



Staff Report

File #: 23-0648

REQUEST FOR CITY COUNCIL ACTION

DATE: 08/16/2023

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:
EXTENSION OF TIME FOR TENTATIVE TRACT MAP 37691 LOCATED ON THE SOUTHWEST SIDE OF FOOTHILL PARKWAY AT CHASE DRIVE ([APN 275-050-014 AND 275-080-041](#)), IN THE GENERAL COMMERCIAL AND MULTIPLE FAMILY RESIDENTIAL ZONES (GFI SERVICES, LLC)

EXECUTIVE SUMMARY:

This staff report asks the City Council to consider the approval of a discretionary, three-year extension of time for Tentative Tract Map 37691 (TTM 37691). Pursuant to the Subdivision Map Act and [Corona Municipal Code Section 16.12.066](#), TTM 37691 is eligible for a discretionary extension of time by the City Council for a period not exceeding six years. This is the first request for a discretionary extension of time and will extend TTM 37691 until August 4, 2026.

RECOMMENDED ACTION:

That the City Council approve a three-year extension for Tentative Tract Map 37691, expiring on August 4, 2026.

BACKGROUND & HISTORY:

TTM 37691 is a subdivision of 17.02 acres into two lots for condominium purposes located on the southwest side of Foothill Parkway at Chase Drive. The zoning of the property is C-3, General Commercial and R-3, Multiple Family Residential. TTM 37691 was originally approved by the City Council on August 4, 2021. The tentative tract map was approved concurrently with Precise Plan 2020-0005 (PP2020-0005) and Conditional Use Permit 2020-0001 (CUP2020-0001) for the construction of 25,715 square feet of commercial/ retail and food space, and 78 residential condominiums.

ANALYSIS:

The initial term of TTM 37691 was 24 months from the date of its initial approval. The applicant submitted an extension of time request to the City prior to the expiration date. Pursuant to the

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Subdivision Map Act, the request grants an automatic extension of 60 days or until the extension is approved, conditionally approved, or denied by the City's legislative body, which is the City Council. The applicant is requesting a discretionary three-year extension of time, which will extend TTM 37691 to August 4, 2026. The time limits for PP2020-0005 and CUP2020-0001 will be extended automatically with the tentative map pursuant to [Corona Municipal Code sections 17.91.110 and 17.92.140](#).

The applicant is requesting the extension of time due to the costs associated with the on-site grading and the public improvements. Additionally, the applicant has not yet secured a developer to build the project.

FINANCIAL IMPACT:

All applicable fees have been paid by the developer.

ENVIRONMENTAL ANALYSIS:

A Mitigated Negative Declaration for TTM 37691 was approved on August 4, 2021 because the initial study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant pursuant to Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local CEQA Guidelines. The extension of time does not change the scope of the project from its initial approval. Therefore, this request does not require further environmental analysis under CEQA.

PREPARED BY: JESSICA KANG, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location Map
2. Exhibit 2 - Tentative Tract Map 37691
3. Exhibit 3 - Letter from Applicant dated July 7, 2023