

Emily Ortiz

From: Joann Lombardo
Sent: Thursday, January 28, 2021 4:18 PM
To: rpelayo2005@icloud.com
Cc: Emily Ortiz; Jonathan Marshall
Subject: FW: General plan housing element update comment

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.

Joann Lombardo | Director
Community Development Department

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-----Original Message-----

From: Rogelio Pelayo <rpelayo2005@icloud.com>
Sent: Thursday, January 28, 2021 3:31 PM
To: Community Development-web mail <communitydevelopment@chinohills.org>
Subject: General plan housing element update comment

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element is drastically outdated (2008) so if we are adding housing to chino hills we should consider also updating that element to ensure equitable distribution for all of our residents.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

Sent from my iPhone

Emily Ortiz

From: Mark Warner <markwarner2000@aol.com>
Sent: Saturday, January 30, 2021 2:33 PM
To: Community Development-web mail
Subject: Chino Hills needs 55+ housing to help us downsize to a smaller footprint but remain in our beautiful city.

Thank You and hoping you and your family stay safe.

Mark Warner
Chino Hills, Ca 91709
Phone- 909-597-9700
markwarner2000@aol.com

Emily Ortiz

From: Bill Becker <billsweetreen@yahoo.com>
Sent: Sunday, January 31, 2021 5:07 PM
To: Community Development-web mail
Subject: affordable housing locations

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. 😊 Your welcome

Emily Ortiz

From: Jim Gallagher <kjgalla2@gmail.com>
Sent: Tuesday, February 02, 2021 3:59 PM
To: Community Development-web mail
Subject: Comments / Questions for Chino Hills 2021 Housing Element Workshop #1- Time 400pm

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 threes 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?