



Staff Report

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**File #:** 24-0577

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 08/07/2024

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning & Development Department

**SUBJECT:**

PRECISE PLAN 2023-0010 REVIEWING THE SITE PLAN, ARCHITECTURE, LANDSCAPING, AND OTHER FEATURES ASSOCIATED WITH AN AFFORDABLE HOUSING MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 115 UNITS ON 3.46 ACRES IN THE MP (MOBILE HOME PARK) AND R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONES, LOCATED AT THE SOUTHWEST CORNER OF SECOND STREET AND BUENA VISTA AVENUE ([APN: 118-270-051](#), [118-270-053](#) AND [118-270-055](#)) (APPLICANT: SECOND STREET FAMILY, LP)

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to affirm the approval of Precise Plan 2023-0010 (PP2023-0010) as recommended by the Planning and Housing Commission. PP2023-0010 demonstrates the site layout and other physical features associated with the development of 115 multifamily units. The development is for affordable housing and will set aside 91 units for low income households, 23 units for moderate income households, and one onsite manager's unit. The General Plan designation of the project site is High Density Residential (HDR), which is intended for multifamily development at a density range of 15-36 dwellings per acre (du/ac). The project's density is 33.2 du/ac.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting PP2023-0010, based on the findings contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

## **BACKGROUND & HISTORY:**

### Project History

The project site was formerly occupied by mobile homes before the units were removed in 2016 to accommodate the widening of State Route 91 (SR 91). The Riverside County Transportation Commission (RCTC) was the agency responsible for the widening of the SR 91 and purchased the subject property to accommodate the right-of-way needed for the extension of Second Street to Lincoln Avenue which bifurcated the property into two areas. The property is located on the south side of Second Street and west of Buena Vista Avenue.

Upon the completion of the freeway widening project, RCTC determined the property to be excess surplus land and disposed of the property according to the Surplus Land Act. In 2019, the Corona Housing Authority purchased the property and two smaller contiguous parcels totaling 4.18 acres from RCTC. The intent of the purchase was for the City to partner with an affordable housing developer for the development of affordable housing. In 2021, the Corona Housing Authority issued a Request for Qualifications and Proposal and selected the applicant to develop the site for affordable housing units.

### State Density Bonus Law

The 115 multifamily residential units are a qualified project under the State Density Bonus Law [Government Code § 65915], which allows developers of eligible housing projects to receive increased density and/or other benefits by right to assist in the development of affordable housing at a proposed density. The project will be providing affordable rent for 114 units. Qualifying households are considered households that do not exceed the maximum allowable income limits for the very low income, low income and moderate income categories published by the California Department of Housing and Community Development. For this project, 91 units will be restricted to low income households, and 23 units will be restricted to moderate income households. The units will be restricted to their level of affordability for a minimum term of 55 years.

The project's companion density bonus agreement is reviewed separately by the Affordable Housing Density Bonus Agreement 2023-0002 (AHDB2023-0002).

### California Housing Accountability Act

The project site is zoned Mobile Home Park (MP), which allows a maximum density of 8 mobile homes per acre. The site has a General Plan designation of HDR which allows a density range of 15-36 du/ac. Under the State Density Bonus Law, the project is allowed to be developed at the highest density allowed for the property, which is 36 du/ac under the General Plan. The project's density on the 3.46-acre site is 33.2 du/ac which is within the HDR's density limit of 36 du/ac.

According to the Housing Accountability Act [Government Code § 65589.5] if a proposed housing development is consistent with the property's General Plan but the zoning of the property is inconsistent with the General Plan because the resulting density would be less than allowed by the General Plan, the City shall allow the project to use the objective development standards of the zoning that is consistent with the General Plan. In the case of the proposed project, the project is allowed to be developed per the objective development standards of the R-3 zone, because the R-3 zone is a multiple family residential zone that permits the density allowed by the HDR designation. As

such, the project is being reviewed according to the development standards of the R-3 zone.

## ANALYSIS:

### Site Plan

The project consists of 115 multiple family units totaling 153,205 square feet. The units will be spread across four buildings. Below is a summary of the type of units provided in the project.

**Table 1: Unit Summary**

Unit Type	Bedrooms	Bathrooms	Required Unit Size (Sq.ft.) of R3 Zone	Unit Square Footage	Meet R3 Zone Standard	Total Unit Types	Total Bldg. Sq.ft.
<b>Building 1 (15-Plex)</b>							<b>23,407.5</b>
Unit 2	2	1	600	939	Yes	5	
Unit 3	3	2	600	1,115	Yes	10	
<b>Building 2 (45-Plex)</b>							<b>53,263.6</b>
Unit 1	1	1	600	764	Yes	3	
Unit 2	2	1	600	939	Yes	15	
Unit 3	3	2	600	1,115	Yes	21	
Unit 4	Studio	1	600	588	No*	6	
<b>Building 3 (26-Plex)</b>							<b>32,586.2</b>
Unit 1	1	1	600	764	Yes	15	
Unit 2	2	1	600	939	Yes	5	
Unit 3	3	2	600	1,115	Yes	6	
<b>Building 4 (29-Plex)</b>							<b>43,947.9</b>
Unit 2	2	1	600	939	Yes	21	
Unit 3	3	2	600	1,115	Yes	8	
<b>TOTAL:</b>						<b>115</b>	<b>153,205.2</b>

\*Waiver requested by Density Bonus Agreement

Combined, the project will provide 6 studio units, 18 one bedroom units, 46 two bedroom units, and 45 three bedroom units.

The perimeter yard setbacks from the project site's property lines are shown in Table 2.

**Table 2  
Yard Setbacks Required by the R-3 Zone**

Yard Location	Required Yard Setback	Proposed Yard Setback	Meet R-3 Zone Standard	Waiver Requested by Density Bonus Agreement
Front	25 feet	4 feet, 6 inches	No	Yes
Street Side	15 feet	4 feet, 6 inches	No	Yes

Side	10 feet	1 foot, 8.25 inches	No	Yes
Rear	10 feet	3 feet	No	Yes

The applicant's companion density bonus agreement also reduces the R-3 zone's courtyard separation requirement between Buildings 2 and 4 from 40 feet to 15 feet; between Buildings 1 and 4 from 30 feet to 20 feet, and between Buildings 2 and 3 from 30 feet to 20 feet.

#### Common and Private Open Space / Amenities

Per the R-3 development standards, the project is required to provide private and common open space to serve the residents of the development at a rate of 200 square feet of common open space per unit. As such, the project is required to provide at least 23,000 square feet of common open space and at least 5,750 square feet of combined private open space. The project provides approximately 26,695 square feet of common outdoor recreational space and provides approximately 9,786.7 square feet of combined private open space.

The property will have an onsite manager with an onsite leasing office, tot lot, BBQ pavilion, pool, drought tolerant landscaping, and a multipurpose community room with kitchen. Site amenities complement the amenities provided at the Citrus Circle apartment complex located directly across the street, which is also owned and operated by the applicant. Residents of both communities will be able to access the site amenities whether it's programming provided through the YMCA, swimming in the pool, or dropping in for a parenting or English as a Second Language (ESL) class that is offered in partnership with the YMCA/Corona Norco Unified School District (CNUSD). The expectation is that residents will be able to walk between the projects to access the different activities and programs.

#### Architecture

The project's overall architecture features a contemporary architectural design theme. The proposed buildings have varying s-tile roof lines with pitched roofs and flat roofing behind parapet walls which support solar panels, decorative awnings, attractive balconies, window trimming, accent tiles, plank siding accents that resemble wood siding, smooth plaster walls and overall wall reveals and trim. Accent colors include white colored walls, dark orange, green and brown accent hues, dark tan trimming around windows, and white trimming along the roof parapet.

The three-story buildings average a height of 36-feet- 6-inches" as measured from the finished grade to the roof structure, excluding the non-occupied tower elements and parapet walls. The building heights comply with the maximum 40-foot height limit established for the R-3 zone.

#### Trash Enclosure

The project is required to provide trash enclosures to serve the residents of the development. The CMC requires trash enclosures to be provided at a ratio of six square feet per dwelling unit, which results in at least 690 square feet of combined trash enclosure area for the project. The plan currently shows three separate trash enclosure units totaling 696.6 square feet located within the parking area of the property. The trash enclosure units have been architecturally designed to match the overall project design and to meet code requirements with solid metal gates and a decorative wood trellis cover.

### Landscaping

The Conceptual Landscape Plan includes a variety of 24-inch box evergreen shade trees, with a mix of Coast Live Oak, Olive, Brisbane Box and a variety of other decorative trees located throughout the perimeter project site, within the interior of the common open areas and within the parking areas. The applicant is also required to plant a minimum of 36-inch box accent trees (Single or Multi-trunk specimens) or 12-foot (brown trunk) palms planted within corner planters, including all vehicular entries and major corner intersections of project areas.

### Lighting

Outdoor lighting would consist of wall-mounted lighting, pole-mounted lighting, and low-level path lights along the proposed internal driveways and common outdoor areas. All outdoor lighting would be directed downward and shielded to minimize off-site spillover.

### Perimeter Walls and Fencing

An 8-foot-high splitface masonry wall is proposed along the southern property line, and an 8-foot-high tubular steel fencing with decorative splitface pilasters is proposed along the western property line. A low combination wall consisting of 36-inch high splitface masonry wall and 24-inch-high tubular steel fencing is proposed along the project's northern and eastern property lines. Additionally, 42-inch-high wrought iron fencing is proposed around the children's play area and 6-foot-high wrought iron fencing is proposed around the pool area.

### Parking

Table 3 shows the parking requirement for the project and the waiver being applied to the parking according to the state density bonus law.

**Table 3: Parking**

Unit Type	Number of Units	Parking Ratio, Per Parking Ordinance	Required Parking
Studio	6	2 covered spaces/unit	12 covered spaces
1 BR	18	2 covered spaces/unit	36 covered spaces
2 BR	46	2 covered spaces/unit	92 covered spaces
3 BR	45	2 covered spaces/unit, plus 1 uncovered space/unit	90 covered spaces, plus 45 uncovered spaces
Guest	115	1 uncovered space/unit	23
<b>Total Parking Required</b>			<b>298 Spaces Total</b>
<b>Total Parking Provided</b>			<b>154 Spaces</b>

The applicant is electing to utilize the state density bonus parking requirement in Government Code § 65915(p)(1), which allows the project to provide 161 parking spaces. The applicant is also requesting a waiver to reduce the state's requirement of 161 parking spaces to 154 spaces, which is allowed by Government Code § 65915(p)(5), which states that "an applicant may request parking incentives or concessions beyond those provided in this subdivision."

### Public Right-of-Way Improvements

Per the General Plan Circulation Element, the segments of Second Street and Buena Vista Avenue adjacent to the project site are designated as collector streets. A collector street is required to have an overall roadway width of 44 feet with a five-foot wide sidewalk and seven feet of parkway landscaping for an overall right-of-way width of 68 feet. However, both segments of the streets adjacent to the project site are currently improved as modified collector streets having modified roadway widths and sidewalks.

Specifically, the south half of Second Street from the street centerline to the project site is currently improved with 20 feet of roadway width and 5.6 feet of sidewalk. The applicant is required to dedicate four feet of the property's frontage to the right-of-way for Second Street and install the missing landscaping within a 6.4-foot-wide parkway. The west half of Buena Vista Avenue from the street centerline to the project site is currently improved with 22 feet of roadway width and 8 feet of sidewalk width. The applicant is required to dedicate 4 feet of the property's frontage to the right-of-way for Buena Vista Avenue and install the missing landscaping within a four-foot-wide parkway.

### Vehicle Trip Generation

The project is expected to generate approximately 554 daily trips including 58 trips during the AM peak hour and 53 trips during the PM peak hour per the trip generation analysis prepared for the project by a licensed engineering consultant (Traffic Impact Analysis, prepared by Urban Crossroads, dated April 2024). The project trips will not impact the capacity of the surrounding roadways. The trip generation analysis was reviewed and approved by the City Traffic Engineer.

### Justification for the Project's Density Bonus

The applicant has provided the City with a justification for the waiver of certain development standards associated with the density bonus agreement.

1. The R-3 zoning development standards would prevent the physical development of 114 affordable housing units on the project site at the proposed density. The 114 units are necessary to balance the construction cost of the project. The project is also dependent on state funding offered by the Tax Credit Allocation Committee and county housing vouchers. If the project had to adhere to the development standards required by the R-3 zone, the number of units for the project would need to be reduced, which would make the cost of the project unaffordable.
2. The parking requirement according to the City's Parking Ordinance for multi-family residential would require more surface area for the parking lot and would thereby reduce the size of the building, or require the building to have an additional floor, which would increase the construction cost of the building. Also, the construction cost of a parking structure is not financially feasible for a housing development containing 100% affordable units.

Waivers can be denied by the City if they will potentially result in a specific, adverse impact upon public health, safety, or the environment. [Gov. Code §65915(d)(1) and §65915(e)(1)]. However, the City is responsible for providing the preponderance of the evidence that would support the findings

denying the requested waivers. The applicable City departments have reviewed the reduced or modified development standards that have been requested for this project and determined that they will not result in an adverse impact on the public's health, safety or the environment.

The project is consistent with the intent of the R-3 zone which is intended for high density, multiple family residential. The project has been reviewed against state law that allows affordable housing to receive waivers of certain development standards that would support the construction of this type of housing. The applicable City departments have reviewed the waivers for this project and determined that they will not result in an adverse impact on the public's health, safety or the environment because the project is entirely contained onsite and provides architectural qualities and landscaping consistent with other multifamily projects in the City. Circulation to the project site is provided from Buena Vista Avenue and egress is provided from Second Street. The applicant is also providing the required street right-of-way dedications to the City.

Additionally, the project site has been identified in the City's Housing Element as a housing site for affordable units.

**FINANCIAL IMPACT:**

The applicant paid the application processing fee of \$20,147.14 for the Precise Plan application.

**ENVIRONMENTAL ANALYSIS:**

Per Section 15070(b) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project since the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project's mitigation measures and mitigation monitoring and reporting program identified in the Mitigated Negative Declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant or potentially significant effect on the environment.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of July 8, 2024, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Woody/Vernon) and carried with Commissioner Alexander abstaining, that the Planning and Housing Commission adopt Resolution No. 2638 granting PP2023-0010, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

**PREPARED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

**Attachments:**

1. Exhibit 1 - Locational and zoning map
2. Exhibit 2 - Site plan for PP2023-0010
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Draft minutes of the Planning and Housing Commission meeting of July 8, 2024