



Staff Report

File #: 24-0277

REQUEST FOR CITY COUNCIL ACTION

DATE: 04/03/2024

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

PRECISE PLAN 2023-0004 TO REVIEW 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 PERRIN, ARANTINE HILLS HOLDING LP)

EXECUTIVE SUMMARY:

This staff report asks the City Council to affirm the decision by the Planning and Housing Commission to approve Precise Plan 2023-0004 (PP2023-0004), on the site design and other physical features associated with the development of 546 attached and detached residential units and recreational amenities. PP2023-0004 is associated with Phases 3 and 4 of the Bedford Community, which are the final development phases of the Arantine Hills Specific Plan. The community is located on the south side of Eagle Glen Parkway and west of Interstate 15.

RECOMMENDED ACTION:

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting PP2023-0004, 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 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 997 residential units, two on-site multi-purpose recreational centers, a bridge over the Bedford Channel that provides vehicular and pedestrian access from Bedford Canyon Road to a 26.2-acre residential pad located on the south side of the channel, and a 21.7-acre commercial 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 the residential development. The homes within the community are being constructed by guest builders.

ANALYSIS:

The project consists of 546 attached and detached residential units in the low density, medium density and high density residential designations of the Arantine Hills Specific Plan. The residential units are being established as condominium units according to Tentative Tract Map 38572. The project also includes two neighborhood private parks, private streets, open space, trails, and the extension of the Bedford Channel.

The land use, phasing, planning areas, zoning, acreage, 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
Phase 3					
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
Phase 4					
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

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 table provides an overview of the floor plans associated with each product type.

Table 2: Product Type Summary

Product Type	Planning Area	Quantity	# of Floor Plans	Size (S.F.)	# of Stories	Garage size
Single Family Detached	1 & 17	127	6 (3 to 4 bedrooms/2 to 3 bath)	1,527 to 2,892	1 and 2	Two cars
Alley Loaded Units Detached	2 & 2A	56	3 (4 to 5 bedrooms/3 bath)	2,473 to 2,818	2	Two cars
Tri-Plex Units Attached	2 & 17A	84	3 (3 to 4 bedrooms/2 to 3 bath)	1,536 to 1,818	2	Two cars
Townhouses Attached	2 & 2A	113	3 (3 bedrooms/2.5 bath)	1,415 to 1,640	2	Two cars
Duplex Attached	2A	102	3 (3 bedrooms/ 2 to 3.5 bath)	1,398 to 1,572	3	Two cars
Six Pack Attached	17A	64	3 (3 to 4 bedrooms/2 to 3.5 bath)	1,826 to 2,175	2	Two cars

Exclusive Use Area

The single family detached units are required to have 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 within the condominium plan. 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.

Parking

Two-car garages are the minimum parking requirement for the residential units except for the townhouse and duplex units. The townhouse and duplex units require parking based on the following ratios.

- 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 townhouse units and duplex units have three bedrooms. The townhouses provide 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 for a total of 306 parking spaces.

The duplexes provide 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 for a total of 275 parking spaces.

Architecture

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.

Landscaping, Parks and Amenities

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.

The applicant's trail plan 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.

Street Improvements

Hudson House Drive is a collector street and 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 landscape 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 landscape parkway with a 12-foot-wide Class I multi-purpose trail which will be paved for pedestrian and bicycle circulation. These improvements match the trail design that was constructed along the existing segment of Hudson House Drive. The applicant is required to dedicate an easement over the multi-purpose trail to the City for public use. The trail easement terminates at the westerly boundary of the project site. The applicant has agreed to provide trailhead amenities near the westerly end of the multi-purpose trail within Lot UU for the public's use.

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

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

The RCFC & WCD will allow the maintenance access road within the western portion of the channel to be used for public trail purposes. The RCFC & WCD is requiring the City to enter into a license agreement with the RCFC & WCD and obtain an encroachment permit 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 prior to the recordation of the tentative tract map. The applicant is responsible for all costs associated with the preparation of the license agreement between the City and RCFC & WCD.

Access to Upper Plateau

The applicant has an access and cost sharing agreement with the McMillian family who own the property on the south side of the channel (upper plateau). The agreement requires the applicant to provide access from the Bedford Community to the owner or future owner of the upper plateau. The future owner of the upper plateau would be responsible for constructing a bridge over the channel to provide access to the property.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$16,130 to cover the cost of the Precise Plan.

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.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of March 25, 2024, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Woody) and carried unanimously 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. 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 PP2023-0004
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Draft minutes of the Planning and Housing Commission meeting of March 25, 2024