

WAIVER NO. 1

15' FRONT YARD SETBACK (MAGNOLIA AVENUE)
PER CHINO MUNICIPAL CODE TABLE 20.09-6

IMPACT

PROPOSING 8'-8" MINIMUM SET BACK ALONG MAGNOLIA - DUE TO THE LOSS OF APPROXIMATELY 90 NSF PER DWELLING UNIT (TOTALING 450 NSF), THE CURRENT UNIT PLAN CAN NO LONGER FUNCTION WITH THE EXISTING SPACIOUS BEDROOM COUNT LAYOUT.

THIS RESULTS IN A COMPLETE LOSS OF 5 UNITS, EQUATING TO A TOTAL LOSS OF 6,478 NSF.

WAIVER NO. 1

REQUIRED: 15 FT FRONT SETBACK (MAGNOLIA AVENUE)

PROVIDED:

BLDG #	PL TO BLDG
BLDG 1	28'-5"
BLDG 17	8'-8"

WAIVER NO. 2

15' SIDE YARD SETBACK - GROUND FLOOR UNITS (RIVERSIDE DR. & SOUTHERN PL)
PER CHINO MUNICIPAL CODE TABLE 20.09-6

IMPACT

PROPOSING 7' MINIMUM SETBACK - DUE TO THE LOSS OF APPROXIMATELY 209 NSF PER DWELLING UNIT (TOTALING 4,388 NSF), THE CURRENT UNIT PLAN CAN NO LONGER FUNCTION WITH THE EXISTING SPACIOUS BEDROOM COUNT LAYOUT.

THIS RESULTS IN THE COMPLETE LOSS OF 21 UNITS, EQUATING TO A TOTAL REDUCTION OF 33,776 NSF.

WAIVER NO. 2

REQUIRED: 15 FT SIDE YARD SETBACK (RIVERSIDE DR & SOUTHERN PL)

PROVIDED:

RIVERSIDE DR		
BLDG #	PL TO BLDG	PL TO ELECT. CAB
BLDG 1	8'-8"	7'-0"
BLDG 2	8'-5"	7'-1"
BLDG 3	8'-5"	7'-1"
BLDG 4	8'-9"	7'-1"
BLDG 5	8'-9"	7'-1"
BLDG 6	8'-4"	7'-1"
BLDG 7	11'-6"	8'-11"

SOUTHERN PL	
BLDG #	PL TO BLDG
BLDG 10	7'-0"
BLDG 11	7'-0"
BLDG 12	7'-0"
BLDG 13	7'-0"
BLDG 14	7'-0"
BLDG 15	7'-0"
BLDG 16	7'-0"
BLDG 17	7'-0"

WAIVER NO. 3

15' REAR YARD SETBACK (GROUND FLOOR UNITS)
PER CHINO MUNICIPAL CODE TABLE 20.09-6

IMPACT

PROPOSING 7'-9" MINIMUM SETBACK - DUE TO THE LOSS OF APPROXIMATELY 129 NSF PER DWELLING UNIT (TOTALING 645 NSF), THE CURRENT UNIT PLAN CAN NO LONGER FUNCTION WITH THE EXISTING SPACIOUS BEDROOM COUNT LAYOUT.

THIS RESULTS IN A COMPLETE LOSS OF 5 UNITS, EQUATING TO A TOTAL LOSS OF 7,734 NSF.

WAIVER NO. 3

REQUIRED: 15 FT REAR YARD SETBACK (GROUND FLOOR UNITS)

PROVIDED:

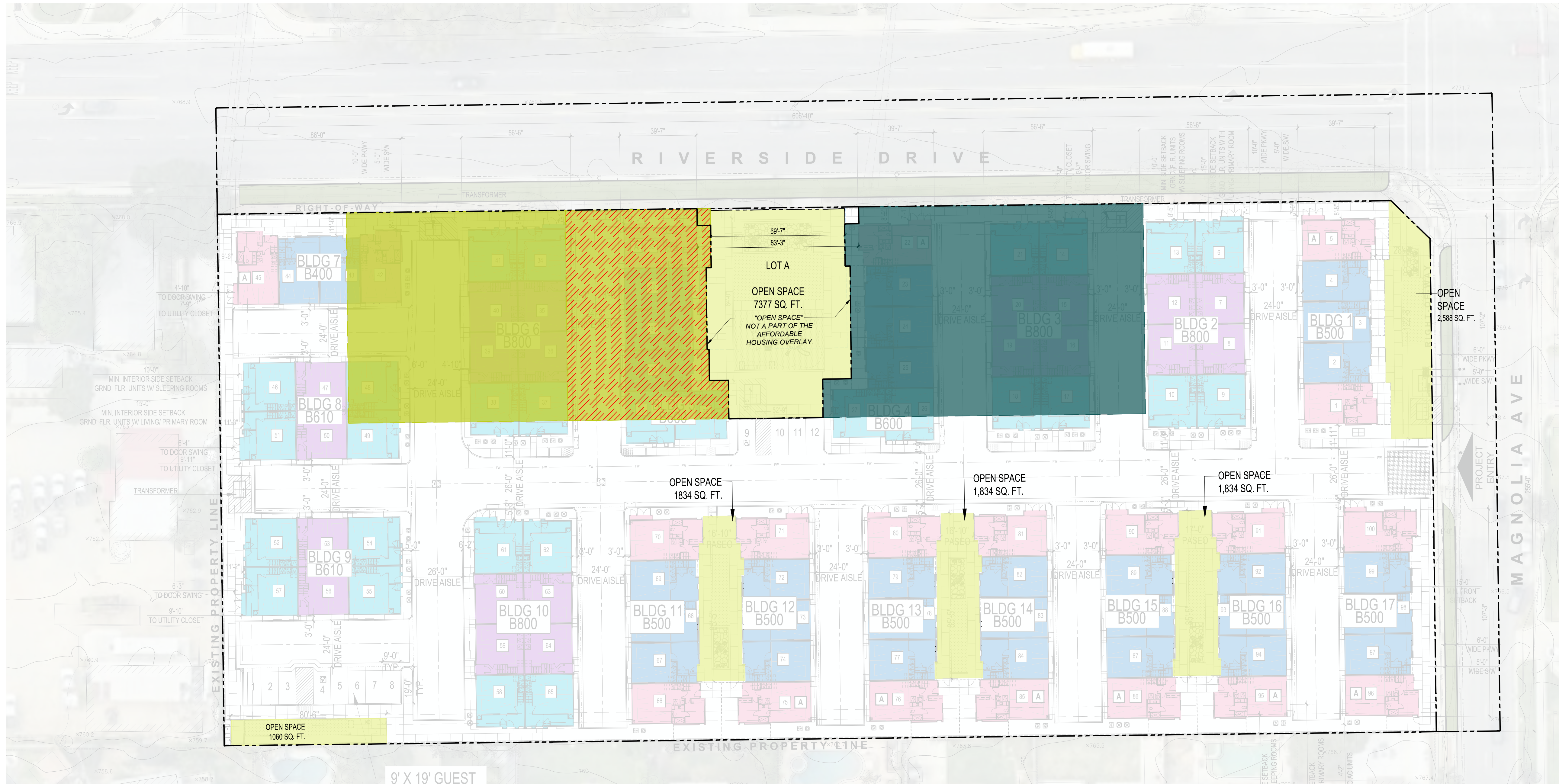
BLDG #	PL TO BLDG	PL TO ELECT. CAB
BLDG 7	9'-6"	7'-9"
BLDG 8	11'-3"	9'-11"
BLDG 9	11'-2"	9'-10"

WAIVER NO. 4

3' MAXIMUM HEIGHT OF FENCES WITHIN ANY REQUIRED YARD
PER CHINO MUNICIPAL CODE TABLE 20.10-1 MAXIMUM HEIGHT OF FENCES

IMPACT

PROPOSING UP TO 9.5' - DUE TO SITE GRADING, A RETAINING WALL IS REQUIRED. WITH THE ADDITION OF A 42" FENCE ON TOP OF THE WALL, THE MAXIMUM PROPOSED COMBINED HEIGHT IS 9'-6".



WAIVER NO. 5

MINIMUM AMOUNT OF OUTDOOR LIVING ARE (PRIVATE OR COMMON)
PER CHINO MUNICIPAL CODE 20.09.090H.1

- 20% OF NET LOT AREA DEVOTED TO PERMANENT OPENS SPACE
- 400SF/DU FOR OUTDOOR LIVING AREA (PRIVATE OR COMMON)

IMPACT

IN ORDER TO MEET THE 20% MINIMUM, WE WOULD NEED TO LOSE 6 ADDITIONAL UNITS, A LOSS OF 9,359 NSF

IN ORDER TO MEET THE 400SF/DU MINIMUM WE WOULD NEED TO LOSE 18 TOTAL UNITS, EQUATING TO A TOTAL LOSS OF 26,932 NSF.



WAIVER NO. 6

MINIMUM COMMON OPEN SPACE - 65% OF OUTDOOR LIVING
PER CHINO MUNICIPAL CODE 20.09.090H.3

IMPACT

IN ORDER TO ACHIEVE THE MINIMUM 65% OUTDOOR LIVING AREA FOR COMMON OPEN SPACE, THE SITE WOULD NEED TO PROVIDE APPROXIMATELY 16,850 SF. THIS WOULD RESULT IN THE LOSS OF 14 UNITS.

20.09 H Open space standards for residential projects				Required	Provided
1 Minimum amount of outdoor living area				72,945 SF	19,084 SF
Permanent open space		20%		32,945 SF	
Outdoor living area		400 SF/unit		40,000 SF	
2 Minimum amount of private open space				10,000 SF	9,934 SF
a. Ground floor units					
		150 SF/unit	10' min. length		4,194 SF
Plan 1		0 SF/unit	0		0 SF
Plan 2		0 SF/unit	0		0 SF
Plan 3	P3	150 SF/unit	9		1,350 SF
Plan 4	P4-A	364 SF/unit	6		2,184 SF
	P4-B	165 SF/unit	4		660 SF
b. Upper level units					
		72 SF/unit	6' min. length		5,740 SF
Plan 1		57 SF/unit	20		1,140 SF
Plan 2		55 SF/unit	28		1,540 SF
Plan 3		60 SF/unit	32		1,920 SF
Plan 4		57 SF/unit	20		1,140 SF
3 Minimum amount of common open space areas				26,000 SF	9,150 SF
Contiguous		65%	20' min. dim.		
a. Non-contiguous		20%			
1. Paseo					9,150 SF
b. Up to one-half of covered patio areas		25%			
c. Recreational building		15%			
Lot A					7,378 SF
1. Children's play area					
2. Picnic and barbecue area					

WAIVER NO. 7

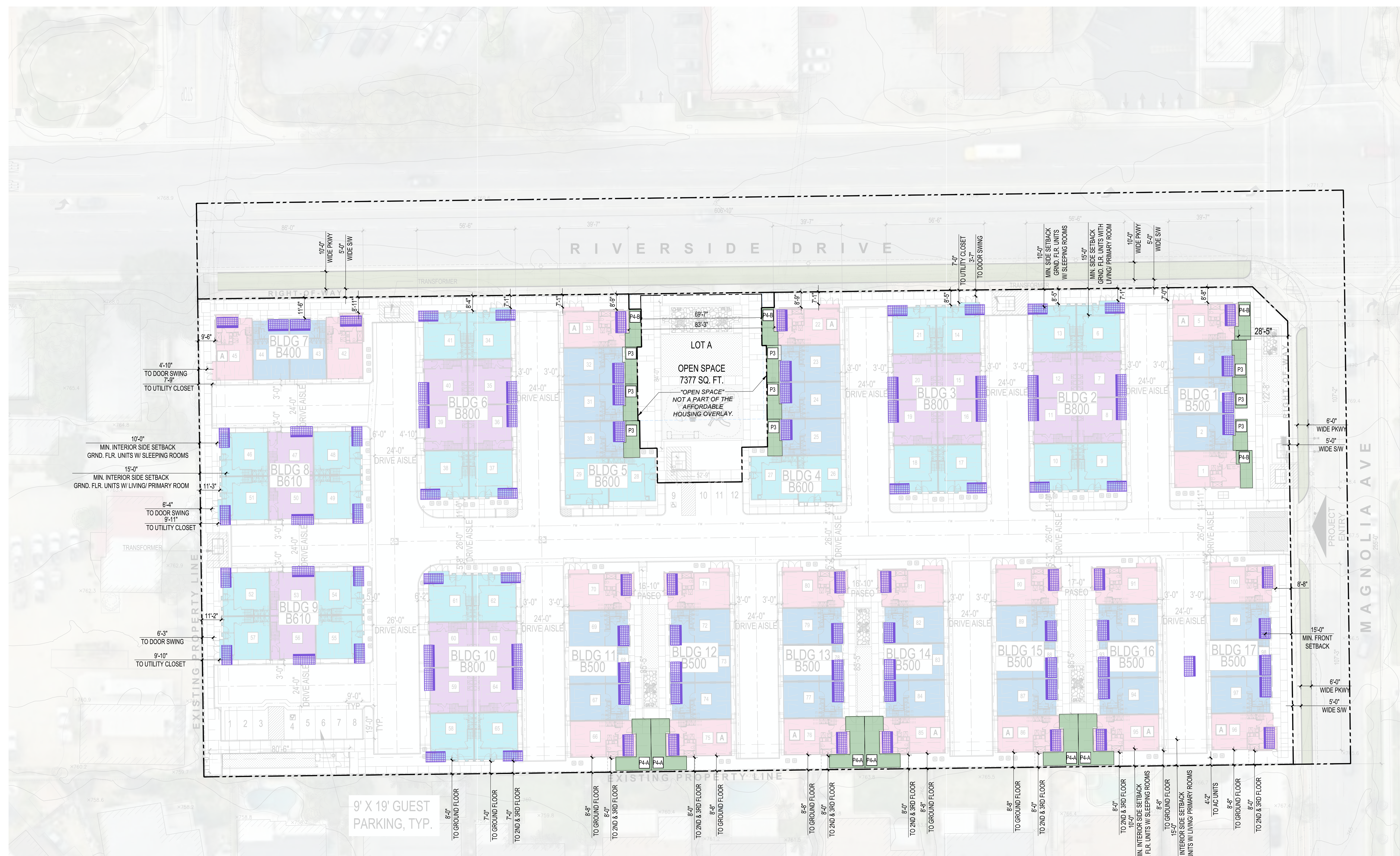
MINIMUM PRIVATE OPEN SPACE SHALL BE ATLEAST TWENTY-FIVE PERCENT OF THE AMOUNT OF OUTDOOR LIVING AREA REQUIRED. GROUND FLOOR UNITS SHALL HAVE 150 SF PATIO WITH A MIN. HORIZONTAL DIMENSION OF 10 FT, OR 72 SF DECK WITH A MIN. HORIZONTAL DIMENSIONS OF 6 FEET. PER CHINO MUNICIPAL CODE 20.09.090H.2

IMPACT

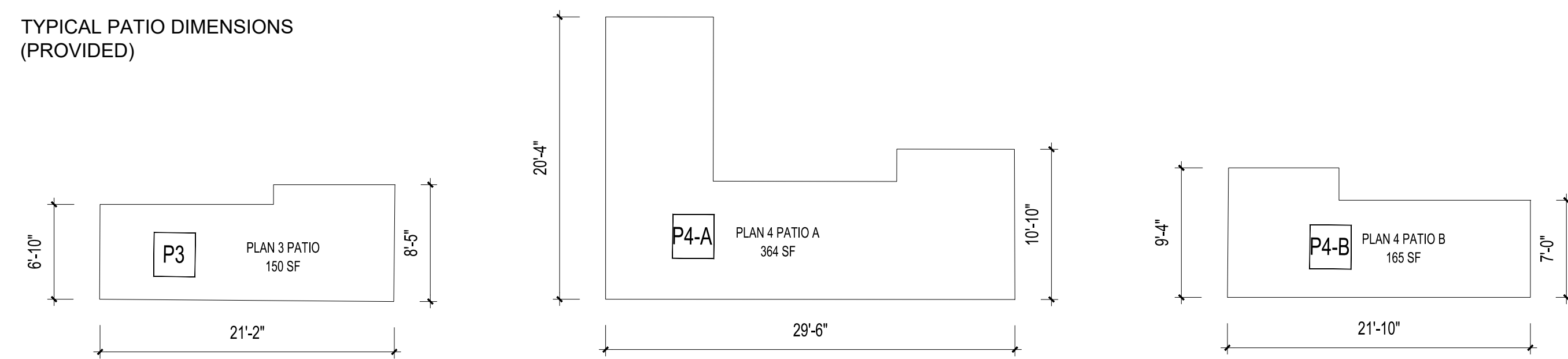
PLANS 3 & 4 ARE CONSIDERED GROUND-FLOOR UNITS. HOWEVER, NOT ALL OF THESE UNITS CAN ACCOMMODATE GROUND-FLOOR PATIOS, AS DOING SO WOULD IMPEDE EFFICIENT PEDESTRIAN CIRCULATION.

UPPER-FLOOR DECKS ARE PROPOSED AT 57-60 NSF. EXPANDING DECK SPACE FURTHER WOULD CONFLICT WITH MAINTAINING AN EFFICIENT AND SPACIOUS LIVING AND KITCHEN FLOOR PLAN.

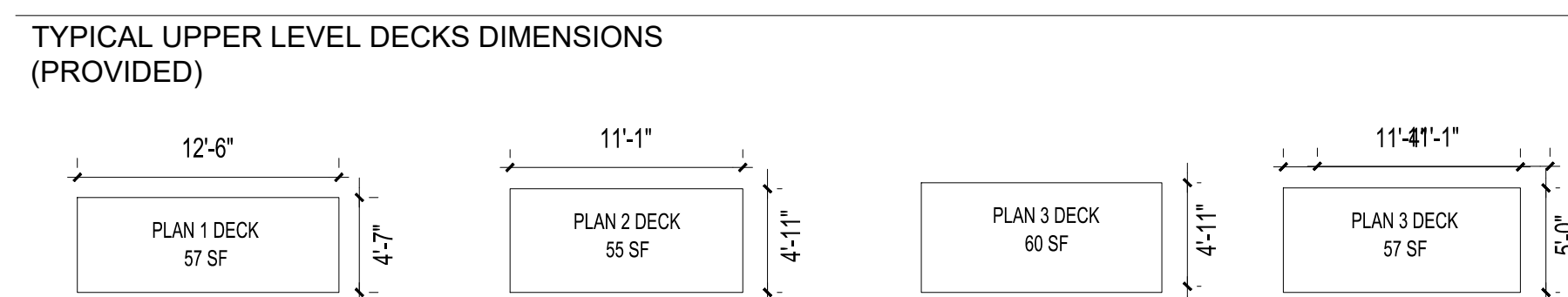
CURRENT PROVIDED DECK SPACE
 AMOUNT OF ADDITIONAL DECK SPACE NEEDED TO SATISFY 72 SF
 CURRENT PROVIDED PATIO SPACE



TYPICAL PATIO DIMENSIONS (PROVIDED)



TYPICAL UPPER LEVEL DECKS DIMENSIONS (PROVIDED)



PRIVATE OPEN SPACE PROVIDED

Plan	Ground Floor Patio SF	# UNITS WITH PATIO	PROVIDED PATIO (SF)	PROVIDED UPPER LEVEL DECKS (SF)	# UNITS WITH DECKS	Total Deck SF
1	0	0	0	57	20	1140
2	0	0	0	55	28	1540
3	P3 150	9	1350	60	32	1920
4	P4-A 364 P4-B 165	6 4	2184 660	57	20	1140 0
Overall Total Patio SF			4194	Overall Total Deck SF		5740
Total Private Open Space						9934

MINIMUM PRIVATE OPEN SPACE REQUIRED

GROUND FLOOR UNITS: 150 SF PATIO WITH A MIN. HORIZONTAL DIMENSIONS OF 10 FEET OR 72 SF DECK WITH A MIN. DIMENSIONS OF 6 FEET. 10,000 SF

WAIVER NO. 8

FLOORPLATES FOR THIRD STORY SHALL NOT EXCEED 80% OF GROUND FLOOR PLATE.

IMPACT

PROJECT MUST EXCEED 80% OF THE GROUND FLOOR PLATE ON THE THIRD STORY IN ORDER TO PHYSICALLY ACCOMMODATE THE PROPOSED PROJECT.

80% OF GROUND FLOOR PLATE 107% OF GROUND FLOOR PLATE (CURRENT 3RD FLOOR AREA)

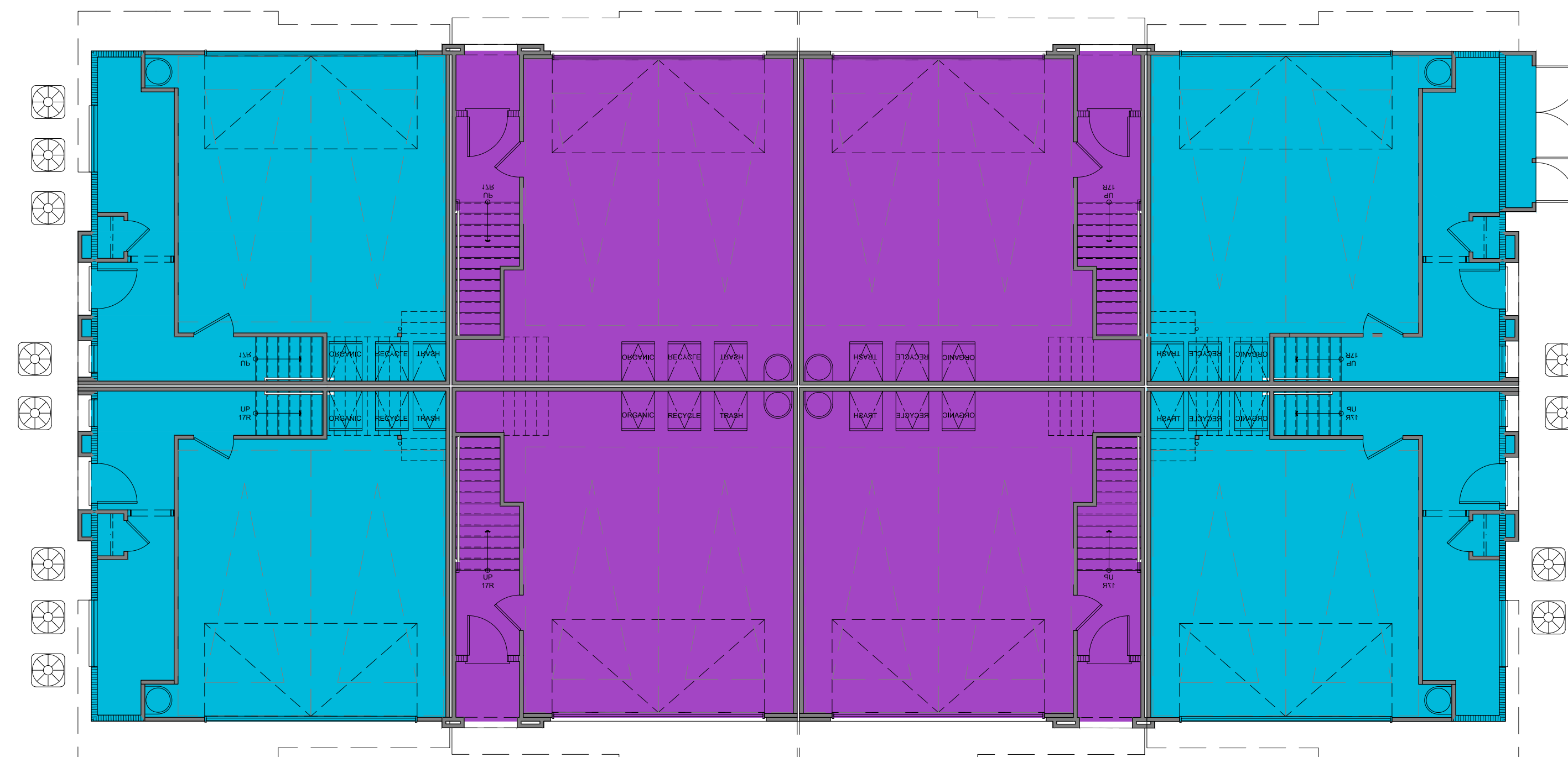


AREA HATCHED IS THE ALLOWED 80% OF THE GROUND FLOOR PLATE.

AREA IN WHITE IS IN EXCESS OF THE ALLOWED 80% OF THE GROUND FLOOR PLATE.

IMPACT:
TO STRICTLY LIMIT THE THIRD-FLOOR FLOOR PLATE TO 80% OF THE GROUND FLOOR WOULD REQUIRE REMOVING BEDROOM AREA AND CONVERTING SOME UNITS TO TWO-BEDROOM PRODUCT, WHICH WOULD UNDERCUT THE PROJECT'S FAMILY-ORIENTED UNIT MIX AND AFFORDABLE HOUSING OBJECTIVES. INSTEAD, THE PROJECT ADDRESSES THE INTENT OF CMC 20.09.090(F)(4) THROUGH ELEVATION AND MASSING REVISIONS, INCLUDING A STRONGER BASE EXPRESSION, INCREASED ARTICULATION, AND A VISUALLY LIGHTER AND MORE RECESSIVE THIRD FLOOR.

3RD FLOOR AREA (B800)
5857 SQ. FT.



GROUND FLOOR AREA (B800)
5469 SQ. FT.