
HOUSING COMMITTEE
REGULAR MEETING – CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

MONDAY, AUGUST 11, 2025

9:00 AM

MINUTES

CALL TO ORDER

The August 11, 2025 Meeting of the Housing Committee was called to order at 9:04 a.m. by Mayor Pro Tem Burton in the Council Chambers.

ROLL CALL

PRESENT: Mayor Pro Tem Curtis Burton and Council Member Christopher Flores

ABSENT: NONE.

FLAG SALUTE

Council Member Flores led the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

1. Minutes. Approve Minutes for the Housing Committee Regular Meeting on January 13, 2025 (All Members Present).

Motion by Council Member Flores, Seconded by Mayor Pro Tem Burton, to approve Consent Calendar Item 1 as presented. The motion carried by the following vote:

AYES: FLORES, BURTON

NOES: NONE.

DISCUSSION

2. Amendment to the Overlay District for Affordable Housing. Discussion regarding zoning code amendments to the Overlay District for Affordable Housing (Chapter 20.09.090) of the zoning code.

Michael Hitz, Principal Planner, provided an introduction on the item.

Nick Chen, Kimley-Horn, and Andrew Hill, Dyett and Bhatia, who participated remotely, provided a presentation on the item.

Mr. Hitz stated that council had previously requested staff evaluate the following items: 1) allowing public storage in mixed-use overlay districts; 2) maximum building heights of 50' are currently allowed and the possibility of reducing that to a maximum of 45'; and 3) changing the maximum density and adjusting the affordability percentage requirements.

Mr. Chen addressed the affordability percentage requirements and a letter received from a member of the public. He stated that this is the most problematic change for the California Department of Housing and Community Development (HCD). Any changes would need to go through the review process again with the public and HCD. Staff recommends this not be changed.

Bob Nigg, resident, addressed the Committee and stated that he agrees with the reduction in building height and that there should be no storage in mixed use overlay areas. He noted that he believes the March 15 report from Keyser Marston is flawed.

The Committee recommended staff evaluate having a new financial analysis completed; removing public storage facilities from mixed use overlays; setting maximum building heights at no more than 40'; and requesting an official recommendation from HCD.

- 3. 13286 Third Street. Discussion regarding options and recommendations for the sale of the single-family home located at 13286 Third Street for the purpose of creating an affordable homeownership opportunity.

Christopher Corbin, Deputy Director of Development Services, and Warren Morelion, Director of Development Services, provided a presentation on the item.

Stubbie Barr, resident, addressed the Committee and stated that staff's proposal creates public housing and cannot be passed to a private developer. It can only be used for the purposes outlined in the Long Range Property Management Plan.

The Committee recommended staff look into the funding source used to purchase the property and report back to the Committee.

- 4. West End Regional Navigation Center. Update on the City of Chino's participation in the proposed West End Regional Navigation Center.

Christopher Corbin, Deputy Director of Development Services, Linda Reich, City Manager, and Police Captain Ryan Croley, updated the Committee on the current status of the proposed West End Regional Navigation Center.

ADJOURN

The meeting adjourned at 10:22 a.m. The next meeting of the Housing Committee will take place as needed, in these Council Chambers with at least 72 hours notice per the requirements of the Ralph M. Brown Act.

APPROVED AND ADOPTED THIS 9TH DAY OF FEBRUARY 2026.

CURTIS BURTON, MAYOR PRO TEM

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)