

IMPARTIAL ANALYSIS OF MEASURE I

Measure I is submitted to the voters by the City Council of the City of Chino ("City") to authorize the re-zoning of two parcels of land from commercial to residential uses.

The Measure provides as follows:

1. The parcels of land described in the Measure will be converted from commercial uses to residential uses. The parcels contain a total of 9.2 acres and are generally located on the east side of Central Avenue, approximately 600 feet north of Francis Avenue.
2. The Chino City Council will be authorized to re-zone a 7.7-acre parcel, which is depicted in the Diagram attached to the Ordinance, from General Commercial to Residential-RD12, and a 1.5-acre parcel, which also is depicted in the Diagram attached to the Ordinance, from General Commercial to Residential/Agriculture-RD2, for a combined maximum of 94 single-family dwelling units.
3. The owner of the parcels shall reimburse the City of Chino for the full cost to conduct the election for this Measure.

By way of history, you should know that:

- (a) Measure M was a ballot measure adopted by Chino voters on November 8, 1988, prohibiting the Chino City Council from re-zoning non-residential lands for residential uses or increasing the density of residentially zoned lands without voter approval.
- (b) Measure M requires a majority of the voters of the City of Chino to authorize the City Council to re-zone non-residential lands or increase the density of residential lands identified in a ballot measure.

Prepared by Jimmy L. Gutierrez, City Attorney.

The above statement is an impartial analysis of Ordinance No. 2014-009, or Measure I. If you desire a copy of the ordinance or measure, please call the elections official's office at (909) 334-3306 and a copy will be mailed at no cost to you.