

Measure \_\_\_\_

**IMPARTIAL ANALYSIS**

The Chino City Council, by unanimous vote, placed Measure \_\_\_\_ (“Measure”) on the June 7, 2022, ballot.

State law requires all cities in California to update their Housing Element. The City’s proposed 2021-2029 Housing Element Update establishes two residential overlays (Overlays) on certain land within Chino to meet the State’s Regional Housing Needs Assessment (RHNA). The RHNA is a numerical allocation of housing units the State requires each city to allow for in their separate zoning laws for future potential development. The Overlays give property owners the right to develop residential uses, up to an established maximum designated density, in addition to the current authorized uses. If adopted, the new Overlays would allow the City’s Housing Element to be compliant with the State-mandated RHNA, which is required for the City to avoid penalties under State law.

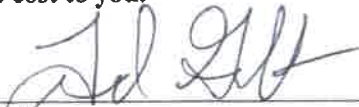
Examples of such penalties include prohibiting the City from issuing any building or zoning permit, suspending the City’s ability to deny certain affordable housing developments even if such developments are inconsistent with the zoning and general plan, exposing the City to lawsuits from both the California Attorney General and interested parties, subjecting the City to financial penalties, and jeopardizing the City’s ability to secure certain State grant funds (including grants for park improvements).

On November 8, 1988, the people of the City of Chino adopted Measure M to amend the General Plan and is codified as Chino Municipal Code Sections 20.15.010 and 20.15.020. Measure M prohibits the Chino City Council from increasing residential density or rezoning non-residential land for residential uses without voter approval. Therefore, compliance with Measure M is required to implement the Overlays of the City’s proposed 2021-2029 Housing Element.

This new Measure \_\_\_\_ proposes to add Section 20.15.170, entitled “Voter Authorization to Redesignate Specified Land” to the Chino Municipal Code, which will permit the use of the Overlays as described in the City’s 2021-2029 Housing Element Update. The affected land is more specifically described in the Sites Inventory Map, available on the City of Chino website, on file with the Chino Development Services Department, and can also be requested by contacting the City Clerk as provided below.

A “YES” vote is a vote to approve allowing the use of the Overlays on land specified in the Site Inventory Map and supports a compliant Housing Element for the City of Chino. A “NO” vote is a vote against allowing the use of the Overlays on such specified land, which will prevent the City from adopting the State law-compliant Housing Element. This Measure would take effect only if it receives a majority “YES” vote at the June 7, 2022, election.

**The above statement is an impartial analysis of Measure \_\_\_\_.** If you desire a copy of the ordinance or measure, please contact the Chino City Clerk’s Office at (909) 334-3306 and a copy will be mailed at no cost to you.

  
\_\_\_\_\_  
Fred Galante, City Attorney  
City of Chino

**FILED**  
MAR 01 2022  
BY  DEPUTY  
REGISTRAR OF VOTERS