

PUBLIC WORKSHOP #5

6th CYCLE HOUSING ELEMENT UPDATE



Housing Element Workshop #4 Recap

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

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

Approximately 30 persons attended via ZOOM

Chino Hills Socio Economic Data

- At Workshop #4, socio-economic data was presented that was compiled by the Southern California Association of Governments (SCAG). This data compared Chino Hills to the region.
- Chino Hills' past Housing Elements compare Chino Hills to its neighboring cities: Brea, Chino, Diamond Bar, and Pomona. The 6th Cycle Housing Element will contain similar comparative data.
- Based on July 2019 data available through the U.S. Census Bureau, the following tables compare key socio-economic characteristics for Chino Hills to its neighbor cities. This information will be incorporated into the 6th Cycle Housing Element.

Chino Hills Socio Economic Data

Comparative Socio-Economic Data - Chino Hills and Surrounding Cities Population and Housing Characteristics

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

Chino Hills Socio Economic Data

Comparative Socio-Economic Data - Chino Hills and Surrounding Cities Household and Income Characteristics

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

Comments & Responses - Workshop #4

- Support for high density/affordable housing for the working class - State Housing Element law is intended to ensure that each jurisdiction provides for an adequate supply of housing available to all income groups. Chino Hills and any cities in California meet this intent by zoning properties for high density housing.
- Concern regarding availability of affordable housing - The City's role in the housing process is to provide the zoning and regulations to facilitate high density housing. Whether or not the high density units will be "affordable" will be determined by the real estate market
- Concern that McCoy Equestrian Center will be converted to housing - McCoy Equestrian Center is a public recreational use, zoned Public Institutional, and the City does not have plans to add housing to the center

Comments & Responses - Workshop #4

- Will housing be placed on the Boys Republic or Aerojet properties - Neither the Boys Republic nor Aerojet properties are included in the current potential sites inventory. Boys Republic has not indicated an interest in adding housing, and the Aerojet property is still subject to the state Department of Toxic Substances Control (DTSC) review for required clean up from its past munitions operation.

Both Boys Republic and Aerojet are considered “Large Sites” according to HCD’s Site Inventory Guidebook. Large Sites are defined as:

“that portion of the parcel designated to accommodate lower income housing needs. For example, a parcel greater than 10 acres in size could have to be split zoned, have an overlay zone with identified boundaries, or be identified in a specific plan that provides for subdivision of the parcel.”

Comments & Responses - Workshop #4

- Will housing be placed on the Boys Republic or Aerojet properties –

For Large Sites, HCD states that the jurisdiction must provide:

- Evidence that the site is adequate to accommodate lower income housing.
- Evidence may include developer interest, proposed specific-plan development, potential for subdivision, the jurisdiction's role or track record in facilitating lot splits, or other information that can demonstrate to HCD the feasibility of the site for development.
- A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households (or meets the default density) has been proposed and approved for development on the site."

A majority of the sites being considered in the site selection process are Large Sites.

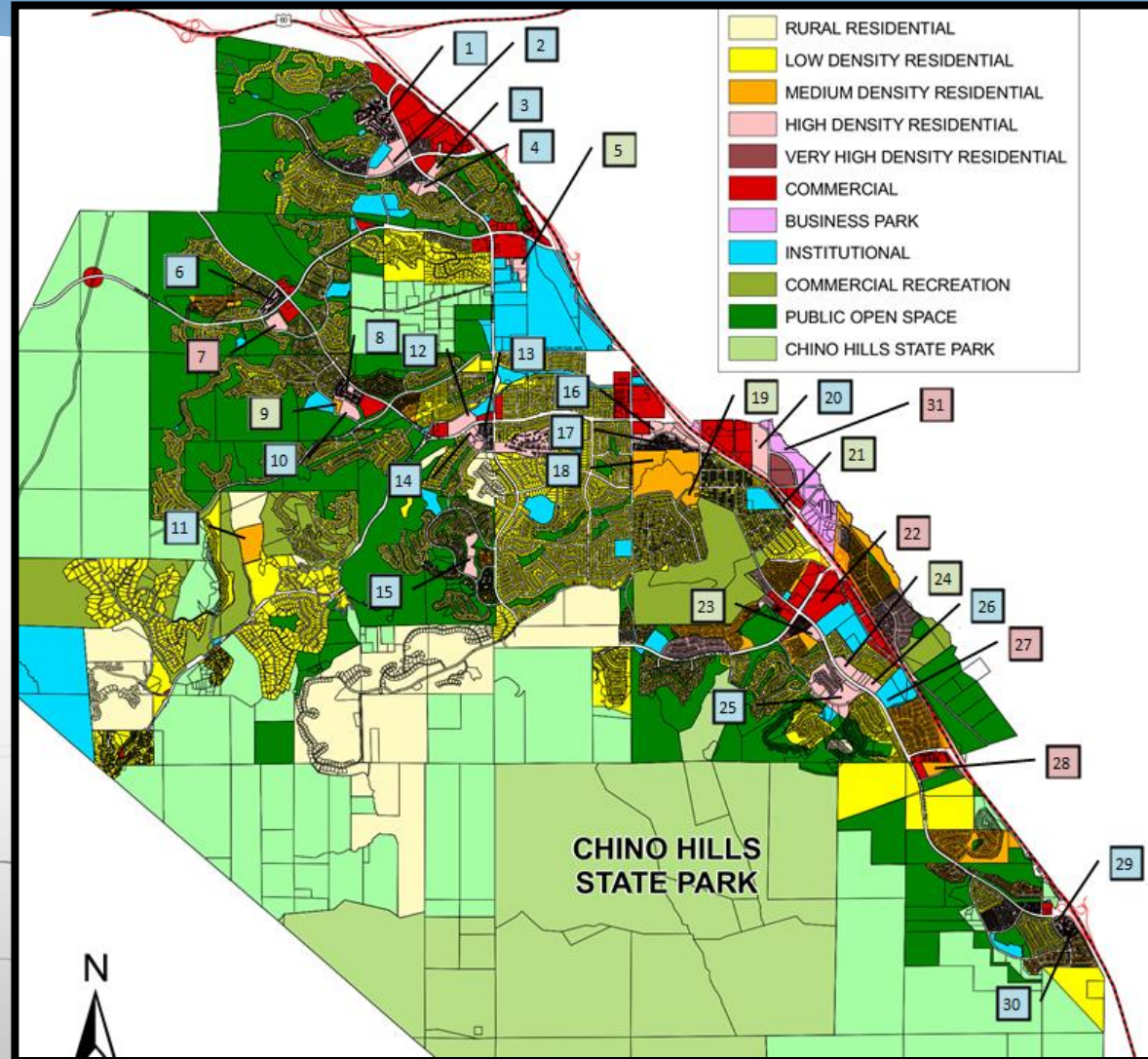
Comments & Responses - Workshop #4

- Concern regarding high density housing's impact on the City's rural character - Chino Hills' rural character is largely defined by its natural hills, canyons and open spaces. None of the potential sites being considered for future state mandated housing are within these natural areas.
- Concern regarding impacts of high density housing in Carbon Canyon and on Western Hills Golf Course - Any potential high density housing in Carbon Canyon or on Western Hills Golf Course will require appropriate traffic and environmental studies to ensure impacts to the Canyon and its existing residents are considered.
- Support for housing in the Shoppes and Crossroads Marketplace - Portions of both the Shoppes and Crossroads Marketplace are being considered for potential high density housing sites

Comments & Responses - Workshop #4

- Concern about the loss of commercial space to housing and impacts on the associated loss of retail tax, the availability of water; noise, impact on schools, and traffic –
 - Adding high density housing to commercial centers is a growing trend throughout California
 - This “mixed use” type of development provides new day and nighttime retail customers
 - Benefits of mixed use have been largely positive for retail activity and also can reduce vehicle trips as more residents can walk to the nearby commercial uses
 - Potential impacts of the stated mandated housing to water, noise, schools, and traffic will be evaluated through the City’s pending General Plan Update and its environmental documents
- Concern regarding clustering of high density housing in certain areas of the City – There are approximately 30 existing multifamily housing developments within the City, containing approximately 5,800 units. These developments are located throughout the City. As part of the site selection process, the staff and the Commission are considering sites located throughout the City.

Chino Hills Existing Multifamily Housing Developments



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

- Preliminary site plans provided by The Shoppes and Wang properties
- Can pending multifamily projects be included in the 6th Cycle RHNA count
- Which sites are most likely to proceed within the 8-year RHNA cycle
- Which sites would provide roadway improvements that could improve City internal circulation
- Which sites could revitalize existing commercial centers
- Distribution of high density sites throughout the City

Draft Allocation of High-Density (Lower Income) & Medium Density (Moderate Income) RHNA Units



Draft Allocation of High-Density (Lower Income)

POTENTIAL "LOWER INCOME" HIGH DENSITY HOUSING SITES

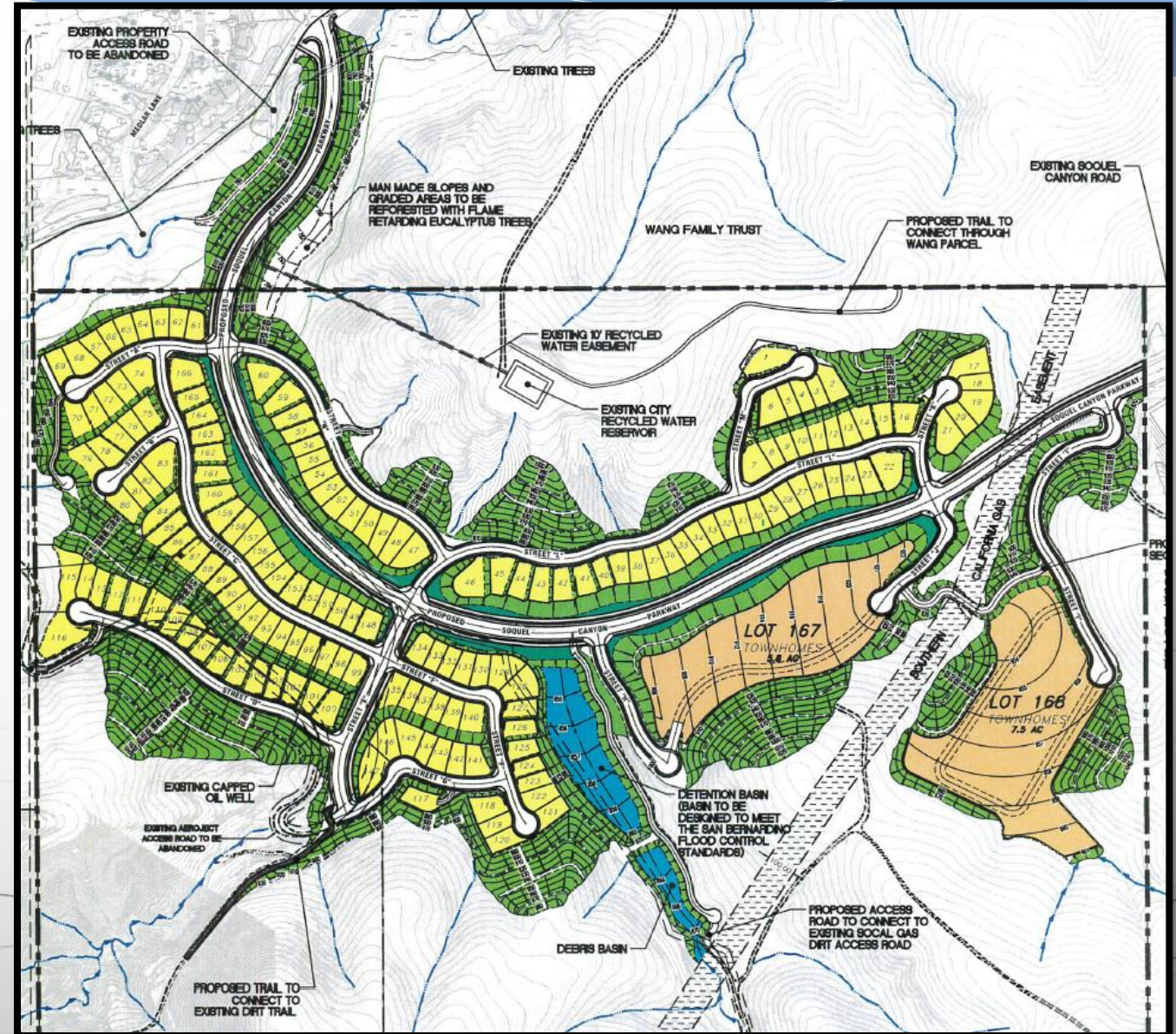
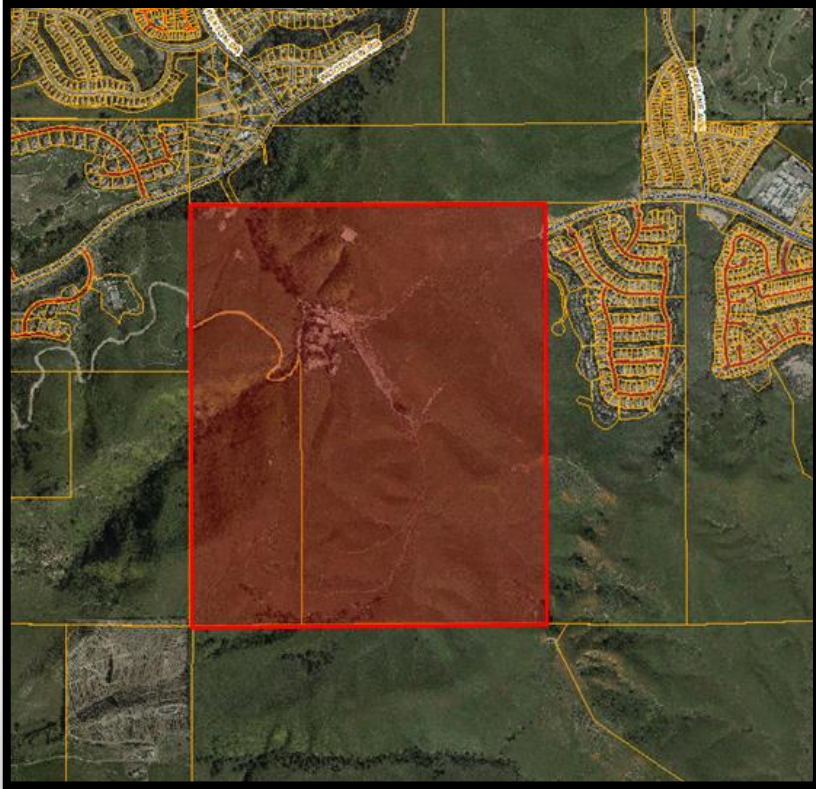
Site No.	APN	Name	Lot Area (acres)	Topography	Current Zoning	Current GP	Use	Ownership	Infrastructure Availability	Unit Count	RHNA Income Category	Previous Planning Period
1	1022-021-30, 31	Shoppes II	8.0	Flat	Specific Plan 04-01	High Density Residential	Vacant	City	Yes	460	Low	No
2	1032-221-05	Park Overflow	2.0	Flat	Specific Plan 04-01	Public Park	Vacant/Overflow Lot	City	Yes	50	Low	No
3	1028-351-01	Los Serranos Golf Course	21.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	532	Low	No
5	1031-011-40	Western Hills Golf Course	8.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	166	Low	No
7	1032-221-02, 04	Caballero	10.0	Mild Slope (<10%)	R-S	Low Density Residential	Single-Family Home	Private	Yes	180	Low	No
8	1030-041-03, 04 & 1017-251-05	Wang	5.0	Slope (>10%)	R-R	Rural Residential	Vacant	Private	Yes	148	Low	No
11	1022-021-49	Shoppes	7.1	Flat	Specific Plan 04-01	Commercial	Commercial Center	Private	Yes	714	Low	No
12	1025-471-06, 07 & 1025-461-06	Commons Crossroads	9.0	Flat	Specific Plan 06-01	Commercial	Commercial Center	Private	Yes	300	Low	No
13	1023-011-52	Marketplace	TBD	Flat	C-G	Commercial	Commercial Center	Private	Yes	370	Low	No
TOTAL										2,920		
RHNA										2,209		
DIFFERENCE										711		

Draft Allocation of Medium Density (Moderate Income)

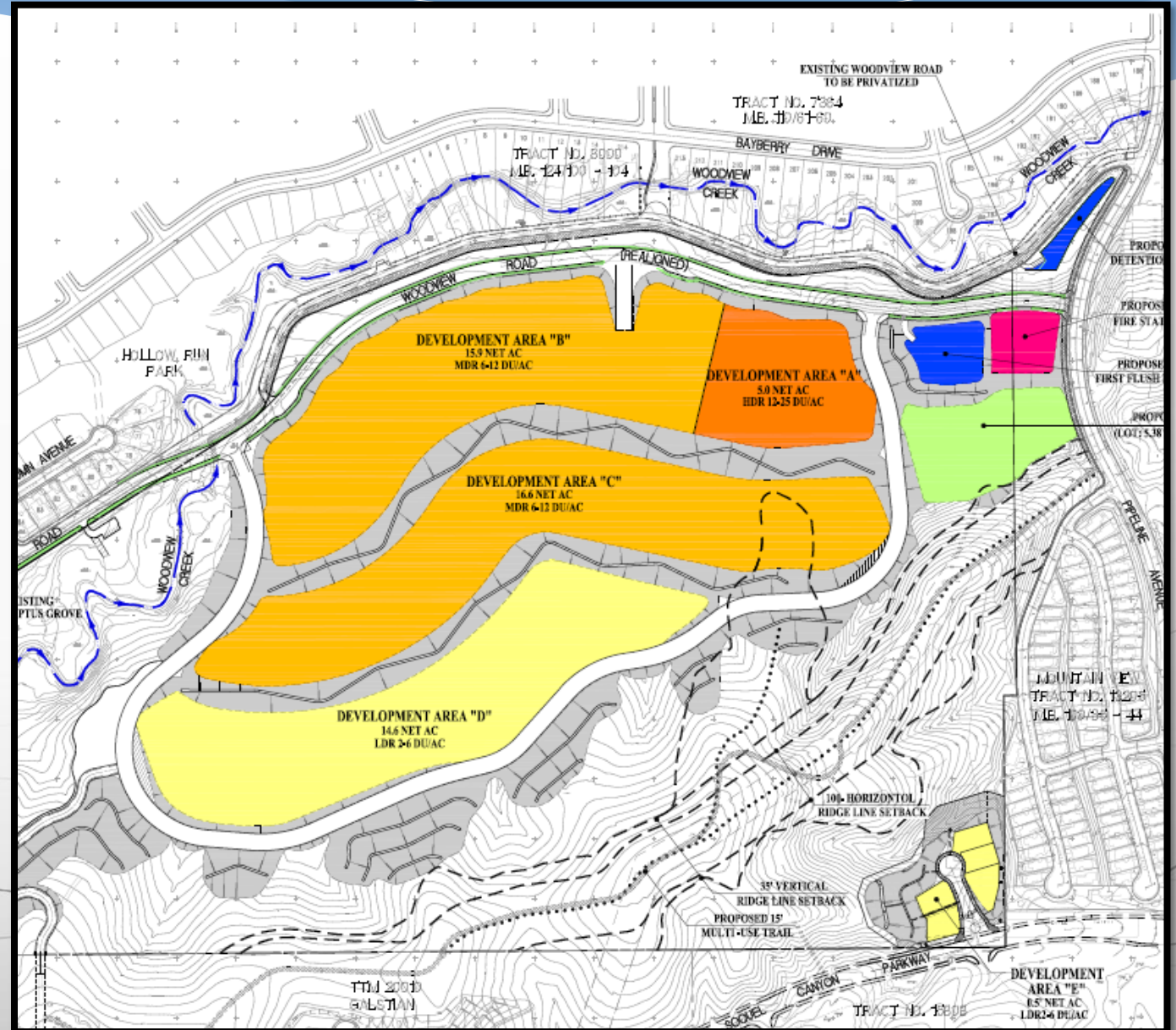
POTENTIAL "MODERATE INCOME" MEDIUM HIGH DENSITY HOUSING SITES

Site No.	APN	Name	Lot Area (acres)	Topography	Current Zoning	Current GP	Use	Ownership	Infrastructure Availability	Unit Count	RHNA Income Category	Previous Planning Period
3	1028-351-01	Los Serranos Golf Course	10.0	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	120	Moderate	No
4	1028-351-01	Greening	5.3	Flat	C-R	Commercial Recreation	Vacant	Private	Yes	52	Moderate	No
6	1017-251-09, 14	Galstian (Soquel)	13.3	Slope (>10%)	PD 19-161 (R-S)	Agriculture/Ranches	Vacant	Private	No	160	Moderate	No
8	1030-041-03, 04 & 1017-251-05	Wang	32.5	Slope (>10%)	R-R	Rural Residential	Vacant	Private	Yes	274	Moderate	No
Active Project	1025-561-04	Rancho Cielito	29.5	Flat	RM-1	Medium Density Residential	Body of water/vacant	Private	No	354	Moderate	No
TOTAL										960		
RHNA										789		
DIFFERENCE										171		

Galstian Site (Soquel Canyon)



Wang Site



Shoppes Site

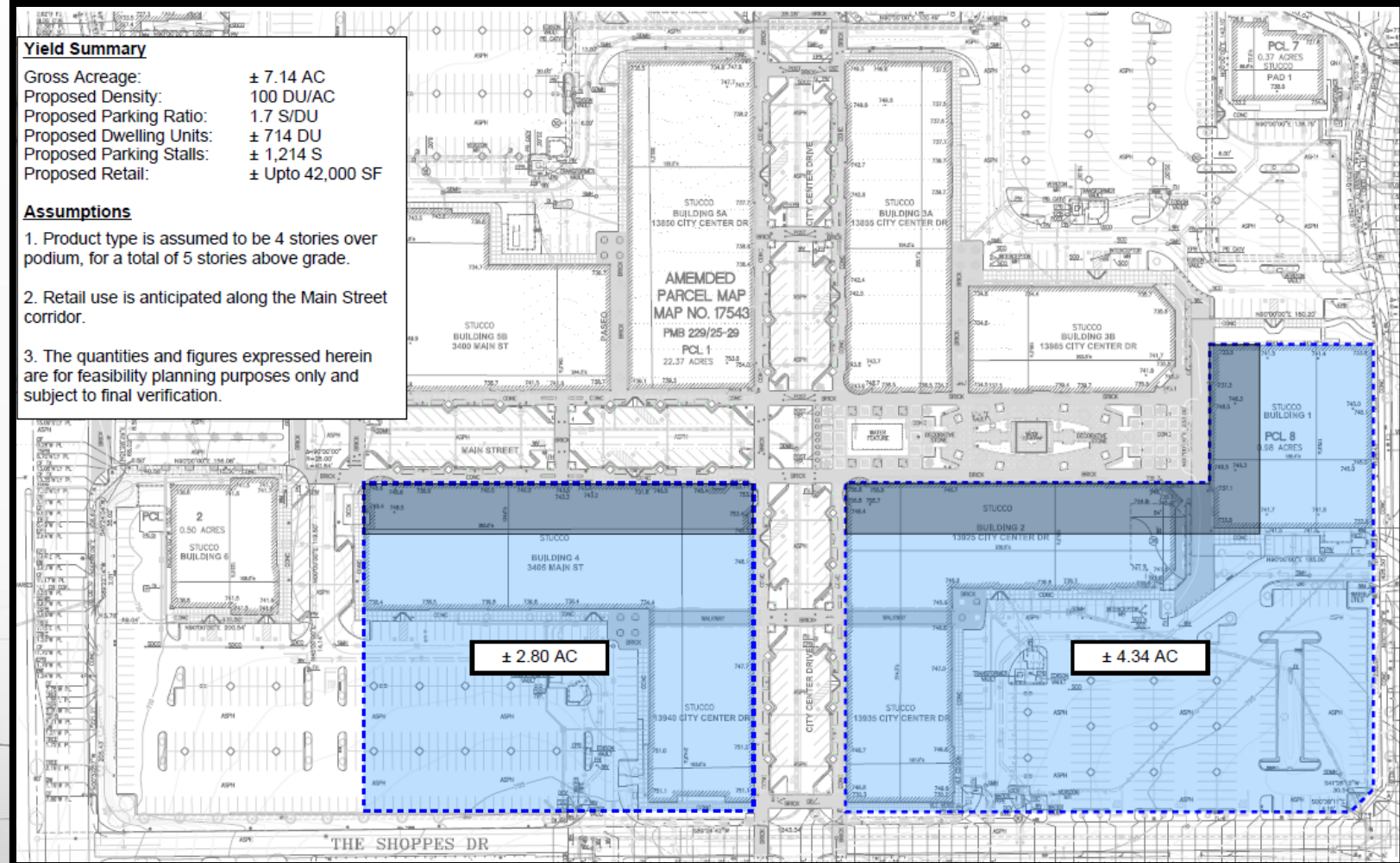


Yield Summary

Gross Acreage: ± 7.14 AC
Proposed Density: 100 DU/AC
Proposed Parking Ratio: 1.7 S/DU
Proposed Dwelling Units: ± 714 DU
Proposed Parking Stalls: $\pm 1,214$ S
Proposed Retail: $\pm$ Upto 42,000 SF

Assumptions

1. Product type is assumed to be 4 stories over podium, for a total of 5 stories above grade.
2. Retail use is anticipated along the Main Street corridor.
3. The quantities and figures expressed herein are for feasibility planning purposes only and subject to final verification.



Shoppes II Site Tool Model Example



Shoppes II Site



Shoppes II Site



Shoppes II Site

