



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Housing Committee, are invited fill out and submit to the City Clerk or Deputy City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to CityClerk@cityofchino.org.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the Housing Committee regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org

CHINO HOUSING COMMITTEE

CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

MONDAY, FEBRUARY 9, 2026 AT 1:30 PM

REGULAR MEETING

AGENDA

ROLL CALL

Committee Members: Mayor Pro Tem Curtis Burton and Council Member Christopher Flores.

PUBLIC COMMENTS

This is the time and place for the general public to address the Committee about subjects that do not appear elsewhere on the agenda. Due to Brown Act requirements, action will not be taken on any issues not on the Agenda.

CONSENT CALENDAR

1. Minutes Approve Minutes for the Housing Committee Meeting on August 11, 2025.

DISCUSSION

2. Infill Housing Development Program. Discussion regarding project update and next steps.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

3. 13286 Third Street Rehabilitation Project. Project update and discussion on next steps.

Staff Report By: Traci Smith, Senior Management Analyst, and Christopher Corbin, Deputy Director of Development Services

4. Development Impact Fees for Affordable Housing. Discussion regarding development impact fees on commercial and industrial development for the purpose of financing future housing and neighborhood revitalization programs/projects.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

5. Home Improvement Program Loan Default (4400 Philadelphia Street, Space 10). Discussion regarding options for recovery of loan proceeds.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

6. San Bernardino Regional Housing Trust. Update on the formation of the San Bernardino Regional Housing Trust and discussion regarding next steps.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

ADJOURN

The next Regular Meeting of the Housing Committee will be held as needed in these Council Chambers and posted with at least 72 hours notice per the requirements of the Ralph M. Brown Act.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Thursday, February 5, 2026, this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: FEBRUARY 9, 2026

TO: COMMITTEE MEMBERS

FROM: NATALIE GONZAGA, CITY CLERK

SUBJECT

Minutes.

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.)

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: FEBRUARY 9, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

Infill Housing Development Program.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: FEBRUARY 9, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

13286 Third Street Rehabilitation Project.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: FEBRUARY 9, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

Development Impact Fees for Affordable Housing.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: FEBRUARY 9, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

Home Improvement Program Loan Default (4400 Philadelphia Street, Space 10).

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: FEBRUARY 9, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

San Bernardino Regional Housing Trust.