



Staff Report

---

**File #:** 24-0066

---

**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 02/07/2024

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning & Development Department

**SUBJECT:**

TENTATIVE TRACT MAP 37805 TO CREATE ONE LOT ON 0.42 ACRES FOR RESIDENTIAL CONDOMINIUM PURPOSES, LOCATED AT THE NORTHEAST CORNER OF RIVER ROAD AND COTA STREET (APN: 119-081-012), IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE (APPLICANT: AURANGZEB MIRZA)

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to approve Tentative Tract Map 37805 (TTM 37805) to create one lot for residential condominium purposes on 0.42 acres. TTM 37805 is to facilitate the development of nine residential condominium units on the project site. The zoning of the project site is R-3, which is intended for multiple family residential, and the General Plan is High Density Residential (HDR). The HDR designation allows residential development within a density range of 15 to 36 dwelling units per acre (du/ac). The nine condominiums on the project site will result in a density of 21.4 du/ac.

**RECOMMENDED ACTION:**

**That the City Council** approve TTM 37805 subject to the findings and conditions as recommended by the Planning and Housing Commission.

**BACKGROUND & HISTORY:**

The project site is a vacant parcel that is surrounded by multiple family residential developments including two-story apartment buildings to the north, east and west, and two-story condominium townhomes to the south. The site is zoned R-3 (Multiple Family Residential) which permits multiple family residential and condominiums by a conditional use permit. Tentative Tract Map 37805 (TTM 37805) is a proposal to create one lot on 0.42 acres for residential condominium purposes. The condominium development is proposed separately by Conditional Use Permit 2022-0004 (CUP2022-0004), which is being reviewed concurrently with TTM 37805.

The project was reviewed and recommended for approval by the Planning and Housing Commission at its meeting on January 8, 2024.

**ANALYSIS:**

TTM 37805 is a proposal to create one lot on the project site for residential condominium purposes. The project site is 0.42 acres (18,295 square feet), which meets the R-3 zone's minimum lot size requirement of 7,200 square feet. The lot also meets the zone's minimum lot width and depth requirements of 60 feet and 100 feet, respectively. The lot has an approximate width of 135 feet and depth of 135 feet.

The property is designated as High Density Residential (HDR) on the city's General Plan land use map, which allows 15 to 36 dwelling units per acre (du/ac). The project's density is 21.4 du/ac which is within the HDR density range.

With the recordation of TTM 37805, three existing easements on the project site will be protected in place and one easement will be vacated. The easements that will be protected include a five-foot wide Southern California Edison easement located along the property's north and east perimeters, and a 10-foot-wide Gas Company pipeline easement located along the east perimeter. The easement that will be vacated is a 10-foot-wide City of Corona slope easement which is located along the property's frontage adjacent to River Road. This easement is no longer necessary and will be vacated to accommodate the project's front yard landscaping and driveway.

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 run off, 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.

The parcel contains existing right-of-way improvements including existing sidewalk, curb and gutter. As noted previously, an existing 10-foot-wide City of Corona slope easement will be vacated to accommodate this development. There is no other dedication required associated with this map, and the existing five-foot-wide sidewalk and seven-foot-wide landscaped parkway will remain and tie into the adjacent right-of-way improvements to the north and east of this site. The applicant will be refurbishing the existing landscaped parkway to include irrigation and new landscaping per the city's water efficient standards.

**FINANCIAL IMPACT:**

The applicant paid the application processing fees of \$10,572 to cover the cost of the Tentative Tract Map.

**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 (Alexander/Longwell) and carried unanimously, that the Planning and Housing Commission recommend approval of TTM 37805 to the City Council, 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 TTM 37805
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Minutes of the Planning and Housing Commission meeting of January 8, 2024