



Agenda Report

File #: 19-0222

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 3/25/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PP2018-0004: Precise Plan application for the review of the site plan, architecture, landscaping and fencing associated with the development of 25 single-family detached residential homes on 17.28 acres located on the east side of Lester Avenue, south of Upper Drive in the A-14.4 (Single-Family Residential, 14,400 square foot minimum lot area) zone. (Applicant: John Heimann of Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882).

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2531 **GRANTING PP2018-0004**, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 17.28-acres

Existing Zoning: A-14.4 (Single-Family Residential, 14,400 sq.ft. minimum lot area)

Existing General Plan: ER (Estate Residential, 1-3 du/ac)

Existing Land Use: Undeveloped, but mass graded

Proposed Land Use: Single family residential

Surrounding Land Uses/Zoning:

N: Single-family residences/SFR (Single-Family Residential) District of the Chase Ranch Specific Plan (SP89-02).

E: Single-family residence/ER (Estate Residential) District of the Chase Ranch Specific Plan (SP89-02).

S: Single-family residence/A (Agricultural) zone and vacant residential/ R-1A (Single-Family Residential, 40,000 square foot minimum lot area) .

W: Single-family residences, A (Agricultural), R1-20 (Single-Family Residential, 20,000 square foot minimum lot area), A-14.4 (Single-Family Residential, 14,400 square foot minimum lot area).

BACKGROUND

The project is a proposal by Griffin Homes to develop 25 lots for single-family residential purposes on

17.28 acres located on the south side of Upper Drive between Lester Avenue and Lemon Grove Lane. The subject site is in the A-14.4 zone, which requires a minimum lot size of 14,400 square feet. The 25 lots were originally part of a 26-lot subdivision totaling 18.1 acres created under Tract 31373 which was approved by the City Council on December 6, 2006. After several map extensions, the final map for Tract 31373 was approved by the City Council at its meeting on July 18, 2018 and was officially recorded at the County Recorder's Office on August 16, 2018.

The 26th lot at the southwest corner of the map created by Tract 31373 is owned by the Chung family and is developed with an existing residence. The Chung family was the original land owner and subdivider of the 18 acres. The 26th lot is still occupied by the existing residence and is not part of the current development proposed by the current developer, Griffin Homes, but is shown on the exhibits for reference only since it was part of the same subdivision map.

The city issued a rough grade permit under Tract Map 31373 to the developer on October 12, 2017 to allow the site to be rough graded. Grading was completed in February 2019.

Griffin Homes originally submitted the precise plan application to the city on May 7, 2018; however, the application was temporarily placed on hold to allow the project to be vetted by city staff through the initial Development Plan Review process which was conducted on June 28, 2018. The precise plan application resumed thereafter and was reviewed by the Project and Environmental Review Committee on September 27, 2018. The Committee issued an incomplete application submittal letter to the developer on October 3, 2018, noting the items missing from the application package. The developer over time submitted the required items to staff with the application finally considered complete on March 13, 2019 and cleared for public hearing before the Planning and Housing Commission on March 25, 2019.

PROJECT DESCRIPTION

PP2018-0004 is an application for the site plan, architecture, landscaping and fencing associated with the development of 25 single-family detached residential homes associated with Tract Map 31373.

Site plan

Exhibit A depicts the 25 lots that will be developed by Griffin Homes. Lots 1 through 21 will take access from internal streets within the development. Lots 22-25 are oriented towards Lester Avenue and will take access from this street. The 25 lots are a minimum of 14,400 square feet in area per the A-14.4 zone and have a minimum lot width and depth of 90 and 100 feet, respectively. The lots range in size from 16,074 square feet to 32,275 square feet, with the project's average lot size being 22,619 square feet.

The single-family residential homes are plotted on the lots to comply with the development standards of the A-14.4 zone, which prescribes a minimum front yard setback of 25 feet, side yard setbacks of 10 feet on one side and 15 feet on the other side for interior lots, a street side yard setback of 15 feet for corner lots, and a rear yard setback of 10 feet except where the rear yard abuts a street, in which case the minimum setback is 15 feet. Due to the various lot widths and depths of the 25 lots, the applicant is afforded the ability to plot the homes with varied front yard setbacks ranging from 25 to 40 feet from the front property lines. This is consistent with the intent of the City's Residential Development Design Guidelines which encourages more open space between residential units and allows for setback variation within the subdivision.

Lots 1, 3-7, 9-12, 16-18, 20, and 22-25 include detached “casitas” otherwise known as accessory dwelling units (ADU). The casitas are plotted to comply with the same side and rear yard setback requirements under the A-14-4 zone for the primary units and a 25-foot minimum building separation requirement from the primary unit.

Ten of the 25 homes are single-story which represent 40 percent of the lots. The single-story homes are plotted on Lots 1, 5, 6, 8, 12, 15, 16, 20, 22, and 25. The A-14.4 zone prescribes a maximum lot coverage of 40 percent for single-story structures and 30 percent for two-story structures. The lot coverages range from 13 percent to 29 percent which are below the maximum allowable lot coverages. Each home is provided a six-foot by 10-foot concrete pad located at the side of the home behind the front yard area for the storage of receptacle waste bins.

Floor Plans

Three different floor plans are proposed for the primary dwellings. The living areas for the primary dwellings (excluding garages) range from 3,315 square feet to 4,442 square feet, which exceed the minimum living area of 1,400 square feet prescribed by the A-14.4 zone. As shown in Exhibit C-1, the single-story models (Plan 1) are designed to have four bedrooms with an optional fifth bedroom. In Exhibits C-2 and C-3, the two-story models (Plans 2 and 3) are designed to have five bedrooms with an optional sixth bedroom. All the models feature optional rooms which may include offices, multi-generational suites, lofts, study, and bonus room choices. Other options may include extended outdoor living areas, California rooms, and decks.

Two floor plans are proposed for the casitas which are 593 square feet in size. One features a kitchenette and a game room. The second features a living area with a bedroom, bath, and kitchenette. The floor plan for the casita is attached as Exhibit C-4.

All primary dwellings will have an attached two-car garage with additional floor area dedicated for storage space. The lots containing a casita will provide one additional uncovered parking space located on the driveway within the front yard area which complies with the city’s parking requirement for accessory dwelling units.

Architecture

Architecture for the project site is regulated by the South Corona Community Facilities Plan (SCCFP), which establishes Spanish Colonial as the predominant architectural theme for residential structures. However, flexibility for contemporary interpretation of this style is allowed by the plan, which also encourages variation in architecture.

Three different architectural styles consisting of Tuscan, Italianate, and Spanish are proposed for the primary dwellings and casitas (Exhibits D1, D2, D3, and D4). Each style is designed with one single-story and two two-story models. The finish materials are a combination of stucco, stone, and brick siding. The roofs will be tiled with either S-shaped or flat concrete tiles. The windows are enhanced with shutters, foam trims, fabric awnings, or ornamental iron treatments. The color palette consists of muted earth tone colors including shades of browns, tans, and beiges.

The single-story homes range in height from 21 feet to 24 feet which are below the A-14.4 zone’s maximum building height limit of 25 feet for single-story structures. The two-story homes range in height from 26 feet to 29 feet-6 inches, which do not exceed the maximum height limit of 30 feet

prescribed by the A-14.4 zone for two-story structures.

Overall, the architectural styles and colors of the homes are compatible with the existing homes in the residential neighborhoods that surround the project site as those homes reflect a mixture of the same type of architectural styles and were also subject to the same architectural standards prescribed by the South Corona Community Facilities Plan.

Landscaping

Exhibit E-1 illustrates the overall landscape concept for the project. Landscaping is proposed within the front yards, sloped areas, and parkways. Front yard landscaping is proposed for each lot as shown in Exhibit E-2. The plan proposes seven different types of trees and 13 different types of shrubs and groundcover materials for the front yards. Each lot will have at least two or more trees, a variety of shrubs, and groundcovers planted within the front yards. All trees will be 24-inch box in size and the shrubs and groundcovers in one- and five-gallon in size at the time of installation. The applicant is also proposing live turf within the front yard of each lot; however, the Corona Municipal Code limits live turf to a maximum of 40 percent of the front yard area. This will be confirmed at time of plan check submittal for the landscape plans.

The lots located on the southwesterly side of the project's internal street, Sallie Jeffreys Way, has interior 2:1 slopes within the side or rear yards (Exhibit E-3). These slopes are required to be landscaped for erosion control and will be maintained by the individual homeowners of the lots. For the lots that have larger rear yard slopes exceeding 10 feet in height, the developer will be installing timber rail road tie steps from the bottom of the slope to the top of the slope to provide homeowners access to the slopes for maintenance purposes. These include Lots 10, 11, and 17-20.

The side yards of Lots 13-15, 20, and 21 have side yards that are located adjacent to Sallie Jeffreys Way (Exhibit F). The side yards have a 2:1 slope and will be located on the exterior side of the lots' perimeter tract wall. Since the sloped yards will not be accessible to the homeowners of those lots, the developer is required to establish a homeowner's association (HOA) to maintain the slopes.

Along the northeasterly perimeter of the tract adjacent to Upper Drive and Lemon Grove Lane is an approximate 25-foot wide easement that is required to be granted to the City as a Community Facilities District (CFD) easement for landscape and maintenance purposes. The easement traverses the rear yards of Lots 1-8 and will be located on the exterior side of the perimeter tract wall. The easement contains a 2:1 slope which will be landscaped to enhance the streetscape along Upper Drive and Lemon Grove Lane. A conceptual illustration of the landscaping for the easement is shown in Exhibit E-4.

Street trees are required to be installed within the parkway areas along the project's internal streets and along Upper Drive, Lemon Grove Lane, and Lester Avenue adjacent to the project site. Street trees will be a minimum of 24-inch box in size at time of installation.

All plant materials are required to be California-friendly and the irrigation shall be water efficient. Overall, the applicant's conceptual landscape plan complies with the City's landscape requirements under Chapter 17.70 of the Corona Municipal Code.

HOA Maintained Areas

Exhibit F provides an overview of the areas that will be maintained by the HOA which are highlighted

in orange. As discussed in the above section, the HOA will maintain all the 2:1 slopes that are located along the side yards of the lots that side onto Sallie Jeffreys Way. In addition, Lots D, G, H, and J will be maintained by the HOA which are discussed in further detail below.

Lot D is located on the east side of Lot 9 and will contain a vegetated filtration chamber that is part of the project's Water Quality Management Plan (WQMP). The filtration chamber is intended to treat stormwater pollutants on the project site before the run off enters the City's storm drains.

Lot G is located along the southerly perimeter of the site adjacent to Golden Harvest Drive and will be an open space lot that will have native vegetation. This area was a former natural drainage course that was under the jurisdiction of the California Department of Fish and Wildlife (CDFW). The drainage area was later deeded to the Riverside-Corona Resource Conservation District (RCRCD), a non-profit organization, that would maintain the area in perpetuity. The previous owner, Nova Homes, in October 2018 paid the RCRCD Rehabilitation Credits to acquire the property and have it included as part of the project boundary. The area will be revegetated with native plants and will be maintained by the project's Homeowners' Association in perpetuity. A cross-section illustrating the planting within Lot G is attached as Exhibit E-5.

Lot H is a sliver of land located on the north side of Sallie Jeffreys Way between Lots 1 and 22. Lot H is approximately three to eight feet in width and non-buildable due the narrowness of the lot. It is likely that the lot will be acquired in the future by the property owner of the undeveloped property to the north which Lot H fronts. In the interim, Lot H is required to be landscaped and maintained by the HOA.

Lot J, which is located between Lots 11 and 12, contains a 25-foot wide city water and sewer easement. The Public Works Department is requiring the surface of the lot to be paved as an all-weather access road and gated on both ends of the lot.

Fencing and Walls

Per the South Corona Community Facilities Plan (CFP), the project site is located within the Village III area. New residential developments proposed within Village III that are adjacent to streets classified as a collector, major, or arterial street are required to incorporate a six-foot high theme wall having a stucco finish with precast grey concrete cap and matching pilasters along the outer perimeters of the tract. The project's northerly perimeter is adjacent to Upper Drive which is a collector street and, therefore, is required to have the Village III theme wall constructed along this perimeter. The applicant, however, is proposing a double-sided split-face tan colored block wall with a decorative gray concrete cap instead. As shown in Exhibit G, the perimeter walls in the immediate neighborhood are of a similar split-face block wall design because those nearby tracts are in the Chase Ranch Specific Plan with its own prescribed wall design. This subdivision is nearer in proximity to the Chase Ranch boundary than to the other developments to the northwest governed only by the SCCFP because those are not in the specific plans. There is only one development located to the northwest of the project site that features a stucco finish block wall design. Because of the different ownerships and developments which occur within the South Corona area, the South Corona CFP recognizes that there may be a need to allow for variation in the design of perimeter walls for different projects so as long there is consistency in materials and colors. To assure this consistency, the South Corona CFP requires that any wall design proposed in lieu of the Village III theme wall shall be approved by the Planning and Housing Commission. By virtue of the subject site in close proximity to the Chase Ranch boundary, it is appropriate that the wall design reflect

consistency with that to which it is nearest.

As shown in Exhibit H, all boundaries of the project including along the interior lot lines will be constructed with the same six-foot high double-sided split-face tan block wall with a decorative gray concrete cap. The return walls at the sides of the homes will include tubular steel pedestrian gates. Lots 24 and 25 will have a three-foot high combination split-face block wall topped with three feet of tubular steel fencing to allow for views of the area behind these lots. The developer is also proposing to provide the same type of view fence at the rear of Lot 26 which is not part of the project. As the original developer of the site, the Chung family who owns Lot 26 has an agreement with subsequent developers requiring view fencing to be provided at the rear of Lot 26. Typically, view fencing is only allowed when there is a minimum grade difference of 20 feet between the two adjoining lots where the view fence is proposed. Based on the applicant's slope exhibit in Exhibit I, the slope height behind Lots 24, 25 and 26 range from 13.5 to 18.5 feet which indicate that the elevation differences between Lots 24, 25 and 26 and the lots behind them are less than 20 feet. However, staff finds that view fencing for these lots is acceptable provided that the developer include a provision in the CC&Rs stating that any complaints received from the residences within the tract regarding views or privacy shall be managed and enforced by the HOA, not the City. The conditions of approval reflect this requirement.

Parking

Parking for single-family residential developments is regulated by CMC Chapter 17.76, which prescribes a minimum two-car garage for each primary dwelling unit with minimum interior unobstructed dimensions of 18 feet in width by 20 feet in depth. CMC Chapter 17.85 requires the casitas (accessory dwelling units) to be provided with a minimum of one parking space on site which may be located on the driveway anywhere on the lot including the front yard area. Additionally, the parking space is not required to be covered.

All lots are capable of complying with the parking requirements of the municipal code for the primary and accessory dwelling units.

ACCESS AND PUBLIC IMPROVEMENTS

The project is surrounded by Lester Avenue, Upper Drive, Lemon Grove Lane, and Golden Harvest Lane. Upper Drive is classified as a collector street and is required to have an overall right-of-way width of 68 feet. The developer is required to construct the missing public improvements on Upper Drive adjacent to the site which includes a five-foot wide sidewalk with a seven-foot wide landscaped parkway adjacent to curb and gutter. Lester Avenue and Lemon Grove Drive are classified as local residential streets and are required to be constructed to have an overall right-of-way width of 60 feet and 64 feet, respectively. The missing public improvements that will be constructed on these streets adjacent to the site include a five-foot wide sidewalk with a seven-foot wide landscaped parkway adjacent to curb and gutter.

The internal streets within the project include the main roadway which is shown as Lot A (Sallie Jeffreys Way) and two cul-de-sac streets which are Lot B (Murphy Court) and Lot C (Clemence Court). The streets are designed as public local residential streets having an overall right-of-way width of 64 feet. This includes 40 feet of roadway pavement from curblines to curblines and a five-foot wide sidewalk with a seven-foot wide landscape parkway on each side of the curblines. Lots 22-25 are oriented towards Lester Avenue and will take access from this street while the remainder of the lots will take access from the internal streets within the development.

Traffic impacts were previously analyzed under the associated map, Tract 31373. It was anticipated that the project would generate 130 vehicle trips per day from the 25 lots including the 26th lot that is not being developed by Griffin Homes. Also, the density of the project, 1.43 dwelling units per acre (du/ac), is within the allowable Estate Residential density set forth by the City's General Plan for the project site. Therefore, the surrounding roadways were determined to be capable of supporting the level of service and will not be impacted by the project.

ENVIRONMENTAL ANALYSIS

Per Section 15070 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 and adopted by the City on December 6, 2006 for the associated map, Tract 31373. With PP2018-0004 being the implementation of the project which was previously analyzed under CEQA, PP2018-0004 is wholly consistent with and will implement the mitigated negative declaration adopted under Tract 31373. PP2018-0004 does not create any additional impacts from that already assessed under the mitigated negative declaration. Therefore, PP2018-0004 is exempt from further environmental review and a Notice of Exemption has been prepared for the project (Exhibit K).

FISCAL IMPACT

The applicant paid \$8,302 in application processing fees for the precise plan.

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 Community Development Department has not received any responses from the public regarding the project.

STAFF ANALYSIS

Precise Plan 2018-0004 establishes a residential development plan that is consistent with the City's adopted Residential Architectural Design Guidelines and will maintain consistency with the South Corona CFP. The homes have varied elevation styles and large living areas which are well suited for the 14,400 square foot lots within the project. The proposed use is consistent with the existing single-family homes located adjacent to the site. Furthermore, the project is capable of complying with the development standards prescribed by the A-14.4 zone in terms of setbacks, building height, and lot coverage. The architectural styles are consistent with architectural styles of the surrounding homes. The landscaping complies with the City's landscape design guidelines for residential projects and includes the use of water efficient irrigation and California-friendly plant materials. The perimeter wall will be constructed of quality decorative materials, and construction of all missing public improvements adjacent to the site will be guaranteed with the development of the project.

In addition to adhering to the regulations of the A-14.4 zone and the South Corona CFP, the project complies with General Plan Policy 1.8.7 which requires new single-family residential units that are constructed in existing neighborhoods be designed to complement the existing homes in terms of property setbacks, scale, building materials and color palette, and exhibit a high quality of architectural design. The project also complies with General Plan Goal 1.9 which encourages the development of new residential neighborhoods that complement the existing neighborhoods and assure a high level of livability for their residents. Finally, the project complies with General Plan Policy 1.9.9 which requires that residential neighborhoods be designed to ensure visual and physical

compatibility among their uses, as well as adjoining neighborhoods, commercial and industrial districts and open spaces. Therefore, based on upon the conditions of approval attached as Exhibit B, PP2018-0004 is recommended for approval.

FINDINGS OF APPROVAL FOR PP2018-0004

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the proposed project was previously evaluated under the Mitigated Negative Declaration for Tract 31373 which was adopted by the City on December 6, 2006.
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 PP2018-0004 for the following reasons:
 - a. *The 25 single-family residential homes are consistent with the Estate Residential land use of the General Plan because this land use is intended to accommodate this type of residential development.*
 - b. *The proposal complies with the A-14.4 zone which permits the development of single-family residential homes. Additionally, the project adheres to the development standards of the zone.*
 - 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 justified in Finding # 1, the project was previously evaluated under a mitigated negative declaration pursuant to CEQA through the project's subdivision under Tract 31373 which was adopted by the City on December 6, 2006, and the 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 Conditions of Approval attached as Exhibit B.*
 - 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 in Exhibit A of 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 city's applicable development standards of the Corona Municipal Code and South Corona Communities Facilities Plan.*
 - f. *The architectural design of the proposed development is compatible with the character of the surrounding neighborhoods, will enhance the visual character of the neighborhood by improving vacant undeveloped properties, 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 as the project design in detail and as a whole is demonstrated to be of high quality meeting the standards established in the South Corona Community Facilities Plan and the Residential Architectural Design Guidelines.

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

- a. *Development of the project fulfills General Plan Policy 1.8.7 which requires that new single-family residential developments constructed in existing neighborhoods be designed to complement existing residential structures in their property setbacks, scale, building materials and color palette, and exhibit a high quality of architectural design.*
- b. *The project is consistent with General Plan Goal 1.9 which encourages the development of new residential neighborhoods that complement existing neighborhoods and assure a high level of livability for their residents.*
- c. *Development of the project fulfills General Plan Policy 1.9.9 which requires that residential neighborhoods be designed to ensure visual and physical compatibility among their uses, as well as adjoining neighborhoods, commercial and industrial districts and open spaces.*

4. The proposal is consistent with the A-14.4 Zone for the following reason:

- a. *The project implements and is consistent with the A-14.4 zone because single-family detached homes are permitted uses in the A-14.4 zone. Also, the project is capable of complying with the development standards of said zone in terms of building setbacks, building height, parking, architecture, fencing and walls, and landscaping.*

PREPARED BY: HARALD LUNA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2531
2. Aerial and Zoning Map.
3. Exhibit A - Site Plan.
4. Exhibit B - Conditions of Approval.
5. Exhibits C1-C4 - Floor Plans.
6. Exhibits D1-D4 - Elevations.
7. Exhibits E1-E5 - Landscape Plans.
8. Exhibit F - Overall HOA Maintenance Areas.
9. Exhibit G - Photographs of perimeter walls in surrounding neighborhood.
10. Exhibit H - Fence and Wall Plan.
11. Exhibit I - Slope Exhibit.

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12. Exhibit J - Applicant's letter dated August 31, 2018 addressing the project.
13. Exhibit K - Environmental Documentation.

Case Planner: Harald Luna (951) 736-2268