Waiver No. 1

15' Setback per Chino Municipal Code Table 20.09-6

Impact

- Due to loss of approx. 895 NRSF/DU (Total 6,265 NRSF) the unit plan no longer can function. The remaining area is too small to accommodate any other unit layout, resulting in complete loss of total 7 units (Total loss of 12,168 NRSF).

LOST AREA

Waiver No. 5

Chino Municipal Code Section 20.09.090(H)(2) requires Patios to be min. horizontal dimension 10' and 150 sf

Impact

- In order to meet required 150 sf. patios need to be min. 10' (patios unit min. width is currently 5'-6") Increasing the size would impact the green passage ways between the buildings, as well as the level of privacy. In addition, per elevation design some areas patio has full built walls that shape the deck above. In these situations the distance between buildings get even smaller.

Standard Patio

Patio & Deck

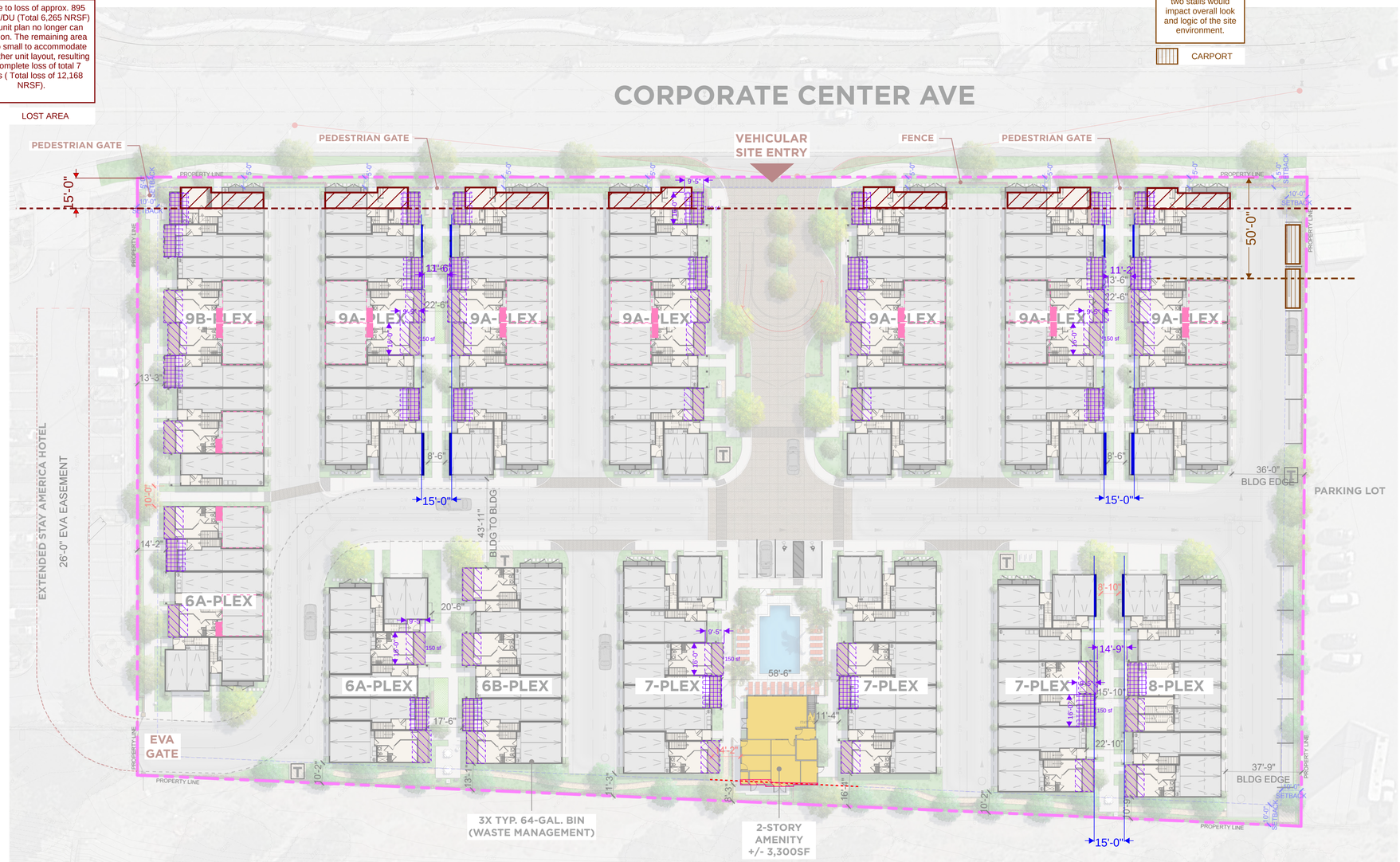
Waiver No. 4

Parking spaces within the front half of the lot (50' from PL) requires covered parking. Chino Municipal Code Section 20.18.050(B)(4)

Impact

Only 2 parking stalls are affected by this code. Covering these two stalls would impact overall look and logic of the site environment.

CARPORT



Site Summary	
APN #	1025-211-290000
ADDRESS	14892 CORPORATE CENTER AVE
ADJUSTED GROSS SITE ACREAGE	4.09
SITE SF	177,681 SF
RESIDENTIAL NRSF	167,284 SF
RESIDENTIAL GFA	194,579 SF
RESIDENTIAL AMENITIES GFA	3,281 SF
TOTAL GFA	197,860 SF

DESCRIPTION		# OF DU	%	NRSF	TOTAL NRSF
1BD					
A1		1		946 SF	946 SF
A2		1	2.7%	1,236 SF	1,236 SF
A3		1		1,422 SF	1,422 SF
2BD					
B1		24	21.8%	1,292 SF	31,000 SF
3BD					
C1		15		1,490 SF	22,355 SF
C2		21	42.7%	1,530 SF	32,137 SF
C3		11		1,423 SF	15,653 SF
4BD					
D1		14		1,692 SF	23,695 SF
D2		15	32.7%	1,781 SF	26,715 SF
D3		7		1,732 SF	12,125 SF

FAR	
ALLOWED	1.25
PROVIDED	1.11

LOT COVERAGE	42%	
LANDSCAPE AREA	29,748 SF	17%
NET LOT AREA	177,681 SF	

SITE DENSITY
26.9 DU/AC

"Adjusted gross acreage" is utilized to calculate density (CMC 20.09.090D1 - page 54)

TYPE	# OF BLDGS	DU	TOTAL	GROSS SF/BLDG	TOTAL GROSS / BLDG
9A PLEX	6	9	54	15,979 SF	95,873 SF
9B PLEX	1	9	9	16,695 SF	16,695 SF
8 PLEX	1	8	8	12,685 SF	12,685 SF
7 PLEX	3	7	21	12,368 SF	37,105 SF
6A PLEX	2	6	12	10,500 SF	20,999 SF
6B PLEX	1	6	6	11,222 SF	11,222 SF

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
1-Bedrooms	3	1.5	5
2-Bedrooms	24	2.0	48
3-Bedrooms	47	2.0	94
4-Bedrooms	36	2.0	72
Guest (1sp/10du)			11
	110		230

PROVIDED PARKING

Type	Total
Garage Parking	217
Open Spaces	14
TOTAL	231

BICYCLE PARKING

	Ratio	# Units	Total
REQUIRED/PROVIDED	5%	110	6
		TOTAL	6

Permanent Open Space
20% of Net Lot Area
177,681 SF Net Lot Area
35,536 SF Required
41,110 SF Provided

*Min percentage of net lot area devoted to permanent open space is 20%. Min. area devoted to outdoor living area (private OR common open space) is 400 sf/du. A min. 65% of the required outdoor living area shall be common open space w/ min. width of 20'. Contiguous landscape areas less than 20' wide but at least 5' wide maybe included. Non-contiguous landscape areas shall not exceed 20% of the total common open space. Up to 15% of the required common open space may be provided within the rec building.

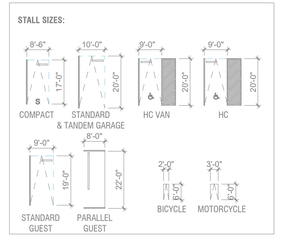
Total Outdoor Living Area		
400 SF/Unit	**Required:**	**44,000 SF**
Private Open Space		11,258 SF
Common Open Space		44,780 SF
	Provided:	**56,038 SF**

Private Open Space		
25% of Total Outdoor Living Area	**Required:**	**11,000 SF**
Patios		5,276 SF
Decks		5,982 SF
	Provided:	**11,258 SF**

Common Open Space		
65% of Total Outdoor Living Area	**Required:**	**28,600 SF**
Planter Area	29,748 SF	16.56%
Hardscape Area	15,032 SF	8.37%
	Provided:	**44,780 SF**

LEGEND

STALL SIZES:



T TRANSFORMER

EASEMENT

PROPERTY LINE

Waiver No. 2

10' Setback per Chino Municipal Code Section 20.09-6

Impact

Area encroaching into setback is utility space required for amenity spaces and pool. Additionally, the 8' setback is sufficient for fire access.

ENCROACHING AREA

Waiver No. 3

15' Separation per Chino Municipal Code Section 20.09-06

Impact

- Total Loss of approx. 570 SF
- Unit garage is no longer meeting requirements
- Unit layout would require further downsizing

LOST AREA

Waiver No. 1

Waiver No. 2

Waiver No. 3

Waiver No. 4

Waiver No. 5

*DIMENSIONS ARE TO FRAMING AND DO NOT ACCOUNT FOR FINISHES.

TCA ARCHITECTS

BCT development

CHINO CORP CENTER
CHINO, CALIFORNIA
TCA # 2024-034

ENTITLEMENT RE-SUBMITTAL
JULY 17, 2025

ARCHITECTURAL SITE PLAN

A-1