



Staff Report

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**File #:** 24-0549

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**PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 7/8/2024

**TO:** Honorable Chair and Commissioners

**FROM:** Planning and Development Department

**APPLICATION REQUEST:**

**PP2023-0011:** Precise Plan to review the site plan, architecture, landscaping and other features associated with 25 permanent supportive housing units on 0.72 acres in the MP (Mobile Home Park) zone, located south of 2nd Street and west of Buena Vista Avenue (APN: 118-270-055). (Applicant: Second Street Housing LP, 14211 Yorba Street, Suite 200, Tustin, CA 92780).

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** adopt Resolution No. 2639 GRANTING PP2023-0011 based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY**

**Area of Property:** 0.72 acres

**Existing Zoning:** MP (Mobile Home Park)

**Existing General Plan:** High Density Residential (HDR), 15-36 du/ac

**Existing Land Use:** Vacant Land

**Proposed Land Use:** Multiple Family, Affordable Housing Development

**Surrounding Zoning/Land Uses:**

**N:** MP (Mobile Home Park) / Vacant

**E:** R-3 (Multiple Family Residential) / Apartments

**S:** S (School) / High School

**W:** C-3 (General Commercial) / Commercial Center

**BACKGROUND**

Project History

The project site was formerly occupied by a mobile home park prior to its removal 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 2<sup>nd</sup> Street to Lincoln

Avenue which bifurcated the property into two areas. The property is located on the south side of 2<sup>nd</sup> Street and west of Buena Vista Avenue.

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 selected the applicant, 2<sup>nd</sup> Street Housing (C&C Development) through a Request for Qualifications and Proposal process to develop the site.

On October 12, 2023, the applicant submitted two Development Plan Review applications to the City for preliminary review. The applications were for the development of two housing projects on the combined 4.18-acre site consisting of: 1) 25 permanent supportive housing units, and 2) 115 multi-family residential units. Both projects are proposed as 100% affordable units, except for the manager's units. The permanent supportive housing units are proposed on the western 0.72 acres of the site. The remainder 3.46 acres on the eastern portion of the site will be developed with the multi-family residential development. The projects were reviewed by the Development Plan Review Committee on November 2, 2023 where the applicant received preliminary feedback on the project's design.

On December 28, 2023, the applicant formally submitted two Precise Plan applications and two Affordable Housing and Density Bonus applications to the City. The applications were reviewed by the Project and Environmental Review Committee on January 18, 2024. The Committee commented on the incompleteness of the applications. The applicant addressed the Committee's comments and the projects were subsequently scheduled for the July 8, 2024 Planning and Housing Commission meeting.

On June 10, 2024, the Planning and Housing Commission reviewed and approved a General Plan Consistency Determination for the sale of the parcels to the applicant. The applicant intends to close on the properties in early 2025.

This staff report for Precise Plan 2023-0011 (PP2023-0011) is for the permanent supportive housing development, which is referred to herein as the "Project". The 115-unit multi-family residential development is proposed under a separate precise plan application, PP2023-010.

#### State Density Bonus Law & California Housing Accountability Act

The permanent supportive housing development is a project under the State Density Bonus Law [Government Code § 65915], which is a state mandated law that allows developers of eligible housing projects to receive increased density and/or other benefits by right to help the developer build the housing project at the density that the developer is seeking. The project qualifies as a project under the State Density Bonus Law because the project has agreed to rent 24 of the permanent supportive housing units on the property to qualifying households at an affordable rent. 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, 19 units will be restricted to Low Income households, and five 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 site is zoned Mobile Home Park (MP), which allows a maximum density of eight (8) mobile homes per acre. The site has a General Plan designation of High Density Residential (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 0.72-acre site is 34.72 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 can allow the project to comply with the objective standards and criteria of the zoning which is consistent with the General Plan. In the case of the proposed project, the project is allowed to be developed per the objective standards and criteria established for 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.

The applicant is applying for several waivers to reduce or modify certain development standards established by the Corona Municipal Code (CMC) to build the project at the density proposed. This is one of the benefits allowed by the State Density Bonus Law. The waivers are discussed under the *Waiver of Development Standards* section of this report.

The applicant is required to enter into a density bonus agreement with the City which is the mechanism that ensures the permanent supportive housing development remains affordable according to the density and waivers that are being granted by the City. The density bonus agreement requested by the applicant, AHDB2023-0003, is a separate application and outlines the requested waivers, identifies the affordable units, addresses covenant terms, annual reporting, and the terms of the agreement.

## **PROJECT DESCRIPTION**

### Site Plan

The applicant proposes to develop a 3-story, 21,043 square-foot building that will contain 25 housing units for permanent supportive housing and a manager's unit. The living units consist of 24 one-bedroom units and one, three-bedroom unit for the on-site manager (Exhibit 3).

The project proposes the following:

- 3-story building
- Community and Meeting Rooms
- Laundry Facilities
- Leasing Office
- 30% Lot Coverage; 24.8% common area; 4.4% private outdoor living space; and 22% landscaped area

The 3-story building is situated so that it is perpendicular to 2<sup>nd</sup> Street to maximize the lot coverage of the 0.72-acre site. Behind the building are common areas which include passive and active open spaces. The location of the building will provide a separation from the street and give a more peaceful setting. Parking is placed along the eastern boundary of the property.

The project has vehicular access from 2<sup>nd</sup> Street via a 28-foot-wide driveway located at the northeast corner of the site. The project is a gated development, with gates proposed in front of the project entrance and four ungated parking spaces.

The perimeter yard setbacks from the project site’s property lines are shown in the following table.

**Table 1**  
**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	5 feet, 8 inches	No	Yes
Side (West)	10 feet	10 feet	Yes	No
Side (East)	10 feet	3.5 feet	No	Yes
Rear	10 feet	7.5 feet & 3 feet (southwest & southeast corners)	No	Yes

The waivers according to the project’s density bonus agreement are discussed under the *Waivers of Development Standards* section of this report.

Supportive and Social Services

The permanent supportive housing development is a specialized housing development for chronically homeless persons due to diagnosed illness. Supportive and social services will be provided to the residents by the non-profit organization Mercy House which is a partner in the project. The Applicant states that the project’s supportive services offered to the residents help promote and support the following: housing stability, independence, community building, the development of support networks, and participation in meaningful activities within the broader community. Exhibit 10 provides the scope and scale of the services offered, and also includes the Applicant’s extensive experience with other permanent supportive housing they own and operate.

Floor Plans

The units have been sized for individuals and couples. Units will include energy efficient appliances and HVAC systems to decrease residents' utility costs, the use of sustainable building products to improve resident's indoor environmental air quality, recessed lighting, durable plank vinyl flooring, large windows for natural lighting, and shaded balconies. Table 2 provides a summary of the proposed floor plans and the floor plans are provided in Exhibit 5.

**Table 2: Unit Summary**

Unit Type	# of Units	# of Bedrooms	# of Bathrooms	Required Unit Size of R3 Zone	Proposed Unit Size	Meet R3 Zone Standard	Waiver Requested by Density Bonus Agreement
Permanent Supportive Housing	24	1	1	600 sf	528 sf	No	Yes
Manager's Unit	1	3	2	600 sf	1000 sf	Yes	No

Common and Private Open Space

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 5,000 square feet of common open space and at least 1,250 square feet of combined private open space. The Project provides approximately 7,779.6 square feet of common outdoor recreational space and provides approximately 1,408.5 square feet of combined private open space.

The project features a variety of site amenities including an on-site manager with an onsite leasing office, BBQ pavilion, lawn game areas, laundry facilities, drought tolerant landscaping, and multiple community rooms. Site amenities have been designed to enhance the residents' community and give communal space for programs and meetings.

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.

Conceptual colored elevations and elevation details are provided in Exhibit 6. The building will blend in and be consistent with the proposed 115-unit affordable housing development project to be located along the eastern boundary of the subject site under separate application PP2023-0010. The project is also compatible with the Citrus Circle three-story apartment buildings located across Buena Vista Avenue to the east.

The three-story building averages 34'-6" in height as measured from the finished grade to the roof structure, excluding the non-occupied tower elements and parapet walls. The development's building heights therefore 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 150 square feet of combined trash enclosure area for the project. The plan currently shows one trash enclosure unit totaling 184 square feet located within the parking area of the property. The trash enclosure unit has 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. Additionally, all new landscape materials proposed for the project are required to be California-friendly, and irrigation is required to be water efficient to meet the city’s landscape design guidelines for commercial projects. Formal landscape and irrigation plans will be subject to final review and approval by city staff. The Conceptual Landscape Plan is provided in Exhibit 7.

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. The location of all exterior lighting would comply with lighting and glare standards established in the City of Corona’s Municipal Code, Section 17.84.070.

Perimeter Walls and Fencing

The project includes an 8-foot-high splitface masonry wall along the southern and portion of the western property line, 8-foot-high tubular steel fencing with decorative splitface pilasters along the eastern property line, and a low combination wall consisting of 36-inch high splitface masonry wall and 24-inch-high tubular steel fencing along the project’s northern and portion of western property lines. The Wall and Fence Plan is provided in Exhibit 8.

Parking

The City’s Parking Ordinance does not specify a parking requirement for permanent supportive housing units. Therefore, the project is required to use the multi-family residential parking ratio. 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
1 BR	24	2 covered spaces/unit	48 covered spaces
3BR	1	2 covered spaces, plus 1 uncovered space/unit	2 covered spaces, plus 1 uncovered space
Guest	25	1 uncovered space/unit	5 uncovered
<b>Total Parking Required</b>			<b>56 Spaces Total</b>
<b>Total Parking Provided</b>			<b>17 Spaces</b>

The applicant is electing to utilize the state density bonus parking requirement in Government Code § 65915(p)(3)(c), which states that, upon request of the developer, a local government cannot impose any parking requirements on a development that is a supportive housing development (as defined in Health & Safety Code Section 50675.14). Supportive housing is defined as “*housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community*”. The project meets the definition of supportive housing and is not required to provide parking if elected under the applicant’s density bonus agreement.

### Public Right-of-Way Improvements

Per the City of Corona’s General Plan Circulation Element, a segment of 2nd Street adjacent to the project site is designated as a collector street. 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, 2<sup>nd</sup> Street adjacent to the project site is currently improved as a modified collector street having modified roadway width and sidewalk.

Specifically, the south half of 2nd 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 (4) feet of the property’s frontage to the right-of-way for 2nd Street and install the missing landscaping within a 6.4-foot-wide parkway. The required improvements within the public right-of-way would serve to facilitate vehicular, pedestrian, bicycle and bus travel.

### Vehicle Trip Generation

The project is expected to generate approximately 120 two-way daily trips including 13 trips during the AM peak hour and 12 trips during the PM peak hour per the trip generation analysis prepared for the project by a licensed engineering consultant (Trip Generation Assessment, prepared by Urban Crossroads, dated January 19, 2024).

Based on the project’s trip generation, the project is not anticipated to generate 50 peak hour trips and would therefore contribute fewer than 50 peak hour trips to any off-site intersection. As such, a Traffic Impact Analysis and improvements to the intersection of 2<sup>nd</sup> Street and Buena Vista Avenue were not warranted as confirmed by the City’s Traffic Engineer. The project’s traffic impact is expected to be minimal.

## **WAIVER OF DEVELOPMENT STANDARDS**

The applicant has applied for several waivers that will reduce or modify the development standards of the CMC. These waivers are part of the applicant’s affordable housing density bonus agreement, AHDB2023-0003. According to the law, an eligible housing project is allowed an unlimited number of waivers or modifications of development standards if those development standards would physically preclude the developer from constructing the project at the density that is permitted on the property; and does not result in specific, adverse impacts upon public health, safety or the environment. The following itemizes the waivers which the applicant is seeking for this project:

1. Reduction in the Front Yard Setback [CMC § 17.24.100(A)].

- a. The project is requesting a waiver from the R-3 zone's 25-foot front yard setback requirement. The project proposes a front yard setback of 5 feet and 8 inches along 2<sup>nd</sup> Street.
2. Reduction in the Interior Side Yard Setback [CMC § 17.24.100(B)(3)].
  - a. The project is requesting a waiver from the R-3 zone's 10-foot interior side yard setback requirement along the east property perimeter. The project is providing a 3.5-foot side yard setback along this perimeter. The setback is for the parking lot, as the building is set back approximately 59 feet from the east property line.
3. Reduction in the Rear Yard Setback [CMC § 17.24.100(B)(4)].
  - a. The project is requesting a waiver from the R-3 zone's 10-foot rear yard setback requirement along the south property line (adjacent to the school). The project proposes a 7.5-foot rear yard setback from the building to the south property line at the west corner of the site, and 3 feet from the parking lot to the south property line at the east corner.
4. Deviation from the maximum wall height [CMC § 17.70.060(C)].
  - a. The property shares its south property line with Orange Grove High School. The area of the school district's property directly to the south is a maintenance/ storage yard and the school district has installed chain link fencing topped with razor wire. The applicant is proposing to construct an 8-foot-high solid block wall along the south property line next to the school's fence to cover the view of this fence. The CMC currently allows block walls behind the front yard setback to be constructed only up to 7 feet high. Multi-family residential developments may increase the height of a perimeter fence up to 8 feet high only if the fence is all wrought iron which the applicant does not wish to construct.
5. Reduction in the percent of total parking area to be landscaped [CMC § 17.70.070(C)(1)(b)].
  - a. The project is requesting a waiver from the CMC's minimum 10% requirement for landscaping within the parking area. The project proposes 6% of the total parking area to be landscaped.
6. Reduction in the minimum unit area [CMC § 17.24.150].
  - a. The project is requesting a waiver from the CMC's minimum unit area requirement of 600 square feet (exclusive of porches and garages). The project proposes 24 units with a floor area of 528 square feet.
7. Reduction in the Multi-Family Residential Parking Standards [CMC § 17.76.030(A)(5)].
  - a. Based on the CMC's Parking Ordinance, the project requires 56 parking spaces, including covered parking and guest parking. The applicant is electing to utilize the state density bonus parking requirement in Government Code § 65915(p)(3)(c), which



states that, upon request of the developer, a city cannot impose any parking requirements on a development that is a supportive housing development (as defined in Health & Safety Code Section 50675.14) and is located within 1/2 mile of a fixed bus route that operates at least 8 times per day. The project is a supportive housing project and is located within 1/2 mile of the Corona Cruiser bus stops located at Lincoln and 2<sup>nd</sup> and Sixth and Buena Vista. Therefore, the project is not required to provide parking. The applicant, however, is providing 17 parking spaces onsite. The below table summarizes the project’s required and provided number of parking spaces for the project.

**Project Parking Requirement Per Parking Ordinance**

Unit Type	Number of Units	Parking Ratio, Per Parking Ordinance	Required Parking
1 BR	24	2 covered spaces/unit	48 covered spaces
3BR	1	2 covered spaces, plus 1 uncovered space/unit	2 covered spaces, plus 1 uncovered space
Guest	25	1 uncovered space/unit	uncovered
<b>Total Parking Required</b>			<b>56 Spaces Total</b>
<b>Total Parking Provided</b>			<b>17 Spaces</b>

Justification for Waivers

The developer is required to provide written documentation to justify why the waivers are needed to construct the project. The applicant’s written justification is attached as Exhibit 11. The applicant provides the following reasons for the waivers:

1. The R-3 zoning development standards would prevent the physical development of 24 permanent supportive housing units on the project site at the proposed density. The 24 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 housing vouchers. If the project had to adhere to 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 on the site 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 cost of a parking structure for 56 spaces is not financially reasonable.

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.

### **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. The Mitigated Negative Declaration is recommended for adoption with application AHDB2023-0003 (Exhibit 12).

### **FISCAL IMPACT**

The applicant has paid the applicable application processing fees for the project.

### **PUBLIC NOTICE COMMENTS**

A 20-day bilingual (English and Spanish) public notice was mailed to all property owners and occupants within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. Additionally, the MND was electronically sent to the State Clearinghouse (SCH#2024060903). As of the preparation of this report, staff has not received any comments on this Project in response to the public notice.

### **STAFF ANALYSIS**

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 or supportive housing to receive waivers in 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 2<sup>nd</sup> Street with the gated entry located beyond the street to prevent stacking on to the street. The applicant is also providing the required street right-of-way dedications to the City.

The project's density of 34.72 du/ac is consistent with the General Plan's High Density Residential land use designation which accommodates multi-family residential development up to a maximum density of 36 du/ac. The Project is also consistent with several goals and policies of the General Plan including but not limited to the following:

- Promoting and maintaining a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City (Goal H-1).
- Promoting and preserving suitable and affordable housing for persons with special needs, including large families, single parent households, the disabled, and seniors and shelter for the

homeless (Goal H-2).

- Supporting public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households (Policy H-1.1).
- Promote the conservation of existing residential neighborhoods, permitting the infill of housing that is compatible in density and scale with existing uses, except where densities may be increased as depicted on the land use plan or as permitted by law (LU-8.1).

Additionally, the Project site has been identified in the City's Housing Element site inventory as a site for lower income units.

Therefore, the Planning and Development Department recommends approval of PP2023-0011 based on the findings of approval listed below and the recommended conditions of approval in Exhibit 4.

### **FINDINGS OF APPROVAL FOR PP2023-0011**

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study identifies potentially significant effects on the environment, but:
  - a. *The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Mitigation and Monitoring Program within the Mitigated Negative Declaration and within the Conditions of Approval attached as Exhibits 4 and 12, respectively.*
  - b. *There is no substantial evidence before the City that the project may have a significant effect.*
2. All the conditions necessary to granting a Precise Plan as set forth in Chapter 17.91 of the Corona Municipal Code do exist in reference to PP2023-0011 for the following reasons:
  - a. *The project is consistent with the Corona General Plan's High Density Residential (HDR) land use designation because the proposed use is multi-family residential at a density of 34.72 du/ac, which is consistent with the HDR density range of 15-36 du/ac.*
  - b. *The project complies with applicable provisions of the Corona Municipal Code (CMC), and as allowed by the state density bonus law and the applicant's companion density bonus agreement, certain waivers have been applied to certain development standards to support the development of the permanent supportive housing units entirely on the project site.*
  - c. *The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and all applicable requirements and procedures of such act have been followed and mitigation measures have been established to reduce the project's impacts on the environment. As justified in Finding # 1, a Mitigated Negative Declaration is recommended for adoption in compliance with CEQA as the initial study identifies potentially significant effects on the environment, however, the project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur.*
  - d. *The project's design is contained entirely on the project site making the project site suitable for the proposed development in conjunction with the waiver of certain developed standards being applied to the project.*

- e. *The architectural design of the project adheres to the city's Residential Development Design Guidelines and consists of contemporary architectural elements that feature s-tile pitched roofing, awnings, balconies, window trimming, accent tiles, plank siding accents, smooth plaster walls and overall wall reveals and trim. The architectural design is compatible with the character of the surrounding neighborhood.*

3. The proposal is consistent with the General Plan for the following reasons:

- a. *PP2023-0011 is consistent with Goal LU-7 to have residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona's residents and that are designed to enhance livability and a high quality of life because the architectural style uses materials to enhance the visual appearance of the building along with varied rooflines and wall planes.*
- b. *PP2023-0011 is consistent with Policy 7.8 requiring that new multi-family residential projects be designed to convey a high level of visual and physical quality and distinctive neighborhood character because the architectural design of the building provides articulated facades that break up the massing of the building, and incorporates outdoor living space for each unit along the building facades.*
- c. *PP2023-0011 is consistent with Policy 7.10 requiring that fencing and walls in residential neighborhoods achieve high aesthetic and safety standards because the project proposed a combination of tubular steel fencing and solid block walls that complement the architectural design of the building.*
- d. *PP2023-0011 is consistent with Policy H-1.1 supporting public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households because the project has been designed to support permanent supportive housing units within a three-story building that includes outdoor amenities in a protected setting.*
- e. *PP2023-0011 is consistent with Policy H-2.4 providing permanent supportive housing, similar to emergency shelters, with transitional support for city residents, including disadvantaged groups because the project is designed specifically to support persons needing assistance to prevent homelessness.*

4. The proposal is consistent with the R-3 Zone because multiple family apartments are a permitted land use, and as allowed by the state density bonus law and the applicant's companion density bonus agreement, certain waivers have been applied to certain development standards to support the development of the permanent supportive housing units entirely on the project site.

**PREPARED BY:** ROCIO LOPEZ, CONSULTING PLANNER

**REVIEWED BY:** SANDRA VANIAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**EXHIBITS**

- 1. Resolution No. 2639

2. Locational and Zoning Map
3. Site Plan
4. Conditions of Approval
5. Floor Plans
6. Colored Elevations
7. Conceptual Landscape Plans
8. Wall and Fence Plans
9. Conceptual Grading & Drainage Plans
10. Applicant's Project Description (dated February 26, 2024)
11. Applicant's Waiver Request Letter (dated July 1, 2024)
12. Environmental Documentation

Case Planner: Rocio Lopez (951) 736-2293