



Staff Report

File #: 23-0917

REQUEST FOR CITY COUNCIL ACTION

DATE: 11/15/2023

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

TENTATIVE TRACT MAP 37024 TO SUBDIVIDE 6.25 ACRES INTO 15 SINGLE FAMILY RESIDENTIAL LOTS LOCATED ON THE SOUTH SIDE OF CORONA AVENUE AND EAST OF INTERSTATE 15 IN THE R-1-8.4 ZONE (APPLICANT: CHRISTINE LOTTER, BAULOT LLC) (NOT AN ADVERTISED PUBLIC HEARING)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve Tentative Tract Map 37024 (TTM 37024), which is to subdivide 6.25 acres into 15 single family residential lots in the R-1-8.4, single family residential, zone. The General Plan of the project site is Low Density Residential (LDR), which allows residential development within a density range of 3 to 6 dwelling units per acre. TTM 37024 results in a density of 3.2 dwelling units per acre.

RECOMMENDED ACTION:

That the City Council approve TTM 37024 subject to the findings and conditions as recommended by the Planning and Housing Commission.

BACKGROUND & HISTORY:

The 6.25-acre project site is comprised of three adjoining parcels located on the south side of Corona Avenue and west of Interstate 15. The surrounding land uses consist of single-family residential properties to the north, east and south. To the west is the Interstate 15 freeway.

The northern 2.79-acre parcel was previously approved on June 6, 2007, for a seven lot residential subdivision under TTM 32595. The applicant at that time was Logan Homes. The conditions of approval for TTM 32595 required the applicant to record TTM 32595 within two years from the approval date. The applicant did not record the map within the two-year period, and thus, TTM 32595 expired on June 6, 2009.

TTM 37024 expands the prior project footprint by approximately 3.5 acres for a total of 6.25 acres and increases the number of residential lots from 7 to 15. The northernmost parcel is zoned R-1-8.4. The two southern parcels are zoned A-14.4, which is a single-family residential zone with a larger minimum lot size requirement of 14,400 square feet. The applicant is concurrently processing a change of zone, CZ17-001, that would rezone the A-14.4 zone to R-1-8.4 so that the entire subdivision is under one zoning classification. The zone change stays consistent with the General Plan designation of LDR and the project's overall density of 3.21 du/ac complies with the density range of 3 to 6 du/ac allowed for the LDR designation.

ANALYSIS:

The 15 residential lots range in size from 8,400 square feet to 31,520 square feet, which meet the R-1-8.4 zone's minimum lot size requirement of 8,400 square feet. The lots are also designed to meet the minimum lot width and depth requirements of 70 feet and 100 feet, respectively. The subdivision also proposes to create three lettered lots which are identified as Lots A, B and C for streets and water quality basin purposes.

The overall development site is designed to take vehicular access from Corona Avenue to the north. The portion of Corona Avenue that is adjacent to the project site is currently improved with a 12-foot wide parkway that includes a sidewalk, curb and gutter, and 34 feet of roadway paving measured from the street centerline to the curblin. All improvements within the right-of-way for Corona Avenue adjacent to the site are already constructed with the exception of missing landscaping within the parkway which the applicant is required to install. The applicant is also required to upgrade an existing 6-inch water line in Corona Avenue along the project frontage to an 8-inch water line to adequately serve the project. The recommended conditions of approval of TTM 37024 ensure that the missing or required public improvements will be constructed upon development of the project. No street widening is required along the project frontage.

The development includes the construction of a single cul-de-sac street (Street "A") from Corona Avenue that will provide access to the 15 residential lots and water quality basin. The street is designed to be a public street that has an overall right-of-way width of 60 feet. The street includes 36 feet of roadway pavement with curb and gutter, and 12 feet of landscaped parkway with a sidewalk on both sides of the street.

Development of the proposed project will permanently impact an earthen channel that traverses the northern portion of the project site near Corona Avenue. The earthen channel currently connects to two existing concrete drainage headwalls located off-site within the adjacent residential tract (Tract 31493) to the east of the project and within Caltrans right-of-way to the west of the project. The channel currently accepts storm water runoff from the adjacent residential tracts and project site before channeling the runoff into a Riverside County Flood Control basin located on the west side of Interstate 15. The channel is located where Lots 2 and B and Street "A" are proposed within the project. The applicant is required to construct a new 4' x 12' underground concrete box culvert to replace the earthen channel so that storm water runoff in the area will continue to drain in the same manner as the existing condition and reduce potential flooding in the area. The applicant is required to establish a 30-foot drainage easement over the new underground culvert which will be dedicated to the Riverside County Flood Control & Water Conservation District for maintenance of the

underground culvert.

The applicant is required to obtain an encroachment permit from Caltrans in order to connect the underground culvert to the west off-site headwall located within Caltrans' right-of-way. The applicant is also required to obtain property owner authorization from the properties located at 626 and 642 Barbre Circle where the east off-site headwall is located as well as from the homeowner's association of Tract 31493 in order to connect the culvert to the east off-site headwall. If the applicant is unable to obtain the required authorization to conduct off-site construction within this area, the applicant will be allowed to construct the culvert up to the project's east boundary, and the portion of the existing drainage located off-site within 626 and 642 Barbre Circle would remain an open earthen drainage.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$10,450 to cover the cost of the Tentative Tract Map.

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 the 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 acres to 6.25 acres, and an increase to the number of single family residential lots from seven (7) to 15 lots. The Subsequent MND adopted with CZ17-001 identified that the project could result in potentially significant impacts to the environment in the areas of hydrology and water, 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 (Siqueland/Alexander) and carried unanimously that the Planning and Housing Commission recommend approval of TTM 37024 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 37024
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of October 23, 2023