



March 4, 2026

Regent Land Company
1968 S. Coast Hwy, Suite 3043
Laguna Beach, CA 92651

City of Chino Development
Development Services Department
13220 Central Avenue
Chino, CA 91710

RE: Chino 4 — Project Description

Dear Development Services Department:

Thank you for the opportunity to bring a new residential project to the City of Chino. Regent Land Company is honored to present our proposed 100 attached homes in an inviting community to your City.

Our community will be located at 6033 and 6041 Riverside Dr, Chino, CA 91710 (APN 102-011-101 and 102-011-102), consists of a 5 gross acre site or 3.96 adjusted gross acre site. Of the 3.96 adjusted gross acre site, 0.2 adjusted gross acres are zoned Commercial General and 3.76 adjusted gross acres are zoned Commercial General with an affordable housing overlay. The site is mostly vacant with two residential homes on the property.

The entitlements proposed for this project are a Tentative Tract Map, Site Approval, and the adoption of CEQA findings (i.e., Class 32 Exemption). This project has a land use designation Commercial General and zoning designation Commercial General. The project has an Affordable Housing Overlay on 3.76 adjusted gross acres of the site that allows for a minimum of 26 units per acre. In the 3.76 adjusted gross acres, the project is planned at 26.59 units per acre which is consistent with the Affordable Housing Overlay. There is one APN that is not a part of the Affordable Housing Overlay, but it is not planned to have any homes. The Commercial General zoning on the parcel will allow for park space which is what is planned for that portion of the site.

The affordable housing overlay requires 3% moderate housing to be developed on the site. In order to qualify for State Density Bonus Law (SDBL) Regent Land Company is proposing 10% of the homes be provided to moderate income households. Due to the use of State Density Bonus Law, the project is allowed an unlimited number of waivers and one concession/incentive. The project requests the use of the concession/incentive to keep the existing power poles along the project frontage in place and not relocate underground. The project seeks waivers for all the development standards with which it does not meet including the requested waiver below. The applicant also reserves its right to seek additional waivers during application processing.

1. Front Yard Setback. According to Table 20.09.6, the minimum front yard setback shall be 15 feet. The Project requests a waiver to allow the lots to have an 8-foot front yard setback. Absent this

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- waiver, the Project would need to redesign the building locations and would be unable to fit 100 units on the Property and achieve the density permitted.
2. Side Yard Setback. According to Table 20.09.6, the minimum side yard setback shall be 10 feet. The Project requests a waiver to allow the lots to have a 7-foot side yard setback. Absent this waiver, the Project would need to redesign the building locations and would be unable to fit 100 units on the Property and achieve the density permitted.
 3. Rear Yard Setback. According to Table 20.09.6, the minimum rear yard setback shall be 15 feet. The Project requests a waiver to allow the lots to have a 7-foot rear yard setback. Absent this waiver, the Project would need to redesign the building locations and would be unable to fit 100 units on the Property and achieve the density permitted.
 4. Height of Fence. According to Code 20.10-1, the maximum height of a fence is 3 feet. The Project requests a waiver to allow for a maximum of 9 feet 6 inches. Absent this waiver, the Project would need to redesign the building locations and would be unable to fit 100 units on the Property and achieve the density permitted.
 5. Outdoor Living Area. According to Code 20.09.090H.1, a minimum of 400 SF per unit of outdoor open space and 20% of net lot area devoted to open space is required. The Project requests a waiver to allow for 19,084 SF of outdoor open space and 15% of net lot area devoted to open space. Absent this waiver, the Project would need to redesign the building locations and would be unable to fit 100 units on the Property and achieve the density permitted.
 6. Common Area Open Space. According to Code 20.09.090H.3, a minimum of 65% of outdoor living is required. The Project requests a waiver to allow for 48% of outdoor living. Absent this waiver, the Project would need to redesign the building locations and would be unable to fit 100 units on the Property and achieve the density permitted.
 7. Private Open Space for Ground Floor Units. According to Code 20.09.090H.2, a minimum of 72 SF deck per unit is required. The Project requests a waiver to allow for 0 SF of private deck area. Absent this waiver, the Project would need to redesign the building locations and would be unable to fit 100 units on the Property and achieve the density permitted.
 8. Floorplates for the Third Story. According to Code 20.09.090(F)(4), floorplates for the third story and above shall not exceed 80% of the ground-floor floorplate. The Project requests a waiver to allow for 107% of the ground floorplate for the third story. Absent this waiver, the Project would need to redesign the building locations and would be unable to fit 100 units on the Property and achieve the density permitted.

The homes have been designed to create an inviting community that focuses on the comfort and safe lifestyles of the homeowners. This 100-home community comprises four plan types. These homes will feature pre-wired EV charging within the garages, solar roofs, and many other energy-efficient features. The proposed site layout maximizes the common area open space and provides multiple amenity areas for the community to enjoy. The community entry and exit are from Magnolia Avenue.

Regent Land Company has a strong reputation for creating lasting value and community pride of ownership. We bring environmentally friendly residential communities to cater to today's lifestyle. On behalf of Regent Land Company, we are honored to have this opportunity to bring much-needed housing to the City of Chino.

Sincerely,

