



June 29, 2026

Members of the Planning Commission for the City of Chino  
C/O Ms. Andrea Gilbert  
Senior Planner  
City of Chino  
13220 Central Avenue  
Chino, CA 91710

Re: Tentative Map 20845 – Planning Commission continuation

Dear Chairperson Fraga and distinguished members of the Planning Commission

As you are all aware, the motion to approve TTM 20845 was voted on, resulting in a 3-3 tie. The commission later voted unanimously to continue the item until July's planning commission hearing with direction to PLC Communities (applicant) and staff to study the possibility of "flipping" the site design so 10 homes proposed to front on to Amsterdam would instead front on to Cypress Avenue.

We have spent the past two weeks analyzing the request to flip the site. This includes having our civil engineer plot the new site plan and research other constructability issues such as grading, drainage and utility issues that might also arise.

Our findings are as follows:

- 1) The revised site can only fit 54 lots, resulting in 1 less home.
- 2) The current PLC site plan has only six homes backing to the homes on Pepperdine. Four of six of our proposed homes will be single stories. The "flipped" site plan requires eight lots backing to Pepperdine, only three can fit the single-story plan.
- 3) Sewer and storm drain utilities are already located in Amsterdam. The "flipped" site plan requires over 700' of new underground sewer and storm drain to service the proposed 10 homes front Cypress. There would also be a similar extension of dry utilities.
- 4) We do not believe there is enough grade change to allow the new storm drain line in Cypress to flow to the water quality treatment and underground detention facility located on Amsterdam. Assuming this cannot be engineered, PLC would need to install an additional treatment/detention



facility in Cypress whose only outlet would be the open channel across the street. In addition to increased costs, the timing to obtain permits through County Flood would significantly delay the project.

- 5) Altogether, the engineering and cost implications of “flipping” the site plan will add over \$1 million dollars of cost to the project. Additionally, the likelihood of pursuing a discharge permit into the County flood control channel would add cost and over 12 months of delay to start the project. We respectfully submit that these impacts to the project would make it infeasible for PLC and we would abandon the project.

The neighborhood voiced concerns about both traffic and parking. With respect to traffic, we are relying on the facts of the traffic study that confirms that traffic on Amsterdam is 40% less than traffic on Cypress. We also know anecdotally that speeding is a much larger problem on Cypress. I had neighbors come up to me after the hearing to tell me this.

Lastly, the neighbors’ concern about parking was equally emphasized. Because parking is not allowed on Amsterdam, they are concerned that the 10 homes facing Amsterdam would send their guests (or extra cars) over to Dalton Street to park. First, our proposed homes provide for between 4 and 5 parking spaces on property whereas the specific plan requirement is only 2. Second, we would like to propose the Specific plan be amended to allow parking in front of our homes facing Amsterdam. This would add at least 8 additional spaces and hopefully mitigate Dalton street residents concerns.

In summary, there is good reason why over the course of 5 DRC reviews with the City, we ended up with the site plan as presented. City staff with expertise in planning, public works and traffic, all weighed in with comments and changes that resulted in the plan. We believe the site plan as presented is the best plan for the city and with the addition of parking in front of our homes facing Amsterdam, the city will take a major step to mitigate the neighbors concerns.

Thank you for your consideration.

PLC Communities, Inc.  
a California corporation

A handwritten signature in black ink that reads "Mark Thomas".

Mark Thomas  
Vice President