



Agenda Report

File #: 18-2299

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 12/6/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

Public Hearing for City Council consideration of Ordinance No. 3291 for ZTA2018-0001 amending various sections of, and add a new subsection to, Title 17 pertaining to: 1) lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and 2) amend Sections 17.85.040(B)(2) and (C)(3) pertaining to parking requirements for accessory dwelling units in order to conform with recent state legislation. (Applicant: City of Corona)

RECOMMENDED ACTION:

That the City Council:

1. Approve ZTA2018-0001 as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3291, first reading of an ordinance amending various sections of Title 17 (Zoning) of the Corona Municipal Code relating to maximum lot coverage limitations on smaller legal lots located within zoning districts that are zoned for larger lots and clarifying the parking requirements for accessory dwelling units in residential zones. (ZTA2018-0001).

ANALYSIS:

Zone Text Amendment 2018-0001 (ZTA2018-0001) is an application by the City of Corona amending certain sections in Title 17 (Zoning Ordinance) of the Corona Municipal Code (CMC). The amendment covers two topics: 1) the lot coverage limitations on legally created lots that are considered non-conforming to the zone in which they are located because the lot size is smaller than the minimum required lot size of the zone, and 2) parking requirements for Accessory Dwelling Units (ADU) as adopted by state legislation.

Lot Coverage - Single Family Residential

Title 17 of the CMC is the city’s Zoning Ordinance which prescribes the on-site development standards for properties located in the various zoning designations. The amendment specifically focuses on the lot coverage allowed in the single family residential zones. Lot coverage means the lot area covered by buildings or structures. (Example: *The R-1-7.2 zone requires a minimum lot size of 7,200 square feet for a single-family home and the maximum allowed lot coverage for a single story home is 45% and 35% for a two story home. If the lot is 7,200 square feet the building square footage of a single story home shall not exceed 3,240 square feet, and the first floor of a two story home shall not exceed 2,520 square feet.*) The lot coverage also includes square footage associated with any detached accessory buildings on the same lot.

The CMC describes the development standards for the various single family residential zones. Table 1 identifies the single family residential zones governed by the CMC and the code sections describing the lot coverage for each zone.

Table 1
Single Family Zones

CMC Chapters	Zoning								
	Chapter 17.06	Chapter 17.08	Chapter 17.10	Chapter 17.11	Chapter 17.12	Chapter 17.14	Chapter 17.16	Chapter 17.18	Chapter 17.20
Single Family Zones	Agriculture	A-14.4	R-1A	R-20	R-12	R-1-9.6	R-1-8.4	R-1-7.2	R-1-14.4
Minimum Allowed Lot Size	5 acres	14,400 s.f.	40,000 s.f.	20,000 s.f.	12,000 s.f.	9,600 s.f.	8,400 s.f.	7,200 s.f.	14,400 s.f.
Maximum Lot Coverage	30%	40% / 30%	25%	35% / 30%	40% / 30%	40% / 35%	40% / 35%	45% / 35%	40% / 30%
CMC Section	17.06.120	17.08.120	17.10.120	17.11.120	17.12.120	17.14.120	17.16.120	17.18.120	17.20.120

Single story coverage / Two story coverage shown as #% / #%.

There are limited areas in the city where lot sizes are smaller than the zoning shown for the property. This situation sometimes occurs when the size of the property was legally created before the zoning on the property was established. This situation creates a substandard condition because the lot size is smaller than the minimum lot size required for the zone. In this case the development standards prescribed for the zone may make it difficult for a property owner to maximize the building square footage of the property when compared to other properties of the same or similar size in the city.

The above scenario primarily exists in an area of the city known as the Overlook Addition, which is the map reference for the subdivision in this area. The zoning for this area is R-1-14.4, which requires a minimum lot size of 14,400 square feet, but many of the lots in the Overlook Addition subdivision are less than 7,000 square feet, but greater than 6,000 feet. As shown above in Table 1, the smallest lot size allowed by the CMC for single family is 7,200 square feet in the R-1-7.2 zone. When the R-1-7.2 zone is compared to the R-1-14.4 zone, the lot coverage in the R-1-7.2 zone is more lenient than compared to the zones requiring a larger minimum lot size. This puts the smaller lots in the Overlook Addition at a distinct disadvantage than compared to other properties in the city.

The zone text amendment proposes to make a provision within the Zoning Ordinance that would allow these types of smaller lots to use a lot coverage more at parity with the R-1-7.2 zone. This will result in a more equitable standard for lots that are themselves less than 7,200 square feet by virtue of the older subdivisions.



The following shows the text changes being made to the applicable code sections. New text is shown with an underline.

CMC CHAPTER 17.64 - LOTS AND YARDS

17.64.010(E) Lots - Area, dimension, and coverage.

Legal lots in single family residential zones that are substandard in area based on the requirements of the respective zone and are 9,600 square feet in area or smaller are allowed to have a building lot coverage of 45% for single-story residences and 35% for two-story residences.

CMC CHAPTER 17.06 AGRICULTURE ZONE

17.06.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

CMC CHAPTER 17.08 A-14.4 SINGLE FAMILY RESIDENTIAL ZONE

17.08.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

CMC CHAPTER 17.10 R-1A SINGLE FAMILY RESIDENTIAL ZONE

17.10.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

CMC CHAPTER 17.11 R-1-20 SINGLE FAMILY RESIDENTIAL ZONE

17.11.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

CMC CHAPTER 17.12 R-1-12 SINGLE FAMILY RESIDENTIAL ZONE

17.12.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

CMC CHAPTER 17.20 R-1-14.4 SINGLE FAMILY RESIDENTIAL ZONE

17.20.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

The amendment does not affect the density of the property, as the density is regulated by the General Plan. The properties in single family residential zones are limited to one primary dwelling unit per lot, and if the property is large enough an accessory dwelling unit that meets the building setbacks and lot coverage of the zone may also be constructed in accordance with CMC Chapter 17.85. Only one accessory dwelling unit is allowed per single family residential lot that contains a primary residence.

ACCESSORY DWELLING UNIT - PARKING REQUIREMENT

The city allows the construction of Accessory Dwelling Units (ADU) in accordance with the development standards required in CMC Chapter 17.85. The ADU ordinance replaced the city's previous secondary dwelling unit ordinance in response to legislation passed by the state per Senate Bill 1069 and Assembly Bill 2299. Both bills became effective January 1, 2017, and the city adopted an ordinance in April 2017 enacting this legislation. The ordinance was adopted into the CMC as Chapter 17.85.

The ADU law was later amended by SB 229 and AB 494 with one of the changes being to the parking requirement for ADUs. The initial legislation allowed the local jurisdiction to require parking based on one parking space per unit or per bedroom. The city's ordinance requires one parking space per bedroom. However, the amendment to this law was changed to now require the more lenient of the two. Basically, the new law states the *parking requirements for accessory dwelling units shall not exceed one parking space per unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.* (CA Gov't Code Section 65852.2 (D)(x)(I)). A copy of the revised legislation is shown in Exhibit 2 and became effective January 1, 2018.

The following shows the changes being made to the city's ADU ordinance governed by CMC Chapter 17.85.

CMC SECTION 17.85.040 Development Standards.

(B) (2) An accessory dwelling unit attached or detached from the primary unit shall provide one parking space per unit or one parking space per bedroom, whichever is less. Parking may be provided on an existing driveway in the front yard setback area of the lot on which the accessory dwelling unit is located, provided that the driveway is at least 20 feet in depth

(C)(3) The accessory dwelling unit is contained within the existing primary unit or **existing** accessory building

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The amendment was initiated by the city. Therefore, no fees are associated with this request.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.07 of the City's Local CEQA Guidelines, which state that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action amends language in the municipal code, and there is no possibility that adopting the referenced ordinance will have a significant effect on the environment. Therefore, a Notice of Exemption was prepared.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of November 13, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Jones/Dunn) and carried unanimously, that the Planning and Housing Commission recommend approval of ZTA2018-0001 to the City Council, based on the findings and conditions contained in the staff report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

File #: 18-2299

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS

1. City Ordinance No. 3291 and Redline Version.
2. Memo from California Housing and Community Development dated May 29, 2018.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of November 13, 2018.

APPLICANT INFORMATION

City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882

ORDINANCE NO. 3291

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING) OF THE CORONA MUNICIPAL CODE RELATING TO MAXIMUM LOT COVERAGE LIMITATIONS ON SMALLER LEGAL LOTS LOCATED WITHIN ZONING DISTRICTS THAT ARE ZONED FOR LARGER LOTS AND CLARIFYING THE PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES (ZTA2018-0001)

WHEREAS, there are many vacant lots within the City that were legally subdivided many years ago but are located within zoning districts that are zoned for larger lots; and

WHEREAS, the current maximum lot coverage limitations within zoning districts that are zoned for larger lots pose a disparity for smaller legal lots that are located within such zoning districts; and

WHEREAS, as an example, several vacant lots located in the southeast portion of the City known as the Overlook Addition have a total lot area of 6,500 to 6,750 square feet and are zoned R-1-14.4, which is a residential estate zoning district with a minimum lot size of 14,400 square feet. The R-1-14.4 zone imposes a maximum lot coverage limitation of 40% for single-story residences and 30% for two-story residences; and

WHEREAS, legally subdivided lots that are located in the R-1-14.4 zone but are significantly smaller in area than the minimum lot size of 14,400 square feet are at a distinct disadvantage due to the maximum lot coverage limitation; and

WHEREAS, to create a more equitable standard for legally subdivided lots that have a total area of 9,600 square feet or less but are located in a zoning district with a minimum lot size requirement greater than 9,600 square feet, the City Council of the City of Corona ("City Council") wishes to amend several provisions of Title 17 of the Corona Municipal Code ("CMC") to enable smaller lots to be developed at standards more consistent with the R-1-7.2 zone, which establishes a minimum lot size of 7,200 square feet, but imposes a maximum lot coverage requirement of 45% for single-story residences and 35% for two-story residences; and

WHEREAS, the City Council further wishes to amend Section 17.85.040 of Title 17 to clarify parking requirements for accessory dwelling units; and

WHEREAS, on November 13, 2018, the Planning and Housing Commission of the City of Corona ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council amend various provisions of Title 17 of the CMC to enable smaller legal lots located in zoning districts zoned for larger lots to be developed using a larger

EXHIBIT 1A

maximum lot coverage requirement and to clarify parking requirements related to accessory dwelling units (“Zone Text Amendment”); and

WHEREAS, the Planning Commission based its recommendation to adopt the Zone Text Amendment on the findings set forth below and a determination that there is no possibility that the Zone Text Amendment will have a significant effect on the environment and, thus, is exempt from the requirements of the California Environmental Quality Act; and

WHEREAS, on December 6, 2018, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with this Zone Text Amendment were heard and this Zone Text Amendment was comprehensively reviewed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this Zone Text Amendment, the City Council has reviewed and considered the entire record for this Zone Text Amendment, including all written and oral evidence presented to the City Council. Based upon the facts and information in the entire record, including all written and oral evidence presented to the City Council, the City Council finds that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This Ordinance is solely a Zoning Code text revision to amend the City’s regulations related to the maximum lot coverage limitations imposed upon smaller legal lots that are now located in zoning districts zoned for much larger lots and to clarify the parking requirements related to accessory dwelling units and there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no further environmental analysis is required, and staff will file a Notice of Exemption with the County of Riverside.

SECTION 2. Zone Findings. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. The proposed Zone Text Amendment is consistent with the General Plan for the following reasons:

(i) This Zone Text Amendment is consistent with General Plan Policy 1.8.1 because it promotes the conservation of existing residential neighborhoods and permits the infill of housing that is compatible in density and scale with existing uses in the surrounding area.

(ii) This Zone Text Amendment is consistent with General Plan Policy 1.7.1 because it accommodates the development of a diverse mix of residential housing types that meet

the needs of and is affordable for Corona’s residents in accordance with the applicable design and development standards.

B. The proposed Zone Text Amendment is consistent with Title 17 of the Corona Municipal Code for the following reason:

(i) This Zone Text Amendment is consistent with the intent of Title 17, which regulates land use, development standards and performance standards within the City, because it regulates the maximum lot coverage area on smaller legal lots that are located within zoning districts that are zoned for larger lots, thereby maintaining an attractive community and quality of life for residents of Corona.

C. The proposed Zone Text Amendment will provide for the public health, safety and welfare for the following reasons:

(i) This Zone Text Amendment establishes special maximum lot coverage standards that are more appropriate for smaller legal lots that are located within zoning districts that are zoned for larger lots, which will bring parity between such smaller legal lots and other similarly sized lots within the City and poses no threat to public health, safety or welfare.

(ii) This Zone Text Amendment retains the necessary development standards that ensure single family residential development is done in an orderly and safe manner.

(iii) This Zone Text Amendment continues the necessary compliance with state statutory requirements for accessory dwelling units.

SECTION 3. Section 17.06.120 (Coverage) of Chapter 17.06 (A – Agricultural Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.06.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except as provided in § 17.64.010(E).”

SECTION 4. Section 17.08.120 (Coverage) of Chapter 17.08 (A – 14.4 Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.08.120 Coverage.

Except as provided in § 17.64.010(E), lot area coverage by single story buildings or structures shall not exceed 40% of the total lot area. Except as provided in § 17.64.010(E), lot area coverage by two-story buildings or structures shall not exceed 30% coverage of the total lot area.”

SECTION 5. Section 17.10.120 (Coverage) of Chapter 17.10 (R-1A Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.10.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 25% of the total lot area, except as provided in § 17.64.010(E).”

SECTION 6. Section 17.11.120 (Coverage) of Chapter 17.11 (R-20.0 Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.11.120 Coverage.

Except as provided in § 17.64.010(E), lot area coverage by single story buildings or structures shall not exceed 35% of the total lot area. Except as provided in § 17.64.010(E), lot area coverage by two-story buildings or structures shall not exceed 30% coverage of the total lot area.”

SECTION 7. Section 17.12.120 (Coverage) of Chapter 17.12 (R-12.0 Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.12.120 Coverage.

Except as provided in § 17.64.010(E), lot area coverage by single story buildings or structures shall not exceed 40% of the total lot area. Except as provided in § 17.64.010(E), lot area coverage by two-story buildings or structures shall not exceed 30% coverage of the total lot area.”

SECTION 8. Section 17.20.120 (Coverage) of Chapter 17.20 (R-1-14.4 Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.20.120 Coverage.

Except as provided in § 17.64.010(E), lot area coverage by single story buildings or structures shall not exceed 40% of the total lot area. Except as provided in § 17.64.010(E), lot area coverage by two-story buildings or structures shall not exceed 30% coverage of the total lot area.”

SECTION 9. Subsection (E) is hereby added to Section 17.64.010 (Lots – Area and Dimension) of Chapter 17.64 (Lots and Yards) of Title 17 (Zoning) of the Corona Municipal Code to read as follows:

“(E) The lot area coverage by single story buildings or structures on legal lots that are 9,600 square feet in area or smaller and do not otherwise satisfy the minimum lot area requirement of the residential zone in which the lot is located shall not exceed 45% of the total lot area. The lot area coverage by two-story buildings or structures on legal lots that are 9,600 square feet in area or smaller and do not otherwise satisfy the minimum lot area requirement of the residential zone in which the lot is located shall not exceed 35% of the total lot area.”

SECTION 10. Subsections 17.85.040(B)(2) and (C)(3) of Section 17.85.040 (Development Standards) of Chapter 17.85 (Accessory Dwelling Unit) of Title 17 (Zoning) of the Corona Municipal Code are hereby amended in their entirety to read as follows:

“(A) The accessory dwelling unit shall be located on the same lot as the primary unit and may be contained within the existing space of the primary unit, attached to the primary unit, or detached from the primary unit.

(B) Parking for an accessory dwelling unit is required in the following manner:

(1) No additional parking is required for an accessory dwelling unit contained within the existing space of a primary unit or an existing accessory structure. Existing parking area for the primary unit converted to an accessory dwelling unit shall be replaced with off-street parking on the lot the primary unit is located. Replacement parking may be provided as covered parking, uncovered parking and tandem parking and may be provided on an existing driveway in the front yard setback, provided that the driveway is at least 20 feet in depth.

(2) An accessory dwelling unit attached or detached from the primary unit shall provide one parking space per unit or one parking space per bedroom, whichever is less. Parking may be provided on an existing driveway in the front yard setback area of the lot on which the accessory dwelling unit is located, provided that the driveway is at least 20 feet in depth.

(3) Parking spaces shall be paved or on another surface approved by the Community Development Director, such as compacted decomposed granite. Parking on dirt or landscaped areas is prohibited.

(4) A front yard landscaped area is required to be maintained on the lot the accessory dwelling unit is located and shall not be replaced in its entirety to accommodate off-street parking.

(C) Notwithstanding the foregoing, no additional parking spaces beyond that required for the primary unit shall be required for an accessory dwelling unit that meets any of the following criteria:

(1) The accessory dwelling unit is located within one-half mile of public transit.

(2) The accessory dwelling unit is located within a historic district identified in the city's Register of Historic Resources.

(3) The accessory dwelling unit is contained within the existing primary unit or accessory building.

(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(5) When there is a car share vehicle located within one block of the accessory dwelling unit.

(D) The minimum dwelling unit area for the primary unit after construction of the accessory dwelling unit shall meet the minimum dwelling unit area required by the zone in which both units are located.

(E) The total floor area for an attached or detached accessory dwelling unit shall not exceed 1,200 square feet or result in a total built area that would result in exceeding the maximum lot area coverage as prescribed per the underlying residential zone. This standard shall not apply to an accessory dwelling unit that is contained within the existing space of an existing primary unit or an existing accessory building.

(F) The location of and improvements for the accessory dwelling unit shall conform with the yard setback, distance between buildings, building height, and landscaping requirements of the zone in which it is to be located, except as applied in the following:

(1) No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a minimum setback of five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.

(G) An accessory dwelling unit shall have a separate independent entrance from the primary unit.

(H) A manufactured home on a permanent foundation may be permitted in any zone as an accessory dwelling unit, subject to the provisions of Chapter 17.81.

(I) The accessory dwelling unit shall be architecturally compatible with the primary unit, with respect to style, roof pitch, color, and exterior materials.

(J) No more than one accessory dwelling unit shall be permitted on each lot zoned for single family or multiple family residential use.

(K) Fire sprinklers shall not be required for an accessory dwelling unit that is 1,200 square feet or less in size if the existing primary unit is not required to have fire sprinklers. If the existing primary unit is required to have fire sprinklers, the accessory dwelling unit shall be required to have fire sprinklers.”

SECTION 11. Official Record. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is the Community Development Director of the City of Corona.

SECTION 12. Severability. If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 13. Effective Date. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper published and circulated in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

PASSED, APPROVED AND ADOPTED this 19th day of December, 2018.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held the 6th day of December, 2018, and thereafter at a regular meeting held on the 19th day of December, 2018, it was duly passed and adopted by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 19th day of December, 2018.

City Clerk of the City of Corona, California

(SEAL)

SUMMARY

On December 19, 2018, the Corona City Council will consider amending several sections of Title 17 (Zoning) of the Corona Municipal Code to change the maximum lot coverage limitations for legally subdivided lots that are significantly smaller than the minimum lot size for the zoning district in which the lot is located and to clarify the parking requirements pertaining to accessory dwelling units. A certified copy of the full text of this proposed ordinance amendment is posted at the City Clerk/Community Information Office.

The City Council meets at 6:30 p.m. in the Council Chambers in the Corona City Hall located at 400 South Vicentia Avenue. The City Clerk/Community Information Office is located in Suite 155 of the City Hall near the Council Chambers.

ORDINANCE NO. 3291

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING) OF THE CORONA MUNICIPAL CODE RELATING TO MAXIMUM LOT COVERAGE LIMITATIONS ON SMALLER LEGAL LOTS LOCATED WITHIN ZONING DISTRICTS THAT ARE ZONED FOR LARGER LOTS AND CLARIFYING THE PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES (ZTA2018-0001)

WHEREAS, there are many vacant lots within the City that were legally subdivided many years ago but are located within zoning districts that are zoned for larger lots; and

WHEREAS, the current maximum lot coverage limitations within zoning districts that are zoned for larger lots pose a disparity for smaller legal lots that are located within such zoning districts; and

WHEREAS, as an example, several vacant lots located in the southeast portion of the City known as the Overlook Addition have a total lot area of 6,500 to 6,750 square feet and are zoned R-1-14.4, which is a residential estate zoning district with a minimum lot size of 14,400 square feet. The R-1-14.4 zone imposes a maximum lot coverage limitation of 40% for single-story residences and 30% for two-story residences; and

WHEREAS, legally subdivided lots that are located in the R-1-14.4 zone but are significantly smaller in area than the minimum lot size of 14,400 square feet are at a distinct disadvantage due to the maximum lot coverage limitation; and

WHEREAS, to create a more equitable standard for legally subdivided lots that have a total area of 9,600 square feet or less but are located in a zoning district with a minimum lot size requirement greater than 9,600 square feet, the City Council of the City of Corona ("City Council") wishes to amend several provisions of Title 17 of the Corona Municipal Code ("CMC") to enable smaller lots to be developed at standards more consistent with the R-1-7.2 zone, which establishes a minimum lot size of 7,200 square feet, but imposes a maximum lot coverage requirement of 45% for single-story residences and 35% for two-story residences; and

WHEREAS, the City Council further wishes to amend Section 17.85.040 of Title 17 to clarify parking requirements for accessory dwelling units; and

WHEREAS, on November 13, 2018, the Planning and Housing Commission of the City of Corona ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council amend various provisions of Title 17 of the CMC to enable smaller legal lots located in zoning districts zoned for larger lots to be developed using a larger

EXHIBIT 1B

maximum lot coverage requirement and to clarify parking requirements related to accessory dwelling units (“Zone Text Amendment”); and

WHEREAS, the Planning Commission based its recommendation to adopt the Zone Text Amendment on the findings set forth below and a determination that there is no possibility that the Zone Text Amendment will have a significant effect on the environment and, thus, is exempt from the requirements of the California Environmental Quality Act; and

WHEREAS, on December 6, 2018, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with this Zone Text Amendment were heard and this Zone Text Amendment was comprehensively reviewed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this Zone Text Amendment, the City Council has reviewed and considered the entire record for this Zone Text Amendment, including all written and oral evidence presented to the City Council. Based upon the facts and information in the entire record, including all written and oral evidence presented to the City Council, the City Council finds that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This Ordinance is solely a Zoning Code text revision to amend the City’s regulations related to the maximum lot coverage limitations imposed upon smaller legal lots that are now located in zoning districts zoned for much larger lots and to clarify the parking requirements related to accessory dwelling units and there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no further environmental analysis is required, and staff will file a Notice of Exemption with the County of Riverside.

SECTION 2. Zone Findings. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. The proposed Zone Text Amendment is consistent with the General Plan for the following reasons:

(i) This Zone Text Amendment is consistent with General Plan Policy 1.8.1 because it promotes the conservation of existing residential neighborhoods and permits the infill of housing that is compatible in density and scale with existing uses in the surrounding area.

(ii) This Zone Text Amendment is consistent with General Plan Policy 1.7.1 because it accommodates the development of a diverse mix of residential housing types that meet

the needs of and is affordable for Corona’s residents in accordance with the applicable design and development standards.

B. The proposed Zone Text Amendment is consistent with Title 17 of the Corona Municipal Code for the following reason:

(i) This Zone Text Amendment is consistent with the intent of Title 17, which regulates land use, development standards and performance standards within the City, because it regulates the maximum lot coverage area on smaller legal lots that are located within zoning districts that are zoned for larger lots, thereby maintaining an attractive community and quality of life for residents of Corona.

C. The proposed Zone Text Amendment will provide for the public health, safety and welfare for the following reasons:

(i) This Zone Text Amendment establishes special maximum lot coverage standards that are more appropriate for smaller legal lots that are located within zoning districts that are zoned for larger lots, which will bring parity between such smaller legal lots and other similarly sized lots within the City and poses no threat to public health, safety or welfare.

(ii) This Zone Text Amendment retains the necessary development standards that ensure single family residential development is done in an orderly and safe manner.

(iii) This Zone Text Amendment continues the necessary compliance with state statutory requirements for accessory dwelling units.

SECTION 3. Section 17.06.120 (Coverage) of Chapter 17.06 (A – Agricultural Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.06.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except as provided in § 17.64.010(E).”

SECTION 4. Section 17.08.120 (Coverage) of Chapter 17.08 (A – 14.4 Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.08.120 Coverage.

Except as provided in § 17.64.010(E), lot area coverage by single story buildings or structures shall not exceed 40% of the total lot area. Except as provided in § 17.64.010(E), lot area coverage by ~~lots with~~ two-story buildings or structures shall not exceed 30% coverage of the total lot area.”

SECTION 5. Section 17.10.120 (Coverage) of Chapter 17.10 (R-1A Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.10.120 Coverage.

Lot area coverage by buildings or structures shall not exceed 25% of the total lot area, except as provided in § 17.64.010(E).”

SECTION 6. Section 17.11.120 (Coverage) of Chapter 17.11 (R-20.0 Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.11.120 Coverage.

Except as provided in § 17.64.010(E), lot area coverage by single story buildings or structures shall not exceed 35% of the total lot area. Except as provided in § 17.64.010(E), lot area coverage by Lots with two-story buildings or structures shall not exceed 30% coverage of the total lot area.”

SECTION 7. Section 17.12.120 (Coverage) of Chapter 17.12 (R-12.0 Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.12.120 Coverage.

Except as provided in § 17.64.010(E), lot area coverage by single story buildings or structures shall not exceed 40% of the total lot area. Except as provided in § 17.64.010(E), lot area coverage by lots with two-story buildings or structures shall not exceed 30% coverage of the total lot area.”

SECTION 8. Section 17.20.120 (Coverage) of Chapter 17.20 (R-1-14.4 Single Family Residential Zone) of Title 17 (Zoning) of the Corona Municipal Code is hereby revised in its entirety to read as follows:

“17.20.120 Coverage.

Except as provided in § 17.64.010(E), lot area coverage by single story buildings or structures shall not exceed 40% of the total lot area. Except as provided in § 17.64.010(E), lot area coverage by lots with two-story buildings or structures shall not exceed 30% coverage of the total lot area.”

SECTION 9. Subsection (E) is hereby added to Section 17.64.010 (Lots – Area and Dimension) of Chapter 17.64 (Lots and Yards) of Title 17 (Zoning) of the Corona Municipal Code to read as follows:

“(E) The lot area coverage by single story buildings or structures on legal lots that are 9,600 square feet in area or smaller and do not otherwise satisfy the minimum lot area requirement of the residential zone in which the lot is located shall not exceed 45% of the total lot area. The lot area coverage by two-story buildings or structures on legal lots that are 9,600 square feet in area or smaller and do not otherwise satisfy the minimum lot area requirement of the residential zone in which the lot is located shall not exceed 35% of the total lot area.”

SECTION 10. Subsections 17.85.040(B)(2) and (C)(3) of Section 17.85.040 (Development Standards) of Chapter 17.85 (Accessory Dwelling Unit) of Title 17 (Zoning) of the Corona Municipal Code are hereby amended in their entirety to read as follows:

“(A) The accessory dwelling unit shall be located on the same lot as the primary unit and may be contained within the existing space of the primary unit, attached to the primary unit, or detached from the primary unit.

(B) Parking for an accessory dwelling unit is required in the following manner:

(1) No additional parking is required for an accessory dwelling unit contained within the existing space of a primary unit or an existing accessory structure. Existing parking area for the primary unit converted to an accessory dwelling unit shall be replaced with off-street parking on the lot the primary unit is located. Replacement parking may be provided as covered parking, uncovered parking and tandem parking and may be provided on an existing driveway in the front yard setback, provided that the driveway is at least 20 feet in depth.

(2) An accessory dwelling unit attached or detached from the primary unit shall provide one parking space per unit or one parking space per bedroom, whichever is less. Parking may be provided on an existing driveway in the front yard setback area of the lot on which the accessory dwelling unit is located, provided that the driveway is at least 20 feet in depth.

(3) Parking spaces shall be paved or on another surface approved by the Community Development Director, such as compacted decomposed granite. Parking on dirt or landscaped areas is prohibited.

(4) A front yard landscaped area is required to be maintained on the lot the accessory dwelling unit is located and shall not be replaced in its entirety to accommodate off-street parking.

(C) Notwithstanding the foregoing, no additional parking spaces beyond that required for the primary unit shall be required for an accessory dwelling unit that meets any of the following criteria:

(1) The accessory dwelling unit is located within one-half mile of public transit.

(2) The accessory dwelling unit is located within a historic district identified in the city's Register of Historic Resources.

(3) The accessory dwelling unit is contained within the existing ~~primary unit or space of an existing primary unit or existing~~ accessory building.

(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(5) When there is a car share vehicle located within one block of the accessory dwelling unit.

(D) The minimum dwelling unit area for the primary unit after construction of the accessory dwelling unit shall meet the minimum dwelling unit area required by the zone in which both units are located.

(E) The total floor area for an attached or detached accessory dwelling unit shall not exceed 1,200 square feet or result in a total built area that would result in exceeding the maximum lot area coverage as prescribed per the underlying residential zone. This standard shall not apply to an accessory dwelling unit that is contained within the existing space of an existing primary unit or an existing accessory building.

(F) The location of and improvements for the accessory dwelling unit shall conform with the yard setback, distance between buildings, building height, and landscaping requirements of the zone in which it is to be located, except as applied in the following:

(1) No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a minimum setback of five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.

(G) An accessory dwelling unit shall have a separate independent entrance from the primary unit.

(H) A manufactured home on a permanent foundation may be permitted in any zone as an accessory dwelling unit, subject to the provisions of Chapter 17.81.

(I) The accessory dwelling unit shall be architecturally compatible with the primary unit, with respect to style, roof pitch, color, and exterior materials.

(J) No more than one accessory dwelling unit shall be permitted on each lot zoned for single family or multiple family residential use.

(K) Fire sprinklers shall not be required for an accessory dwelling unit that is 1,200 square feet or less in size if the existing primary unit is not required to have fire sprinklers. If the existing primary unit is required to have fire sprinklers, the accessory dwelling unit shall be required to have fire sprinklers.”

SECTION 11. Official Record. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is the Community Development Director of the City of Corona.

SECTION 12. Severability. If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 13. Effective Date. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper published and circulated in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

PASSED, APPROVED AND ADOPTED this 19th day of December, 2018.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held the 6th day of December, 2018, and thereafter at a regular meeting held on the 19th day of December, 2018, it was duly passed and adopted by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 19th day of December, 2018.

City Clerk of the City of Corona, California

(SEAL)

SUMMARY

On December 19, 2018, the Corona City Council will consider amending several sections of Title 17 (Zoning) of the Corona Municipal Code to change the maximum lot coverage limitations for legally subdivided lots that are significantly smaller than the minimum lot size for the zoning district in which the lot is located and to clarify the parking requirements pertaining to accessory dwelling units. A certified copy of the full text of this proposed ordinance amendment is posted at the City Clerk/Community Information Office.

The City Council meets at 6:30 p.m. in the Council Chambers in the Corona City Hall located at 400 South Vicentia Avenue. The City Clerk/Community Information Office is located in Suite 155 of the City Hall near the Council Chambers.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

**MEMORANDUM**

DATE: May 29, 2018

TO: Planning Directors and Interested Parties

FROM: Zachary Olmstead, Deputy Director
Division of Housing Policy Development 

SUBJECT: **Local Agency Accessory Dwelling Units
Chapter 594, Statutes of 2017 (Senate Bill 229) and
Chapter 602, Statutes of 2017 (Assembly Bill 494)**

This memorandum is to inform you of the amendments to California law, effective January 1, 2018, regarding the creation of accessory dwelling units (ADU). Chapter 594, Statutes of 2017 (Senate Bill 229) and Chapter 602, Statutes of 2017 (Assembly Bill 494) build upon recent changes to ADU law (Government Code (GC) Section 65852.2) and further address barriers to the development of ADUs.

SB 229 and AB 494, among other changes, addresses the following:

- Clarifies an ADU can be created through the conversion of a garage, carport or covered parking structure.
- Requires special districts and water corporations to charge a proportional fee scale based upon the ADUs size or its number of plumbing fixtures.
- Reduces the maximum number of parking spaces for an ADU to one space.
- Allows replacement parking spaces to be located in any configuration, as a result, of a parking structure conversion to an ADU.
- Authorizes the Department of Housing and Community Development to review and comment on ADU ordinances.
- Defines the term "tandem parking" to mean two or more automobiles.

For assistance, please see the amended statute in Attachment A. In addition, pursuant to GC Section 65852.2(h), adopted ADU ordinances shall be submitted to HCD within 60 days of adoption. For more information and updates, please contact Greg Nickless, Housing Policy Analyst, at 916-274-6244.

EXHIBIT 2

ATTACHMENT A

TITLE 7, DIVISION 2, CHAPTER 4, ARTICLE 2

SB 229 and AB 494 Accessory Dwelling Units (65852.2)

Section 65852.2 of the Government Code is amended to read:

65852.2.

(a) (1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in ~~single-family and multifamily residential zones~~ areas zoned to allow single-family or multifamily use. The ordinance shall do all of the following:

(A) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on ~~criteria~~, *criteria* that may include, but are not limited to, the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety.

(B) (i) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, lot coverage, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Places.

(ii) Notwithstanding clause (i), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(C) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(D) Require the accessory dwelling units to comply with all of the following:

(i) The unit ~~is not intended for sale~~ may be rented separate from the primary ~~residence and~~ residence, but may be rented. ~~not be sold or otherwise conveyed separate from the primary residence.~~

(ii) The lot is zoned ~~for to allow~~ single-family or multifamily use and ~~contains an existing~~, includes a proposed or existing single-family dwelling.

(iii) The accessory dwelling unit is either attached ~~to the existing dwelling~~ or located within the living area of the proposed or existing primary dwelling or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.

(iv) The ~~increased floor~~ total area of floorspace of an attached accessory dwelling unit shall not exceed 50 percent of the ~~existing living area, with a maximum increase in floor area of~~ proposed or existing primary dwelling living area or 1,200 square feet.

(v) The total area of floorspace for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(vii) No setback shall be required for an existing garage that is converted to ~~a~~ an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.

(viii) Local building code requirements that apply to detached dwellings, as appropriate.

(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.

(x) (I) Parking requirements for accessory dwelling units shall not exceed one parking space per unit or per ~~bedroom~~ bedroom, whichever is less. These spaces may be provided as tandem parking on ~~an existing~~ a driveway.

(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety ~~conditions, or that it is not permitted anywhere else in the jurisdiction~~ conditions.

(III) This clause shall not apply to a unit that is described in subdivision (d).

(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, and the local agency requires that those offstreet parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts. This clause shall not apply to a unit that is described in subdivision (d).

(2) The ordinance shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(3) When a local agency receives its first application on or after July 1, 2003, for a permit pursuant to this subdivision, the application shall be considered ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits, within 120 days after receiving the application. A local agency may charge a fee to reimburse it for costs that it incurs as a result of amendments to this paragraph enacted during the 2001–02 Regular Session of the Legislature, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

(4) An existing ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency subsequent to the effective date of the act adding this paragraph shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this subdivision. In the event that a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this subdivision, that ordinance shall be null and void upon the effective date of the act adding this paragraph and that agency shall thereafter apply the standards established in this subdivision for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this section.

(5) No other local ordinance, policy, or regulation shall be the basis for the denial of a building permit or a use permit under this subdivision.

(6) This subdivision establishes the maximum standards that local agencies shall use to evaluate a proposed accessory dwelling unit on a lot zoned for residential use that ~~contains an~~ includes a proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be utilized or imposed, except that a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant or that the property be used for rentals of terms longer than 30 days.

(7) A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of an accessory dwelling unit if these provisions are consistent with the limitations of this subdivision.

(8) An accessory dwelling unit that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(b) When a local agency that has not adopted an ordinance governing accessory dwelling units in accordance with subdivision (a) receives ~~its first application on or after July 1, 1983, an~~ application for a permit to create an accessory dwelling unit pursuant to this subdivision, the local agency shall ~~accept the application and~~ approve or disapprove the application ministerially without discretionary review pursuant to subdivision (a) within 120 days after receiving the application.

(c) A local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units. No minimum or maximum size for an accessory dwelling unit, or size based upon a percentage of the *proposed or existing primary* dwelling, shall be established by ordinance for either attached or detached dwellings that does not permit at least an efficiency unit to be constructed in compliance with local development standards. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

(d) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

(1) The accessory dwelling unit is located within one-half mile of public transit.

(2) The accessory dwelling unit is located within an architecturally and historically significant historic district.

- (3) The accessory dwelling unit is part of the *proposed* or existing primary residence or an ~~existing~~-accessory structure.
- (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (5) When there is a car share vehicle located within one block of the accessory dwelling unit.
- (e) Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit to create within a ~~single-family residential zone~~-zone for single-family use one accessory dwelling unit per single-family lot if the unit is contained within the existing space of a single-family residence or accessory structure, *including, but not limited to, a studio, pool house, or other similar structure*, has independent exterior access from the existing residence, and the side and rear setbacks are sufficient for fire safety. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. *A city may require owner occupancy for either the primary or the accessory dwelling unit created through this process.*
- (f) (1) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).
- (2) Accessory dwelling units shall not be considered ~~new residential uses~~ by a local agency, special district, or water corporation to be a new residential use for the purposes of calculating ~~local agency~~-connection fees or capacity charges for utilities, including water and sewer service.
- (A) For an accessory dwelling unit described in subdivision (e), a local ~~agency~~-agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.
- (B) For an accessory dwelling unit that is not described in subdivision (e), a local ~~agency~~-agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- (g) This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit.
- (h) Local agencies shall submit a copy of the ordinance adopted pursuant to subdivision (a) to the Department of Housing and Community Development within 60 days after adoption. *The department may review and comment on this submitted ordinance.*
- (i) As used in this section, the following terms mean:
- (1) "Living area" means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.
- (2) "Local agency" means a city, county, or city and county, whether general law or chartered.
- (3) For purposes of this section, "neighborhood" has the same meaning as set forth in Section 65589.5.
- (4) "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes the following:
- (A) An efficiency unit, as defined in Section 17958.1 of *the* Health and Safety Code.
- (B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.
- (5) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
- (6) "*Tandem parking*" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
- (j) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.



Agenda Report

File #: 18-2231

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

ZTA2018-0001: Proposal to amend various sections of, and add a new subsection to, Title 17 pertaining to: 1) lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and 2) amend Sections 17.85.040(B)(2) and (C)(3) pertaining to parking requirements for accessory dwelling units in order to conform with recent state legislation (Applicant: City of Corona).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL OF ZTA2018-0001** to the City Council, based on the findings contained in the staff report.

BACKGROUND

ZTA2018-0001 features two components within the same zone text amendment. The first involving the lot coverage limitations on smaller lots within larger lot zones has been precipitated by a circumstance involving the potential development of a single-family home on a residential lot that is located in a zone that requires a larger estate-sized minimum lot area. In this particular situation, the vacant residential lot and many like it are located in the southeast portion of the city known as the Overlook Addition that was a very old subdivision that created lots most of which approximate 50 feet wide by 130 or 135 feet deep with total lot areas of 6,500 to 6,750 square feet (Exhibit D). However, these lots are zoned R-1-14.4 which is a residential estate zoning with a minimum lot size of 14,400 square feet reflective of the zoning in the greater area that implements the underlying General Plan designation of ER (Estate Residential, 1-3 du/ac).

The R-1-14.4 Zone imposes a maximum lot coverage limit of 40% for single story residences and 30% for two-story residences. With legal lots that are significantly smaller than the 14,400 square feet per the zone, a distinct disadvantage is imposed upon these smaller lots with this coverage limitation.

This amendment will enable these types of smaller lots to develop at standards more at parity with

the R-1-7.2 Zone which establishes a minimum lot size of 7,200 square feet but provides for a coverage requirement of 45% for single story residences, and 35% for two-story residences. This will result in a more equitable standard for lots that are themselves less than 7,200 square feet by virtue of the older subdivisions.

The reason that a variance was not the best approach to the challenge is because of the numerous such lots in the general vicinity of the southeast portion of the city that have the same circumstance of being smaller, legally subdivided lots that fall within a zone for larger lots. It should be noted that there could be other areas of the city where this same situation exists, and any qualifying lots would benefit from this provision, not just those in the Overlook Addition.

The second component of this zone text amendment is a simple change to Chapter 17.85 to conform the Accessory Dwelling Unit development standards to somewhat minor refinements made at the state level that became effective as of January 2018. The Accessory Dwelling Unit (ADU) code chapter was approved in April 2017 and established provisions in the municipal code to conform to state legislation intended to facilitate the provision of affordable housing in various forms of secondary units on residential lots. Whereas that amendment extensively introduced the types and standards for such ADUs, this amendment consistently reflects minor revisions that have been made to the California Government Code Section 65852.2 as hereinafter described in the second component of the amendment.

Essentially, parking for ADUs is required based on a per-bedroom ratio. This amendment asserts *per unit or bedroom, whichever is less*, as it was likely recognized that the per-bedroom standard could be more stringent, and the intent is to make the ADU provisions less stringent. The amendment also revises text to recognize that accessory buildings do not necessarily have to be *existing* as the current statute provides. It could also pertain theoretically to future accessory buildings, thus, the refinement to the language.

PROPOSED AMENDMENT

Part 1

The following text features added verbiage shown in red and underlined. Black text is existing to remain.

CHAPTER 17.64 - LOTS AND YARDS

17.64.010(E) Lots - Area, dimension, and coverage.

Legal lots in residential zones that are substandard in area based on the requirements of the respective zone and are 9,600 square feet in area or smaller are allowed to have a building lot coverage of 45% for single-story residences and 35% for two-story residences.

17.06.120 Coverage. (Agriculture Zone, 5 acre minimum lot size)

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

17.08.120 Coverage. (A-14.4 Zone, Single Family Residential, 14,400 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

17.10.120 Coverage. (R-1A Zone, Single Family Residential, 40,000 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

17.11.120 Coverage. (R-1-20 Zone, Single Family Residential, 20,000 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

17.12.120 Coverage. (R-1-12 Zone, Single Family Residential, 12,000 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

17.20.120 Coverage. (R-1-14.4 Zone, Single Family Residential, 14,400 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

Part 2

Part 2 of the amendment features the existing text shown below with added text in red underline and text removed in strike-out.

17.85.040 Development Standards. (For Accessory Dwelling Units)

(B) (2) An accessory dwelling unit attached or detached from the primary unit shall provide one parking space per unit or one parking space per bedroom, whichever is less. Parking may be provided on an existing driveway in the front yard setback area of the lot on which the accessory dwelling unit is located, provided that the driveway is at least 20 feet in depth

(C)(3) The accessory dwelling unit is contained within the existing primary unit or ~~existing~~ accessory building.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.07 of the City's Local CEQA Guidelines, which state that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action amends language in the municipal code, and there is no possibility that adopting the referenced ordinance will have a significant effect on the environment. Therefore, a Notice of Exemption has been prepared for the project (Exhibit E).

FISCAL IMPACT

This amendment is city-staff initiated, and therefore, no fees were collected for the processing of this application.

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was advertised in *The Sentinel Weekly News* and posted at city hall and on the city's website. As of the preparation of this report staff has received no contact in relation to the code changes.

STAFF ANALYSIS

The rationale for this amendment is to create a fair standard by which smaller lots can benefit from the same basic privilege of comparable lot coverage limitations as that which exists for similar sized lots located in smaller lot zones. The amendment creates parity between lot coverage limitations for legal smaller single-family residential lots and similar sized lots in the R-1-7.2 Zone. This provision is not inconsistent with General Plan goals and policies related to the infill development of single-family residential lots as detailed in the Findings below.

The amendment also maintains consistency with state statutes as they relate to the provision of Accessory Dwelling Units. Consistency with the city's General Plan was established with the implementation of the ADU ordinance in 2017, and this amendment does not compromise but rather extends that consistency. This amendment makes minor revisions that establish parking requirements based on the lessor of unit count or bedroom count. The amendment also recognizes that accessory structures may not necessarily be *existing* for the purposes of establishing an ADU related to that structure allowing for the same with any future accessory structures on residential lots.

FINDINGS FOR APPROVAL OF ZTA2018-0001

1. A preliminary exemption assessment has been prepared by the City of Corona and it has shown that this project does not require further environmental assessment because under CEQA Guidelines Section 15061(b)(3), General Rule exemptions apply to actions that have no possibility of significant environmental effect. This action amends language in the municipal code, and there is no possibility that the adoption of the ordinance will have a significant effect on the environment.
2. The proposed amendment is consistent with the General Plan for the following reasons:
 - a. *The General Plan includes a Growth and Development Policy Map (Figure 4) which identifies the infill and urban expansion areas across the city and includes the smaller Overlook Addition properties which will benefit from the lot coverage provisions provided by this amendment. The policy map recognizes vacant lands on which new development will be permitted including small undeveloped parcels within existing developed neighborhoods which this amendment will facilitate.*
 - b. *The amendment is consistent with Policy 1.8.1 promoting the conservation of existing residential neighborhoods and permitting the infill of housing that is compatible in density and scale with existing uses.*
 - c. *The amendment maintains consistency with General Plan Policy 1.7.1 by accommodating the development of a diversity of residential housing types that meet the needs of and is affordable for Corona's residents in accordance with the applicable design*

and development standards.

- d. The amendment maintains consistency with General Plan Policy 1.7.3 allowing for the development of second units in appropriate residential zones, provided that parking, design and other neighborhood impacts are fully addressed, in accordance with state statutory requirements.*
3. The proposed amendment is consistent with intent of Title 17 of the Corona Municipal Code for the following reasons:
 - a. This amendment is consistent with the intent of Title 17 of the Corona Municipal Code to regulate properties for the purpose of protecting the public health, safety and welfare, to create and maintain an attractive city, and to improve the quality of life for the residents of Corona.*
 4. The proposed amendment will provide for the public health, safety, and welfare for the following reasons:
 - a. The amendment enables special lot coverage standards that are appropriate for substandard legal lots that exist in larger lot zones that otherwise are subject to excessive coverage limitations not at parity with similarly sized lots; this poses no threat to public health, safety or welfare.*
 - b. The amendment retains necessary development standards that ensure single family residential development is done in an orderly and safe manner.*
 - c. The amendment continues the necessary compliance with state statutory requirements for accessory dwelling units.*

PREPARED BY: TERRI MANUEL, AICP, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Exhibit A - Proposed zone text amendment to CMC Chapter 17.64 (Lots and Yards)
2. Exhibit B - Proposed zone text amendment to CMC Chapters 17.06, 17.08, 17.10, 17.11, 17.12 and 17.20 (Agriculture and Single Family Zones).
3. Exhibit C - Proposed zone text amendment to Chapter 17.85 (Accessory Dwelling Units).
4. Exhibit D - Aerial depicting small lot development in the Overlook Addition.
5. Exhibit E - Environmental documentation.
6. Exhibit F - Letter of support from Ms. Melissa Hendrickson.

Case Planner: Terri Manuel (951) 736-2434

ZTA2018-0001

CHAPTER 17.64 – LOTS AND YARDS

 17.64.010(E) Lots – Area, dimension, and coverage.

Legal lots in residential zones that are substandard in area based on the requirements of the respective zone and are 9,600 square feet in area or smaller are allowed to have a building lot coverage of 45% for single-story residences and 35% for two-story residences.

CHAPTER 17.06 – AGRICULTURAL ZONE; CHAPTER 17.08 – A-14.4 ZONE;
CHAPTER 17.10 - R-1A ZONE; CHAPTER 17.11 – R-1-20 ZONE; CHAPTER 17.12 –
R-1-12 ZONE; CHAPTER 17.20 – R-1-14.4 ZONE

- 📖 17.06.120 Coverage. (Agriculture Zone, 5 acre minimum lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).
- 📖 17.08.120 Coverage. (A-14.4 Zone, Single Family Residential, 14,400 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).
- 📖 17.10.120 Coverage. (R-1A Zone, Single Family Residential, 40,000 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).
- 📖 17.11.120 Coverage. (R-1-20 Zone, Single Family Residential, 20,000 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).
- 📖 17.12.120 Coverage. (R-1-12 Zone, Single Family Residential, 12,000 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).
- 📖 17.20.120 Coverage. (R-1-14.4 Zone, Single Family Residential, 14,400 s.f. min. lot size)
Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).
-

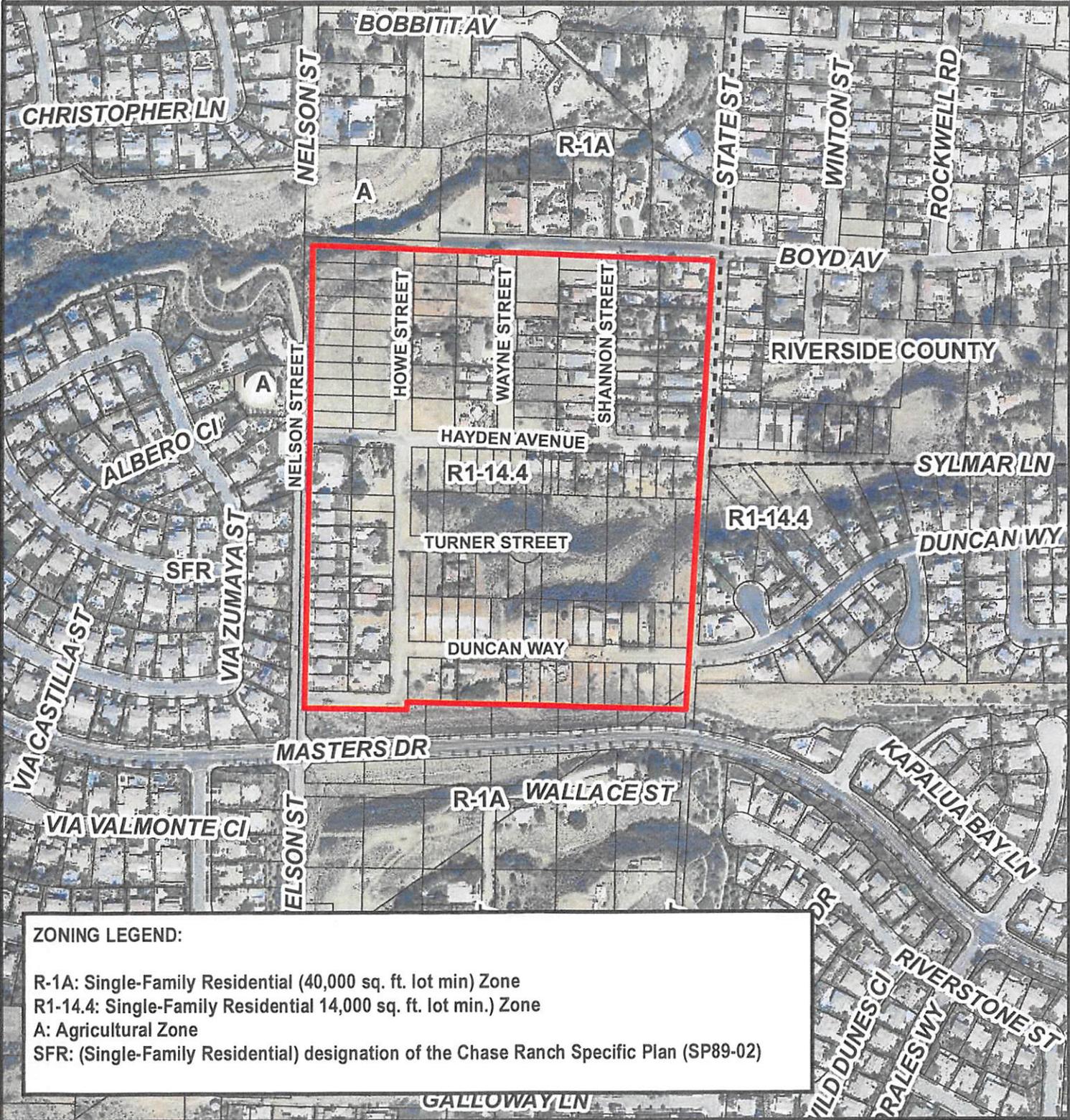
CHAPTER 17.85 – ACCESSORY DWELLING UNITS

17.85.040 Development Standards. (For Accessory Dwelling Units)

(B) (2) An accessory dwelling unit attached or detached from the primary unit shall provide one parking space per unit or one parking space per bedroom, whichever is less. Parking may be provided on an existing driveway in the front yard setback area of the lot on which the accessory dwelling unit is located, provided that the driveway is at least 20 feet in depth

(C)(3) The accessory dwelling unit is contained within the existing primary unit or ~~existing~~ accessory building.

AERIAL & ZONING MAP



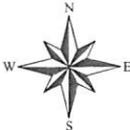
ZONING LEGEND:

- R-1A: Single-Family Residential (40,000 sq. ft. lot min) Zone
- R1-14.4: Single-Family Residential 14,000 sq. ft. lot min.) Zone
- A: Agricultural Zone
- SFR: (Single-Family Residential) designation of the Chase Ranch Specific Plan (SP89-02)



Date: 10/29/2018

ZTA2018-0001





CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project: ZTA2018-0001

Proposal to amend various sections of, and add a new subsection to, Title 17 pertaining to lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and amend 17.85.040(B)(2) and (C)(3) pertaining to the parking requirements for accessory dwelling units in order to conform with recent state legislation (Applicant: City of Corona).

Entity or Person Undertaking Project:

A. Public Agency: City of Corona, 400 S. Vicentia Avenue, Corona, CA 02882; 951-736-2299

B. Other (private):

Name:
Address:
Telephone No.:

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- A. The proposed action does not constitute a project under CEQA.
- B. The project is a Ministerial Project.
- C. The project is an Emergency Project.
- D. The project constitutes a feasibility or planning study.
- E. The project is categorically exempt.
- F. The project is a statutory exemption. Code section number:
- G. The project is otherwise exempt on the following basis: ZTA2018-0001 is exempt pursuant to Section 15061(b)(3) of the Guidelines for Implementing the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment revises language in the municipal code, and there is no possibility that adopting this Ordinance will have a significant effect on the environment.
- H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: _____

Terri Manuel, AICP, Planning Manager
Lead Agency Representative



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: *ZTA2018-0001*
2. Project location (specific): *Citywide*
3. a. Project location - *City of Corona*
b. Project location - *County of Riverside*
4. Description of nature, purpose and beneficiaries of project:

Proposal to amend various sections of, and add a new subsection to, Title 17 pertaining to lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and amend 17.85.040(B)(2) and (C)(3) pertaining to the parking requirements for accessory dwelling units in order to conform with recent state legislation (Applicant: City of Corona).

5. Name of public agency approving project: ***City of Corona***
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: ***City of Corona***
7. Exempt Status (check one):
 - a. Ministerial Project
 - b. Not a project
 - c. Emergency project
 - d. Categorical Exemption. State type and class number:
 - e. Declared Emergency
 - f. Statutory Exemption. State code section number:
 - g. Other: Explain: *General Rule exemption, CEQA Guidelines Section 15061(b)(3)*

8. Reasons why the project is exempt:

ZTA2018-0001 is exempt pursuant to Section 15061(b)(3) of the Guidelines for Implementing the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment revises language in the municipal code, and there is no possibility that adopting this Ordinance will have a significant effect on the environment.

9. Contact Person/Telephone No.: *Terri Manuel, AICP, Planning Manager (951) 736-2434*
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: _____

Signature: _____
*Terri Manuel, AICP, Planning Manager
Lead Agency Representative*

November 1, 2018

To: Planning & Housing Commissioners

Regarding: Zone Text Amendment

Property location: 1735 Duncan Way Corona, CA. 92881 / Lot size: 6,750 sq ft.

I would like to state my personal support for this zone text amendment change request.

This area known as Overlook was grandfathered into the City from the County in previous years. At that time; it was given a zoning of R. 14-4 at 30% buildable footprint.

With the help of our City staff further investing the City as a whole it came to our attention that the Overlook area within the City has a 30% buildable footprint while the smallest standard lot size outside this area is 7,200 sq ft at 35% footprint = 2,520 sq. ft. footprint. The Overlook substandard lot size is 6,750 at 30% = 2,025 sq. ft. footprint.

Amendment of the zone text to meet the City's R.14-4 smallest lots size of 7,200 sq. ft. at 35% will bring the substandard lots in the Overlook area to an equal and accurate zoning standard. This change will allow for the substandard lot size to be a 6,750 sq ft at 35% = 2,362.5 footprint. In that figure includes a 2-car garage, leaving 1,900 sq ft. of interior living space. This is an overall minimal increase of 337.5 sq ft.

My personal reason for working with the City staff on this ZTA is because I would like to build a 2-story home that will allow for as many bedrooms and living space on the bottom floor for the aging population.

In closing I would like to express my gratitude and appreciation to Terri who took time out of her under-staffed and very busy schedule along with Joanne to help me find a solution that in the end was a fair compromise between both the City and the property owner. I would also like to personally thank Darrell for encouraging me to reach back out to Terri and Joanne for an upcoming Committee review.

Sincerely,
Melissa Hendrickson
1662 Cherokee Rd.
Corona, Ca 92881

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Tuesday, November 13, 2018

6:00 PM

Council Chambers

Planning and Housing Commission

Mitchell Norton, Chair
Timothy Jones, Vice Chair
Tony Dunn, Commissioner
Jeff Ruscigno, Commissioner
Vacant, Commissioner

EXHIBIT 4

ROLLCALL

Present 4 - Tim Jones, Mitchell Norton, Jeff Ruscigno, and Tony Dunn

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

Commissioner Ruscigno led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

JOE MORGAN, RESIDENT, addressed his concern regarding All American Asphalt and the monitoring of certain issues that were presented by the residents at the October 22, 2018 Planning and Housing Commission meeting. The project was approved by City Council on November 7, 2018; however, Mr. Morgan stated the agreement to monitor the issues raised by residents was not in official writing.

JOANNE COLETTA, DIRECTOR, stated for clarification, a condition of approval was added to the Surface Mining Permit, and it is part of the public record.

4. MEETING MINUTES

[18-2162](#) Approval of minutes for the Planning and Housing Commission meeting of September 24, 2018.

Attachments: [20180924-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of September 24, 2018. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2252](#) Approval of minutes for the Planning and Housing Commission meeting of October 22, 2018.

Attachments: [20181022-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of October 22, 2018. The motion carried by the following vote:

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

[18-2255](#)

GPA2018-0001: Application to amend the General Plan designation on approximately 31 acres from Agriculture to MDR (Medium Density Residential, 6-15 du/ac) on 17.4 acres and OS (Open Space) on 11.2 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 42.5 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 110.1 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.0 acres for the project located west of Interstate 15, south of Eagle Glen Parkway in the Arantine Hills Specific Plan. (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2256](#)

DA15-001 Amendment: First amendment to the Arantine Hills Development Agreement (DA15-001) to include and extend the development rights and obligations of the original development agreement to the 31.2 acres proposed to be added to the project area by SPA2018-0001, an application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2257](#)

SPA2018-0001: Application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, to:

- 1) re-allocate units among the planning areas *with no additional units being added* and distribute the allowable units across a wider area by including 31.2 acres into the specific plan boundary along the southerly perimeter establishing new Planning Area 17 with an MDR (Medium Density Residential) designation (17.4 acres) and Planning Area 16A with an OS (Open Space) designation (11.1 acres) plus 2.6 acres of street right-of-way;
- 2) amend Planning Area 1 from Low Density Residential (LDR, 27.6 acres) to Medium Density Residential (MDR, 33.4 acres); Planning Area 2 from Medium Density Residential (MDR, 23.2 acres) to High Density Residential (HDR, 17.4 acres); Planning Area 6 from High Density Residential (HDR, 17.4 acres) to Medium Density Residential

(MDR, 17.4 acres); Planning Area 8, Low Density Residential (LDR) from 48 to 42.5 acres; Planning Area 9, Medium Density Residential (MDR) from 10.2 to 10.5 acres; Planning Area 10, High Density Residential (HDR) from 16.9 to 21.6 acres; Planning Area 12 from Medium Density Residential (MDR, 9.5 acres) to Open Space (OS, 9.5 acres); **3**) amend Planning Area 14 (MDR, 25.9 acres) reducing 167 units to 154 units; **4**) add a new Planning Area 18 for 1.2 acres of additional Park (P); and **5**) commensurate conforming revisions to the specific plan document (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2258](#)

PM 37036: Application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of the Arantine Hills Specific Plan (SP09-001), located west of Interstate 15, south of Eagle Glen Parkway (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

Chair Norton stated that the applicant requested a continuance to the Planning and Housing Commission meeting of November 26, 2018. Chair Norton asked if there is anyone from the public that wants to comment on these applications at this time.

FRED MYERS, RIVERSIDE COUNTY RESIDENT, thanked staff for taking action on certain items he presented at the October 22, 2018 Planning and Housing Commission meeting. Mr. Myers spoke on a Memorandum of Sale Agreement from 2016 and stated he will address his other concerns at the November 26, 2018 Planning and Housing Commission meeting.

A motion was made by Ruscigno seconded by Dunn, that the Planning and Housing Commission CONTINUE items GPA2018-0001, SPA2018-0001, DA15-001, and PM 37036 to the Planning and Housing Commission meeting of November 26, 2018. The motion carried by the following vote:

[18-2233](#)

SUF2018-0001: Request for a similar use finding that metal punching and pressing of small components is considered similar to uses permitted in the M-1 (Light Manufacturing) Zone, such as the use machine shop, the manufacturing of goods made from metal, and the manufacturing of electronic equipment, components, and products. (Applicant: Nicholas Ravlich of Ravlich Enterprises, LLC 10550 Lawson River Avenue Fountain Valley, CA 92708).

Attachments: [Staff Report](#)
[Resolution No. 2526](#)
[Exhibit A - Corona Municipal Code Chapter 17.44.030 Permitted Uses](#)
[Exhibit B - Applicant's letter dated October 3, 2018 describing the use and operations of the business](#)
[Exhibit C - Environmental Documentation](#)
[PPT for SUF2018-0001](#)

Commissioner Ruscigno recused himself due to a conflict of interest.

At the request of Chair Norton, Lupita Garcia, Assistant Planner, reviewed the staff report for SUF2018-0001. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

ADAM HILL, REPRESENTING RAVLICH ENTERPRISES, LLC, provided a brief overview of the project and why there is a need for it.

Commissioner Jones asked about the decibel level and how that was determined.

Ms. Garcia said the decibel reading was taken at their existing location, while the press machines were being used.

Chair Norton opened the public hearing.

BRIAN TRESSEN, RESIDENT, spoke in favor of the project.

JOE MORGAN, RESIDENT, spoke in favor of the project. He suggested possibly changing the ordinance.

Chair Norton closed the public hearing.

Discussion ensued between the Commission and staff regarding the threshold between small and larger pieces of metal.

A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission GRANT SUF2018-0001, and adopt Resolution No. 2526 based on the analysis and findings made pursuant of Section 17.88.050 of the Corona Municipal Code that metal punching and pressing of small components is permitted in the M-1 (Light Manufacturing) Zone and similar to the use machine shop, the manufacturing of goods made from metal and the manufacturing of electronic equipment, components, and products. The motion carried by the following vote:

Aye: 3 - Jones, Norton, and Dunn

Recused: 1 - Ruscigno

[18-2220](#)

PM 36667: Parcel map application to subdivide 1.60 acres into four parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend, LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Parcel Map 36667](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter, dated October 8, 2018, providing essential subdivision information](#)

[Exhibit D - Information regarding community meetings held in April and May 2016](#)

[Exhibit E - Flyer for community meeting held on October 15, 2018](#)

[Exhibit F - Presentation for community meeting held on October 15, 2018](#)

[Exhibit G - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit H - Environmental Documentation](#)

[PM 36667, TTM 36634, PP15-004 PP Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for the three related public hearing items PM 36667, TTM 36634, and PP15-004. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

MICHAEL KIM, PROJECT ENGINEER REPRESENTING POPPYBEND LLC., thanked staff for hearing the proposal.

MELVIN AOU, REPRESENTING POPPYBEND LLC, stated he is available to answer any questions.

CATHERINE HALLETT, RESIDENT, spoke on her concern regarding the fact that the largest home proposed in the project will be located right behind her home. Her request is that a smaller home be built behind her home and that the setbacks be similar. Ms. Hallett also mentioned her concern about the maintenance and upkeep to the proposed landscape area. Ms. Hallett stated she is also speaking on behalf of one of her neighbors who has the same concerns.

HOWARD LOMBARDI, RESIDENT, spoke on his concern regarding the stability of the existing block wall once the grading begins, the ability to maintain the area by the 11 residents, and the accessibility of the area from the street.

KATHY HUMPHRY, RESIDENT, spoke on her concerns regarding the maintenance of the slope and the maintenance of the existing iron fencing.

AMIT CHANDRA, RESIDENT, spoken on his concern regarding additional traffic.

Chair Norton closed the public hearing.

DON SCHWEITZER, ARCHITECT FOR THE PROJECT, addressed the concerns regarding the setbacks and size of the properties.

Mr. Aou addressed the concerns regarding the maintenance of the landscape areas, the stability of the existing retaining wall, and traffic concerns.

Mr. Kim addressed the concern regarding accessibility of the area from the street and the placement of other single story homes.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, provided information on the traffic study and on the proposed wall. Mr. Koper recommended that the current homeowners photo-document the condition of the existing retaining wall and their swimming pools. Mr. Koper also spoke on the CC and Rs that will directly effect each property owner.

Commissioner Dunn asked for clarification on the block wall that was mentioned earlier.

Mr. Koper provided an explanation between the existing wall and the new proposed wall.

Discussion ensued between Vice Chair Jones, staff and the applicant on the type of shrubbery that will be planted and the height of the shrubbery. Mr. Koper indicated only shrubs will be planted in this area, but no trees. Trees could potentially undermine the retaining wall.

Discussion ensued between Commissioner Ruscigno, staff and the applicant regarding the protective guard rail, shrubbery and landscape, parking options and clarification on the Homeowners Association.

Commissioner Ruscigno stated he would like to add a condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site be 36-inch box in size at the time of installation.

Chair Norton reopened the public hearing.

TOM RICHINS, RESIDENT, applauded the Planning and Housing Commissioners for their well thought-out questions. He is in favor of this project.

Chair Norton closed the public hearing.

A motion was made by Jones, seconded by Ruscigno, that the Planning and Housing Commission recommend APPROVAL of PM 36667 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2253](#)

TTM 36634: Tentative tract map application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 36634](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Applicant's letter, dated October 8, 2018, giving required subdivision information](#)

[Exhibit E - Information regarding community meetings held in April and May 2016](#)

[Exhibit F - Letter from Monte Verde HOA, dated October 27, 2018](#)

[Exhibit G - Mailer for community meeting held on October 15, 2018](#)

[Exhibit H - Presentation for community meeting held on October 15, 2018](#)

[Exhibit I - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit J - Mailer for Ferndale Street residences](#)

[Exhibit K - Public correspondence](#)

[Exhibit L - Environmental Documentation](#)

A motion was made by Ruscigno, seconded by Dunn, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of TTM 36634, based on the findings contained in the staff report and conditions of approval. The motion

carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2260](#)

PP15-004: Precise plan application to review the site design, architecture, fencing, and landscaping associated with the development of 11 single-family detached condominium homes on 2.32 acres located on the east side of Hudson Avenue at Poppyseed Lane and four single-family homes on 1.60 acres located at the terminus of Riverbend Circle, generally on the west and east sides of Fullerton Avenue near Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

Attachments: [Staff Report](#)
[Resolution No. 2525](#)
[Locational and Zoning Map](#)
[Exhibit A-1 - Site Plan for Condominium Development](#)
[Exhibit A-2 - Site Plan for Single-Family Development](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit D - Floor Plans for Single-Family Development](#)
[Exhibit E-1 - Colored Elevations for Condominium Development](#)
[Exhibit E-2 - Colored Elevations for Single-Family Development](#)
[Exhibit F-1 - Detailed Elevations for Condominium Development](#)
[Exhibit F-2 - Detailed Elevations for Single-Family Development](#)
[Exhibit G - Landscape Plan for Condominium Development](#)
[Exhibit H - Landscape Plan for Single-Family Development](#)
[Exhibit I - Open Space Plan](#)
[Exhibit J - Fences and Walls for Condominium Development](#)
[Exhibit K - Fences and Walls for Single-Family Development](#)
[Exhibit L - Photos of the South Retaining Wall and Tubular Steel Fence](#)
[Exhibit M - Cross-section Details of the South Project Boundaryline](#)
[Exhibit N - Conceptual Grading Plan for Condominium Development](#)
[Exhibit O - Applicant's letter dated July 17, 2017, addressing criteria for Precise Plan](#)
[Exhibit P - Information regarding community meetings held in April and May 2016](#)
[Exhibit Q - Letter from Monte Verde HOA, dated October 27, 2018](#)
[Exhibit R - Flyer for community meeting held on October 15, 2018](#)
[Exhibit S - Presentation for community meeting held on October 15, 2018](#)
[Exhibit T - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)
[Exhibit U - Mailer for Ferndale Street residences](#)
[Exhibit V - Public correspondence](#)
[Exhibit W - Environmental Documentation for Condominium Development](#)
[Exhibit X - Environmental Documentation](#)

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and the Mitigation Monitoring Plan and adopt Resolution No. 2525 GRANTING PP15-004, with an added condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2254](#)

V2017-0101: Application for a variance from Sections 17.70.060 (A) and 17.70.060 (F) (1) of the Corona Municipal Code to increase the height of a perimeter tube steel fence from five feet to eight feet within the front yard and from seven feet to eight feet within the side and rear yards for a new city water reservoir site located on the southeast corner of Nelson Street and Keith Street (3985 Nelson Street) in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

Attachments:

[Staff Report](#)

[Resolution No. 2524](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C1 - C2 - Fence Plan and Details](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Applicant's letter, dated October 12, 2018](#)

[Exhibit F - Environmental Documentation](#)

[Exhibit G - Letter of objection, dated June 22, 2018](#)

[CUP17-002 V2017-0101 PP Presentation](#)

At the request of Chair Norton, Harald Luna, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items V2017-0101 and CUP17-002. At the conclusion of his presentation, Mr. Luna offered to answer any questions of the Commission.

MAYRA CABRERA, UTILITY ENGINEER, stated she is available to answer any questions.

Commissioner Ruscigno asked what the height is of the reservoir on the north side of Nelson from Masters Drive.

TOM MOODY, DWP GENERAL MANAGER, stated it is 24 feet above grade.

Chair Norton opened the public hearing.

RUSSELL TULL, RESIDENT, spoke on his concern regarding the structural integrity of the water tower and the possibility of flooding due to a crack or a leak. Mr. Tull also spoke on his concern regarding the empty lot adjacent to the proposed water tower and the potential fire hazard that exists due to the weeds.

JOE MORGAN, RESIDENT, asked what the funding source is for this

project. Mr. Morgan stated he is also interested in hearing about the steps the City will take if there is a flood or leak due to the water tower.

Chair Norton closed the public hearing.

Mr. Moody stated that the project will partially be funded by the developer of Arantine Hills, which is their fair share, and partially funded by the current rate-payer. Mr. Moody stated that most of the piping for this project is underground. In addition, inside the piping are check valves. For example, if there is an earthquake, the check valves would automatically shut down. Also, staff would have the ability to control the values if needed.

Vice Chair Jones spoke on his concern regarding potential graffiti to the water tower. He would like to see more mature landscape planted around the tower. He would like all trees to be planted at the project site to be a minimum of 36-inch box in size at time of installation.

Mr. Moody stated staff is willing to use mature landscaping and the department is aware of potential graffiti and will address any graffiti in a timely manner.

Discussion ensued between Commissioner Ruscigno and staff regarding the ground level placement of the water tower.

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2524 GRANTING V2017-0101, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2234](#)

CUP17-002: Conditional Use Permit application to establish a 2.5 million-gallon potable water reservoir on 0.90-acres located at 3985 Nelson Street in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone. (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

Attachments: [Staff Report](#)
[Resolution No. 2523](#)
[Locational and Zoning Map](#)
[Exhibit A - Site Plan](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Conceptual rendering of reservoir](#)
[Exhibit D - Potable Water Storage Reservoir Cross Sections](#)
[Exhibit E - Landscape Plan](#)
[Exhibit F1 - F2 - Fence Plan and Details](#)
[Exhibit G - Letter of Objection, dated June 22, 2016](#)
[Exhibit H - Environmental Documentation](#)
[Exhibit I - Applicant's letter, dated December 14, 2016](#)

A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2523 GRANTING CUP17-002, adding a condition that all trees to be planted at the project site shall be a minimum of 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2231](#) **ZTA2018-0001**: Proposal to amend various sections of, and add a new subsection to, Title 17 pertaining to: 1) lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and 2) amend Sections 17.85.040(B)(2) and (C)(3) pertaining to parking requirements for accessory dwelling units in order to conform with recent state legislation (Applicant: City of Corona).

Attachments: [Staff Report](#)
[Exhibit A - Proposed zone text amendment to CMC Chapter 17.64 \(Lots and Yards\)](#)
[Exhibit B - Proposed zone text amendment to CMC Chapters 17.06, 17.08, 17.10, 17.11, 17.12 and 17.20 \(Agriculture and Single Family Zones\)](#)
[Exhibit C - Proposed zone text amendment to Chapter 17.85 \(Accessory Dwelling Units\)](#)
[Exhibit D - Aerial depicting small lot development in the Overlook Addition](#)
[Exhibit E - Environmental documentation](#)
[Exhibit F - Letter of support from Ms. Melissa Hendrickson](#)
[PPT for ZTA2018-0001](#)

At the request of Chair Norton, Terri Manuel, Planning Manager, reviewed

the staff report and exhibits for public hearing item ZTA2018-0001. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Ruscigno asked if this was part of the annexation that took place years back.

Mr. Koper stated part of the area was within the City jurisdiction, the other was part of Riverside County.

Commissioner Ruscigno asked for clarification on the location of the assessor dwelling units.

Ms. Manuel explained the ZTA deals with two separate topics neither of which affects the other.

Discussion ensued regarding the assessor dwelling units.

Chair Norton opened the public hearing.

MELISSA HENDRICKSON, RESIDENT, thanked staff for all their hard work. Her main goal in the design was to place the master bedroom downstairs.

WES SPEAKE, RESIDENT, spoke on his concerns regarding future larger lots being converted to smaller lots and parking standards.

JOE MORGAN, RESIDENT, stated the zone text amendment should be two separate applications and not combined and these types of situations should be approved on a case by case basis.

Ms. Manuel provided responses to Mr. Speake and Mr. Morgan's concerns. Ms. Manuel also stated that it is acceptable to combine a zone text amendment.

Ms. Coletta provided additional information on the lot coverage regulations.

Commissioner Ruscigno asked for clarification on the minimum of the small lot size on single family homes.

Ms. Coletta provided a response confirming that the minimum lot size for a fee simple (ownership) lot is 7.200 square feet.

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend APPROVAL of ZTA2018-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

Ms. Coletta stated there will be a Study Session on Wednesday, November 14, 2018 at 3:30 p.m.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[18-2266](#) Report by Commissioner Ruscigno on the November 7, 2018 Infrastructure Committee meeting.

Attachments: [20181107-Infrastructure Committee agenda](#)

Mr. Ruscigno stated there was discussion and review of the Mangular Blend Station from the Public Works Department.

11. ADJOURNMENT

Chair Norton adjourned the meeting at 8:15 p.m. to the Planning and Housing Commission meeting of Monday, November 26, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.