
[EXT EMAIL] Planning Commission meeting 052926 - Items 6 & 7

From [REDACTED]
Date Wed 5/20/2026 4:13 PM
To Olguin, Rosa <ROlguin@cityofchino.org>
Cc Gonzaga, Natalie <ngonzaga@cityofchino.org>; Reich, Linda <LReich@cityofchino.org>; Comstock, Karen <kcomstock@cityofchino.org>; Lucio, Marc <mlucio@cityofchino.org>

Hi Rosa,

Please distribute/forward the following comments to the Planning Commissioners for this evening's meeting as I am unable make the meeting in person.

Thanks,

Stubbie

To: Planning Commissioners
Re: Planning Commission meeting 052026, Agenda Item 6 - PL25-0067 (SA) and PL25-0068 (TTM 20794)

Good afternoon All,

While this is not an ideal development, the City's negotiating disadvantages should be minimized to the maximum extent possible to help it blend with the existing, and to minimize any negative impacts. Please consider the following:

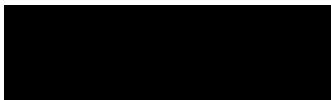
1. To minimize the impact to the privacy of the existing residences on Barbara Street by the increased height and decreased setbacks, the proposed south elevations of the development should have no openings on the second or third floors. Common courtesy.
2. It appears there are existing mature trees that fall within the proposed open space element. Any trees possible should be preserved and incorporated into the design. "The best time to plant a tree is twenty years ago. The second best time is now." Note that this would be ideal but may be limited by any necessary finish grade elevations.
3. The proposed parkway on Riverside Drive consists of a 10-foot-wide landscaped parkway with a five-foot inboard sidewalk. Because of the reduced setbacks and the proposed electrical transformers, an alternate design may be beneficial. Consider a six-foot landscaped parkway adjacent to the curb with a five-foot sidewalk next to it and a second inboard four-foot-wide landscaped parkway between the public sidewalk traffic and the development. The inboard parkway should be landscaped with

substantial planting or hedges that would further separate the pedestrians from the very-near residences. It would also provide more privacy and separation for the residents due to the reduced setbacks, and it would (help) screen the transformers. The six-foot curb-adjacent parkway is more than sufficient to preserve the existing mature street trees on Riverside Drive.

Respectfully submitted,

Stubbie Barr
resident

Stubbie Barr



To: Planning Commissioners

Re: Planning Commission meeting 052026, Agenda Item 7 - PL25-0032 (Preserve Specific Plan Amendment)

Good afternoon All,

It appears that this proposed PSPA is placing the cart before the horse. The current Municipal Code does not allow private streets in single family residential developments. This has been previously discussed several times, and an adjustment was made to the Code after yours truly objected to the approval of said private streets in 2018. It was determined and decided that an exception was added to allow existing developments approved prior to January 1, 2019. This exception was necessary due to previous approvals, and construction, that violated the Municipal Code. The City Council and staff agreed that private streets in SFR developments provided more negatives than positives. That is the current provision in the Code. Unless the Municipal Code is initially revised, any approval of this PSPA would be in violation of the Code and would have no legal basis.

This item should be tabled or continued until the underlying Code issued is amended to accommodate the private streets, which is not a forgone conclusion. Amending the Code as proposed, only in the PSP, actually would open the door to allowing the same at any development in the City, including infills and annexations.

Respectfully submitted,

Stubbie Barr
resident

Stubbie Barr