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July 29, 2025

Ms. Maria Staar
Senior Planner
Planning Department
City of Chino
13220 Central Avenue
Chino, California 91710

Re: **Resubmission of Application for Development of the Property with APN 1025-211-29-0-000 on Corporate Center Drive in Chino, CA**

Dear All:

On behalf of BCT Dev Acquisition Co, LLC (the "Applicant"), we hereby submit the enclosed supplemental materials in connection with an application for construction of a "housing development project" pursuant to the Housing Crisis Act of 2019 ("SB 330") and the Housing Accountability (the "HAA"). The development consists of a 110-unit residential townhome project in which 11 units (ten percent) would be affordable to low-income households (the "Project") on the approximately 4.12-acre site with APN 1025-211-29-0-000 on Corporate Center Drive (the "Property") in Chino (the "City"), California. Please see our previous communication for further discussion of the HAA and SB 330, as well as anticipated California Environmental Quality Act ("CEQA") compliance. The purpose of this letter is to provide an updated State Density Bonus Law ("SDBL") application for the Project.

SDBL Application and Reservation of Right to Apply Further Under The SDBL

Pursuant to the SDBL, because the Project provides ten percent low income units it is entitled to benefits including (1) a density bonus of up to 20 percent;¹ (2) one incentive/concession;² (3) any needed physical waivers of development standards to accommodate the proposal at its permitted density and with its incentives/concessions incorporated;³ and (4) a parking reduction.⁴

¹ Govt. Code Section 65915(f)(1).

² Govt. Code Section 65915(d)(2)(A).

³ Govt. Code Section 65915(e)(1).

⁴ Govt. Code Section 65915(p)(1).

While the Applicant does not need the State Density Bonus Law for the purpose of increasing the number of dwelling units above that permitted by the City's Affordable Housing Overlay at this time, it nevertheless will be using the State Density Bonus Law to allow it to receive one incentive for the purpose of lowering costs associated with providing affordable housing, and waivers of development standards that would physically preclude the Project as proposed. The Applicant has not yet identified its incentive request, and reserves the right to do so at a later time.

The Applicant hereby identifies the following waivers of development standards at this time:

1. Relief from Chino Municipal Code Table 20.09-6 that requires a 15-foot front yard setback. As shown in the Project's site plans, the front yard is approximately five feet in depth. Providing an additional ten feet for a 15-foot setback would result in the loss of all of the dwelling units fronting Corporate Center Avenue, i.e., the loss of seven dwelling units. As such, the waiver is necessary to physically allow the Project as proposed.
2. Relief from Chino Municipal Code Table 20.09-6 that requires a 10-foot rear yard setback. As shown in the Project's site plans, the rear yard is approximately eight feet in depth. Providing an additional two feet for a 10-foot setback would result in the loss of dwelling units. As such, a waiver is necessary to physically allow the Project as proposed.
3. Relief from the requirement in Chino Municipal Code Table 20.09-06 that requires a 15-foot building separation, whereas the Project provides minimum of 8'6" in three locations, with most locations ranging from 12' to 15'. Providing a greater separation than proposed would result in the loss of buildable site area and therefore a loss of dwelling units. As such, a waiver is necessary to physically allow the Project as proposed.
4. Relief from Chino Municipal Code Section 20.18.050(B)(4) that requires parking spaces within the front half of the lot to be covered with a carport, garage, or roofed structure. As shown in the Project's site plans there are a number of uncovered guest parking spaces along the easterly edge of the Project site. These parking spaces are an amenity for the Project and are also consistent with the City's parking requirement of one guest parking space per ten dwelling units, even though under State Density Bonus Law no guest parking spaces are required. Without the waiver, there would be physical preclusion of the Project as proposed.
5. Relief from the requirement in Chino Municipal Code Section 20.09.090(H)(2) for ground level units to have a minimum of private open space patio with at least a 10-foot horizontal dimension and 150 square feet overall or 72 square foot deck with a minimum dimension of six feet; and upper-level units to have at least a six-foot dimension and 72 square feet overall.
 - Ground floor units: For units with ground floor living space, the Project provides ground floor patios with a minimum 5'-6" horizontal dimension and a minimum size of 57 square feet.
 - Upper level units: For units without ground floor living space, the Project provides private outdoor open space with a 5'-6" minimum horizontal dimension and minimum size of 49 square feet of private outdoor open space.
 - Across all unit types, the weighted average open space per unit is 102 square feet.
 - Providing more private open space would reduce the Project units' square footage, reducing the Project's density and therefore qualifying it for a waiver.

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The Applicant continues to reserve its right to identify further waivers if needed. Thank you for your attention to the Project, and we look forward to working with the City to bring it to fruition.

Sincerely yours,

HOLLAND & KNIGHT LLP

A handwritten signature in blue ink, appearing to read "Ryan Leaderman", is written over the printed name.

Ryan M. Leaderman
Genna Yarkin

cc: Karen Alves
Clarke Campion
Tim Stanley