public infrastructure, and the level of service capacity of adjoining major highways can accommodate evacuation. Discourage subdivisions in all other FHSZs."

Continued expansion of urban uses into the wildland-urban interface would trigger a cascade of harmful events, including increasingly fraught and panicked evacuations, post-fire homelessness, ever-greater fire-fighting costs borne by the public at large, and massive clearing of native habitat around new structures. The latter, according to state law, can be up to the length of a football field.

We also support policies in the Safety Element that address site design, evacuation, home hardening, and other important factors. All of which are important parts of an improved safety regime.

Hills For Everyone is appreciative of the opportunity to comment on the City's HEU. If you have any questions, please reach out at (714) 996-0502.

Sincerely,

Claire Schlotterbeck

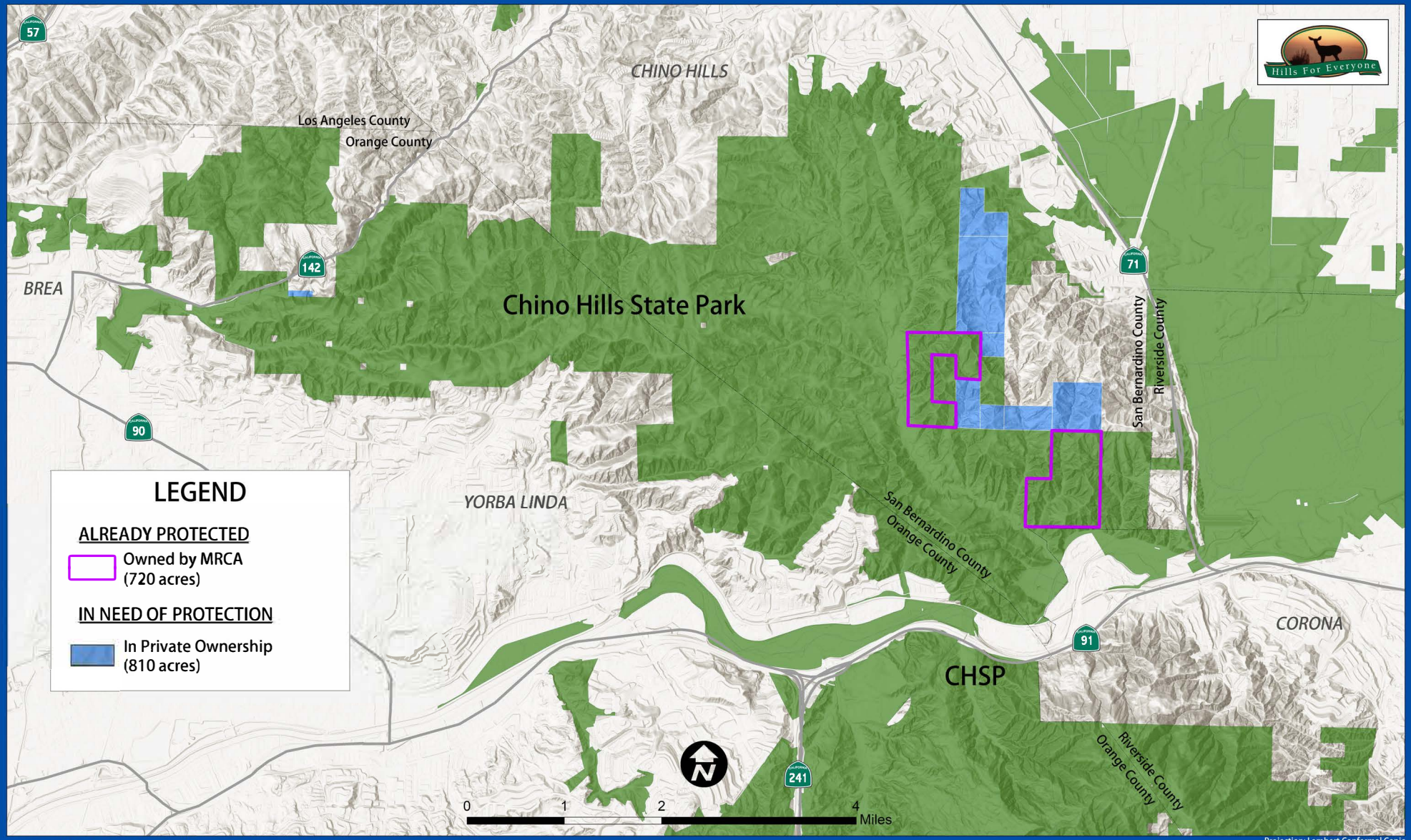
Claire Schlotterbeck
Executive Director

Attachments:

1 – GIS Shapefile of Chino Hills State Park
2 – 2020/2021 Acquisitions Adjacent to Chino Hills State Park
3 – CalFire Very High Fire Hazard Severity Zone Map

cc: California Department of Housing and Community Development - *HousingElements@HCD.ca.gov*

Natural Lands Included in SB 266 (the Chino Hills State Park Expansion Bill)



Data Provided by Department of Parks and Recreation; First American Title; OC Parks; and Orange County Transportation Authority.
Map Last Updated September 2021

Projection: Lambert Conformal Conic
Datum: North American 1983
Scale: 1: 60,000

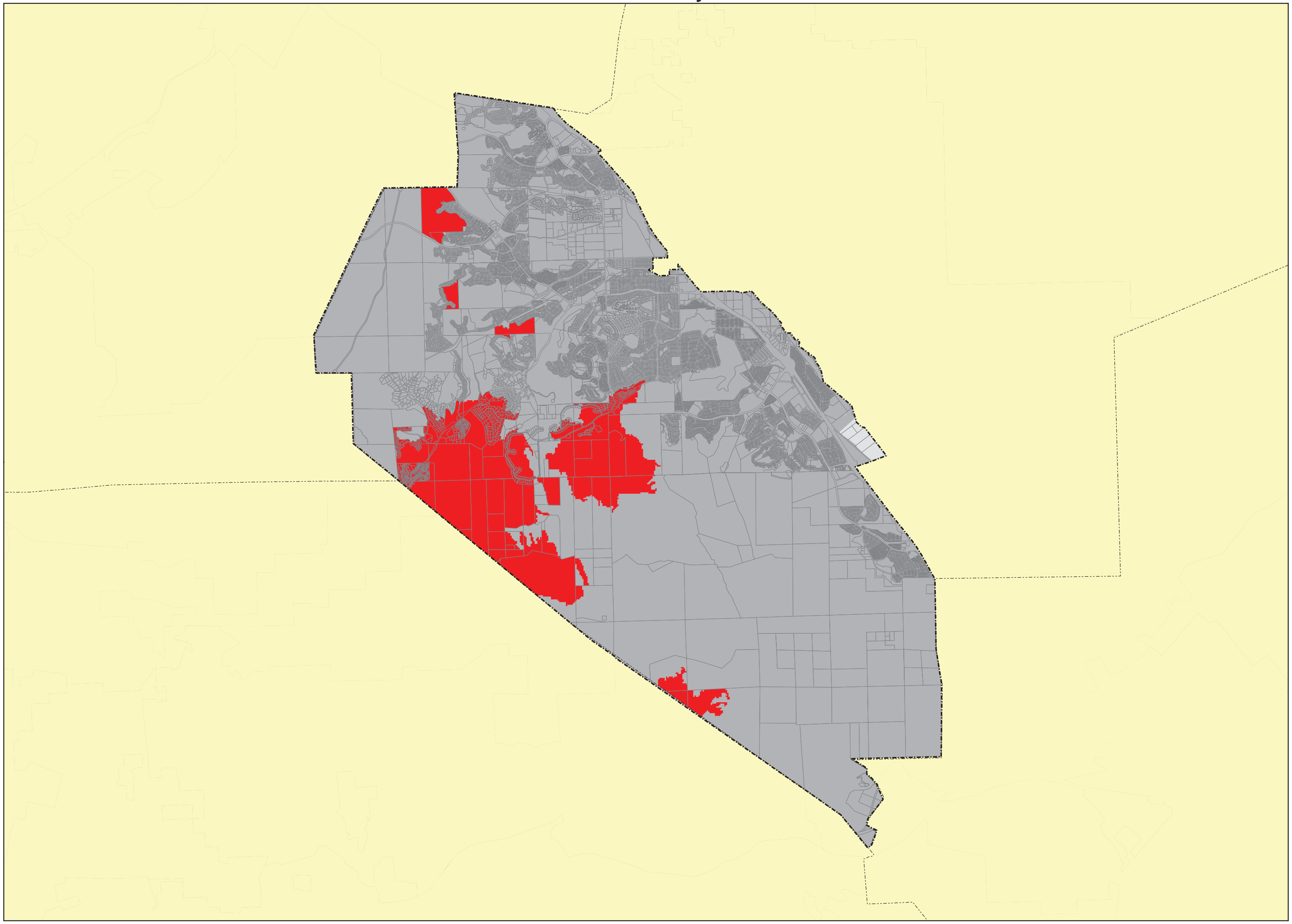
August 16, 2022

Chino Hills

Attachment 3

Very High Fire Hazard Severity Zones in LRA

As Recommended by CAL FIRE



Fire Hazard Severity Zones

Local Responsibility Area: VHFHSZ; Non-VHFHSZ

State or Federal Responsibility Areas: VHFHSZ; Non-VHFHSZ

City Boundary

Parcels

County Boundary

Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of, **potential** fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Details on the project and specific modeling methodology can be found at http://frap.cdf.ca.gov/projects/hazard/methods.htm. Local Responsibility Area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In late 2005 to be effective in 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in VH FHSZs to use ignition resistant construction methods and materials. These new codes include provisions to improve the ignition resistance of buildings, especially from firebrands. The updated very high fire hazard severity zones will be used by building officials for new building permits in LRA. The updated zones will also be used to identify property whose owners must comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

This specific map is based on a geographic information system dataset that depicts final CAL FIRE recommendations for Very High FHSZs within the local jurisdiction. The process of finalizing these boundaries involved an extensive local review process, the details of which are available at http://frap.cdf.ca.gov/projects/hazard/btnet/ (click on "Continue as guest without logging in"). Local government has 120 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommendation. Local government can add additional VHFHSZs. There is no requirement for local government to report their final action to CAL FIRE when the recommended zones are adopted. Consequently, users are directed to the appropriate local entity (county, city, fire department, or Fire Protection District) to determine the status of the local fire hazard severity zone ordinance.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.

Projection Albers, NAD 1983
Scale 1: 32,000
at 36" x 36"
October 29, 2008

August 16, 2022

Obtain FRAP maps, data, metadata and publications on the Internet at http://frap.cdf.ca.gov
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Arnold Schwarzenegger, Governor,
State of California
Mike Chrisman, Secretary for Resources,
The Resources Agency
Ruben Grijalva, Director,
Department of Forestry and Fire Protection

MAP ID: FHSZL_c36_ChinoHills

DATA SOURCES
CAL FIRE Fire Hazard Severity Zones (FHSZL06_3)

APPENDIX A: Public Participation Summary – Attachment A-3, Survey Recipient List

CITY OF CHINO HILLS – 6TH CYCLE HOUSING ELEMENT HOUSING SURVEY EMAIL RECIPIENT LIST		
A Community of Friends	Cross-Roads Housing, Education, & Community	HOPE, Inc.
Abode Communities	Curt Pringle and Associates	Housing Authority, City of San Buenaventura
Adjacent Lot next to Goddard School	CVUSD	Illumination Foundation
Allison Arnold	David Van Arsdell	Inland Fair Housing and Mediation Board
American Family Housing, Inc.	Deaf Seniors of Riverside (DSR)	Innovative Housing Opportunities
Back Bay Development LLC	Domus Development LLC	Jamboree Housing
BAPS	EAH Housing	Jennifer Bars
Bella Communities	Egan Simon Architecture	Jones Lang LaSalle Brokerage, Inc.
Biz Park	Ethan Christopher LLC	Karen Riordan
Bridge Housing	Family Assistance Program	LA Family Housing
Boys Republic	Foundation for Affordable Housing V, Inc.	Lennar - Inland
Buddhist Temple	Foundation for Quality Housing Opportunities	Lewis Management Corp
C & C Development Co., LLC	Frank Konrad	LINC Housing
Casa Major, Inc.	Gordon Ranch	LNR Partners, LLC
CBRE Property Management	GASKA, Inc.	LOMCO
Century Housing	Global One Development Center	Long Beach Forward
Chino Valley Community Church	Gonzalez Goodale Architects	Long Beach Residents Empowered
Clifford Beers Housing	Greystar	LTSC Community Development Corporation
Community Corp of Santa Monica	Habitat for Humanity, Greater LA	Luis Esparza
Coptic Church	Heart2Serve	Many Mansions
Corporation for Better Housing	Hoffman Land	Market Place
County of Ventura	Hollywood Community Housing Corp.	Mary Erickson Community Housing
Crossroads Entertainment	HOMES FOR LIFE FOUNDATION	McCormack Baron Salazar
Mercy House	SCANPH	Ventura County Community Development

APPENDIX A: Public Participation Summary – Attachment A-3, Survey Recipient List

CITY OF CHINO HILLS – 6TH CYCLE HOUSING ELEMENT HOUSING SURVEY EMAIL RECIPIENT LIST		
Meta Housing Corporation	Skyline Multi Housing	Mailed survey postcards to 5,000 residents, including 3 mobile home parks (Lake Los Serranos, Rancho Monte Vista, Western Hills Estates) and residents in the Sleepy Hollow and Los Serranos communities
Mitchell M. Tsai, Attorney at Law	TDA Inc.	
Montebello Housing Development Corp.	TELACU/CO TRM	
The Mulholland Drive Company	The Architects Collective	Added housing survey message to all City water bills
National Community Renaissance (CORE)	The Commons at Chino Hills (YAH Investments LLC)	
NCAAR	The Rincon	
New Economics for Women	Thomas Safran & Associates	
Partnership Housing Inc.	Tierra Concepts, Inc.	
PATH Ventures	Torti Gallas + Partners	
Private - A Ceja Villa	Townhomes on Pomona Rincon Road (Caltrans Surplus)	
Rancho Cielito	Trumark Homes	
READI, LLC	TRUST South LA	
Related California	United States Veterans Initiative	
Restore Neighborhoods LA, Inc.	Venice Community Housing	
Rolling Ridge Ranch/Lake Los Serranos Company	West Hollywood Community Housing Corp.	
RSI Holding LLC	West One Development	
RSMITumohr	Woodview Plaza	
SDG Housing	WORKS	
shrkenny11@xxx.com	Yasmin Tong Consulting	
Skid Row Housing Trust		

APPENDIX B
Candidate Site Analysis
Planning Period 2021-2029

1. Overview

The Candidate Site Analysis was prepared by City staff and presented in six (6) Planning Commission and two (2) City Council workshops during the Housing Element Update process. The workshops primarily focused on sites with sufficient density to qualify as lower income sites, applying the default density approach to accommodate the City's RHNA allocation. Sites zoned for medium density residential (RM-1 allows up to 12 du/ac) that qualify as moderate-income sites were also reviewed and presented to Planning Commission and City Council. Medium density sites typically are developed with townhomes, condominiums, or low-density apartments that rent for 80-120% of area median income. During the workshops, staff presented all available vacant sites that have opportunity to develop high density residential and developed sites that are likely to redevelop with high density residentialduring the planning period.

The potential site presentations included detailed information for each site regarding topography, location, size, constraints, ownership, and available infrastructure. Each site was analyzed under the Housing Element Site Inventory Guidebook for Government Code Section 65583.2. The workshops also provided opportunities for Planning Commission, City Council, and public input on the site analyses process. As part of the process, City staff contacted various property owners with sites suitable for high density housing and encouraged them to consider opportunities to develop or redevelop with high density residential. Each property owner or developer of identified sites worked closely with City staff to prepare a realistic unit allocation to assist meeting the density qualifications for lower and moderate income RHNA sites.

Site Selection

The Housing Element is required to identify sites by income category to meet the City's RHNA allocation. The sites identified[1] within the Housing Element represent the City's ability to develop housing at the designated income levels or densities within the planning period (2021-2029), including lower (extremely low, very low and low), moderate and above moderate. The City's RHNA allocationis met under the following methods:

- Current project entitlements or applications for sites currently zoned for residential development; and
- Increase density on property currently zoned for residential development; and
- Rezone vacant and underutilized non-residential properties to allow for residential or mixed-usedevelopment.

Table B-1 provides a summary of the City's required RHNA allocation by income category. This appendix demonstrates that the City will have the capacity to meet required RHNA through sites currently zoned for residential and sites that will be re-zoned to meet the appropriate densities. Each site identified in this appendix discusses the criteria required under the Site Inventory Guidebook for the identified sites eligible for residential development.

[1]"Identified Site" – is defined as a site that has been analyzed for the accommodation of RHNA units based on availability, pending or entitled projects, developer/owner interest, capacity, governmental constraints, topography, and other environmental constraints. Identified sites are subject to change if new information becomes available.

Table B-1. Chino Hills RHNA for the 6th Cycle Housing Element	
TOTAL RHNA UNITS FOR CHINO HILLS*	3,729
Extremely Low Income (<30% of AMI)(2)(3)	694
Very low income (<50% of AMI)	694
Low income (50-80% of AMI)	821
Moderate income (80-120% of AMI)	789
Above moderate income (>120% of AMI)	731

(1) Calculation difference due to rounding.

(2) Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. This number is not additive to the total allocation.

(3) AMI = Area median income, based on the County of San Bernardino average incomes.

Assembly Bill 1397

Consistent with the updated Housing Element Law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this appendix is primarily limited to sites that are between .5 acres and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need. One (1) site, Los Serranos Golf Course is identified as larger than 10 acres for the high-density portion of the site. Los Serrano's includes multiple planning areas and a parcel map comprising of Parcel A at 12.6 acres containing 315 units, and Parcel B at 8.7 acres containing 217 units to accommodate for high density residential for lower RHNA. The remainder of the sites identified for Lower RHNA will be under 10 acres in size. As shown in the Table 4-4 of the Housing Element, a total seven (7) existing sites achieved a developed density of 20 du/ac or higher at similar acreage and have successfully operated as a high-density residential development. Four (4) of the seven (7) sites were approved under the County of San Bernardino, and three (3) were approved by the City of Chino Hills and built during the previous housing cycle. The three sites recently built, Avalon Bay, Capriana and Crossings at Chino Hills, are approximately 15-acres in size and successfully built at densities above 20 du/ac. Although recent developed densities in the city have achieved 20 du/ac on sites larger than 10 acres, the Housing Element includes a program under Policy H-1.2 to require a maximum parcel size of 10 acres for designated high density RHNA sites unless the applicant can demonstrate through the provision of detailed site plans that the site is suitable for a minimum density of 20 du/acre and/or can accommodate lower income households. The smaller sites were included as they are sites approved for very low-income qualified families through a Veterans Build Program operated by Pomona Valley Chapter of Habitat for Humanity. The City expects building plans to be submitted and building permits issued by 2022.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites

during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the housing element must describe substantial evidence that the existing use does not constitute an impediment for additional residential use on the site. Non-vacant sites make up more than half of the lower income need for the City and is further discussed in this appendix.

2. Constraints and Resources

Approximately 20,000 acres (71%) of the Chino Hills' land area is sloping hillsides, canyons and floodplains. These areas contain Chino Hills State Park, geologic hazards and sensitive

biological habitat. As a result of these constraints, the predominant development pattern in the City is the clustering of residential and non-residential development in the remaining 7,700 acres (29%) of relatively flat City land area. Residential development is largely concentrated in the eastern and central areas of the City that meets with the Chino Valley. Commercial andother non-residential land uses are also clustered around the eastern edge, and along the major thoroughfares within the City: Grand Avenue, Peyton Drive, Pipeline Avenue, Chino Hills Parkway, Soquel Canyon Parkway, Butterfield Ranch Road and the 71 Freeway.

In Chino Hills, there is very little flat vacant land remaining. Currently, there are only approximately twelve (12) properties, totaling 99.8 acres of undeveloped land remaining with a less than 10% slope. Sizes of these properties range from 0.3 acres to 29.5 acres. Of these properties, the three (3) largest properties have entitlements or project applications: Vila Borba T16414 is 22.76 acres and has a current entitlement for 220 townhomes; Rancho Cielito is 29.5acres and has an application for 354 apartments; and Chino Hills Biz Park is 20 acres and has an application for a 187,000-square foot business park. The remaining nine (9) vacant properties without entitlements or project applications are sized as follows: 8.7 acres, 8 acres, 5.3 acres, 1.9 acres, 1.8 acres, 0.7 acres, 0.4 acres, 0.4 acres, and 0.3 acres.

Figure B-1 provides an illustration of current constraints the City faces for the north section of the City, and Figure B-2 for the south section of the City. These constraints include slopes over 10%, Chino Hills State Park and developed land. To meet the City's lower RHNA obligations, the City analyzed identified sites in consideration of these constraints.

City staff commenced extensive research for potential sites that can be developed high density residential for the site inventory. These sites included open space, residentially zoned and non-residentially zoned properties that are vacant, and underutilized developed properties. As research concluded, the City considered over thirty (30) potential sites to evaluate for the 6th RHNA cycle. Staff presented all sites to the Planning Commission and begin screening potential sites based on environmental and governmental constraints, road access, utilities available, fire hazard overlays, location, and size. During the process, staff presented several updates to the potential sites inventory at Planning Commission workshops and briefed the Commission and public on potential sites that were removed due to constraints which preclude high density residential development. Based on the Site Inventory Guidebook and state law density requirements, a total of ten (10) potential sites (Table B-2) were identified to accommodate the City's lower RHNA obligation. A total of eight (8) sites will be rezoned to accommodate high density residential development. Additionally, the identified sites have property owner and developer interest, and most likely to develop during this planning period.

In addition to rezone strategies to accommodate for lower RHNA, City staff worked closely with developers and property owners to establish an allocated amount based on realistic development

densities for each of the sites. The developers evaluated grading and onsite infrastructure necessity, topography constraints (if any), open space and parking. This strategy assisted City staff to achieve the City's lower RHNA obligation based on shortfall sites and set minimum densities from State law.

Each identified site discussed below provides a location and size description, environmental constraints (if any), density and unit accommodation, and aerial map.

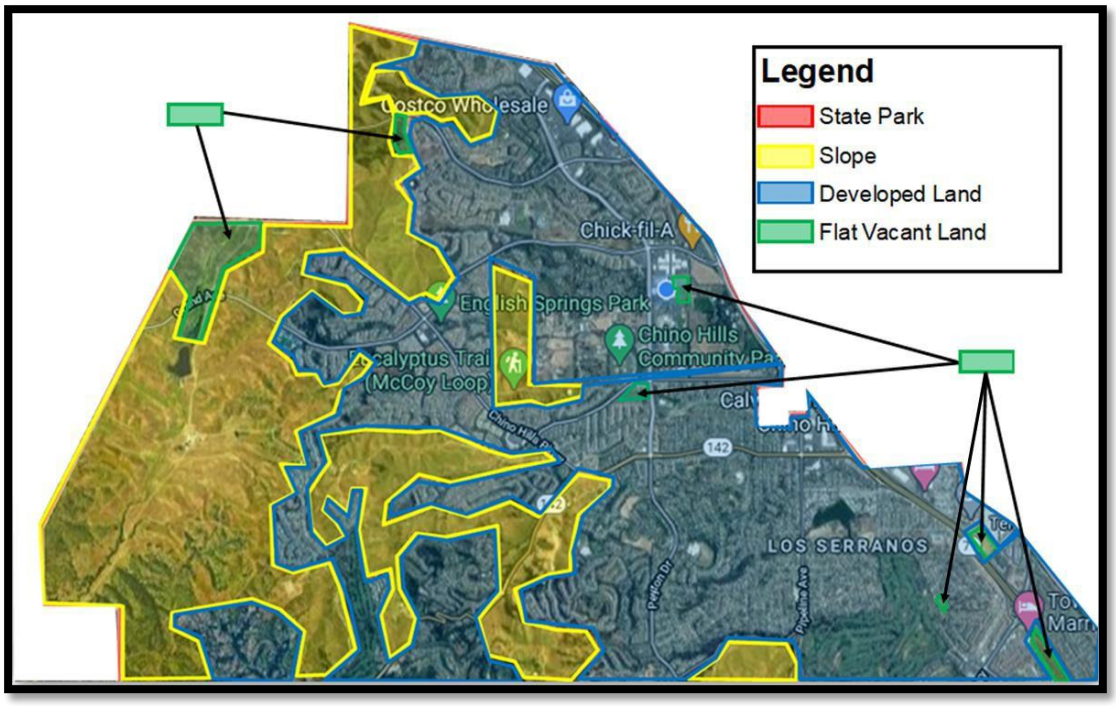


Figure B-1 Northern Section – Constraints

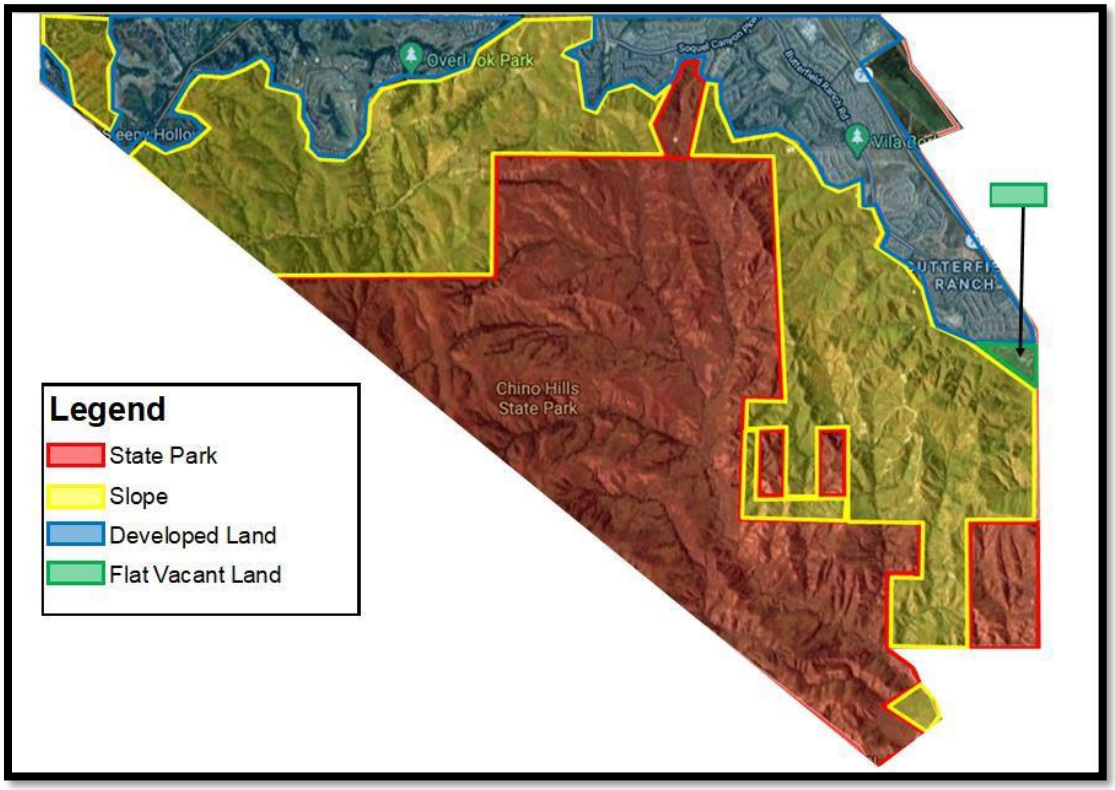


Figure B-2 Southern Section – Constraints

Water, Sewer, and Dry Utilities

Among the municipal services that the City of Chino Hills provides are the functions of water, wastewater, and clean water (storm water pollution prevention). These utility services arefunded exclusively from fees and rates charged to the City's utility customers related to theiruse.

The City's water sources are comprised of surface water, supplied by the Metropolitan Water District (MWD) via the Water Facilities Authority (WFA) and the Monte Vista Water District (MVWD); and groundwater that is pumped through City-owned wells, MVWD wells, and Chino Basin Desalter Authority (CDA) wells. Recycled water is also provided by the Inland Empire Utilities Agency (IEUA). Water enters the City of Chino Hills' distribution system from the Chino Basin Desalter Authority, Water Facilities Authority, Monte Vista Water District, and from City wells via transmission lines. The water then enters a distribution network where it is pressurized and delivered to local homes and businesses.

The City of Chino Hills 2015 Urban Water Master Plan (UWMP) outlines a water supply and conveyance system intended to address City build-out consistent with Chino Hills' current General Plan adopted in 2015. The additional residential units and associated population increase that will result from the 6th Cycle RHNA will increase City buildout and require the City to reexamine future water supply and conveyance capacity. The City is currently updating its UMWP to assess future water system requirements.

Wastewater collection and conveyance within Chino Hills is provided by the City's SewerDivision. The eastern side of the City is served by lateral and trunk sewers that are predominantly gravity-fed to the IEUA interceptor. The western, hilly side of the City, which includes Tonner and Carbon Canyons, is served by on-site septic systems. Exceptions are the Western Hills Mobile Home Trailer Park adjacent to the Western Hills Golf Course, which has itsown private reclamation plant that also supplies reclaimed water to irrigate the golf course; and the recent City Carbon Canyon sewer lift station that has facilitated new residential developmentby allowing hook up to City sewer.

Wastewater treatment within the City is provided by the Inland Empire Utilities Agency (IEUA) through two treatment plants: Regional Plant No. 5 (RP-5) (on Kimball Avenue in Chino) and the Carbon Canyon Plant (on Chino Hills Parkway). The Conservation Element updates policies intended to maintain adequate wastewater capacity to meet current and projected City demands. The City maintains a Water, Recycled Water, and Sewer Master Plan that was prepared in 2005 to accommodate expected City buildout. Similar to water, the additional residential units and associated population increase that will result from the 6th Cycle RHNA willincrease City buildout and require the City to reexamine future wastewater collection andtreatment. The City has initiated an update to its Sewer Master Plan to assess future wastewater system requirements.

All sites in the site inventory are within or adjacent to developed areas which have access to full water and sewer connections, and dry utilities for electricity, gas, and telecommunications. Electricity is provided by Southern California Edison, natural gas is provided by Southern California Gas Company, and telecommunications is provided by Frontier Communications. Each vacant site is situated for direct connection to all dry utilities, and all non-vacant sites provide onsite dry utilities that will be modified to suite residential development.

Environmental Constraints

The sites inventory reflects land use designations, zones, and densities established by the City's General Plan, Zoning Ordinance, and Specific Plans. Average slope percentages were calculated as part of the analysis and staff worked closely with developers to determine the minimum development density the property can yield. Sites with significant slope constraints on the entire property were excluded from the Candidate Site Analysis to meet the City's lower RHNA obligation. Further discussion of environmental constraints is discussed in each site analysis.

Density Used to Accommodate RHNA

Lower Income

As discussed in the Housing Element, California Government Code Section 65583.2(c)(3)(B) provides an alternative through "default density" for jurisdictions to meet lower income RHNA requirements. Default density allows jurisdictions a streamline option to meet City's Lower RHNA unit allocation required by State. The City of Chino Hills is in the County of San Bernardino, which is identified as a metropolitan area by the State. Jurisdictions within metropolitan areas are required under default density to zone appropriate sites by right to allow at least 30 du/ac, and permit development at a minimum of 20 du/ac. The density requirements under State law allow jurisdictions to zone for sites that are suitable and qualify as affordable sites for lower income. HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdictions share of regional housing need for lower income households. Housing Element Table 4-4 of the 6th Cycle Housing Element has been expanded to include the built densities of the City' existing multi-family developments. As shown in the table, a total seven (7) existing sites achieved a developed density of 20 du/ac or higher at similar acreage and have successfully operated as a high-density residential development. Four (4) of the seven (7) sites were approved under the County of San Bernardino, and two (2) were approved by the City of Chino Hills and built during the previous housing cycle. The three sites recently built, Avalon Bay, Capriana and Crossings at Chino Hills, are approximately 15-acres in size and successfully built at densities above 20 du/ac.. Appendix B of the Housing Element analyzes site capacity based on the metropolitan minimum density requirements and recent multi-family development of 20 du/ac or higher within the City. Additionally, staff has worked closely with property owners and developers to ensure the sites will achieve the density required. Zoning that will accommodate lower RHNA are as follows.

- RM-3 (Very High Density Residential) – Up to 35 du/ac
- MU (Mixed Use) – Up to 35 du/ac, when associated with a mixed-use project featuring a minimum of 100,000 sf. of commercial uses

Moderate Income

Medium density multi-family zones are anticipated to accommodate the City's share of the moderate income RHNA. These zones have a maximum density of 12 du/ac and 25 du/ac, which can support less intense multi-family developments, such as garden apartments, townhomes, and condominiums. Zoning that will accommodate moderate RHNA are as follows.

- RM-1 (Medium Density Residential) – Up to 12 du/ac
- RM-2 (High Density Residential) – Up to 25 du/ac

Above Moderate Income

Lower density, single-family zones will accommodate the City's above-moderate RHNA. Zoning that will accommodate above moderate RHNA are as follows.

- R-S (Low Density Residential) – Up to 6 du/ac
- R-R (Rural Residential) – Up to 2 du/ac

Achievable Yield on Each Site

The City worked with developers for each of the identified low and moderate income sites to identify specific constraints, challenges, and opportunities. Based on each detailed site analysis, the City did not apply a universal or generic assumption for the site capacity. When anticipating the likely yield of each site, the City considered:

- Slopes and Topography
- Grading
- Access
- Infrastructure
- Environmental Constraints
- Market Demand
- Governmental Constraints

Staff also considered developer interest and has been in close contact with all property owners/developers for lower and moderate-income sites. The listed capacity for each site reflects the likely yield that is achievable and realistic for the sites based on the considerations listed above.

Sites Identified in Prior Planning Periods

The Shoppes II site is the one vacant site identified in the prior planning period that is carried forward in the 6th Cycle Housing Element. The site, as previously described in the 5th Cycle Housing Element, had been zoned to allow 235 very high-density housing units on approximately 3.5 acres of the City owned 8-acre site. In spring of 2021, the City increased the residential zoning capacity of the Shoppes II site to 295 units. The 6th Cycle Housing Element designates the entire 8-acres of the Shoppes II site for very high-density housing and increases the number of units to 744 to accommodate lower-income housing. The required rezoning of the Shoppes II site to accommodate the increased number of very high-density units is included in Policy H-1.2 of the Housing Plan and will be completed by October 1, 2024.

3. Site Analysis for Lower RHNA

Sites identified to meet the City's Lower RHNA were identified based on their ability to meet the required development density for metropolitan areas as established by state law. They will be zoned at 30 du/ac with a minimum of 20 du/ac to meet default density requirements. Sites that have been identified will accommodate the City's Lower RHNA for planning period 2021-2029. Given the unique nature and current conditions of the City, slopes and hillside properties comprise of 71% of all land within the City. Additionally, the City is largely built out with minimal vacant land

suitable for high density. This creates a unique challenge for the Cityto meet its obligations for the current RHNA cycle from 2021-2029. However, the City has identified non-vacant underutilized properties to meet lower RHNA allocation and discussed further in this section.

A total of nine (9) sites are identified to accommodate the lower RHNA allocation. Five (5) sites are vacant and accommodate 43% (944 units) of the allocated lower RHNA, and four (4) sites are non-vacant underutilized properties which includes two (2) commercial centers and two (2) golf courses, accommodating the remaining 57% (1,265 units) of the lower RHNA.

Table B-2 provides a summary of sites to accommodate lower RHNA obligations.

Table B-2. Legend for Figure B-3. Lower Income Housing Sites by Site No., Name, Units and Acres – 6th Cycle RHNA

Site No.	Name	Size (acres)	Unit Count	Anticipated Density (min. 20 du/ac)
1	Shoppes II	**8.0**	**744**	**93.0 du/ac**
2	Park Overflow	**1.8**	**50**	**27.8 du/ac**
3	Los Serranos Golf Course (Total Lower RHNA)	**21.3 (Total)**	**532**	**-**
	• Planning Area IV	**12.6**	**315**	**25.0 du/ac**
	• Planning Area V	**8.7**	**217**	**25.0 du/ac**
4	Western Hills Golf Course	**8.3**	**166**	**20.0 du/ac**
5	Wang	**7.3**	**148**	**20.3 du/ac**
6	Shoppes	**5.7**	**267**	**46.8 du/ac**
7	Commons	**9.0**	**300**	**33.3 du/ac**
8	Habitat for Humanity (4528 Fairway Blvd.)	**.1**	**1**	**N/A**
9	Habitat for Humanity (4628 Fairway Blvd.)	**.1**	**1**	**N/A**
Total			**2,209**	
RHNA			**2,209**	

Figure B-3 provides location of the eight (8) identified sites to be rezoned to accommodate lower RHNA as well as the two Habitat for Humanity sites.

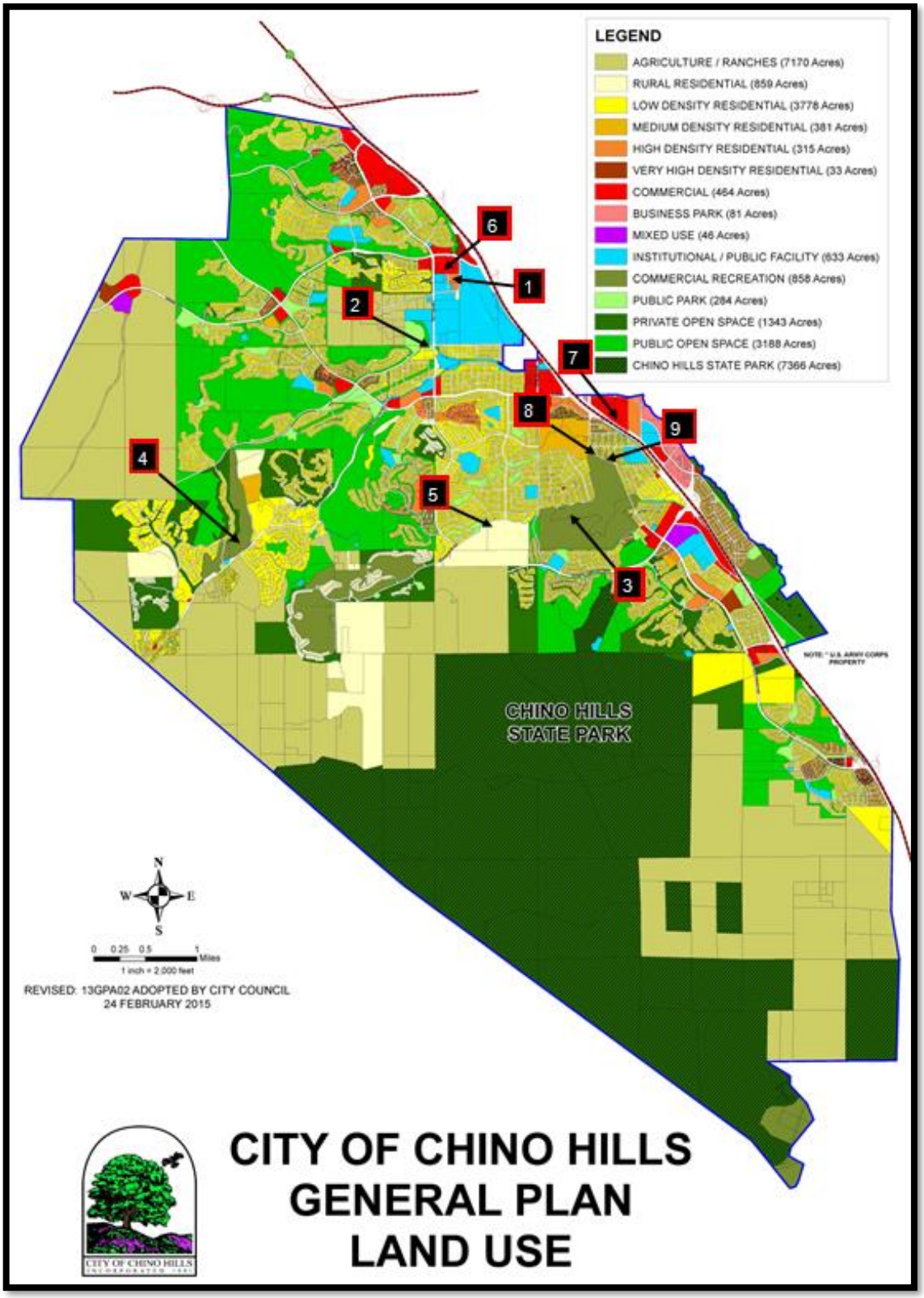


Figure B-3– Map of Identified Lower RHNA Sites

Site Selection Analysis

Identified Sites

Site 1 – Shoppes II

Approved under Specific Plan 04-01, the Shoppes II is a City-owned site zoned for high density residential and has been a focus of residential development for the City for several years. Although the site is zoned for high density residential, the approved specific plan caps the site at 295 units, therefore, the site will need to be rezoned to increase unit cap amount to meet lower RHNA. The small southern portion of Shoppes II site was included in previous RHNA cycles and remained vacant. The site is flat and situated between the existing Shoppes commercial center to the north, Chino Valley Fire District Station 62 to the south, City Hall and parking structure to the west and Boys Republic to the east. The site contains no environmental constraints and includes proper infrastructure surrounding the site ready for residential development. Figure B-4 illustrates an aerial image of the site.

Shoppes II

- Allocated Units – 744
- Density – 93.0 du/ac
- Size – 8.0 ac
- Current Zoning – Specific Plan 04-01
- Current General Plan – High Density Residential
- Use – Vacant
- Constraints – None
- Proposed Zone – Specific Plan 04-01 (high density-increased unit cap)
- Maximum Density – 93 du/ac

Figure B-4 Shoppes II

Site 2 – Community Park Overflow

Approved under Specific Plan 04-01, the Community Park overflow is a City-owned site approved for the master planned Community Park and Civic Center. This site was intended to accommodate overflow parking for the Community Park; however, the site is vacant and underutilized. The City has focused this site on an affordable senior housing development for several years and committed to applying its Housing In-Lieu fee and available funds to help finance the development of this site. The site is located between Community Park to the north and west, and single-family residential development to the east and south. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Figure B-5 illustrates an aerial image of the site.

Community Park Overflow

- Allocated Units – 50
- Density – 27.8 du/ac
- Size – 1.8 ac
- Current Zoning – Specific Plan 04-01
- Current General Plan – Public Park
- Use – Vacant
- Constraints – None
- Proposed Zoning – RM-3 or equivalent
- Maximum Density – 35 du/ac

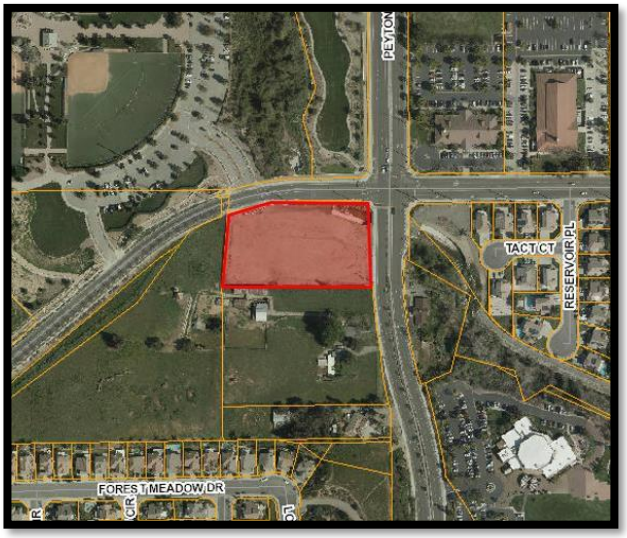


Figure B-5 Community Park Overflow

Site 3 – Los Serranos Golf Course

Los Serranos Golf Course was established in 1925 and remains as one of the oldest courses in California. The 36-hole golf course is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club. In recent years, the golf course has been underperforming, and the owner seeks to redevelop thesouthern 9-hole section of the golf course into residential development. City staff worked closelywith the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. The property owner has submitted a preliminary concept site plan that includes two very high-density sites: Planning Area (PA) IV containing 315 units on 12.6 acres and PA V containing 217 units on 8.69 acres, for a total of 532 high density units. The property owner has worked with a golf course designer to redevelop the 36-hole into an 18-hole golf course and a 9-hole course, leaving the remaining 9-hole site for housing development. The property owner's efforts to redesign the golf course, provide a preliminary concept plan for housing and keen interest demonstrates that the proposed number of high-density units is both achievable and likely to occur during this planning period. The high-density portion of this property would be rezoned to RM-3 to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. A complete application for this project and its subsequent development is expected during this 6th Cycle planning period. Development of this site will contribute to the Woodview Road and Pipeline Avenue intersection improvement to enhance public safety and traffic circulation. The site is flat and contains an underground blueline stream which enters a culvert located on the southwestern section of the golf course, and spans from west to east. The site has all proper infrastructure surrounding the property ready for residential development. Although recent developed densities in the city have achieved 20 du/ac on sites larger than 10 acres, the Housing Element includes a program under Policy H-1.2 to require a maximum parcel size of 10 acres for designated high density RHNA sites unless the applicant can demonstrate through the provision of detailed site plans that the site is suitable for a minimum density of 20 du/acre and/or can accommodate lower income households...Based on this information, the existing golf course use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period. Figure B-6 illustrates an aerial image of the site.

Los Serranos Golf Course

- Allocated Units – 532
- Density – Parcel A - 25 du/ac, Parcel B – 24.9 du/ac
- Size – Parcel A – 12.6 ac, Parcel B 8.6 ac, Total 21.3 ac
- Current Zoning – Commercial Recreation (C-R)
- Current General Plan – Commercial Recreation
- Use – Golf Course
- Constraints – Blue Line Stream
- Proposed Zoning – RM-3 or equivalent
- Maximum Density – 35 du/ac

Figure B-6 Los Serranos Golf Course

Site 4 – Western Hills Golf Course

Western Hills Golf Course is an 18-hole course established in the early 1960's to serve the local and regional communities and includes a country club. The golf course is located within Carbon Canyon and is surrounded by single-family residential development. In recent years, the golf course has underperformed, and the owner seeks to redevelop the south section of the golf course (which includes clubhouse, parking, and large open grass areas) to residential development and redesign the balance of the golf course for continued golfuse. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. The property owner has submitted a preliminary conceptual plan to develop this site with high density residential. Although the golf course is larger than 10 acres, the project will include a parcel map with entitlements to subdivide into a smaller parcel of adequate size to accommodate high density for lower RHNA. Thesite is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. The property owner has indicated intent to use the proceeds from the sale of the housing site to redesign and construct a new club house. Based on this information, the existing golf course use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period. Figure B-7 illustrates an aerial image of the site.

Western Hills Golf Course

- Allocated Units – 166
- Density – 20.0 du/ac
- Size – 8.3 ac
- Current Zoning – Commercial Recreation (C-R)
- Current General Plan – Commercial Recreation
- Use – Golf Course
- Constraints – None
- Proposed Zoning – RM-3 or equivalent
- Maximum Density – 35 du/ac

Figure B-7 Western Hills Golf Course

Site 5 – Wang Property

The Wang property is a vacant residentially zoned property surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course to the east. The site contains steep topography on the southern half of the property, while the northern half presents slopes less than ten percent directly along Woodview Road. The site also contains a blue line stream along the western portion of the property. Although the site contains areas of steep topography, the mild slope portions can accommodate development for high density residential. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. Development of this site will re-align Woodview Road to enhance public safety and traffic circulation. Although the property is larger than 10 acres, the project will include a parcel map with entitlements to subdivide into a smaller parcel of adequate size to accommodate high density for lower RHNA. The property includes proper infrastructure surrounding the site ready for residential development. Figure B-8 illustrates an aerial image of the site.

Wang Property

- Allocated Units – 148
- Density – 20.3 du/ac
- Size – 7.3 ac
- Current Zoning – Rural Residential (R-R)
- Current General Plan – Rural Residential
- Use – Vacant
- Constraints – Blue Line Stream, mild topography
- Proposed Zoning – RM-3 or equivalent
- Maximum Density – 35 du/ac

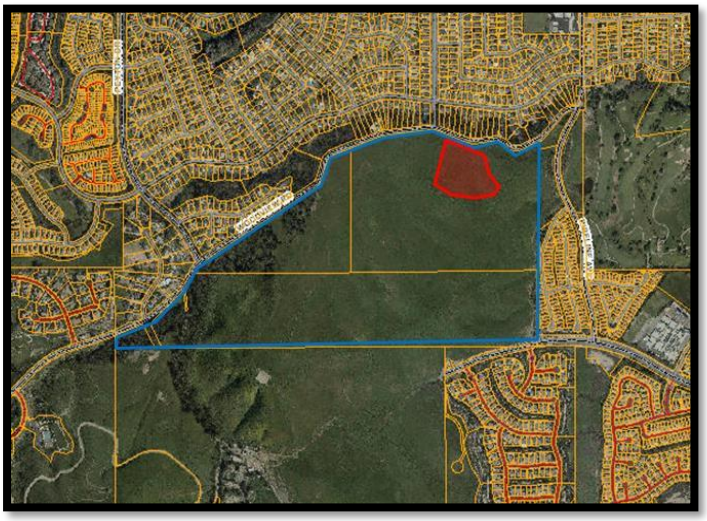


Figure B-8 Wang Property

Site 6 – The Shoppes

The Shoppes is an existing 391,863-square foot commercial center surrounded by the Shoppes II site and City Hall to the south, Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. Currently, the center is 86% occupied which includes approximately 5% of lease square footage based on annual renewals. Additionally, the center includes an anchor building underutilized and current tenant seeks to downsize to a more efficient tenant space for the use. The property owner intends to redevelop the underutilized southeastern section of the commercial center to a mixed-use development that will retain retail space and include high density residential. Although the commercial center is larger than 10 acres, the project will include a parcel map with entitlements to subdivide into a smaller parcel of adequate size to accommodate high density for lower RHNA. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Based on this information, the existing commercial use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period. Figure B-9 illustrates an aerial image of the site.

The Shoppes

- Allocated Units – 267
- Density – 46.8 du/ac
- Size – 5.7 ac
- Current Zoning – Specific Plan 04-01
- Current General Plan – Commercial
- Use – Commercial Center
- Constraints – None
- Proposed Zoning – MU or equivalent
- Maximum Density – 47 du/ac

Figure B-9 The Shoppes

Site 7 – The Commons

The Commons is an existing 443,272-square foot commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and commercial office zoned vacant land to the north within the City of Chino. Currently, the center is largely underutilized and experienced significant vacancies. One of the major tenant spaces (former Toys r Us), which encompasses 12% (63,339 sq. ft.) of the total square footage for the center, has remained vacant for several years. In addition, the undeveloped pad adjacent to the former Toys r Us space, is entitled for two additional buildings totaling 41,500 sq. ft., which encompasses 8 of total square feet, has failed to begin construction to lease at economical rents. The area to redevelop comprises of 20% of total building square footage for the center. The property owner intends to redevelop the underutilized portion of the commercial center by developing a mixed-use project to retain retail square footage and include high density residential. The property owner has also supplied the City with a letter (Figure B-10.1) of intent to redevelop the underutilized portion of the center to include high density residential. Although the commercial center is larger than 10 acres, the project will include a parcel map with entitlements to subdivide into a smaller parcel of adequate size to accommodate high density for lower RHNA. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Based on this information, the existing commercial use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period. Figure B- 10 illustrates an aerial image of the site.

The Commons

- Allocated Units – 300
- Density – 33.3 du/ac
- Size – 9.0 ac
- Current Zoning – Specific Plan 06-01
- Current General Plan – Commercial
- Use – Commercial Center
- Constraints – None
- Proposed Zoning – MU or equivalent
- Maximum Density – 35 du/ac

Figure B-10 The Commons

YAH INVETMENTS LLC

4030 Birch Street, Suite 100 | Newport Beach, CA 92660
(949) 833-8813
(949) 833-9813 Fax
(714) 763-6405 Cell

Letter of Intent for Proposed Development
The Commons at Chino Hills
Project Name: finished pad south ex-Toys-R-Us and the land north Aryes
Applicant/Project Owner: Yah Investments, LLC

June 9, 2021

Joann Lombardo
Community Development Director
14000 City Center Drive
Chino Hills, CA 91709
P (909) 364-2741
jlombardo@chinohills.org

Dear Joann

It is our pleasure to submit this letter of intent to pursue land use and related approvals for the redevelopment of a Mixed Use (Residential over Retail- High Density), on the 9 acres property in the City of Chino Hills (Part of Parcels 5 and 3), currently owned and operated by YAH Investments, LLC.

Project Summary.

Owner is YAH Investments, LLC

Current vacancy:

The part of Parcel 3 is currently a vacant Land.
The part of Parcel 5 is currently:

- A vacant Ex Toys R Us Building of 64,028 Square feet
- A vacant finished pad entitled for constructing a 50,000 square feet retail box.

Challenges facing occupancy for the underutilized portion of center to be redeveloped.

Big Box are no longer required as most retailers are downsizing.

We failed to lease ex TRU building since TRU filed for bankruptcy in 2017 and failed to lease the building which could be constructed on the finished pad as well, at economical rents.

Benefits to center and community for redevelopment with residential/ retail use.

The Project will benefit the City of Chino Hills in the following ways:

- Increase annual real estate taxes generated by this property.
- Offer a new, unique housing alternative to this part of Chino Hills.
- Include high-end and desirable lifestyle and community amenities.
- Allow for a live-work relationship with the surrounding area and the district.
- Provide the community with new residents who will work and shop in the area.

The Project will invigorate the neighborhood, provide additional housing diversity that complements the eclectic make-up of the neighborhood, create both construction and long-term employment opportunities.

YAH Investments, LLC Intend to develop with Residential use within the planning period 2021-2029

In closing, we look forward to working with the City throughout the approval process to transform this site to Mixed-Use.

Sincerely,
Yah Investments LLC
Emad Bolous
E. Bolous

Figure B-10.1 – Letter of Intent - Commons

Site 8 and 9 – Habitat for Humanity 4528 & 4628 Fairway Blvd.

The Habitat for Humanity sites are City-owned parcels located in the Los Serranos community and are zoned for single-family residential. The sites are surrounded by single-family residential to the north, west and east, and Los Serranos Golf Course to the south. Each site has an approved design review (1,086 sq. ft. of living area) and will be available for very low-income veterans with the help from City's housing-in-lieu fee and City owned land donation. The sites are flat, present no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Figure B-12 and B-13 illustrates an aerial image of each site.

Figure B-12 4528 Fairway Blvd.

Figure B-13 4628 Fairway Blvd.

4528 Fairway Blvd.

- Allocated Units – 1
- Density – N/A
- Size – .1 ac
- Current Zoning – Low Density Residential (R-S)
- Current General Plan – Low Density Residential
- Use – Vacant
- Constraints – None
- Very Low-Income Veterans

4628 Fairway Blvd.

- Allocated Units – 1
- Density – N/A
- Size – .1 ac
- Current Zoning – Low Density Residential (R-S)
- Current General Plan – Low Density Residential
- Use – Vacant
- Constraints – None
- Very Low-Income Veterans

Table B-3 below provides current Zoning, General Plan, and other pertinent information for each site identified.

Table B-3 - Lower Income RHNA Allocation Site Detail

Site N	APN	Name	Lot Area (acre	Topography	Current Zoning	Current GP	Use	Ownership	Infrastructure Availability	Unit Count	Density	RHNA Income Category	Previous Planning Period	Environmental Constraints
1	1022-021-30, 31	Shoppes II	8.0	Flat	Specific Plan 04-01	High Density Residential	Vacant	City	Yes	**744**	**93**	Low	Yes	None
2	1032-221-05	Park Overflow	1.8	Flat	Specific Plan 04-01	Public Park	Vacant/Overflow Lot	City	Yes	**50**	**27.8**	Low	No	None
3	1028-351-01	Los Serranos Golf Course	21.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	**532**	**25**	Low	No	None
4	1031-011-40	Western Hills Golf Course	8.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	**166**	**20**	Low	No	None
5	1030-041-03, 04 & 1017-251-05	Wang	7.3	Slope (>10%)	R-R	Rural Residential	Vacant	Private	Yes	**148**	**20.3**	Low	No	Topography
6	1022-021-49	Shoppes	5.7	Flat	Specific Plan 04-01	Commercial	Commercial Center	Private	Yes	**267**	**46.8**	Low	No	None
7	1025-471-06, 07 & 1025-461-06	Commons	9.0	Flat	Specific Plan 06-01	Commercial	Commercial Center	Private	Yes	**300**	**33.3**	Low	No	None
8	1028-111-13	Habitat for Humanity (4528 Fairway Blvd.)	0.1	Flat	R-S	Low Density Residential	Vacant	City	Yes	**1**	**N/A**	Low	No	None
9	1028-113-23	Habitat for Humanity (4628 Fairway Blvd.)	0.1	Flat	R-S	Low Density Residential	Vacant	City	Yes	**1**	**N/A**	Low	No	None
									TOTAL	**2,209**				
									RHNA	**2,209**				
									DIFFERENCE	**0**				

4. Site Analysis for Moderate Income RHNA

Sites identified to meet the City's Moderate Income RHNA were identified based on their ability to develop multi-family residential for medium density zones. Sites that have been identified will accommodate the City's Moderate Income RHNA which qualify under medium density for planning period from 2021-2029.

A total of three (3) sites were identified to accommodate for Moderate Income RHNA. All three (3) sites are currently vacant, with one (1) site currently zoned medium density residential with a current application for multi-family development. The other two (2) sites are largeproperties with portions of steep topography and portions of less than ten percent topographythat can accommodate medium density residential.

Table B-4 provides a summary of sites to accommodate Moderate Income RHNA obligations.

Table B-4. Legend for Figure B-14. Moderate Income Housing Sites by Site No., Name, Units and Acres – 6th Cycle RHNA

Site No.	Name	Size (acres)	Unit Count	Anticipated Density
11	Canyon Estates	**13.3**	**160**	**12.0 du/ac**
12	Wang	**30.5**	**275**	**9.0 du/ac**
13	Rancho Cielito[1]	**29.5**	**354**	**12.0 du/ac**
Total			**789**	
Moderate Income RHNA			**789**	

1. Rancho Cielito project has a complete application that is expected to be approved during this 6th Cycle planning period, there are no pending multi-family projects included as lower or moderate income sites included in the 6th Cycle Housing Element.

Figure B-14 provides location of the three (3) identified sites to accommodate for lower RHNA.

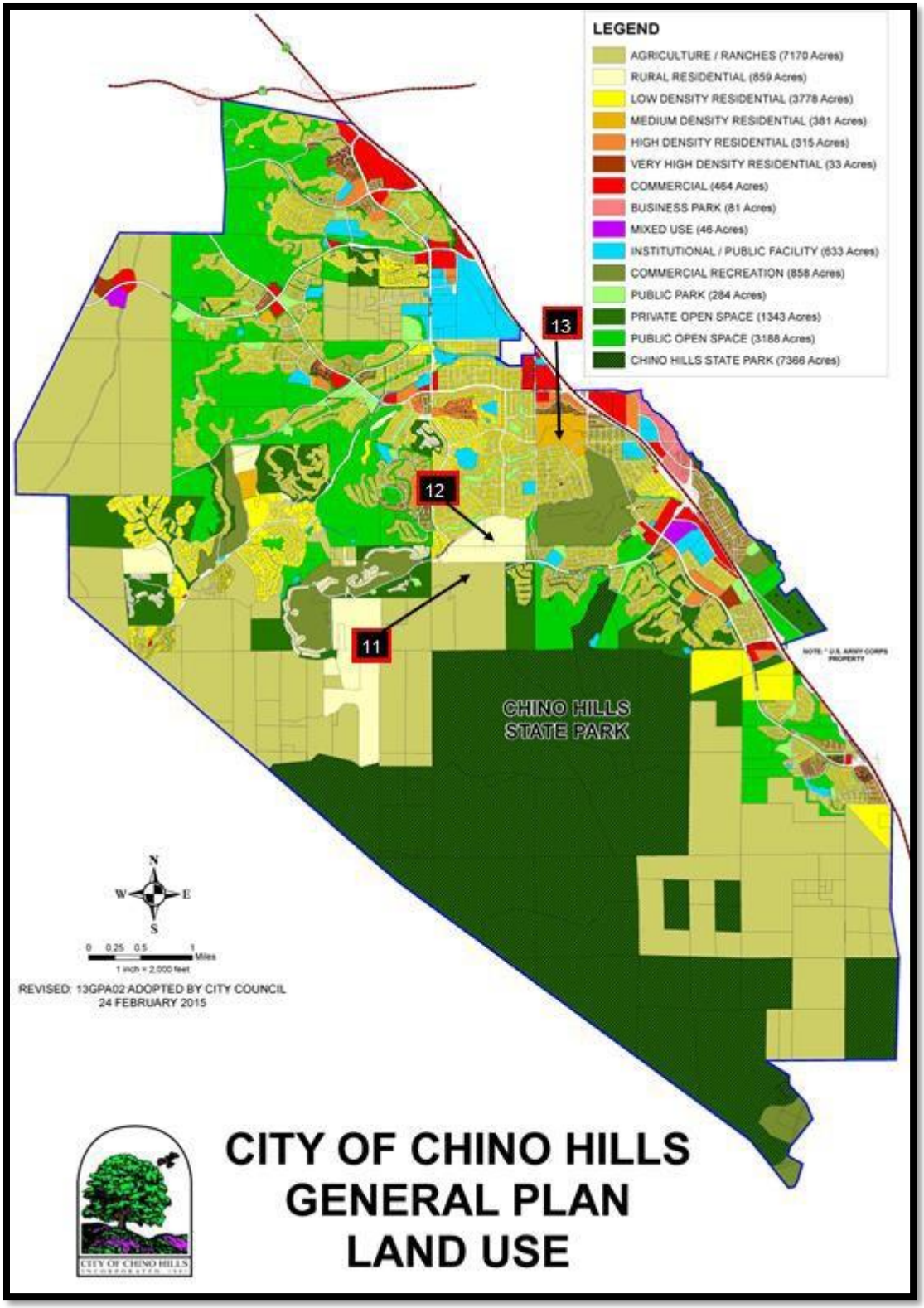


Figure B-14 Map of Identified Moderate Income RHNA Sites

Site Selection Analysis

Currently, one (1) site has a project application for a multi-family development that will accommodate Moderate Lower Income RHNA. The additional two (2) sites will include portions of each site with mild topography and will be rezoned to accommodate the remaining Moderate Income RHNA. Each selected site discussed below provides a location and size description, environmental constraints (if any), density and unit accommodation, and aerial map.

Identified Sites

Site 11 –Canyon Estates

The Canyon Estates property is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to thewest and east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate medium density development. Development of the property will also include key infrastructure as part of the City's circulation element. Figure B-15 illustrates an aerial image of the site.

Canyon Estates Property

- Allocated Units – 160
- Density – 12 du/ac
- Size – 13.3 ac
- Current Zoning – Planned Development 00-01
- Current General Plan – Agriculture/Ranches
- Use – Vacant
- Constraints – Topography
- Proposed Zoning – RM-2 or equivalent

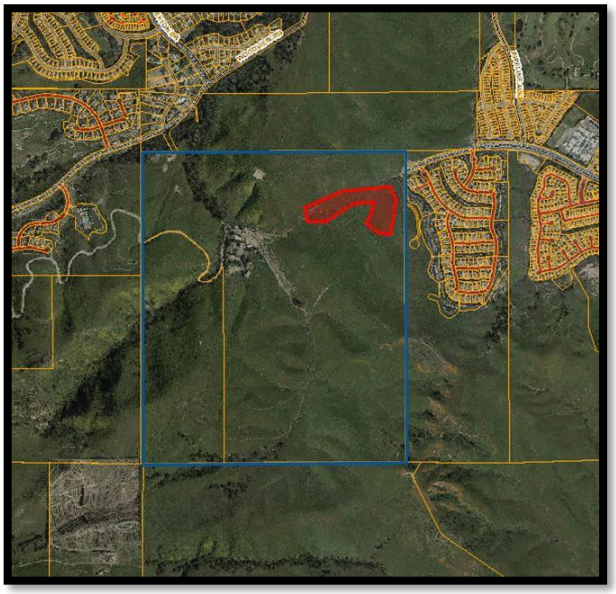


Figure B-15 Canyon Estates Property

Site 12 – Wang Property

The Wang property is a vacant residentially zoned property surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course to the east. The site contains steep topography on the southern half of the property, while the northern half presents slopes less than ten percent directly along Woodview Road. The site also contains a blue line stream along the western portion of the property. Although the site contains areas of steep topography, the mild slope portions can accommodate development for high density residential. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. Development of this site will re-align Woodview Road to enhance public safety and traffic circulation. The property includes proper infrastructure surrounding the site ready for residential development. Figure B-16 illustrates an aerial image of the site.

Wang Property

- Allocated Units – 275
- Density – 9.0 du/ac
- Size – 30.5 ac
- Current Zoning – Rural Residential (R-R)
- Current General Plan – Rural Residential
- Use – Vacant
- Constraints – Blue Line Stream, mild topography
- Proposed Zoning – RM-2 or equivalent

Figure B-16 Wang Property

Site 13 – Rancho Cielito

Rancho Cielito is in the Los Serranos community and surrounded by Los Serranos Mobile Home Park to the north, single-family residential to the east, west and south. The site consists of Lake Los Serranos on the north half, and vacant land on the south half of the property. Currently, an application is being processed for a medium density multi-family development consisting of an east and west village, totaling 354 units on 29.5 acres. Because these multifamily units will be rentals, the City expects these units to be available to moderate income households. Figure B-17 illustrates an aerial image of the site.

Rancho Cielito

- Allocated Units – 354
- Density – 12.0 du/ac
- Size – 29.5 ac
- Current Zoning – Medium Density Residential (RM-1)
- Current General Plan – Medium Density Residential
- Use – Lake (north)/Vacant (south)
- Constraints – Lake Los Serranos

Figure B-17 Rancho Cielito

Table B-5 below provides current Zoning, General Plan, and other pertinent information for each site identified.

Table B-5 - Moderate RHNA Allocation Site Detail

Site No.	APN	Name	Lot Area (acres)	Topography	Current Zoning	Current GP	Use	Ownership	Infrastructure Availability	Unit Count	Density	RHNA Income Category	Previous Planning Period	Environmental Constraints
11	1017-251-09, 14	Canyon Estates Property	13.3	Slope (>10%)	PD 19-161 (R-S)	Agriculture/ Ranches	Vacant	Private	No	**160**	**12**	Moderate	No	Topography, protected trees
12	1030-041-03, 04 & 1017-251-05	Wang	30.5	Slope (>10%)	R-R	Rural Residential	Vacant	Private	Yes	**275**	**9**	Moderate	No	Topography/Blue Line Stream
Active Project (Site 13)	1025-561-04	Rancho Cielito	29.5	Flat	RM-1	Medium Density Residential	Body of water/vacant	Private	No	**354**	**12**	Moderate	No	Adjacent to body of water
									TOTAL	**789**				
									RHNA	**789**				
									DIFFERENCE	**0**				

5. Site Analysis for Above Moderate Income RHNA

The City will meet its Above Moderate Income RHNA obligations under approved entitlements, preliminary concept site plans indicating developer interest, and undeveloped single-family residential properties throughout the City. All identified Above Moderate sites are expected to rent or sell for above moderate-income ranges.

A total of three (3) entitled, two (2) project applications, and three (3) pre-application or concept site plan properties will accommodate the City's Above Moderate RHNA. These projects sites are currently vacant or under-utilized and are expected todevelop in the 2021-2029 Planning Period.

Table B-6 provides a summary of projects to accommodate Above Moderate Income RHNA obligations, and Figure B-18 shows location of Above Moderate sites.

Table B-6. Above-Moderate Income Units Expected (2021-2029 Planning Period) – Chino Hills					
Site No.	**Project Name**	**Size**	**# of Units Proposed or Entitled**	**Income Category**	**Status**
Processing Entitlements					
14	Shady View	130	159	Above Moderate	Application process on-going
15	Los Serranos Golf Course	26.6	124	Above Moderate	Preliminary Concept Plan
16	Canyon Estates	88.6	166	Above Moderate	Preliminary Concept Plan
17	Paradise Ranch	85.0	50	Above Moderate	Application process on-going
21	Wang	14.8	69	Above Moderate	Preliminary Concept Plan
Entitled					
18	Morningfield Estates	1.3	7	Above Moderate	Approved, no building permits issued
19	Vila Borba Tract 16414	19.9	220	Above Moderate	Entitled, pending final map
20	Vila Borba Tract 16413	17.4	19	Above Moderate	Approved, no building permits issued
Total Units			**814**		
RHNA Above Mod			731		
Difference			+ 83		

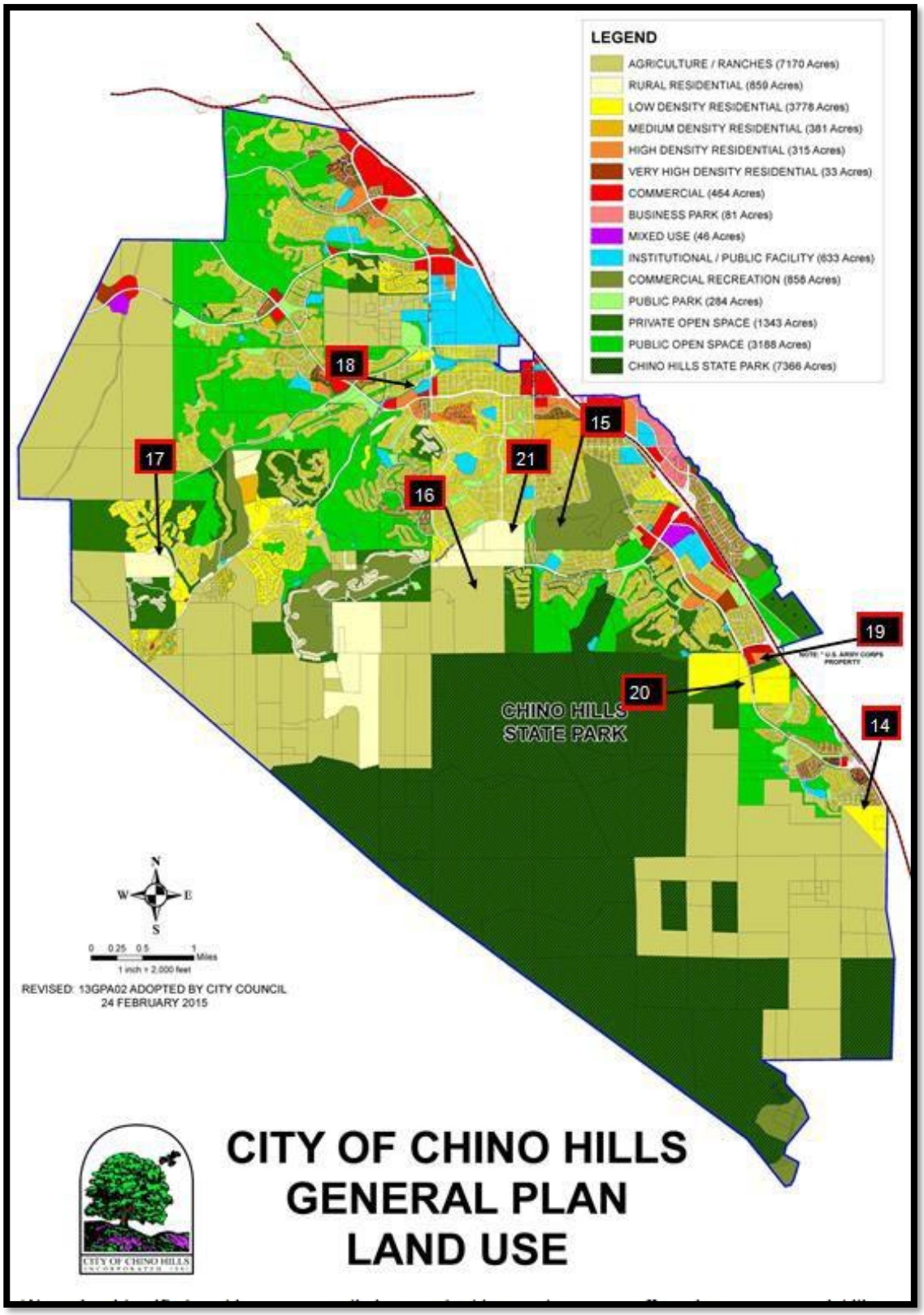


Figure B-18 Map of Identified Above Moderate Income RHNA Sites

Table B-7 below provides current Zoning, General Plan, and other pertinent information for each site identified.

Table B-7 - Above Moderate Income RHNA Allocation Site Detail

Site No	APN	Name	Lot Area (acre	Topography	Current Zoning	Current GP	Use	Ownership	Unit Count	RHNA Income Categor	Previous Planning Period
14	1057-261-06	Shady View	130.0	Mild Slope (<10%)	R-S	Low Density Residential	Vacant	Private	**159**	Above	No
15	1028-351-01	Los Serranos Golf Course	26.6	Flat	C-R	Commercial Recreation	Golf Course	Private	**124**	Above	No
16	1017-251-14	Canyon Estates Property	88.6	Slope (>10%)	PD 00-01	Agriculture/Ranches	Vacant	Private	**166**	Above	No
17	1000-051-09	Paradise Ranch	85.0	Slope (>10%)	R-R	Rural Residential	Single-Family Home	Private	**50**	Above	No
18	1032-261-29 thru 36	Morningfield Estates	1.3	Flat	R-S	Low Density Residential	Vacant	Private	**7**	Above	No
19	1033-081-17	Vila Borba Tract 16414	19.9	Flat	RM-2	High Density Residential	Vacant	Private	**220**	Above	No
20	1033-411-01 thru 19	Vila Borba Tract 16413	17.4	Mild Slope (<10%)	R-S	Low Density Residential	Vacant	Private	**19**	Above	No
21	1030-041-03	Wang	14.8	Slope (>10%)	R-R	Rural Residential	Vacant	Private	**69**	Above	No
								TOTAL	**814**		
								RHNA	**731**		
								DIFFERENCE	**83**		

Accessory Dwelling Units

The City anticipates utilizing Accessory Dwelling Units (ADU) as a buffer for the 6th RHNA cycle. Chapter 16.10.140 of the City Development Code allows for ADUs consistent with state law. To assist cities with preparation of their 6th Cycle Housing Elements, SCAG prepared and received HCD's concurrence on the SCAG Regional Accessory Dwelling Unit Affordability Analysis. SCAG conducted this analysis in order to provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories. The analysis examined current market rents for ADUs and comparable properties for its member counties and calculated the percent of ADUs expected to be affordable to each income group: extremely low income, very low income, low income, moderate income, and above moderate income.

The SCAG analysis groups Chino Hills in the San Bernardino/Riverside Counties calculation shown in Table B-8 below:

Table B-8. SCAG Affordability Assumption for Rented ADUs by Income Group - Riverside and San Bernardino Counties

Income Category	Affordability Assumption for all ADUs - 100% of Total
Extremely Low	15%
Very Low	7.7%
Low	34.8%
Moderate	34.8%
Above Moderate	7.7%

The City did not issue any building permits for ADUs in 2018 or 2019 and issued 5 building permits in 2020. With the adoption of the City's expanded ADU ordinance in early 2021, the City expects the number of ADUs to continue to increase. As of December 1, 2021, the City has issued 13 ADU building permits with an additional 8 ADU projects approved and ready for permit issuance. While the previous years' permitting data for ADUs renders future projections difficult, the number of current ADU projects either permitted or ready for permit issuance at point in the calendar year suggests that a continued increase in ADU permits may be anticipated for 2021 and subsequent years. Furthermore, the programs outlined in Policy H-1.4 and its associated Actions are intended to facilitate and encourage the production of ADUs and JADUs. With the implementation of these programs, it is reasonable to anticipate increases in the number of ADUs permitted during the planning period relative to prior years. Given the number of ADUs currently permitted, approved and pending, the City projects the issuance of 13 ADU building permits in 2021. Considering these factors, the City expects to continue issuing ADU building permits in similar numbers in subsequent years, throughout the 2021-2029 planning period. As shown in Table B-9, 13 ADUs are projected to be issued annually in Chino Hills, for a total of 104 ADUs issued during the eight-year planning cycle.

Table B-9. Number of Projected ADU Building Permits per Year (2021-2029): Chino Hills	
Year	ADU Building Permits
2021 - 22	13
2022 - 23	13
2023 - 24	13
2024 - 25	13
2025 - 26	13
2026 - 27	13
2027 - 28	13
2028 - 29	13
Total	**104**

Table B-10, below, allocates the total projected number of Chino Hills ADUs by the SCAG Affordability Assumptions (reference Table 5-4). Of the 104 total projected Chino Hills ADUs, 60 (57.5%) are expected to rent at levels affordable to lower income households; 36 (34.8%) are expected to rent at levels affordable to moderate income households; and 8 (7.7%) are expected to rent at levels affordable to above moderate-income households.

Table B-10. Affordability Assumption for Rented ADUs: Riverside and San Bernardino Counties		
Income Category	Affordability Assumption for all ADUs - 100% of Total	
Extremely Low	15%	16
Very Low	7.7%	8
Low	34.8%	36
Lower Income (Affordable)	*57.5%*	***60***
Moderate	34.8%	36
Above Moderate	7.7%	8
Total	100%	**104**

These projected ADUs are added to the City's total RHNA allocations, as presented in Table B-11, below. While adequate sites have been identified to accommodate the City's RHNA allocation without relying upon ADUs; the City intends for the ADUs to provide a buffer if some of the identified sites buildout at less than the projected number of dwelling units. Throughout the Housing Element planning cycle, Chino Hills commits to creating an ADU tracking program and performing a biennial assessment of ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance.

Summary of Sites to Accommodate the RHNA

Table B-11 provides a summary of the City's 6th RHNA cycle to accommodate the housing needs for the City of Chino Hills by income level.

Table B-11. Summary of 6th RHNA Cycle for Chino Hills

Category	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Units	**2,209**	**789**	**731**	**3,729**
Entitled Units	2[1]	0	246[2]	248
Projects Processing Applications	0	354[3]	209[4]	563
Identified Sites (not entitled or pending)	2,207[5]	435[6]	359[7]	3,001
ADU's (buffer)	60	36	8	104
Total Capacity	**2,269**	**825**	**822**	**3,916**

1. Habitat for Humanity Site 8 & 9, September 14, 2021 (transfer of land date)
2. Morningfield Estates Site 18, Vila Borba TR 16414 Site 19, Vila Borba TR 16413 Site 20
3. Rancho Cielito Site 13
4. Shady View Site 14, Paradise Ranch Site 17
5. Sites 1-8 for Lower RHNA include Shoppes II, Park Overflow, Los Serranos Golf Course, Western Hills Golf Course, Wang, Shoppes, Commons
6. Canyon Estates Site 11, Wang Site 12
7. Wang Site 21, Canyon Estates Site 11, Los Serranos Golf Course Site 3

APPENDIX C
Review of Past Performance

HCD provided two letters commenting on the adequacy of the City of Chino Hills 5th Cycle Housing Element (2014-2021). The letters, dated December 10, 2013, and April 26, 2018, found that the City's adopted 5th Cycle Housing Element complies with State Housing Element Law (Article 10.6 of the Government Code).

This Appendix to the City of Chino Hills 6th Cycle Element provides additional review of the 5th Cycle Housing Element's housing project and program performance. Specifically, this Appendix provides a review of the Housing Program Implementation measures presented in the 5th Cycle Housing Element and evaluates each measure's accomplishments, effectiveness, and appropriateness.

As presented in Table C-1, "Housing Program Implementation (2014-2021 Planning Period) – Review of Performance", below, the City of Chino Hills has accomplished the objectives of its 5th Cycle Housing Element and will carry these or similar programs forward as part of the 6th Cycle Housing Element. Table C-2, "Comparison of 5th Cycle Housing Element Allocated RHNA Units with Units Built by Type", provides a detailed list of the projects and units allocated to the 5th Cycle Housing Element and the status of those projects and units. Table C-3, "Summary of 5th Cycle Housing Element - Comparison of Allocated RHNA Units to RHNA, and Actual Zoned / Built Units to RHNA by Income Group (2014-2021 Planning Period)", shows that based on default density, Chino Hills met or exceeded the number of units provided in all income categories.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
STATE DIRECTIVE: PROVISION OF ADEQUATE HOUSING SITES **GOAL 1: PROVIDE A RANGE OF HOUSING TYPES WHILE MAINTAINING THE CITY'S OVERALL LOW DENSITY CHARACTER**				
MEASURE 1.1 **ADEQUATE SITES PROGRAM: COMPREHENSIVE REVIEW OF THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE 2014-2021 PLANNING PERIOD**	Identify appropriate sites for very high density residential development, including mixed use developments, permitting densities of at least 30-35 dwelling units per acre (du/ac).	Review Land Use Element and available vacant sites, including the Overton Moore (Avalon Bay) and Tres Hermanos "A" sites and underutilized commercial sites, and recommend to the City Council as appropriate.	(1) Amended General Plan Land Use and Zoning Maps to designate Avalon Bay for Very High Density Residential development (up to 35 du/ac) – February 2014. Construction of the Avalon Bay apartments consisting of 331 units was completed 2016. (2) Amended General Plan Land Use and Zoning Maps, including the Tres Hermanos "A" site, to Very High Density Residential and Mixed Use (up to 35 du/ac) – February 2015. Amended General Plan Land Use and Zoning Maps for 15101 Fairfield Ranch Road to Very High Density Residential (up to 35 du/ac) to allow the Crossings Apartments – March 2015. Construction of the Crossings Apartments consisting of 346 apartments was completed 2018. (3) Established a Mixed Use ordinance allowing up to 35 du/ac – June 2015. The Mixed Use ordinance resulted in two mixed use projects: Santa Barbara (326 apartment units) and the Bristol (110 townhomes and very small lot single family detached units), completed 2017 and 2018, respectively. (4) Annually reported on these actions and reported to HCD in the Annual Progress Reports, each year during this planning period.	The General Plan Land Use and Zoning Map amendments committed to by the 5th Cycle Housing Element were very effective, resulting in a total of 672 new high density apartment units and 110 for sale medium density units. This program will be carried over to the 6th Cycle Housing Element and with the focus shifted to seven (7) potential high density housing sites to satisfy the lower income unit requirement and two (2) Habitat for Humanity houses that will be affordable to very low income veteran households, discussed in the Housing Constraints, Fair Housing and Resources section of this element.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
MEASURE 1.2 **DEVELOPMENT CODE AMENDMENTS**	Explore opportunities for preserving and expanding supply of land for high density and senior housing.	Continue to monitor development trends and respond to opportunities for enhancing affordable housing through Development Code amendments such as offering incentives to developers including, but not limited to, density bonus incentives and concessions, flexibility in development standards, expedited processing, and support of funding applications as appropriate and necessary to encourage and facilitate the development of housing affordable to lower-income households.	Accomplishments include those listed for Measure 1.1 above. Also, the City has identified a potential site for an affordable senior housing project, and is carrying this project over to the 6th Cycle Housing Element.	As described for Measure 1.1 above, Development Code amendments have been very effective. This program will be carried over to the 6th Cycle Housing Element. The affordable senior housing project is an active project of the 6th Cycle Housing Element, with the City currently in the process of issuing a Request for Qualifications from affordable housing developers.
MEASURE 1.3 **DENSITY BONUS**	Comply with Density Bonus requirements.	Update City Density Bonus ordinance pursuant to Government Code Section 65915.	The City follows state Density Bonus law and makes this information available to potential affordable housing developers. To date, the City has received applications for and approved two (2) density bonus housing projects, resulting in twenty-five (25) apartment units affordable to medium income households, and fourteen (14) for sale townhome units affordable to moderate income households.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
STATE DIRECTIVE: REMOVE GOVERNMENTAL CONSTRAINTS **GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING RESIDENTIAL NEIGHBORHOODS**				
MEASURE 2.1 **EXPEDITED PROJECT REVIEW**	Provide fast track permit processing for projects with an affordable component.	Ensure developers and non-profit entities receive priority processing for affordable housing projects.	The City provides efficient review of all housing projects. For Accessory Dwelling Units (ADUs), the City expedites reviews consistent with the intent of State law. The offer to further expedite processing of affordable housing projects has not resulted in affordable housing units.	This program has not been effective for affordable housing overall but has been for ADUs. This program will be carried over to the 6th Cycle Housing Element with a focus on ADUs.
MEASURE 2.2	Provide rehabilitation assistance to ensure	Continue to publicize the City CDBG funded rehabilitation	The City continues to provide information regarding home rehabilitation programs on its website and through over digital	On-going and effective.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
HOUSING REHABILITATION PROGRAM	maintenance of the older housing stock.	program to achieve improvement to older units citywide and in the City's annual call for projects. Information to the public is available on the City Community Services Department website, in City utility bills, at City Hall, and in the library.	formats. An average of five (5) home rehabilitation projects were achieved including removal of blight, roof repairs, floor repairs, etc.	This program will be carried over to the 6th Cycle Housing Element.
MEASURE 2.3 **CODE ENFORCEMENT**	Bring substandard units into compliance with City codes.	Continue to inform property owners of available rehabilitation assistance to correct code violations. Continue to focus efforts in Los Serranos and Sleepy Hollow.	The City continues to provide effective Code Enforcement services throughout the City. Approximately 1,200 code enforcement cases relating to substandard units resulted in unit improvements such as electrical upgrades, removal of blight, etc.	On-going and effective throughout the City. This program will be carried over to the 6th Cycle Housing Element.
MEASURE 2.4 **MOBILE HOME PARK PROGRAM**	Preserve the City's mobile home parks.	Ensure adequate notice of pending mobile home conversions and meet with park tenants if the project becomes at-risk to conversion.	No conversions or pending conversions occurred during the 5th Cycle planning period.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
STATE DIRECTIVE: CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING **GOAL 3: ENSURE THAT NEW HOUSING IS SENSITIVE TO THE NATURAL ENVIRONMENT**				
MEASURE 3.1 **SUSTAINABLE DEVELOPMENT**	Promote sustainable residential development.	Continue to encourage clustering, infill development, maintenance of open space, transit development, residential and commercial linkages, and energy efficiency in residential design.	The City adopted a clustering ordinance in 2017. Two pending clustering developments are currently being processed by the City: Hidden Oaks consisting of 53 housing units and Paradise Ranch consisting of 50 units. Infill development during the 5th Cycle planning period included the Santa Barbara with 324 apartments, the Bristol with 110 attached and small lot for sale houses, Lago Los Serranos with 95 condominiums, Crystal View with 29 condominiums, Avalon Bay with 331 apartments, The Crossings with 346 apartments, and Jade Tree with 65 condominiums – all of which are constructed and occupied. In addition, two (2) approved and under construction projects include the Reserve with 42 infill apartments and Morningfield with 7 single family houses.	This program has resulted in 157 pending housing units. It is effective. This program will be carried over to the 6th Cycle Housing Element.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
MEASURE 3.2 **GREEN BUILDING**	Develop green building programs.	Develop and adopt appropriate programs that encourage energy efficient residential development and maintenance, including potential energy retrofits for existing residential structures; Green Building standards for new development; and Green outreach programs to educate the community about energy conservation and energy efficient programs and products.	The City has adopted the 2019 Building Code, including the Green Building Code. All residential development follows the current Green Building Code.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
STATE DIRECTIVE: PROVIDE HOUSING SERVICES **GOAL 4: PROVIDE SUPPORT SERVICES TO MEET THE HOUSING NEEDS OF THE CITY'S RESIDENTS, SPECIFICALLY ELDERLY HOUSEHOLDS AND OTHER SPECIAL NEEDS GROUPS**				
MEASURE 4.1 **SB2 COMPLIANCE – EMERGENCY SHELTERS**	Comply with Government Code requirement for permitting emergency shelters.	The City will present to its Planning Commission and City Council an amendment to the Business Park (BP) zone to permit emergency shelters by right.	The City amended the Development Code to allow for emergency shelters in the Business Park Zone in 2014. The City currently has 19.34 acres of Business Park zoned land, distributed into five parcels throughout the City. Of those parcels, 17.37 acres are currently developed and comprise 326,641 square feet of space potentially available as emergency shelter use.	Necessary and appropriate for addressing needs of the homeless in accordance with state law This program will be carried over to the 6th Cycle Housing Element.
MEASURE 4.2 **SB2 COMPLIANCE – TRANSITIONAL AND SUPPORTIVE HOUSING**	Comply with Government Code requirement for permitting transitional and supportive housing.	The City will present to its Planning Commission and City Council an amendment to define transitional and supportive housing consistent with definitions in Health & Safety Code Sections 50675.2 and 50675.14. The zoning code will be amended to ensure both transitional and supportive housing uses are treated as residential uses, subject to the same processing and permitting requirements of similar uses in the same zone without	The City amended the Development Code to allow transitional and supportive housing consistent with definitions in Health & Safety Code Sections 50675.2 and 50675.14 in 2014. Because transitional and supportive housing of 6 person or fewer are permitted by right, the City does not have a record of how many exist in the City. Recently, one transitional home reached out to the City for letters of support to assist with its application for County funding, and the City provided the requested letters.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
		undue special regulatory requirements, and will not be limited to one zone.		
MEASURE 4.3 **SB2 COMPLIANCE – SRO**	Comply with Government Code requirement for permitting Single Residence Occupancy (SRO) housing.	The City will present to its Planning Commission and City Council an amendment to the BP zone for SRO development subject to a conditional use permit.	The City amended the Development Code to allow for SROs in the Business Park Zone in 2014. The City currently has 19.34 acres of Business Park zoned land, distributed into five parcels throughout the City. Of those parcels, 17.37 acres are currently developed and comprise 326,641 square feet of space potentially available as SRO use. There are currently five (5) existing hotels built in the City, one of which is in the Business Park zone and constructed in 2009. To date, there have been no requests to develop an SRO in the City.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
MEASURE 4.4 **SERVICES FOR THE ELDERLY**	Increase awareness of services available to households with seniors. Partner with the nonprofit organization Community Senior Services (CSS) by administering $5,000 in CDBG funds to assist seniors in Chino Hills.	Contact social service providers to pursue home-sharing and other programs.	The City of Chino Hills currently participates in a senior lunch service program offered Monday through Friday at the Chino Senior Center, located at 13170 Central Avenue in Chino. Transit services for seniors are available through OmniRide micro-transit services at a fee of $2 per trip for senior/disabled/Medicare and veteran residents. Chino Hills promotes these and other senior services through its City website. Family Service Association, the organization that ran the senior meal program, decided not to reapply for CDBG funds. The last year they requested funding was for the 2017-2018 program year. The organization still assists Chino Hills residents, but no longer receives CDBG funding from us.	On-going and effective. This program will be modified to focus on services available to senior households in the 6th Cycle Housing Element.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
MEASURE 4.5 **SUPPORT SERVICES FOR THE HOMELESS**	Provide support services for the homeless.	Continue to work with existing area social service providers, such as the House of Ruth, in addressing the needs of the area homeless population. Coordinate with the San Bernardino County Office of Homeless Services to support surveys of homeless populations and homeless services.	The City of Chino Hills cooperates with the San Bernardino County Continuum of Care (CoC). The San Bernardino County Homeless Partnership, which was formed to provide a more focused approach to issues of homelessness within the County, manages the CoC. The City distributes portions of its Community Development Block Grant (CDBG) funding to organizations that serve the homeless, including Chino Neighborhood House, Heart 2 Serve, and House of Ruth.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
STATE DIRECTIVE: PROVIDE HOUSING SERVICES **GOAL 5: PROMOTE AND ENCOURAGE HOUSING OPPORTUNITIES FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY, REGARDLESS OF AGE, SEX, ETHNIC BACKGROUND, PHYSICAL CONDITION, OR FAMILY SIZE**				
MEASURE 5.1 Barrier free Housing	Promote implementation of state standards for the provision of disabled accessible units in new developments.	Provide technical assistance to prospective homeowners, contractors, and developers regarding barrier free housing for persons with disabilities including developmental disabilities.	The City Development Code provides for a process through which individuals with disabilities can request reasonable accommodations to various City laws, rules, policies, practices, and/or procedures of the City, including land use and zoning regulations. The City of Chino Hills does not charge a permit fee to residents requesting a reasonable accommodation. To date, two (2) reasonable accommodation requests have been approved. All new housing in Chino Hills complies with current state building code requirements for disabled access in compliance with the American Disabilities Act (ADA). The City also looks for opportunity to provide ADA accessibility (i.e., providing ramps, etc.) through CDBG grants and capital improvement programs.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
MEASURE 5.2 Child Care Services	Provide additional childcare services.	Expand parks and recreation after school programs and evaluate approaches to foster private developers to provide childcare facilities.	The City continues to promote its Mobile Rec Program. The program rotates to different parks Monday – Thursday. Los Serranos Park was added as part of the rotation when it opened in 2019.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
MEASURE 5.3 Fair Housing	Further fair housing practices in the county.	Continue to make information to the public available on the City Community Services Department	The City contracts with the Inland Fair Housing and Mediation Board to design and coordinate delivery of a fair housing education program in English and Spanish that reaches	On-going and effective.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
		website, in City utility bills, at City Hall, and in the library.	members of the public who are most vulnerable to housing discrimination, including racial and ethnic minorities, low-income populations, people with limited English proficiency, and people with disabilities. The City continues to make this information available through its website and other public information sources. The City has and continues to zone for high density housing throughout the City and has successfully used the state default density to facilitate development of the Avalon Bay and the Crossings apartments. This commitment is reflected in the 6th Cycle Housing Element's Lower Income high density housing site inventory.	This program will be carried over to the 6th Cycle Housing Element.

Table C-2. Comparison of 5th Cycle Housing Element Allocated RHNA Units with Units Built by Type (2014-2021 Planning Period)						
5th Cycle Housing Element Allocated RHNA Projects by Income Group (2014-2021 Planning Period)				**Status of 5th Cycle Housing Element Allocated RHNA Units (Zoned / Built by Density)**		
Project Name	**# of Units Proposed or Entitled**	**Density (Du/Ac)**	**Income Category by Default Density**	**# of Units Zoned / Built during 2014-2021 Planning Period**	**Built Density (DU/AC)**	**Status**
Vila Borba -1	183	2.2	Above Moderate	183	2.2	Building Complete.
Vila Borba -2	149	2.4	Above Moderate	149	2.4	Building Complete.
Vila Borba -3	19	1.7	Above Moderate	19		Building permits approved.
Other SFD Development	268	0.1-3.0	Above Moderate	268	0.1-3.0	Building Complete.
Vila Borba -4	280	17.4	Moderate	220		Rezoned - not built. Difference of 60 units added to The Shoppes II site.
Country Club Villas	70	14.9	Moderate	70	14.9	Phase 1 & 2 consisting of 42 units, including 9 moderate income units built – Complete. Phase 3 consisting of 18 units, 5 of which will be moderate income) – In grading phase.
Lago Los Serranos	95	11.8	Moderate	95	11.8	Building Complete.
Villagio (Capriana) Apartments	286	19	Moderate	286	19	Building Complete.
Windmill Creek (Crystal View) Condos	29	11.1	Moderate	29	11.1	Building Complete.
Higgins Brick (Santa Barbara) Mixed-Use	308	13.5	Moderate	324	14.4	Building Complete.
The Shoppes Residential	235	47	Affordable	295		Rezoned - not built. 60 additional units from Vila Borba-4 site.
Overton Moore (Avalon Bay) VHD	368	26	Affordable	331	22.1	Building Complete.
Added Projects – Not Included in 5th Cycle Housing Element						
Crossings of Chino Hills	NA		Affordable	346	23.1	Building Complete.
TOTAL UNITS (2014-2021 Planning Period)	**2,290**			**2,615**		

Table C-3. Summary of 5th Cycle Housing Element Comparison of Allocated RHNA Units to RHNA, and Actual Zoned / Built Units to RHNA by Income Group (2014-2021 Planning Period)						
5th Cycle Housing Element Comparison of Allocated Housing Units to RHNA by Income Group (Using Default Densities) (2014-2021 Planning Period)				5th Cycle Element Units Zoned / Built Comparison to RHNA by Income Group (Using Default Densities) (2014-2021 Planning Period)		
Based on Default Density	**City of Chino Hills**	**RHNA**	**Difference**	**City of Chino Hills (Zoned/Built)**	**RHNA**	**Difference**
Above Moderate	619	333	286	619	333	286
Moderate	1,068	164	904	1,024	164	860
Low	386	148	238	755	148	607
Very Low	109	109	0	109	109	0
Extremely Low	108	108	0	108	108	0
Subtotal Affordable	603	365	238	972	365	607
TOTAL UNITS	**2,290**	**862**	**1,428**	**2,615**	**862**	**1,753**