



Staff Report

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**File #:** 24-0198

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**PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 03/25/2025

**TO:** Honorable Chair and Commissioners

**FROM:** Planning & Development Department

**APPLICATION REQUEST:**

**PP2023-0004:** Precise Plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 546 residential condominium units and private parks in the Low Density Residential, Medium Density Residential, High Density Residential, Park and Open Space designations of the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive. (Applicant: Jason Perrine, Arantine Hills Holding LP, 4343 Von Karman Avenue, Suite 300, Newport Beach, CA 92660)

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** adopt Resolution No. 2630 GRANTING PP2023-0004 based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY:**

**Area of Property:** 85.51 acres

**Existing Zoning:** Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space

**Existing General Plan:** Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential, Parks, and Open Space

**Surrounding Zoning/Land Uses:**

**N:** Open Space / Open Space Slope

**E:** Medium Density Residential / Residential Condominiums

**S:** Agricultural / Vacant

**W:** Golf Course / Eagle Glen Golf Course

**BACKGROUND**

The Bedford Community is a 325.7-acre master-planned residential and commercial development

located on the west side of Interstate 15 and Eagle Glen Parkway. The community is being completed in phases per the zoning and development standards established by the Arantine Hills Specific Plan. The phasing of the community, to date, has included the approval of 951 residential units, two on-site multi-purpose recreational centers, a bridge over the Bedford Channel near Interstate 15 that provides vehicular and pedestrian access from Bedford Canyon Road to a portion of the community on the south side of the channel, and a 21.7-acre commercial retail center.

The applicant, Arantine Hills Holdings, is the “master” developer of the community and is responsible for constructing the backbone infrastructure within the community, as well as obtaining the land use entitlements for each phase of residential development. The homes within the community are being constructed by guest builders.

The applicant is now seeking to develop the final two phases of Arantine Hills which are Phases 3 and 4. These two phases consist of a total 546 residential units on 85.51 acres located within the southwestern portion of the Arantine Hills Specific Plan area, west of Clementine Way. The project site borders the Eagle Glen Golf Course to the west and the Bedford Channel to the south. Bordering to the north is a large 2:1 slope with existing residential properties located on the other side of the slope. The project site (Phases 3 and 4) is situated lower than the existing homes by approximately 90 feet or more in elevation.

The applications associated with the proposal are Tentative Tract Map 38572 (TTM 38572) and Precise Plan 2023-0004 (PP2023-0004). This report is for PP2023-0004, which focuses on the site plan, architecture, landscaping and perimeter fencing for the project. TTM 38572 focuses on the creation of the lots associated with the project, which are provided in detail in a separate staff report for consideration.

The project was initially reviewed by the Development Plan Review Committee on March 9, 2023. The applicant formally submitted the tentative tract map and precise plan applications to the city on May 22, 2023, which were reviewed by the Project and Environmental Review Committee on June 15, 2023. At the meeting, the Committee requested additional information from the applicant. The applicant submitted the missing and revised items and the applications were deemed complete, and subsequently scheduled for the Planning and Housing Commission meeting of March 25, 2024.

## **PROJECT DESCRIPTION**

PP2023-0004 is for the development of Phases 3 and 4 of the Arantine Hills Specific Plan. The precise plan accompanies TTM 38572 which will create residential lots for condominium purposes for these two phases. The project features a mix of dwelling unit types very similar to the residential units that were constructed in Phase 1 and currently under construction in Phases 2 and 2B (south side of the channel). The project will accommodate 546 units, two neighborhood private parks, private streets, open space, trails, and the extension of the Bedford Channel on a total of 85.51 acres. The phasing, planning areas, zoning, acreage, land use and density of the project are summarized in the table below.

**Table 1: Project Summary**

Planning Area No.	Acreage	Zoning	Allowable Density	Proposed Land Use	Proposed Density
<b>Phase 3</b>					
1	18 ac	LDR	3-6 du/ac	85 Single Family Detached Units	4.7 du/ac
2	14.8 ac	MDR	6-15 du/ac	29 Alley Loaded Units 60 Tri-plex Units 46 Townhome Units	9.1 du/ac
2A	16.3 ac	HDR	15-36 du/ac	27 Alley Loaded Units 67 Townhome Units 102 Duplex Units	12.0 du/ac
3	1.85 ac	Park	N/A	2 Private Parks	N/A
<b>Phase 4</b>					
16A	11.1 ac	Open Space	N/A	Bedford Channel	N/A
17	8.8 ac	LDR	3-6 du/ac	42 Single Family Detached Units	4.7 du/ac
17A	9.5 ac	MDR	6-15 du/ac	24 Tri-plex Units 64 Six-pack Units	9.2 du/ac

All of the residential units are proposed as either detached or attached condominium homes. There are six different product types which are permitted in their respective zoning. As shown in Table 1, the density proposed for each residential planning area falls within their respective allowable density range that has been established by the specific plan. The project has been evaluated for compliance with the development standards imposed for each planning area with respect to minimum building setbacks, distance between buildings, living area, maximum lot coverage, open space requirements and parking. Every unit is provided with a washer and dryer closet and private open space in the form of a porch, patio and/or yard. The following sections provide additional information on the different residential product types.

#### Single Family Detached Units

Planning Areas 1 and 17 will be developed with 127 “single family detached” units. Both planning areas are zoned Low Density Residential (LDR). Because these are condominiums, each unit will be constructed on an exclusive use area (EUA) that will allow the residents of each unit to have exclusive use of their own front, side and rear yards. The EUA’s will be separated by fencing. Two different EUA sizes are proposed:

- 55 SFD units have a minimum EUA of 50 feet in width by 80 feet in depth.
- 72 SFD units have a minimum EUA of 47 feet in width by 80 feet in depth.

The EUA sizes meet the specific plan’s minimum EUA requirement of 2,700 square feet per condominium unit.

Six different floor plans are proposed for the SFD product. Five of the floor plans are two-story units, and one is a one-story unit. The living areas range in size from 1,527 to 2,892 square feet. Each unit has its own attached two-car garage with direct access from a private street. The number of bedrooms and bathrooms ranges from 3 to 4 bedrooms and 2 to 3 bathrooms. Some of the floor

plans include a bonus room that can be converted into an extra bedroom. A concrete trash pad for receptable waste bins is provided in the side yard of each unit.

The minimum parking requirement for the SFD product is a two-car garage for every unit. As each unit is provided with its own garage, the project meets the parking requirement.

#### Alley Loaded Units

A total of 56 “alley loaded” detached units are proposed within Planning Areas 2 and 2A, which are zoned Medium Density Residential (MDR) and High Density Residential (HDR), respectively. Each unit is two stories and has an attached two-car garage that is accessible from a common 24-foot-wide alley.

Three floor plans ranging from 2,473 to 2,818 square feet are proposed. The floor plans offer 4 to 5 bedrooms and 3 bathrooms. Each unit is provided with a private yard along the side of the unit which can accommodate the storage of receptable waste bins.

The minimum parking requirement for the alley loaded units is a two-car garage per unit. As each unit is provided with its own garage, the project meets the parking requirement.

#### Tri-Plex Units

A total of 84 “tri-plex” units are proposed within Planning Areas 2 and 17A which are both zoned MDR. The units are clustered into groups of three units that are detached. Two of the units are two stories and the third unit is comprised of a single floor located above the garages. The units are separated by a courtyard that is partitioned into private yards to serve the three units.

Three floor plans ranging from 1,536 to 1,818 square feet are proposed. The floor plans have 3 to 4 bedrooms and 2 to 3 bathrooms. Each unit has a detached two-car garage which has been sized to accommodate the storage of receptable waste bins without obstructing the code’s minimum two-car parking space requirement of 18 feet wide by 20 feet deep.

The minimum parking requirement for the tri-plex units is a two-car garage per unit. As each unit is provided with its own garage, the project meets the parking requirement.

#### Townhome Units

A total of 113 “townhome” units are proposed in Planning Areas 2 and 2A, which are zoned MDR and HDR, respectively. The townhome units are attached as six- and seven-plex buildings. Each unit is two stories and has an attached two-car garage that is accessible from a common 24-foot-wide alley. There are also uncovered parking spaces located throughout the townhomes site in order to meet the specific plan’s parking requirement established for attached residential units. This is discussed further below.

Three floor plans ranging from 1,415 to 1,640 square feet are proposed. Each floor plan includes 3 bedrooms and 2.5 bathrooms. The garages are designed to accommodate the storage of receptable waste bins without impacting the code’s minimum two-car parking space requirement of 18 feet wide by 20 feet deep.

The minimum parking requirements for the townhome units are the following:

- Studio or Single Bedroom Units - 1 covered space plus 0.5 uncovered space
- 2 Bedroom Units - 2 covered spaces
- 3 or More Bedroom Units - 2 covered spaces plus 0.5 uncovered spaces
- Guest Parking - 1 uncovered guest space per 5 units

All of the townhome units have 3 bedrooms per unit; therefore, this site requires 226 *covered* parking spaces, 57 *uncovered* parking spaces, and 23 *uncovered guest* parking spaces, for a total of 306 parking spaces which must all be located on-site.

The project is providing 226 garage spaces to meet the covered parking requirement, 57 uncovered parking spaces on-site to meet the uncovered parking requirement, and 23 uncovered guest parking spaces on-site to meet the guest parking requirement. Therefore, the project meets the parking requirements for the townhome units.

#### Duplex Units

The project proposes 102 “duplex” units within Planning 2A, which is zoned HDR. The duplex units consist of two units attached by a shared wall. Each unit is three stories and has an attached two-car garage that is accessible from a common 24-foot-wide alley. Additional uncovered parking spaces are located throughout the duplex site for residents and guests.

Three floor plans ranging from 1,398 to 1,572 square feet are proposed. The floor plans offer 3 bedrooms and 2 to 3.5 bathrooms. Similar to the townhome and tri-plex units, the garages for the duplex units have been designed to accommodate the storage of receptable waste bins without impacting the code’s minimum two-car parking space requirement of 18 feet wide by 20 feet deep.

The minimum parking requirements for the duplex units are the following:

- Studio or Single Bedroom Units - 1 covered space plus 0.5 uncovered space
- 2 Bedroom Units - 2 covered spaces
- 3 or More Bedroom Units - 2 covered spaces plus 0.5 uncovered spaces
- Guest Parking - 1 uncovered guest space per 5 units

All of the duplex units have 3 bedrooms per unit; therefore, this site requires 204 *covered* parking spaces, 51 *uncovered* parking spaces, and 20 *uncovered guest* parking spaces, for a total of 275 parking spaces which must all be located on-site.

The project is providing 204 garage spaces to meet the covered parking requirement, 51 uncovered parking spaces on-site to meet the uncovered parking requirement, and 20 uncovered guest parking spaces on-site to meet the guest parking requirement. Therefore, the project meets the parking requirements for the duplex units.

#### Six-Pack Units

The project proposes 64 “six-pack” units within Planning Area 17A which is zoned MDR. The units are clustered into groups of six detached units that take access from a common alley. Each unit is

two stories and has its own attached two-car garage. Three floor plans ranging from 1,826 to 2,175 square feet are proposed. The floor plans offer 3 to 4 bedrooms and 2.5 to 3 bathrooms. The largest plan offers a bonus room that can be converted to a fifth bedroom. All units have their own private side and rear yards that can accommodate the storage of waste receptable bins.

The minimum parking requirement for the six-pack units is a two-car garage per unit. As each unit is provided with its own garage, the project meets the parking requirement.

### Architecture

Chapter 7 of the Arantine Hills Specific Plan establishes design guidelines intended to ensure high quality cohesive design for the community. The primary architectural themes established by the specific plan include Mediterranean and California Heritage. The Mediterranean theme has three substyles that include Spanish Colonial, Spanish Monterey and Italian/Tuscany. The California Heritage theme has two substyles that include California Bungalow and American Farmhouse.

The project proposes a variety of architectural styles that are variations of the specific plan's approved architectural themes. The styles include Spanish Colonial, Transitional Farmhouse, American Farmhouse, Contemporary Ranch, California Bungalow, Spanish Monterey, Transitional Spanish, and Tuscany. All of the styles have concrete tiles for the roof and stucco walls combined with accent materials including stone veneer, board and batten, or horizontal siding. The fronts of the units have varying designs and architectural embellishments such as decorative lighting, iron details, window trims, awnings or pot shelves depending on the architectural style. Overall, the project's architectural styles, materials and color schemes are consistent with the specific plan. The architectural plans are attached as Exhibits 5-11.

### Access and Circulation

The project is being developed as part of a private residential community with gated entrances located on Clementine Way and on the southern end of Bedford Canyon Road. Clementine Way will provide access to proposed "A" Street within the project. Hudson House Drive will be extended from the existing roundabout at the intersection of Hudson House Drive and Clementine Way to the project. Hudson House Drive will provide access to several interior streets that will provide direct access to the units within the project.

Hudson House Drive has an overall right-of-way width of 73 feet which includes 40 feet of roadway pavement from curb to curb. The north side of Hudson House Drive will have 8 feet of landscaped parkway with a 5-foot-wide sidewalk. The south side of Hudson House Drive which abuts the proposed Bedford Channel extension will have 8 feet of landscaped parkway with a 12-foot-wide multi-purpose trail which will be paved for pedestrian and bike use to match the trail that was constructed along the segment of Hudson House Drive, east of Clementine Way. The applicant is required to dedicate an easement over the multi-purpose trail to the City for public use. The multi-purpose trail terminates at the westerly boundary of the project site and transitions to a private trail as it turns northward. The applicant has agreed to provide trailhead amenities near the westerly end of the multi-purpose trail for the public's use. The amenities include a bench, signage, trash can, water fountain and bike repair station.

The interior streets within the project are designed per the private street standards established by the Arantine Hills Specific Plan. The streets within the project have an overall right-of-way width of 56 feet, which includes roadway pavement, sidewalks and landscape parkways. The Arantine Hills Specific Plan allows streets with a right-of-way width of 56 feet to have on-street parking on both sides of the street.

#### Bedford Channel Improvements

The applicant will be extending the Bedford Channel to the southwestern boundary of the project. The applicant will construct the channel and the Riverside County Flood Control & Water Conservation District (RCFC & WCD) will maintain the channel. The improvements within the channel will include riprap on both sides and a 15-foot-wide maintenance road for RCFC & WCD personnel that wraps around the westerly end of the channel.

Staff has been in discussions with the RCFC & WCD to allow the maintenance road within the western portion of the channel to be used for public trail purposes. The RCFC & WCD supports the City's request and requires the City to enter into a license agreement with the RCFC & WCD and obtain an encroachment permit from them for the public trail. The trail would allow the public to cross the channel from the proposed trailhead located on the north side of the channel to the south side of the channel. The Conditions of Approval require the applicant to construct or guarantee the construction of the trailhead and trail improvements within the channel. In addition, the applicant is responsible for all costs associated with the preparation of the license agreement between the City and RCFC & WCD. A copy of the letter from the RCFC & WCD with an exhibit depicting the alignment of the trail within the channel is attached as Exhibit 16.

The applicant's site plan conceptually depicts the location of a future bridge over the Bedford Channel for informational purposes. The applicant has indicated to staff that the applicant has an agreement with the McMillian family who owns the property on the south side of the channel to allow access through the Bedford development to the McMillan property. The bridge will be designed and constructed by the developer of the McMillian property which is unknown at this time. The actual location and design of the bridge will be reviewed by city staff when the McMillian property is developed in the future.

#### Landscaping, Parks and Amenities

The streets, parks, and open space areas will be landscaped per the applicant's conceptual landscape plan attached as Exhibit 12. The plan consists of climate adaptive and drought tolerant plant materials that comply with the specific plan's landscape requirements. Trees are proposed throughout the development to enhance the streetscapes, soften the slopes and residential buildings, provide shade for recreational areas, and beautify the overall development. The project includes a linear park with a meandering walkway and trees located along the north side of "A" Street and a 1.7-acre park that includes a large open turf field, pool, picnic area, and multi-purpose recreation building. Both parks are private. A conceptual park plan is attached as Exhibit 13.

The southern portion of the project site is located in a high fire severity zone. To reduce the threat of wildland fires, the Conditions of Approval require the applicant to submit a final fuel modification plan to the Fire Department for review and approval. The fuel modification plan will impose certain

landscaping requirements and prohibit the use of certain plant species in the designated fuel modification zones.

The applicant's trail plan, Exhibit 14, provides an overview of the trail, sidewalk, and bicycle lane connectivity between the project site and the prior approved phases within the Bedford Community. The plan also includes a conceptual layout of the trailhead amenities between Hudson House Drive and the channel. Although the residential community is gated, the community includes public trails that are accessible to the general public. The public trails are located along the west side of Clementine Way, east side of Bedford Canyon Road and south side of Hudson House Drive. All other trails and sidewalks that are located within the project are private and are intended for use by the residents living within the community.

### Fences and Walls

A six-foot high decorative block wall will be installed along all street facing side and rear yards of the single family, six-pack and alley loaded units and in between the alley loaded units and park sites. For the units that have private yards, the interior fencing for the private yards will be constructed of six-foot high vinyl fencing. A six-foot high block wall is required as a heat radiation barrier between the slopes and units that are located along the western and northern edges of the project. The applicant's fence and wall plan is attached as Exhibit 15.

### **ENVIRONMENTAL ANALYSIS**

The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in the Arantine Hills Environmental Impact Report (EIR) certified by the City of Corona on August 15, 2012 (SCH No. 2006091093), Supplemental EIR certified on May 19, 2016, Addendum to the Arantine Hills EIR adopted on December 19, 2018, and a Supplemental EIR certified on May 20, 2020. The City has determined that no additional environmental review is necessary in connection with its consideration of TTM 38572 and PP2023-0004, as the applications propose no changes to the project analyzed under the certified EIR, Supplemental EIRs and Addendum, and all of the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162(a) do not exist.

### **FISCAL IMPACT:**

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

### **PUBLIC NOTICE AND COMMENTS**

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, the Planning and Development Department has not received any response to the public notice.

### **STAFF ANALYSIS**

PP2023-0004 proposes a variety of residential product types at varying densities and two park sites with amenities to serve the future residents within the community. The plotting of the units, densities, architectural styles, floor plans, fencing, and landscaping have been evaluated for compliance with the development standards imposed by the Arantine Hills Specific Plan. The project



is compatible with the developments approved in the prior phases because they are subject to the same specific plan requirements. Phases 3 and 4 maintain connectivity between Eagle Glen Parkway and the other phases within the Bedford Community via trails, sidewalks and bicycle access. The project overall will implement the final phases of the Arantine Hills Specific plan and the General Plan goals and policies that relate to providing a variety of housing types to meet the growing housing needs of residents in the area. Therefore, PP2023-0004 is recommended for approval based on the finding of approval below and the recommended conditions of approval in Exhibit 4.

## **FINDINGS OF APPROVAL FOR PP2023-0004**

1. The project has been fully evaluated as part of a master plan comprehensively evaluated under the Arantine Hills Specific Plan EIR certified August 15, 2012 (SCH No. 2006091093), Supplemental EIR Certified May 19, 2016, Addendum to the EIR adopted on December 19, 2018, and Supplemental EIR certified May 20, 2020. Furthermore, all of the criteria and circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162(a) do not exist. Therefore, subsequent environmental evaluation is not required under CEQA, and no further environmental assessment is warranted.
2. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91.070 of the Corona Municipal Code do exist in reference to PP2023-0004 for the following reasons:
  - a. *The proposal is consistent with the General Plan land use designations of Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space as shown by the city's General Plan land use map and is in accordance with the goals and policies related to the project site and residential development in general.*
  - b. *The proposal is consistent with the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space designations of the Arantine Hills Specific Plan because the development plan implements these land uses in accordance with the uses and densities permitted under the respective land use designations, development standards and design guidelines of the Arantine Hills Specific Plan.*
  - c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed as the proposed project implements a master plan that was fully evaluated under the Arantine Hills Environmental Impact Report certified August 15, 2012, Supplemental Environmental Impact Report certified May 19, 2016, and Addendum to the Environmental Impact Report adopted December 19, 2018.*
  - d. *The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated by the exhibits attached to this report.*
  - e. *The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative*

*impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the development standards established in the Arantine Hills Specific Plan and Corona Municipal Code.*

- f. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood by improving vacant undeveloped property, and will provide for harmonious, orderly and attractive development of the site.*
- g. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance because the proposal has been designed to comply with the development standards and design guidelines for the Arantine Hills Specific Plan.*

3. The proposal is consistent with Arantine Hills Specific Plan (SP09-001) for the following reason:

- a. The project implements the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space land use designations of the Arantine Hills Specific Plan by complying with the permitted uses, development standards, and design guidelines applicable to each respective land use designation.*

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

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

#### EXHIBITS

- 1. Resolution No. 2630
- 2. Locational and Zoning Map
- 3. Site Plan
- 4. Conditions of Approval
- 5. Single Family Detached Units Elevations and Floor Plans 50' x 80'
- 6. Single Family Detached Units Elevations and 47' x 80'
- 7. Alley Loaded Units Elevations and Floor Plans
- 8. Tri-plex Units Elevations and Floor Plans
- 9. Townhome Units Elevations and Floor Plans
- 10. Duplex Units Elevations and Floor Plans
- 11. Six-pack Units Elevations and Floor Plans
- 12. Landscape Plan
- 13. Park Plan
- 14. Trails Plan
- 15. Fence and Wall Plan
- 16. Letter from the Riverside County Flood Control & Water Conservation District, dated March 20, 2024

Case Planner: Sandra Vanian (951) 736-2262