



Staff Report

File #: 24-0003

REQUEST FOR CITY COUNCIL ACTION

DATE: 01/03/2024

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

PARCEL MAP 38694 TO SUBDIVIDE 1.48 ACRES INTO TWO PARCELS FOR SINGLE-FAMILY RESIDENTIAL PURPOSES AND TWO LETTERED LOTS FOR RIGHT-OF-WAY PURPOSES, LOCATED AT THE SOUTHEAST CORNER OF UPPER DRIVE AND LESTER AVENUE, IN THE A-14.4 (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE OF 14,440 SF) ZONE (APPLICANT: SAJID BARI SYED)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve Parcel Map 38694 as recommended by the Planning and Housing Commission from its meeting on November 20, 2023. PM 38694 is a 1.48-acre infill lot surrounded by existing single-family homes. The zoning of the project site is A-14.4, which requires a minimum lot size of 14,400 square feet and the two proposed parcels are 37,838 square feet and 24,719 square feet. The density of the project site is 1.39 dwelling units per acre (du/ac) which is consistent with the General Plan density of 0-3 du/ac for Estate Residential.

RECOMMENDED ACTION:

That the City Council approve PM 38694 subject to the findings and conditions as recommended by the Planning and Housing Commission.

BACKGROUND & HISTORY:

The project site was a former water reservoir for the Crown Ranch Water Company, which was abandoned over 20 years ago. The parcel map is designed to be a continuation of the adjacent residential tract, Tract 31373, which surrounds the project site to the west, south and east. The applicant has designed the lots to have lot sizes similar to the adjacent properties with the front yards having primary access from Sallie Jeffreys Way.

ANALYSIS:

Parcel Map 38694 (PM 38694) is a proposal to subdivide 1.48 acres into two parcels. Parcel 1 is 37,838 square feet (0.869 acres) and Parcel 2 is 24,719 square feet (0.57 acres). Both parcels

comply with the A-14.4 zone’s minimum lot area requirement of 14,400 square feet, as well as the minimum lot width and depth requirements of 90 feet and 100 feet, respectively. The parcel map also includes two lettered lots, Lots A and B, which are required to be dedicated to the City for right-of-way purposes. Lot A is located on the west side of Parcel 1 and Lot B is located on the north side of Parcel 2.

Table A: Lot Summary Table

Parcel Number	Use	Lot Area	Acreage
1	Single-family residential	37,838 square feet	0.869 acres
2	Single-family residential	24,719 square feet	0.57 acres
A	Right-of-way purposes for Lester Avenue	208 square feet	0.004 acres
B	Right-of-way purposes for Upper Drive	1,707 square feet	0.039 acres

The project site is designated Estate Residential per the City’s General Plan land use map. The Estate Residential designation allows 0 to 3 dwelling units per acre (du/ac). The project site is also designated Estate Residential per the South Corona Community Facilities Plan (SCCFP) land use map, which establishes a maximum allowable target density of 1.47 du/ac for the Estate Residential designation. The subdivision proposed by PM 38694 results in a density of 1.39 du/ac, which is consistent with both the City’s General Plan and the SCCFP.

Both parcels will take primary access from Sallie Jeffreys Way to the south, with Parcel 1 having a secondary driveway on Lester Avenue. The access from Sallie Jeffreys Way will be provided through another lot identified on the parcel map as Lot H of Tract 31373, which is currently situated between the project site and Sallie Jeffreys Way. Lot H is a remanent strip of property created by Tract 31373 and currently serves no functional or beneficial purpose for Tract 31373. The HOA for Tract 31373 is currently responsible for maintaining Lot H. The applicant has a recorded easement agreement with the HOA to allow Parcels 1 and 2 to take access from Sallie Jeffreys Way through Lot H.

The applicant is required to landscape the 2:1 slope located along the north perimeter of the project site adjacent to Upper Drive and construct a six-foot high perimeter block wall at the top of the slope to match the existing tan-colored block wall that was constructed for Tract 31373. The applicant is required to place the slope within a landscape easement which will be dedicated to the HOA of Tract 31373 for maintenance purposes.

All necessary public improvements within the adjacent streets, including Sallie Jeffreys Way, are already constructed. Development of the project site will result in the completion of the southeast corner of Upper and Lester and will provide a seamless continuation of the adjacent surrounding neighborhood.

PUBLIC IMPROVEMENTS

The sections of Lester Avenue and Upper Drive adjacent to the project site are currently improved with roadway pavement, curb and gutter, sidewalk, and landscaping within the parkway. Sallie

Jeffreys Way is also fully improved. The applicant is required to reconstruct the driveway on Lester Avenue for Parcel 1 to meet current city standards and construct a missing streetlight at the southeast corner of Upper and Lester.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$6,444.14 to cover the cost of the Parcel Map.

ENVIRONMENTAL ANALYSIS:

Per Section 15332 of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because the project qualifies as a Class 32 (Infill Development Projects) categorical exemption. The project is consistent with the General Plan and Zoning; is less than five acres and surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects related to traffic, noise, air quality or water; and can be adequately served by all required utilities and public services.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of November 20, 2023, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Woody/Longwell) and carried unanimously, with Commissioners Siqueland and Vernon absent, that the Planning and Housing Commission recommend approval of PM 38694 to the City Council, based on the findings contained in the staff report and conditions of approval, and find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15332. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Locational and zoning map
2. Exhibit 2 - Site plan for PM 38694
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Minutes of the Planning and Housing Commission meeting of November 20, 2023