

FULL TEXT FOR MEASURE [?]

ORDINANCE NO. 2022-001

AN ORDINANCE OF THE PEOPLE OF THE CITY OF CHINO, CALIFORNIA, TO APPROVE THE HOUSING ELEMENT UPDATE TO INCLUDE THE APPLICATION OF THE TWO IDENTIFIED OVERLAY STRATEGIES ENCOMPASSING AFFORDABLE HOUSING AND MIXED-USES THE CITY WILL USE TO MEET ITS STATE-MANDATED REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) ALLOCATION

WHEREAS, on November 8, 1988, the people of the City of Chino adopted Measure M to amend the General Plan, and it is now codified as Sections 20.15.010 and 20.15.020 of the Chino Municipal Code; and

WHEREAS, the adoption of Measure M limits the proliferation of residential developments by prohibiting the City Council of the City of Chino from rezoning non-residential land for residential uses without voter approval; and

WHEREAS, although Measure M does not apply to adoption of the Housing Element Update itself as that does not require a rezoning action, Measure M does apply to Programs 3B and 3C of the Housing Element Update, which are the application of an affordable and mixed-use overlay (AFF-OV and MU-OV) to meet the City's allocated RHNA (Overlays);

WHEREAS, while the Overlays do not change the underlying zoning, they do add the ability for residential uses on parcels, which do not currently have that ability or do not currently permit residential at up to 30 dwelling units per acre, and as such, compliance with Measure M is a required implementing action of the housing element to be completed within the required timeframes; and

WHEREAS, the City has adopted a Negative Declaration (SCH# 2021100569) analyzing the proposed 2021-2029 Housing Element Update, including the Overlays, and found that such action will not have significant environmental impacts.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF CHINO DO HEREBY ORDAIN AS FOLLOWS:

Section 1. The provisions of the California Environmental Quality Act ("CEQA") have been complied with, and, pursuant to its Resolution No. 2022-003, the City Council has adopted a Negative Declaration (SCH# 2021100569) analyzing the proposed 2021-2029 Housing Element Update, including the Overlays and found that such approvals would have no significant environmental impact, which is incorporated herein by this reference.

Section 2. Section 20.15.170 entitled "Voter Authorization to Redesignate Specified Land" is hereby added to Chapter 20.15 of the Chino Municipal Code, to read, in its entirety, as follows:

(A) Notwithstanding the prohibition against exceeding density for land established by the zoning map and the zoning ordinance of the city or any development agreement in effect on November 8, 1988 or prohibition against converting land for residential uses contained in Section 20.15.020(B), adopted by Measure M, Program 3B and 3C of the 2021-2029 Housing Element Update and corresponding Land Use Element authorizing the application of the two identified overlay strategies encompassing affordable housing and mixed-uses to meet its Regional Housing Needs Assessment (RHNA) allocation are hereby authorized.

(B) Subject to the conditions and requirements below, the General Plan land use designations for the parcels of land described in Subsection (C) are hereby subject to the Affordable Housing Overlay and Mixed-Use Overlay as described 2021-2029 Housing Element Update.

(C) The land which is the subject matter of this ordinance subject to the overlay strategies consists of both improved and vacant land, situated in the City of Chino, County of San

Bernardino, State of California and more specifically described in the Sites Inventory Map on file with the City of Chino Development Services Department.

Section 3. If a majority of the voters of the City of Chino voting at the Special Municipal Election on Tuesday, June 7, 2022, vote in favor of this Ordinance, then this Ordinance shall become a valid and binding ordinance of the City of Chino, and shall be considered as adopted upon the date that the vote is declared by the City Council of the City of Chino, and this Ordinance shall go into effect ten (10) days after that date, pursuant to Elections Code Section 9217.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this Ordinance. The People of the City of Chino declare that they would have enacted this Ordinance and each section, subsection, sentence, clause or phrase hereof irrespective of any determination of invalidity.

Section 5. The Mayor shall sign this Ordinance and the City Clerk shall attest and certify to the approval thereof and cause same to be published or posted pursuant to law.

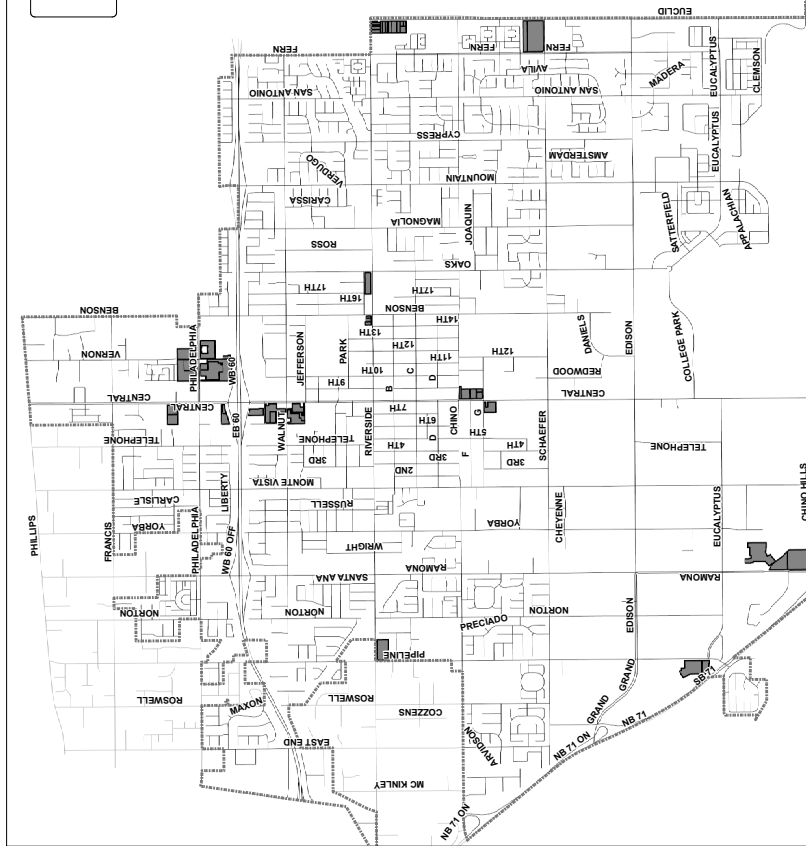
APPROVED BY THE VOTERS OF THE CITY OF CHINO AT THE ELECTION HELD ON JUNE 7, 2022.

By: _____
EUNICE ULLOA, MAYOR

ATTEST:

By: _____
ANGELA ROBLES, CITY CLERK

**BALLOT MEASURE MAP - 2022
MIXED USE OVERLAY**





LEGEND

City Boundary

Mixed Use Overlay

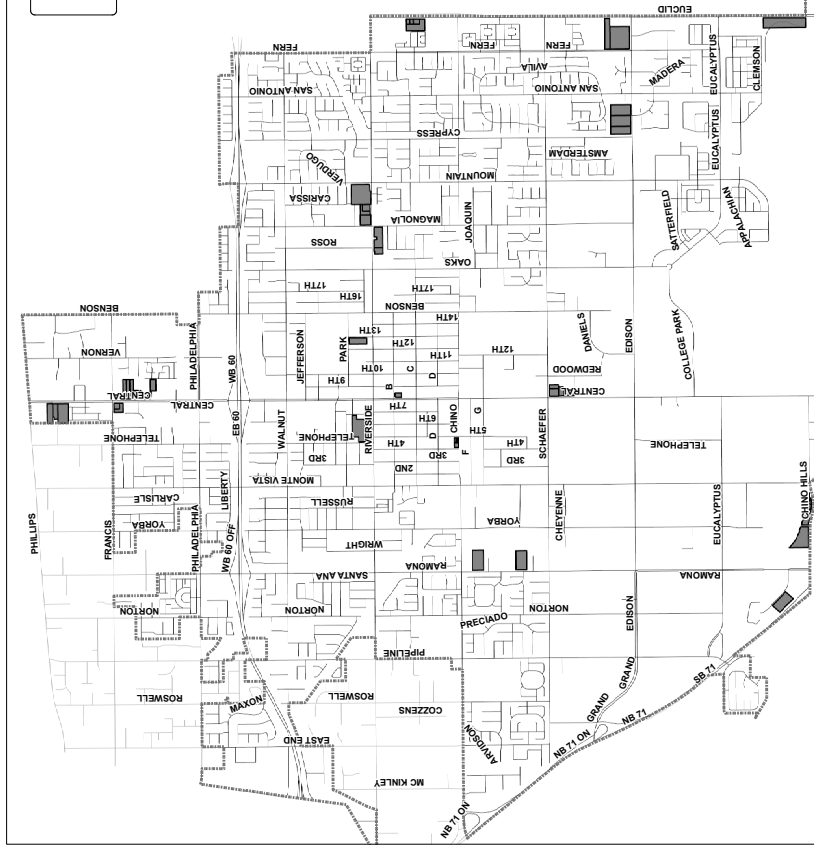
Mixed Use Overlay

APN	Address
101462151	11900 BLOCK CENTRAL AVE
101507108	5501 PHILADELPHIA ST
101910105	4117 RIVERSIDE DR
101529202	12404 CENTRAL AVE
101529206	12454 CENTRAL AVE
101537102	12516 CENTRAL AVE
101537103	12526 CENTRAL AVE
101537105	12550 CENTRAL AVE
101555301	5832 RIVERSIDE DR
102045112	13300 BLOCK CENTRAL AVE
101462150	11980 CENTRAL AVE
102520106	14700 BLOCK RAMONA AVE
102519107	4500 BLOCK CHINO HILLS PKWY
101506107	5459 PHILADELPHIA AVE
101506108	5463 PHILADELPHIA ST
102033111	5300 BLOCK G ST
102033112	13399 CENTRAL AVE
102033113	13339 CENTRAL AVE
102033114	13309 CENTRAL AVE
102033116	5300 BLOCK CHINO AVE
105205106	7041 RIVERSIDE DR
105205107	7049 RIVERSIDE DR
105205108	6900 BLOCK RIVERSIDE AVE
105205109	7063 RIVERSIDE DR
105205110	7075 RIVERSIDE DR
105205112	12956 EUCLID AVE
105205113	12962 EUCLID AVE
105205114	12976 EUCLID AVE
105205115	12986 EUCLID AVE
105205116	13012 EUCLID AVE
105205117	13024 EUCLID AVE
105205118	13046 EUCLID AVE
105205120	12900 BLOCK EUCLID AVE
105205125	13062 EUCLID AVE
105258103	13500 BLOCK EUCLID AVE
105258104	13500 BLOCK EUCLID AVE
102513206	14659 RAMONA AVE
102257109	4093 GRAND AVE
101530116	12356 CENTRAL AVE
101460119	5402 PHILADELPHIA ST
101460120	5440 PHILADELPHIA ST
101459116	5536 PHILADELPHIA ST
101557827	5650 RIVERSIDE DR
101557828	5664 RIVERSIDE DR
101557829	5684 RIVERSIDE DR
101504107	12266 CENTRAL AVE
101504106	12206 CENTRAL AVE

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**BALLOT MEASURE MAP - 2022
AFFORDABLE HOUSING OVERLAY**



Affordable Housing Overlay

APN	Address
101403103	11488 CENTRAL AVE
101465201	11700 BLOCK CENTRAL AVE
101439302	11700 BLOCK CENTRAL AVE
101403132	11436 CENTRAL AVE
101551127	6210 RIVERSIDE DR
101551103	6132 RIVERSIDE DR
102103122	13700 BLOCK CENTRAL AVE
102103116	5319 SCHAEFER AVE
102103126	13779 CENTRAL AVE
102011101	6033 RIVERSIDE DR
102010146	5993 RIVERSIDE DR
101557211	5559 PARK PL
101437138	11740 CENTRAL AVE
101437137	11712 CENTRAL AVE
101438102	11769 CENTRAL AVE
101438103	11761 CENTRAL AVE
101438101	11791 CENTRAL AVE
101551129	6180 RIVERSIDE DR
101551128	6160 RIVERSIDE DR
102004425	13001 CENTRAL AVE
102519106	4500 BLOCK CHINO HILLS PKWY
102548201	4700 BLOCK CHINO HILLS PKWY
102515108	4700 BLOCK CHINO HILLS PKWY
102549101	4700 BLOCK CHINO HILLS PKWY
101465101	11817 CENTRAL AVE
102103117	5345 SCHAEFER AVE
102606105	14700 BLOCK EUCLID AVE
105205121	13078 EUCLID AVE
105205122	12900 BLOCK EUCLID AVE
105205123	13102 EUCLID AVE
105205124	13134 EUCLID AVE
105325102	6622 EDISON AVE
105325103	6566 EDISON AVE
105325104	6522 EDISON AVE
105327109	6950 EDISON AVE
101403101	11436 CENTRAL AVE
102521129	4300 BLOCK CORPORATE CENTER DR
101945117	13375 RAMONA AVE
101951105	13555 RAMONA AVE
102029427	5088 CHINO AVE
102029410	13100 BLOCK 5TH ST
102029411	13100 BLOCK 5TH ST
102029412	13286 5TH ST
101562221	5130 RIVERSIDE DR