# **PUBLIC WORKSHOP #2**

# 6TH CYCLE HOUSING ELEMENT UPDATE



# **Housing Element Workshop #1**

At the first Housing Element Public Workshop on February 2, staff presented information regarding the following topics:

- Housing Element Overview
- Housing Element Update Process
- 6<sup>th</sup> Cycle Housing Element Schedule
- Public Participation
- Regional Housing Need Assessment (RHNA)
- Default Densities
- Available Site Criteria
- Preliminary Review of Potential Sites

Approximately 30 persons attended via ZOOM

#### **Community Comments:**

 Potential sites for high density housing, as well as sites not suitable for high density housing

### Penalties?

#### Will Chino Hills be penalized if we do not plan for enough housing?

#### **State Housing Element Law requires:**

- Cities plan for all types of housing based on their RHNA allocations
- Cities have a compliant housing element approved by HCD
- Cities submit housing element annual progress reports

#### Late filing:

• Cities that file their housing elements late will be required to submit a 4-year update rather than an 8-year update to their housing element.

#### If Cities don't follow these requirements:

- Cities become ineligible for state grant funds.
- HCD may refer jurisdictions to the Attorney General if they do not have a compliant housing element, fail to comply with their HCD-approved housing element, or violate housing element.
- The consequences of those cases brought by the Attorney General are up to the courts, but can include financial penalties.

# Penalties? (continued)

#### **Other Penalties:**

 Because the housing element is one of the required components of the general plan, a city without a compliant housing element may risk legal challenges to their general plan from interested parties outside of HCD.

# Cities have 3 years from the beginning of the planning period to complete the rezonings established in their housing element:

- Failure to rezone in a timely manner could result in a city losing its land use authority.
- Result in a carryover of the RHNA units to the next cycle.
- HCD may investigate any action or lack of action in the housing element.

#### Penalties for not building enough housing?

- If a city does not issue sufficient permits to meet its RHNA building goals, a developer can elect to use a
  ministerial process to get project approval for residential projects that meet certain conditions.
- Could allow a developer to build housing on sites not designated for housing.

### **Measure U**

#### **How does Measure U affect the Housing Element Process?**

- •HCD RHNA allocations override local residential growth control ordinances, including Measure U.
- •Measure U:

Notwithstanding the foregoing, the City Council may increase residential density as necessary to meet the City's minimum mandated Housing Element requirements as set forth in California Government Code §65580, et seq., as amended from time to time, including, without limitation, the City's share of regional housing needs.

# **Zoning Tools**

#### Various zoning tools will be required to implement the Housing Element:

- Very High Density Residential Zone: Add a minimum development density of 20 DU/AC
- Density Bonus: Update per most recent State law
- Overlay Zone: Allow a city to modify existing zoning to allow for or require or restrict certain types of development, without modifying the standards of the underlying zoning district.
- Chino Hills Overlay Zones: Small Lot Overlay; Equestrian and Large Animal Overlay District; Fire Hazard Overlay

# **Housing Overlay Zone**

Recognized by HCD as an appropriate zoning tool to allow for or require certain types of residential development, or development at certain densities, on a parcel, without modifying the standards of the underlying zoning district.

To ensure the Housing Overlay is considered zoning and not just a development incentive, the overlay must demonstrate the following:

- There is no additional discretionary action needed above what is required in the base zone for a developer to take advantage of overlay.
- Development standards are consistent with those needed to allow for the density allowed under the overlay.
- Development standards for use exclusively in the overlay may be needed in order to ensure maximum allowable densities can be achieved.
- > The developer can access State Density Bonus Law in addition to using the densities allowed in the overlay.

# **Housing Overlay Zone (continued)**

A preliminary outline of a Chino Hills Housing Overlay includes:

#### Purpose:

To meet the City's RHNA requirements for very low- and low-income housing, allow residential development at a set number of units and density without modifying the standards of the underlying zoning district.

#### **Provisions:**

- Residential development pursuant to the Housing Overlay would be allowed by right through a site plan review process.
- Environmental impacts associated with residential development pursuant to the Housing Overlay would be evaluated through the City General Plan Update (EIR). These residential developments would require no further review under the California Environmental Quality Act (CEQA) if development proceeds according to its Housing Overlay designation.
- Two Housing Overlay designations would be established

# **Housing Overlay Zone (continued)**

#### Two Housing Overlay designations would be established

- Housing Overlay Mixed Use: These properties would include non-residentially zoned properties and would be
  permitted to develop high density housing as part of existing or new non-residential development.
- Housing Overlay High Density Residential: These properties would include residentially zoned properties and would be permitted to develop high density housing as part of existing or new residential development.
- All properties in the Housing Overlay would be permitted a residential density of at least 30 dwelling units per acre and would be required to develop at a density of no less than 20 units per acre.
- Maximum heights may be increased when properties are not adjacent to existing low or medium density residential properties.
- > Shared parking or open space may be permitted with other non-residential or residential uses on the property.

# **Housing Workshop Schedule**

#### **Workshop #3 – March 2, 2021**:

- Refine Housing Element related Zoning updates
- Preliminary assignment of RHNA units to sites
- Element Draft Goals and Policies

#### **Workshop #4 – March 16, 2021**

- Review assignment of RHNA units to sites
- Chino Hills socio-economic profile

#### **Workshop #5 - April 6, 2021**

- Final recommendations RHNA site assignments
- Other Housing Element issues

#### Other Workshops – Summer 2021

- Transportation, traffic, transit
- Open Space and conservation

# Accessory Dwelling Units

# **Accessory Dwelling Units**

#### Projection of ADU development in upcoming Housing Element cycle:

457 ADUs projected to be permitted in the upcoming Housing Element cycle

#### **Current Cycle**

Year	ADUs Submitted	
2019	2	
2020	17	
2021	3	

#### **Upcoming Cycle**

Year	ADUs Submitted
2021	40
2022	44
2023	48
2024	53

#### **Upcoming Cycle**

Year	ADUs Submitted
2025	59
2026	64
2027	71
2028	78

# **ADU Affordability**

- SCAG prepared an affordability analysis of ADUs, which has been accepted by HCD
- The following matrix applies SCAG's affordability analysis to the projected number of ADUs in the next Housing Element cycle

Affordability	Percentage	Projected ADUs
Extremely Low	15.0%	69
Very Low	7.7%	35
Low	34.8%	159
Affordable Subtotal	57.5%	263
Moderate	34.8%	159
Above Moderate	7.7%	35
Total	100.0%	457

# POTENTIAL SITES – UNDEVELOPED LAND



#### Site Information – Stonefield

 Location: Carbon Canyon Road and Fairway Drive

• Acres: 33.7

Topography: 10% or more

• **Zoning:** PD 18-157 (Low Density Residential)

General Plan: Low Density Residential

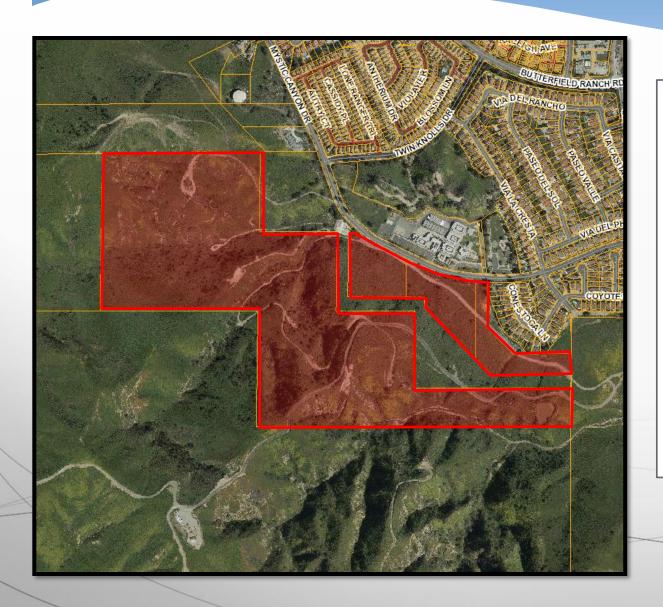
Use: Vacant

• Constraints: Slope/existing entitlements/traffic in Carbon Canyon



#### **Site Information – Jolon Gardens**

- Location: Jolon Street and Aqueduct Lane
- Acres: 2.7
- Topography: 10% or more
- Zoning: Low Density Residential (R-S)
- General Plan: Low Density Residential
- Use: Vacant
- Constraints: Slope/existing entitlements



#### **Site Information – Abacherli Property**

• Location: Mystic Canyon Drive

• Acres: 103

Topography: 10% or more

• **Zoning:** PD 57-174

General Plan: Rural Residential

• Use: Vacant

Constraints: Slope/access



# Site Information – Chino/Rafael South (City-Owned Open Space)

Location: Chino Avenue/San Rafael Drive

• **Acres**: 8

• Topography: 10% or less

• Zoning: PD 17-127 (Open Space)

• General Plan: Public Open Space

• Use: Open Space

Constraints: Mild Slope/required open space

under PD entitlement

# POTENTIAL SITES - DEVELOPED LAND



#### Site Information – Leo's Stable

• Location: Canyon Hills Road

• Acres: 16.5

• Topography: Flat

Zoning: Low Density Residential (R-S)

General Plan: Low Density Residential

• Use: Single-Family Home, Equestrian

 Constraints: Private ownership/uncertainty of acreage for development/traffic within Carbon Canyon



#### **Site Information – Everbright**

- Location: Old Carbon Canyon Road and Pinnacle Road
- Acres: 6.5
- Topography: 10% or more
- Zoning: Low Density Residential (R-S)
- General Plan: Low Density Residential
- Use: Single-Family Home
- Constraints: Private ownership/uncertainty of acreage for development/traffic within Carbon Canyon



# **Site Information – Crossroads Marketplace**

- Location: Peyton Drive and State 71 Highway
- Total Acres: 60
- Potential Acres for Housing: 22.5
- **Topography:** Flat
- **Zoning:** General Commercial (C-G)
- General Plan: Commercial
- Use: Commercial Center
- Constraints: Private ownership/uncertainty of acreage for development/traffic/circulation/existing entitlements



#### **Site Information – The Commons**

• Location: Chino Hills Parkway

• Total Acres: 46.3

• Potential Acres for Housing: 9

• Topography: Flat

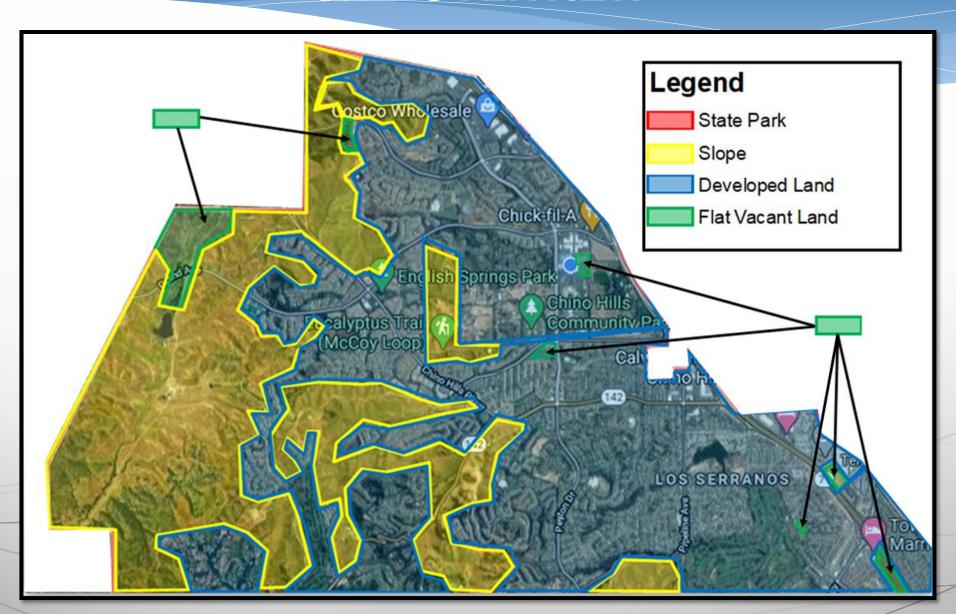
Zoning: Specific Plan 06-01

General Plan: Commercial

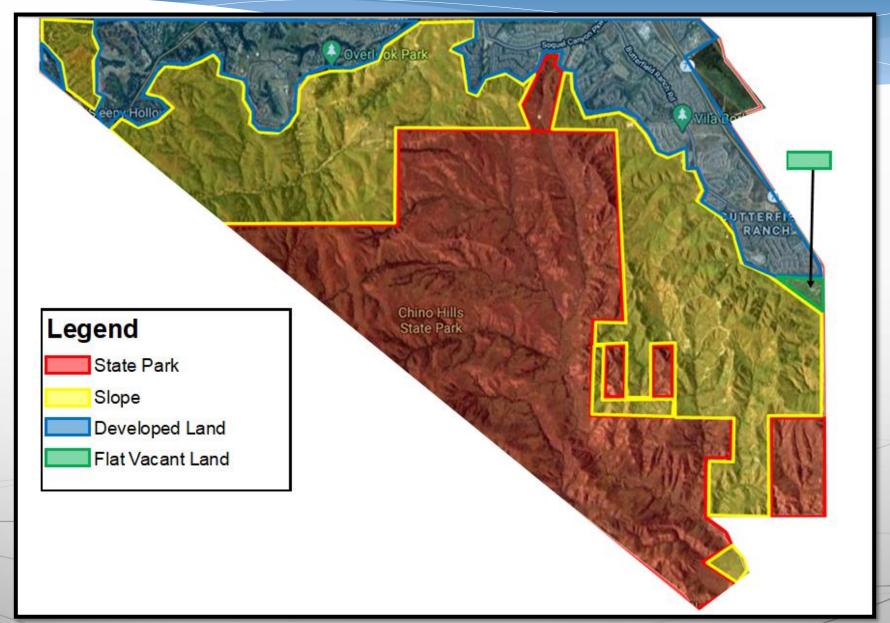
Use: Commercial Center

 Constraints: Private ownership/traffic/circulation/existing entitlements/proximity to freeway

# **CITY OVERVIEW**



# **CITY OVERVIEW**



# HOUSING ELEMENT UPDATE – 6<sup>TH</sup> RHNA CYCLE

#### Staff Recommendations for Workshop #2

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

Workshop #3 - Agenda