



Staff Report

File #: 24-0069

REQUEST FOR CITY COUNCIL ACTION

DATE: 02/07/2024

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

CONDITIONAL USE PERMIT 2022-0004 TO ESTABLISH NINE RESIDENTIAL CONDOMINIUM UNITS ON 0.42 ACRES, LOCATED AT THE NORTHEAST CORNER OF RIVER ROAD AND COTA STREET, IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE (APN: 119-081-012) (APPLICANT: AURANGZEB MIRZA)

EXECUTIVE SUMMARY:

This staff report asks the City Council to affirm the Planning and Housing Commission's action granting Conditional Use Permit 2022-0004 (CUP2022-0004). CUP2022-0004 establishes nine residential condominiums in the R-3 zone, which is intended for multiple family residential. The project site is 0.42 acres and is surrounded by other residential land uses, including apartments. The project meets the development standards of the R-3 zone and results in a density of 21.4 dwelling units per acre (du/ac), which is consistent with the site's General Plan designation of High Density Residential (HDR). The HDR designation allows residential development within a density range of 15 to 36 du/ac.

RECOMMENDED ACTION:

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2022-0004, 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:

The project site is vacant and relatively flat. The site is surrounded by multiple family residential

developments including two-story apartment buildings to the north, east and west, and two-story residential townhomes located to the south. A Tentative Tract Map application (TTM 37805) has been submitted in conjunction with CUP2022-0004. The tentative tract map application proposes to create one lot on the 0.42-acre parcel for condominium purposes, which would allow the property owner to sell the individual condominium units to different homeowners. The project was reviewed and approved by The Planning and Housing Commission at its meeting on January 8, 2024.

ANALYSIS:

The project site is an infill property. The project proposes a three-story building totaling 16,483 square feet of floor area containing all nine residential units. Aspects of the project include:

- A three-story building with contemporary Mediterranean architecture.
- 12 covered parking spaces tucked under the building.
- 8 covered parking spaces located along the northerly perimeter of the property.
- 44.9% lot coverage.
- 21.4 du/ac density.
- 1,800 square feet of common open area; individual private patio or balconies; and 554 square feet of landscaped area.
- Building height: 39 feet 7 inches.

The project is designed to meet the following minimum setback requirements of the R-3 zone, specifically condominium use, under Section 17.82.030 of the Corona Municipal Code:

- Front Yard (West perimeter along River Road) - 20 feet
- Interior Side Yard (North perimeter) - 15 feet
- Rear Yard (East perimeter) - 10 feet

Floor Plan

All nine units include two bedrooms, two full baths, kitchen, dining and living rooms, and private open space areas in the form of a patio or balcony. The units range in size from 1,120 to 1,312 square feet and meet the minimum municipal code requirement of 600 square feet per unit. The second and third story units are accessed from exterior common corridors. The ground unit has a private patio, and the remaining units have private balconies ranging in size from 58 to 90 square feet. All units have their own washer and dryer hookups. The building includes two stairwells to access the second and third floors.

Common and Private Open Space

The project is required to provide private and common open space to serve the residents of the development. Based on the requirements of the Corona Municipal Code (CMC) the project is required to provide 200 square feet per unit of open space with at least 25% of combined private open space provided in the form of a private patio or balcony for each unit. The project provides at least 1,800 square feet of common open space and 34.5% of combined private open space. The common open space consists of a landscaped fenced area, located between the building and the southerly property line adjacent to Cota Street. Outdoor amenities consist of permanent landscaped areas, picnic tables, and barbeque cooking grills.

The project is required to provide trash enclosures to serve the residents of the development. The Corona Municipal Code requires trash enclosures to be provided at a ratio of six square feet per dwelling unit, which results in at least 54 square feet of trash enclosure for the project. The project can meet this requirement by providing a total of 150 square feet of trash enclosure space. The trash enclosure is located at the end of the drive aisle and includes smooth stucco-colored walls to match the design of the condominium building and painted metal gate.

Access, Circulation and Parking

Access to the site will be provided via a 25-foot-wide driveway on River Road. The driveway is enhanced with a stamped and stained concrete pattern. Pedestrian access to the building will be provided from the sidewalk via the proposed walkway.

In accordance with Chapter 17.76 (Off-Street Parking) of the CMC, the project requires two covered parking spaces per unit, plus one uncovered guest space for every five units for a total of 20 spaces (18 covered resident spaces and two uncovered guest spaces). The project proposes 20 covered parking spaces, which are distributed in the following manner:

- 8 carport spaces located along the northern portion of the site.
- 12 spaces tucked under the building.

Architecture

The building is consistent with the city's adopted residential development design guidelines for multiple family residential developments.

The project features a "contemporary Mediterranean" architectural design. The architecture is compatible with the design and colors of the existing condominium townhomes located across Cota Street to the south and compatible with the older apartment complexes located to the north and west of the subject site. The proposed building has a combination of pitched rooflines covered by S-tiles and flat rooflines screened behind parapet walls. The elevations feature private balconies with wood trellises, smooth plaster walls and stone veneer material along the first-floor level. The maximum building height is proposed at 39 feet and seven inches, which complies with the maximum 40-foot height limit established in the R-3 zone.

Landscaping

The Conceptual Landscape Plan includes a variety of evergreen screen trees ranging from 15 to 24-inch box sizes, with a mix of 24-to-36-inch box Afghan Pine trees. Afghan trees are commonly used for screening along edges because of their height, which can reach up to 40 feet and include dense foliage. Additional 36-inch box flowering accent trees are proposed at the project's River Road frontage to enhance the project entrance, with 24-inch box perimeter trees proposed along the site's Cota Street perimeter.

Perimeter Fencing and Walls

Existing wood fencing is located along the northern and eastern property lines of the project site. The applicant intends to replace the existing fencing with decorative splitface masonry walls and decorative capping. Along the southern property line, the project will include seven-foot-high

wrought iron fencing with splitface masonry columns spaced 20 feet apart. Along the front yard setback area, there will be a three-foot high splitface screen wall with landscaping in front of the low screen wall.

On-Site Utility and Drainage Improvements

Water and sewer service to the project site will be provided by the City of Corona. The project will connect to an existing 10-inch diameter water line in River Road. Sewer service is available for the project from an existing 8-inch diameter sewer line in River Road.

Development of the project will increase impervious surface coverage on the site and increase surface runoff. Surface runoff, however, will be directed to the water quality infiltration basin proposed to be located along the northwestern portion of the site before discharging into the City's storm drain system.

Public Right-of-Way Improvements

The right-of-way adjacent to both project frontages is already dedicated and is currently improved with roadway pavement, curb and gutter, a five-foot-wide sidewalk, and a seven-foot-wide parkway that is missing landscaping. The applicant is required to install the missing landscaping within the parkway as part of the project development.

HOUSING ACCOUNTABILITY ACT

The Housing Accountability Act (HHA) was established by Government Code Section 65589.5. The purpose of the Act is to strengthen the low volume of housing stock in California and to limit a local government's review of housing developments to objective development standards adopted by the local agency, impacts related to the California Environmental Quality Act, and specific adverse impacts based on a preponderance of evidence standard. A specific adverse impact means a significant, quantifiable, direct, and unavoidable impact based on objective, written public health or safety standards, policies, or conditions that existed on the date the housing application was deemed complete.

The project is a classic infill development surrounded by existing multiple family residential developments. The nine residential units yield a density of 21.4 du/ac which is consistent with the General Plan's High Density Residential designation. The site plan complies with the objective development standards prescribed by the CMC for the R-3 zone. Additionally, the nine residential units are not expected to have a significant impact on the environment as the project meets the infill exemption criteria prescribed by CEQA.

According to the Housing Accountability Act, the project meets the objective development standards of the zone and the General Plan land use supporting high-density residential. The project also does not result in a specific adverse impact of any adopted or written city standard or policy governing residential development.

CUP2022-0004 is consistent with Goal H-1 of the Housing Element of the General Plan as it promotes and maintains 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.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$7,813.14 to cover the cost of the Conditional Use Permit.

ENVIRONMENTAL ANALYSIS:

Per Section 15332 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption. The project is consistent with the General Plan, zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality impacts. Moreover, none of the exceptions to the Categorical Exemptions listed under Section 15300.2 of the State CEQA Guidelines apply, as the project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

PLANNING AND HOUSING COMMISSION ACTION:

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

Motion was made, seconded (Woody/Alexander) and carried unanimously, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 and adopt Resolution No. 2622 granting CUP2022-0004, 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 AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Locational and zoning map
2. Exhibit 2 - Site plan for CUP2022-0004
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Minutes of the Planning and Housing Commission meeting of January 8, 2024