



Staff Report

File #: 24-0252

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 04/08/2024

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

PPE2024-0001: Application requesting a two-year extension of time for Precise Plan 2019-0009 (PP2019-0009) for the development of six apartment units on a 0.34-acre site in the R-3 (Multiple Family Residential) zone located at 1109 Circle City Drive. (Applicant: Anthony Lopez, 4534 Carter Court, Chino, CA 91710)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2631 GRANTING a two-year extension of time for PP2019-0009, based on the findings contained in the staff report.

PROJECT SITE SUMMARY:

PP2019-0009 was approved by the Planning and Housing Commission on April 11, 2022, to allow the development of a six-unit apartment complex on a vacant 0.34-acre parcel located at 1109 Circle City Drive (Exhibit 2). The project site is zoned R-3, which permits multiple family residential development. The project site has a General Plan land use designation of High Density Residential (HDR), which permits a density range of 15 to 36 dwelling units per acre (du/ac). The approved project's density is 18 dwelling units per acre.

Corona Municipal Code (CMC) Section 17.91.110 governs time limits for Precise Plans. Projects approved by a Precise Plan are required to utilize the permit within two years of its approval. Utilizing a permit is defined as follows:

Section 17.91.110(D)

The permit must be utilized, or if the permit involves a building, construction must be commenced and carried on diligently to completion of at least one usable unit, prior to the expiration of the time limit. If the time limit expires, any privilege, permit or variance granted shall be deemed to have lapsed.

PP019-0009 is set to expire April 11, 2024. The applicant, Anthony Lopez, is requesting that the Planning and Housing Commission grant a two-year extension of time for PP2019-0009. The applicant currently has landscape, grading, and building plans in plan check with the City and expects to obtain permits for grading and construction by December 2024. The applicant states that due to increased interest rates and an unstable economy related to the Covid-19 pandemic, the applicant had been trying to sell the property since August 2023. The property was eventually sold in February 2024. The extension would allow the new owner to complete the various construction plan checks which are near approval and carry the project through to completion. Should the Commission grant this time extension request, the new expiration date for PP2019-0009 would be April 11, 2026.

The original review and approval of PP2019-0009 included public noticing and public hearings before the Planning and Housing Commission. The time extension does not require a public hearing or notice to the public, as there are no proposed changes to the project or conditions of the project approval.

FISCAL IMPACT:

The applicant has paid the applicable application processing fees for the extension request.

FINDINGS OF APPROVAL FOR PPE2024-0001

1. In accordance with CMC Section 17.91.110, the Planning & Housing Commission is authorized to extend the time of a precise plan upon the finding of unavoidable delay. The project approved by PP2019-0009 has been unavoidably delayed for the following reasons:
 - a. *Due to rising interest rates, uncertainties in the economy, and the slow rebound from the COVID-19 pandemic, the applicant was not able to construct the project within the first two years of the project's approval. The applicant recently sold the project, and the two-year extension would allow the new owner additional time to complete the plan check review process with the City, obtain permits, and construct the project.*

PREPARED BY: BRENDAN DALDE, ASSISTANT PLANNER

REVIEWED BY: EVA CHOI, SENIOR PLANNER

REVIEWED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2631
2. Locational and Zoning Map
3. Staff Report for PP2019-0009, April 11, 2022
4. PP2019-0009 Conditions of Approval, April 11, 2022

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5. PP2019-0009 Site Plan, approved April 11, 2022
6. PP2019-0009 Elevations, approved April 11, 2022
7. Applicant's letter, dated February 26, 2024, requesting extension of time.

Case Planner: Brendan Dalde (951) 736-4918