

Second Street Housing LP

July 1, 2024

Ms. Rocio Lopez
City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

RE: Second Street Housing Density Bonus Request – 25-unit PSH Development
(AHBD2023-0003)

Ms. Lopez:

The 25-unit permanent supportive housing project, Second Street Housing would like to request a Density Bonus Agreement under the City's Affordable Housing & Density Bonus Program. The creation of 25 permanent supportive housing units will serve as a cornerstone for the local housing market, offering not only a place to live but a place to thrive for many individuals and families in need.

While the project's 34.72 du/Acre is below the maximum allowable of 36 du/Acre within the R-3 zoning, the project is still requesting a Density Bonus Agreement. The utilization of a Density Bonus Agreement will allow the development to compete more competitively for various affordable housing financing sources.

Per Government Code Section 65915(e)(1), we are requesting are requesting the following development standard waivers for the project:

1. Reduction in Front Yard Setback

- a. The project is requesting a waiver from the required 25-foot front yard setback. The project proposes a minimum 5-foot, 8-inch front yard setback.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the setbacks, the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- c. The R-3 zoning standards are infeasible because the setback standard would render the project physically infeasible as currently designed. To meet the setbacks the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- d. The waiver is needed because the CMC R-3 zoning standard requires a 25' setback. The project cannot be physically built at the current density without incurring significant increases in costs if a 25' setback is required.

2. Reduction in Rear Yard Setback

- a. The project is requesting a design waiver from the required 10-foot rear yard setback.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. The project proposes a minimum 3-foot rear yard setback.
- c. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the setbacks, the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- d. The R-3 zoning standards are infeasible because the setback standard would render the project physically infeasible as currently designed. To meet the setbacks the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- e. The waiver is needed because the CMC R-3 zoning standard requires a 10' setback. The project cannot be physically built at the current density without incurring significant increases in costs if a 10' setback is required.

3. Reduction in Interior Side Yard Setbacks

- a. The project is requesting a waiver from the required 10-foot interior side yard setbacks. The project proposes a 5-foot interior side yard setback along the western property line and a 3 ½ -foot interior side yard setback along the eastern property line.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the setbacks, the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- c. The R-3 zoning standards are infeasible because the setback standard would render the project physically infeasible as currently designed. To meet the setbacks the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- d. The waiver is needed because the CMC R-3 zoning standard requires a 10' interior side yard setback. The project cannot be physically built at the current density without incurring significant increases in costs, if a 10' interior setback is required.

4. Deviation from maximum wall height (Section 17.70.060 (C))

- a. The property shares its Southerly property line with the Corona-Norco Unified School District. The property to the South is a maintenance/storage yard and the school district has installed razor wire topped chain link fences. For the safety of the future residents and aesthetics, the project would like to utilize an 8' solid wall. The CMC currently allows up to an 8-foot high wrought iron

fence.

5. Reduction from required 10% interior parking landscape requirement (not including planter areas less than 4-feet per section above.

- a. The project is requesting a waiver of the CMC’s requirement for the 10% interior parking landscaping requirement.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. The project proposes 6% of total parking area to be landscaped. Such areas exclude any vehicle overhang areas over landscaped planters.
- c. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the interior landscape requirement, the project would need to either reduce the number of affordable units/buildings or incur substantial increases in costs to accommodate a parking structure.
- d. The R-3 zoning standards are infeasible because the landscape standard would render the project physically infeasible as currently designed. To meet the landscape requirement, the project would need to either reduce the number of affordable units/buildings or incur substantial increases in costs to accommodate a parking structure.
- e. The waiver is needed because the CMC R-3 zoning standard requires 10% of the parking area to be landscaped. The project cannot be physically built at the current density without incurring significant increases in costs, if a 10% landscaped area is required.

6. Reduction in Required CMC Parking Standards

- a. The CMC Multiple Family parking standards from Section 17.76.30 (A)5 is as follows:

| TYPE OF USE | NUMBER OF REQUIRED SPACES |
|----------------------------------|--|
| 5. Multi-family: | |
| a. Studio or single bedroom unit | a. 2 covered spaces/unit, plus 1 uncovered guest space/5 units |
| b. Two bedroom unit | b. 2 covered spaces/unit, plus 1 uncovered guest space/5 units |
| c. Three or more bedroom unit | c. 2 covered and 1 uncovered spaces/unit, plus 1 uncovered guest space/5 units |
| | See § 17.76.010(H) |

- b. The CMC Multiple Family parking standards from Section 17.76.30 (A)5 require the following parking:

| Unit Type | Number of Units | Parking Requirement (including covered) | Total Spaces |
|-----------------------|-----------------|---|--------------|
| 1BR | 24 | 2 | 48 |
| 3BR | 1 | 3 | 3 |
| Guest | 25 | .2 | 5 |
| Total Required | | | 56 |

- c. The project is electing to utilize the State Density Bonus parking requirements

set forth in Section Government Code Section 65915(p)(3). This Section states that, upon request of the developer, a local government cannot impose any parking requirements on a development that is a special needs housing development (as defined in Health & Safety Code Section 51312) or is a supportive housing development (as defined in Health & Safety Code Section 50675.14). Per Government Code Section 65915(p)(3), the site needs to be within ½ mile of a bus stop with at least 8 stops. The project is a Supportive Housing project and is located .23 miles from the Corona Cruiser stop located at 6th and Buena Vista which has more than 8 daily stops. While the project is not required to have any parking spaces, the project is providing 17 parking spaces.

7. Reduction from required One Bedroom unit 600 square foot minimum

- a. The project is requesting a waiver of the CMC's requirement for a minimum 600 square foot one-bedroom unit size.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. The project proposes 528 square foot units.
- c. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the unit size minimum, the project would need to either reduce the number of affordable units/buildings or incur substantial increases in costs to accommodate a parking structure and increase building costs.
- d. The R-3 zoning standards are infeasible because the unit size minimum would render the project physically infeasible as currently designed. To meet the unit size minimum, the project would need to either reduce the number of affordable units/buildings or incur substantial increases in costs to accommodate a parking structure as well as increased building costs.
- e. The waiver is needed because the CMC R-3 zoning standard requires one-bedroom units to be a minimum of 600 square feet. The project cannot be physically built at the current density without incurring significant increases in costs, if the 600 square foot minimum is required.

Per Chapter 17.87.040 of the Corona Municipal Code, the project will utilize the City's standard Density Bonus Agreement form. This agreement will ensure that the project will maintain compliance with the State Density Law.

Once again, thank you for your time and the opportunity to contribute to the betterment of the City of Corona.

Sincerely,



Todd Cottle