



Staff Report

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**File #:** 23-0920

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 11/15/2023  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Planning & Development Department

**SUBJECT:**

CHANGE OF ZONE 17-001 TO CHANGE THE ZONE OF TWO PARCELS TOTALING APPROXIMATELY 3.47 ACRES FROM A-14.4 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE OF 14,400 SQUARE FEET) TO R-1-8.4 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE OF 8,400 SQUARE FEET) LOCATED ON THE SOUTH SIDE OF CORONA AVENUE AND EAST OF INTERSTATE 15 (APPLICANT: CHRISTINE LOTTER, BAULOT LLC)

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to approve Change of Zone 17-001 (CZ17-001) to rezone 3.47 acres from A-14.4, single family residential with a minimum lot size of 14,400 square feet, to R-1-8.4, single family residential with a minimum lot size of 8,400 square feet. The General Plan of the project site is Low Density Residential (LDR), which is intended for single family residential within a density range of 3-6 dwelling units per acre. Development of the project under the R-1-8.4 would be consistent with the LDR designation.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Adopt the Subsequent Mitigated Negative Declaration and Mitigation Monitoring Plan and approve Change of Zone 17-001 as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3386, first reading of an ordinance approving a change of zone to change the zoning on 3.47 acres located on the south side of Corona Avenue east of Interstate 15 from A-14.4 (Single Family Residential, 14,400 square feet minimum lot size) to R-1-8.4 (Single Family Residential, 8,400 square feet minimum lot size) (CZ17-001).

**BACKGROUND & HISTORY:**

The owner and applicant own three adjoining parcels totaling 6.25 acres which are located on the south side of Corona Avenue and east of Interstate 15. Approximately 2.78 acres owned by the applicant is zoned R-1-8.4. The applicant is concurrently processing Tentative Tract Map 37024 (TTM 37024), which proposes to subdivide all three parcels totaling 6.25 acres into 15 single family residential lots. To facilitate the development proposed by TTM 37024, CZ17-001 proposes to change the zoning of the adjoining 3.47 acres to R-1-8.4 so that the entire development is under on zoning classification.

**ANALYSIS:**

The zoning of the properties to the northwest and north are R-1-8.4 and A-14.4, respectively. The zoning of the properties to the east and southeast are Residential Estate of the Corona Ranch Specific Plan, and requires a minimum lot size of 15,000 square feet.

The project site is designated LDR per the City’s General Plan Land Use Map. The LDR designation allows a density range of 3-6 dwelling units per acre (du/ac). The density proposed by the R-1-8.4 zone on the 3.47-acre project site is 4.89 du/ac, which is within the LDR density range. Thus, the R-1-8.4 zone yields a density that is consistent with the General Plan and compatible with the surrounding residential properties.

**FINANCIAL IMPACT:**

The applicant paid the application processing fees of \$10,635.25 to cover the cost of the Change of Zone.

**ENVIRONMENTAL ANALYSIS:**

In accordance with Section 15162 of the State CEQA (California Environmental Quality Act), the City of Corona as the Lead Agency has prepared a Subsequent Mitigated Negative Declaration (MND) in order to identify any potential environmental impacts from implementation of the project (formerly known as TTM 32595). The project proposes modifications to the former project which includes an expansion to the project footprint from 2.7 to 6.25 acres, and an increase to the number of single family residential lots from seven to 15 lots. The Subsequent MND identified that the project could result in potentially significant impacts to the environment in the areas of hydrology and water quality, biological resources, noise, cultural resources, and tribal cultural resources. However, the Subsequent MND identified that all of the project’s potentially significant impacts are capable of being mitigated to less than significant. Therefore, based on the project mitigation measures identified in the Subsequent MND, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant or potentially significant effect on the environment.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of October 23, 2023, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Longwell/Siqueland) and carried with Commissioner Woody voting “No”, and Vice Commissioner Vernon absent, that the Planning and Housing Commission adopt the

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Subsequent Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of CZCZ17-001 to the City Council, based on the findings contained in the staff report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

**PREPARED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

**Attachments:**

1. Exhibit 1 - City Ordinance No. 3386
2. Exhibit 2 - Locational and zoning map
3. Exhibit 3 - Proposed Change of Zone
4. Exhibit 4 - Planning and Housing Commission staff report
5. Exhibit 5 - Draft Minutes of the Planning and Housing Commission meeting of October 23, 2023