



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda Report

File #: 18-2237

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 2/11/2019

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 37357: A parcel map application to subdivide 6.8 acres into two parcels located on the south side of Ontario Avenue and west of Buena Vista Avenue at 988 W. Ontario Avenue in the A (Agricultural) Zone and proposed R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) Zone. (PM2017-0103) (Applicant: Tim East with the Evangelical Free Church of Corona).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of PM 37357** to the City Council, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 6.8 acres

Existing Zoning: A (Agricultural)

Existing General Plan: LDR (Low Density Residential)

Existing Land Use: Church

Proposed Land Use: Church and a single-family residential lot

Surrounding Zoning/Land Uses:

N: R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet)/Single-family residences

E: R1-A (Single Family Residential, minimum lot size 40,000 square feet)/First Presbyterian Church

S: R1-7.2 (Single Family Residential, minimum lot size 7,200 square feet)/Single-family residences

W: R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet)/Single-family residences

BACKGROUND

The Evangelical Free Church of Corona is on 6.8 acres located at 988 W. Ontario Avenue near the intersection of Ontario Avenue and Buena Vista Avenue. The zoning of the property is Agriculture which requires a minimum lot size of five acres. Most of the church property was developed in 1987 and contains the main sanctuary building, ancillary buildings associated with the congregation's

operations, parking lot and landscaping. However, approximately 0.61 acres (26,480 square feet) located on the southwest corner of the church property was not developed and remains unimproved. The church is proposing to separate this 0.61 acres from the rest of the site so that it is independent from the church and on its own separate parcel. The church is processing a change of zone application to change the current zone of the 0.61 acres from Agriculture to single family residential and a parcel map (PM 37357) to create two separate parcels over the entire 6.8 acres. One parcel will be established for the 0.61 acres and a second parcel will be established for the existing congregation. Both applications are being reviewed concurrently.

The proposed project was reviewed by city staff at the Development Plan Review meeting on October 5, 2017. The applicant submitted official applications for a change of zone and parcel map to the city on November 17, 2017, which were reviewed by the Project and Environmental Review Committee on December 21, 2017. The Committee issued an incomplete application submittal letter to the applicant on December 21, 2017, noting the items missing from the application package. The applicant over time submitted the required items to staff with the applications finally considered complete on December 7, 2018, and cleared for public hearing before the Planning Commission on February 11, 2019.

PROJECT DESCRIPTION

PM 37357 is a proposal to subdivide 6.8 acres into two lots. Parcel 1 is undeveloped and located on the southwest corner of the project site and is intended to be developed with a single-family dwelling. Parcel 1 is approximately 0.61 acres and designed to meet the subdivision standards prescribed by the R1-9.6 Zone proposed through companion application CZ2017-0101, which requires a minimum lot area of 9,600 square feet and a minimum lot width and depth of 80 feet and 100 feet, respectively. Parcel 2 is 6.2 acres and contains the developed portion of the property (church buildings, parking lot, and landscaping) and will remain in the Agricultural Zone, which requires a minimum lot size of five acres and a minimum lot width and depth of 250 feet 300 feet, respectively. Table A demonstrates the lots' compliance with the subdivision standards for the R1-9.6 and Agricultural zones.

TABLE A
Number Lot Summary

Parcel No.	Zone	Lot Area	Lot Width	Lot Depth
1	R1-9.6 ¹ (9,600 sq. ft. minimum lot area)	0.608 acres (26,480 sq. ft.)	82.50	319
2	Agricultural (5 acres minimum lot area)	6.185 acres	411.89	528
Total	-	6.826 acres	-	-

1. Zone as proposed by CZ2017-0101.

The project site is designated as Low Density Residential (LDR) on the City's General Plan land use map, which allows the site to be developed at a density of no more than six dwelling units per acre. The two-lot subdivision proposed on the 6.8 acres would result in a density of 0.29 du/ac, and therefore, would not exceed the maximum allowable density permitted by the LDR designation of the General Plan.

The project site is located within the South Corona Community Facilities Plan (South Corona CFP),

which is an overlay plan that establishes additional development standards and target densities for residential developments. The South Corona CFP land use plan designates the project site as Low Density Residential, which has a maximum allowable target density of 2.96 du/ac. The project's proposed density of 0.29 du/ac does not exceed this target density, and therefore, the applicant's subdivision complies with the South Corona CFP.

Furthermore, the 6.8-acre site is located adjacent to existing residential lots to the west and north that are protected by Policy 6 of the South Corona CFP. These protected lots are identified in Exhibit C as orange in color. Policy 6 contains design standards written in the South Corona CFP that are intended to protect existing larger lot residential neighborhoods that experience new development adjacent to them. Policy 6 ensures compatibility between the existing larger lots and new development. Per the design standards of Policy 6, new residential lots that are developed adjacent to or on the same block with existing lots protected under Policy 6 are required to comply with the following standards:

- The new lots shall be similar in area with the existing lots, but need not exceed one acre in area.
- The new lots are required to be similar in width to the existing lots, but need not exceed 130 feet in width.
- If the new lots back onto existing lots, then the new lots shall have a minimum rear yard setback of 30 feet.
- The new lots shall construct a six-foot high block wall between the new and existing lots, unless protest is received from the adjacent existing lots.

The nearest protected properties to the project site are the developed properties to the north and northwest which are 0.38 and 0.43 acres, respectively. The properties within the adjacent tract (TTM 37114) to the west are also protected by Policy 6 even though this is a fairly new subdivision. These lots range in size from 0.44 to 0.82 acres. As shown in Table A, the applicant's proposed lots under PM 37357 are 0.61 and 6.2 acres, and therefore, are similar in size to the existing lots within this residential neighborhood. Also, as shown by the parcel map in Exhibit A, the lots are designed to be similar to the existing lots in terms of lot width and lot depth. The parcel map also shows a 30-foot rear yard building setback line along the northern portion of Parcel 1 which is a requirement of Policy 6. Future development of Parcel 1 will be required to comply with this rear yard setback requirement in addition to constructing the required six-foot high perimeter block wall as listed above. These standards are ensured by the conditions of approval attached as Exhibit B.

ACCESS AND PUBLIC IMPROVEMENTS

Parcel 1 will take vehicular access from Othello Lane, and Parcel 2 will take vehicular access from existing driveways located on Ontario Avenue and Buena Vista Avenue. Per the General Plan, Othello Lane is classified as a local residential street with an overall right-of-way width of 64 feet. Ontario Avenue is a major arterial with an overall right-of-way width of 127 feet. Buena Vista Avenue is a collector street with an overall right-of-way width of 68 feet. No additional street widening is required for the portions of Othello Lane, Ontario Avenue, and Buena Vista Avenue adjacent to the project site. Since only Parcel 1 will be developed for a single-family dwelling, the proposed residential use on this parcel is not expected to generate traffic in the area. The surrounding roadways are capable of handling the number of trips that a single-family residence is expected to generate and will not be impacted by the proposed subdivision.

The applicant is required to construct the missing public improvements adjacent to Parcel 1 which includes constructing a 12-foot wide sidewalk and landscaped parkway adjacent to curb to match the existing 12-foot wide sidewalk and landscaped parkway that fronts the existing residential properties on the north side of Othello Lane near Lincoln Avenue and the adjacent tract (TTM 37114) which was also subject to the same improvements. The landscape parkway for Parcel 1 will terminate at the eastern limits of the Parcel 1 boundary and the sidewalk will transition to join the existing sidewalk in front of Parcel 2.

Furthermore, PM 37357 proposes to vacate a six-foot wide by 251.75-foot long strip of right-of-way located along the south property line of Parcel 2 adjacent to Othello Lane. This area is part of the city's right-of-way but contains an existing block wall that is part of the church property that was erroneously constructed within the right-of-way. Instead of having the applicant remove the block wall, the Public Works Department is requiring the applicant to vacate this strip of land along with the subdivision proposed by PM 37357. Once PM 37357 is recorded, the property line at this area will be in line with the rest of south property line proposed for Parcel 2.

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 for the project because 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 mitigation measures 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 effect on the environment. The Initial Study and Mitigated Negative Declaration are provided as Exhibit E.

FISCAL IMPACT

The applicant paid \$11,006.75 in application processing fees for the parcel map application.

PUBLIC NOTICE AND COMMENTS

A 20-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 inquiries from the public in response to the notice.

STAFF ANALYSIS

PM 37357 will enable the Evangelical Free Church of Corona to subdivide a 6.8-acre property into two parcels. Parcel 1 is approximately 0.61 acres and Parcel 2 is 6.2 acres. Parcel 1 will be changed from the Agricultural Zone to the R1-9.6 Zone which will enable the development of a single-family dwelling on a lot smaller than five acres. Parcel 2 contains the existing church buildings, parking lot, and landscaping which will remain under the current Agricultural Zone. Each new lot is designed to comply with the subdivision standards of its zone in terms of lot area, width and depth requirements.

Furthermore, the parcel map yields a density of 0.29 du/ac on the project site which is consistent with the Low Density Residential designation established on the project site by the General Plan and South Corona Community Facilities Plan. Therefore, based on the following findings and conditions of approval attached as Exhibit B, PM 37357 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 37357

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 environmental assessment 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 Conditions of Approval attached as Exhibit B.*
 - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of conditions of approval for the following reasons:
 - a. *The guarantee of the construction of improvements for Othello Lane is necessary for the public's safe access to and around the site.*
 - b. *The improvement of Othello Lane adjacent to the project site is necessary for the orderly development of the project area and so that further development would not be detrimental to the public.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *PM 37357 is consistent with the Low Density Residential designation of the General Plan and South Corona Community Facilities Plan because the Low Density designation accommodates moderate to large size lots at a density not exceeding 6 du/ac and 2.96 du/ac, respectively. The project is proposing two parcels; Parcel 1 is 26,480 square feet and Parcel 2 is 269,438 square feet, and a density of 0.29 du/ac.*
 - b. *The design of the proposed subdivision is consistent with the subdivision standards of the R1-9.6 Zone and A Zone for Parcel 1 and Parcel 2, respectively. The R1-9.6 Zone prescribes a minimum lot width of 80 feet and a minimum lot depth of 100 feet for new lots, and Parcel 1 provides a lot width of 82.5 feet and depth of 320 feet and lot size of 26,480 square feet. The A zone prescribes a minimum lot width of 250 feet and depth of 300 feet, and Parcel 2 provides a width of 412 feet and depth of 528 feet, and a lot size of 6.1 acres.*
 - c. *The site is physically suitable for the type of development proposed and offers adequate vehicular access from Othello Lane for Parcel 1 and from Ontario Avenue and Buena Vista Avenue for Parcel 2.*
 - d. *The site is physically suitable for the proposed density of development. The project site's General Plan designation of Low Density Residential, which permits a maximum*

density of six dwelling units per acre, and the project proposes a density of 0.29 du/ac which is below the site's allowable maximum density.

- e. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project's initial study has determined that potential environmental impacts are capable of being mitigated to less than significant levels.*
 - f. *The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project adheres to the development standards of the zone in which it is located promoting orderly development of the project site and the improvements associated with the project adhere to city standards.*
 - g. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no such easements exist of the project site, or the easements are being protected in place or relocated elsewhere on the project site.*
4. Pursuant to California Government Code Section 66464.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:
 - a. *The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the city's Department of Water and Power.*
5. The proposal is in conformance with the standards of the R1-9.6 and the Agricultural Zones for the following reasons:
 - a. *The two lots created by PM 37357 are capable of meeting the minimum lot area, width, and depth requirements prescribed by the R1-9.6 Zone for Parcel 1 and the Agricultural Zone for Parcel 2.*

PREPARED BY: LUPITA GARCIA, ASSISTANT PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Aerial and Zoning Map
2. Exhibit A - Parcel Map 37357 (PM2017-0103)

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3. Exhibit B - Conditions of Approval
4. Exhibit C - South Corona Community Facilities Plan - Policy 6
5. Exhibit D - Applicant's letter dated July 13, 2018
6. Exhibit E - Environmental Documentation

Case Planner: Lupita Garcia (951) 736-2293