



AGENDA ITEMS 8 & 9

AHDB2023-0003 & PP2023-0011

South of 2nd St. & East of Buena Vista Ave.

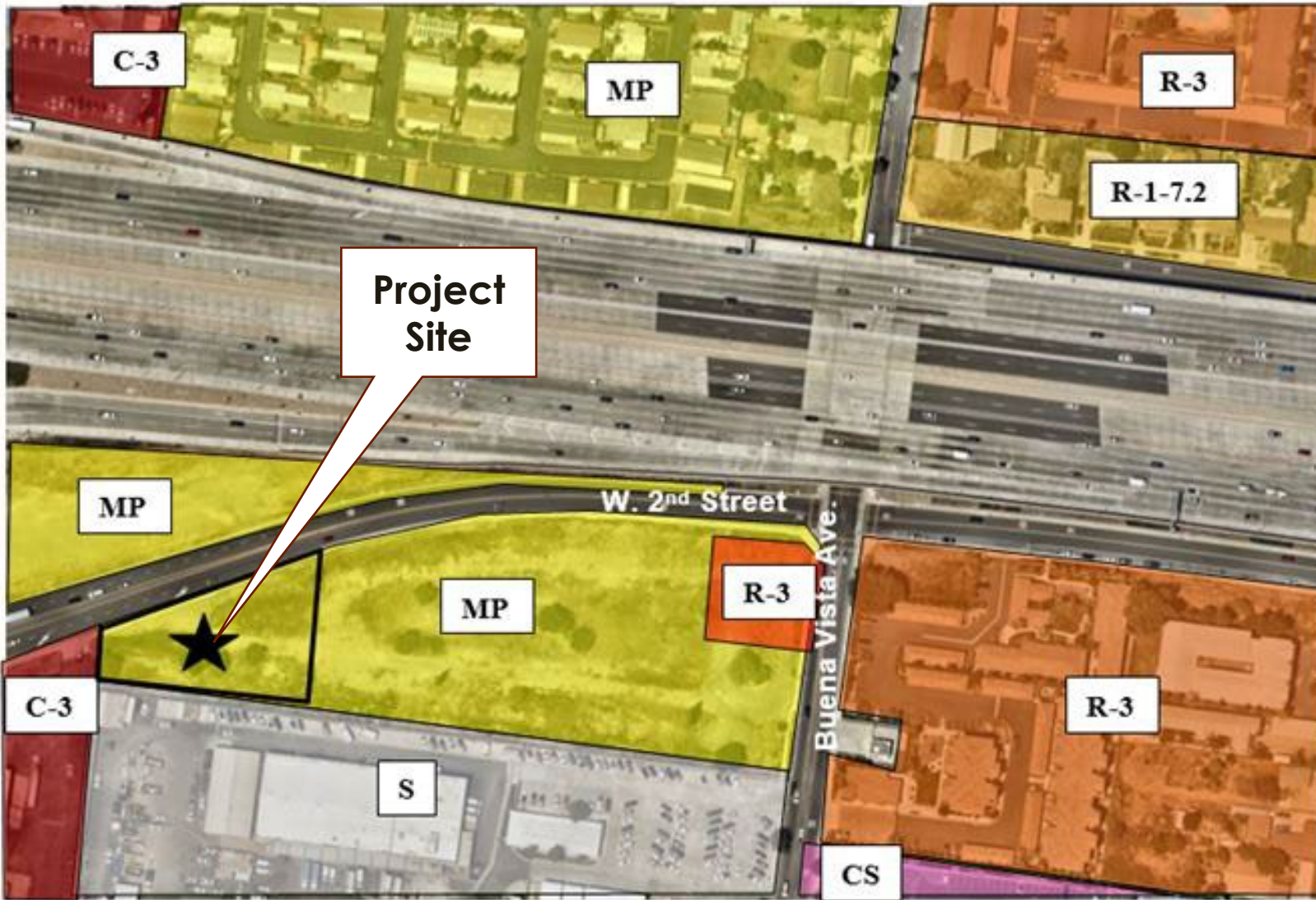
Applicant: Second Street Housing LP

**Rocio Lopez, Consulting Planner
Planning and Development Department
July 8, 2024**

Request

- **Precise Plan (PP) to review site plan, architecture, landscaping & development features**
- **24-unit permanent supportive housing development with 1 manager's unit on 0.72 acres**
- **Affordable Housing Density Bonus (AHDB) agreement for the 25-unit permanent supportive housing project**

LOCATIONAL MAP



ZONING LEGEND:

- MP (Mobile Home Park)
- R-3 (Multiple Family Residential)
- R-1-7.2 (Single Family Residential)
- C-3 (Commercial)
- S (School)
- CS (Community Service)



Background

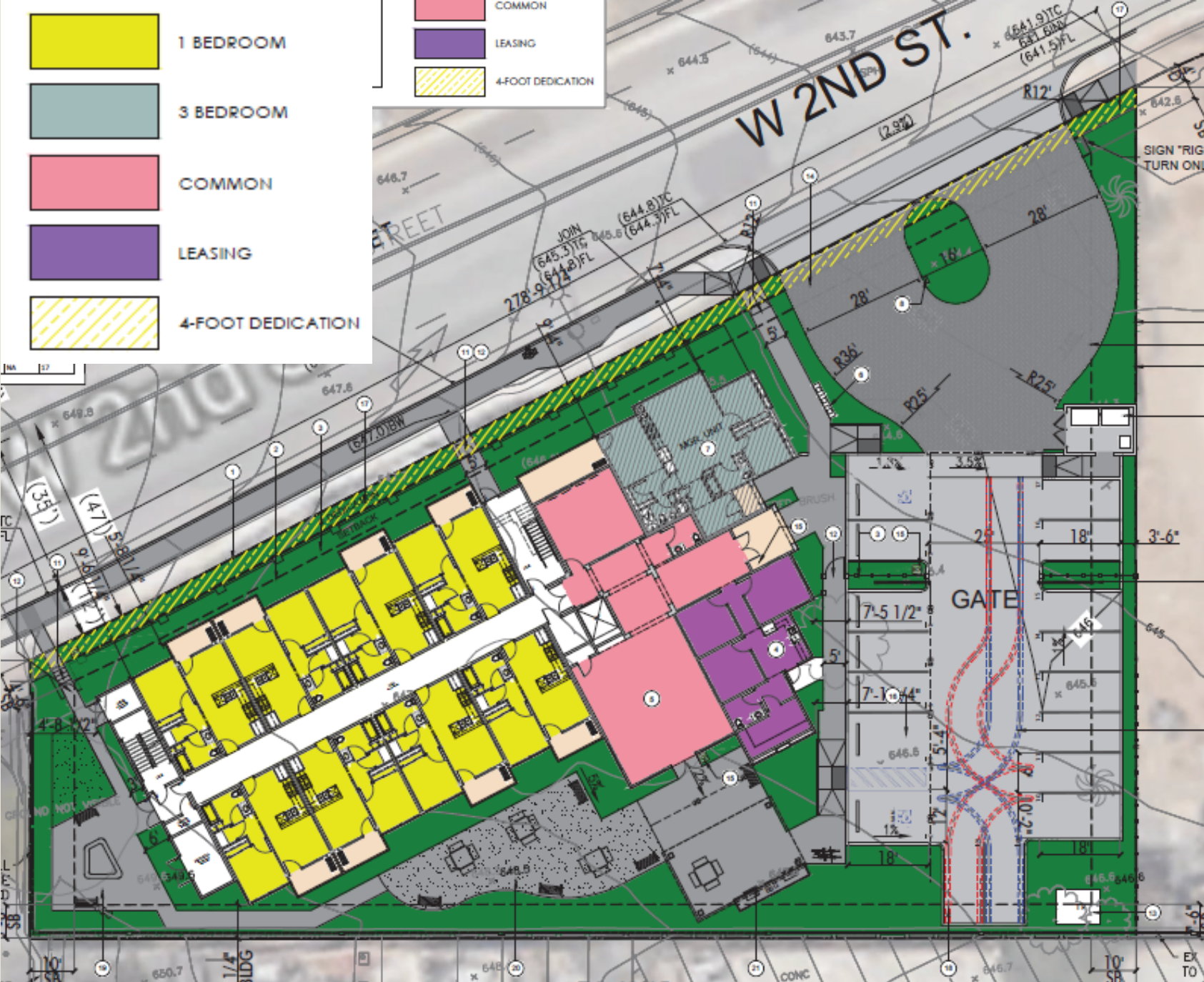
- Infill development of vacant parcel
- Former mobile home park prior to 91 freeway expansion
- 2019 Corona Housing Authority (CHA) purchases 3 parcels
- 2021 CHA selects applicant to develop affordable housing
- December 2023 applicant submits PP and AHDB applications
- June 2024 Planning Commission approves GP Consistency Determination for sale of parcels to Applicant
- Applicant to close escrow by early 2025

Project Description

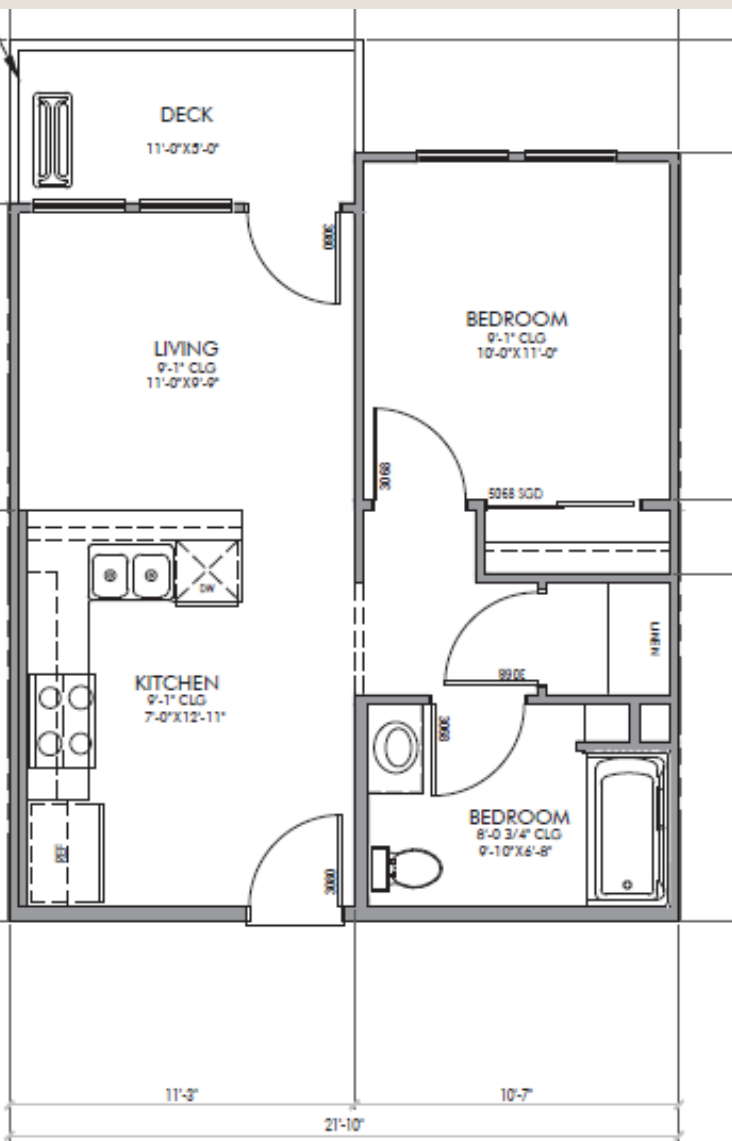


- A 3-story building within 21,043 square feet
- 34.72 du/ac density
- Community Room / Leasing Office /Laundry Facilities
- 30% Lot Coverage; 24.8% common area; 4.4% private outdoor living space; & 22% landscaped area
- Permanent supportive housing services for chronically homeless persons
- Partnership with Mercy House, non-profit
- Supportive networks, individual case workers

Site Plan

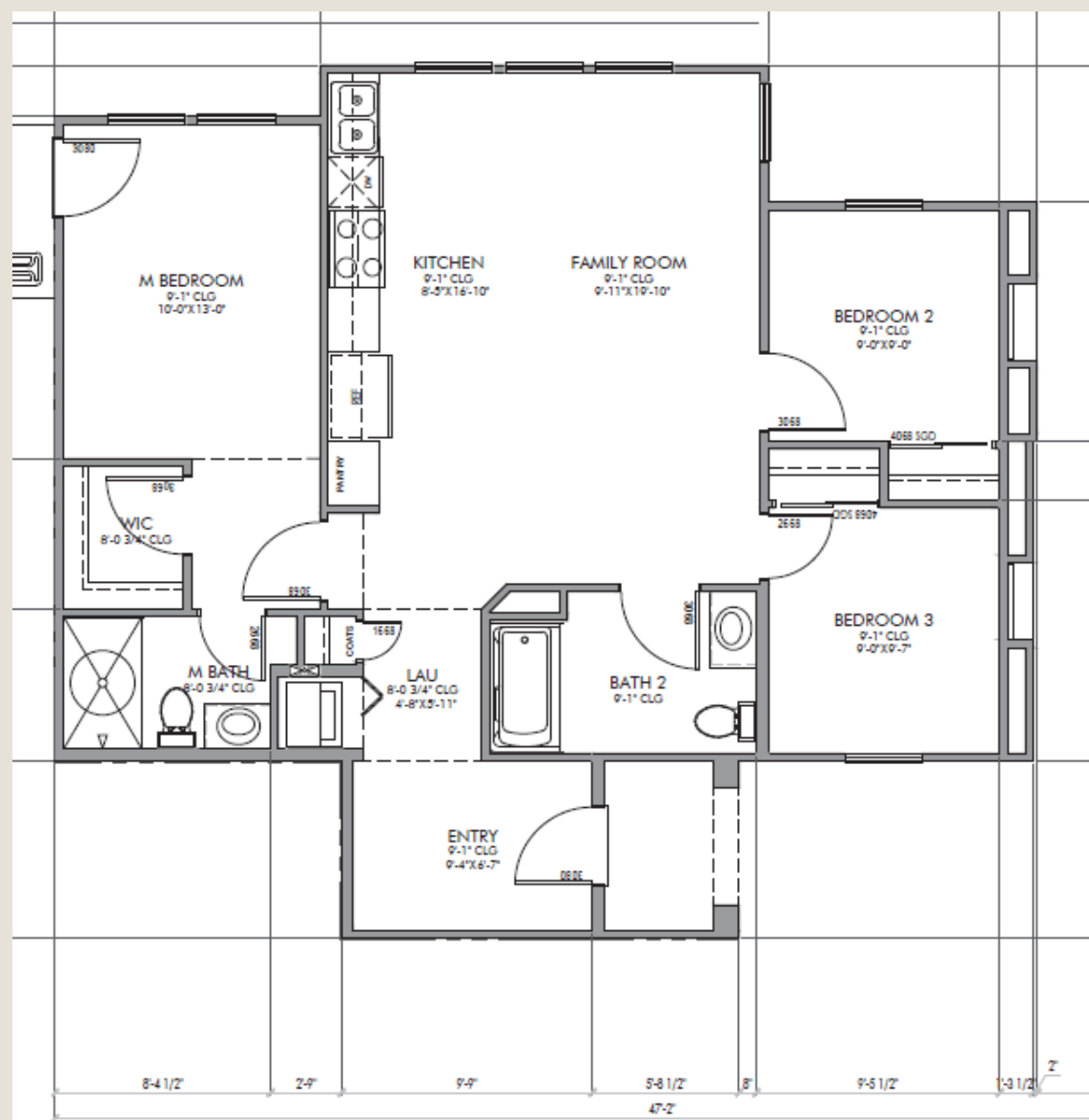


Floor Plans



528 SQ.FT.
UNIT 1

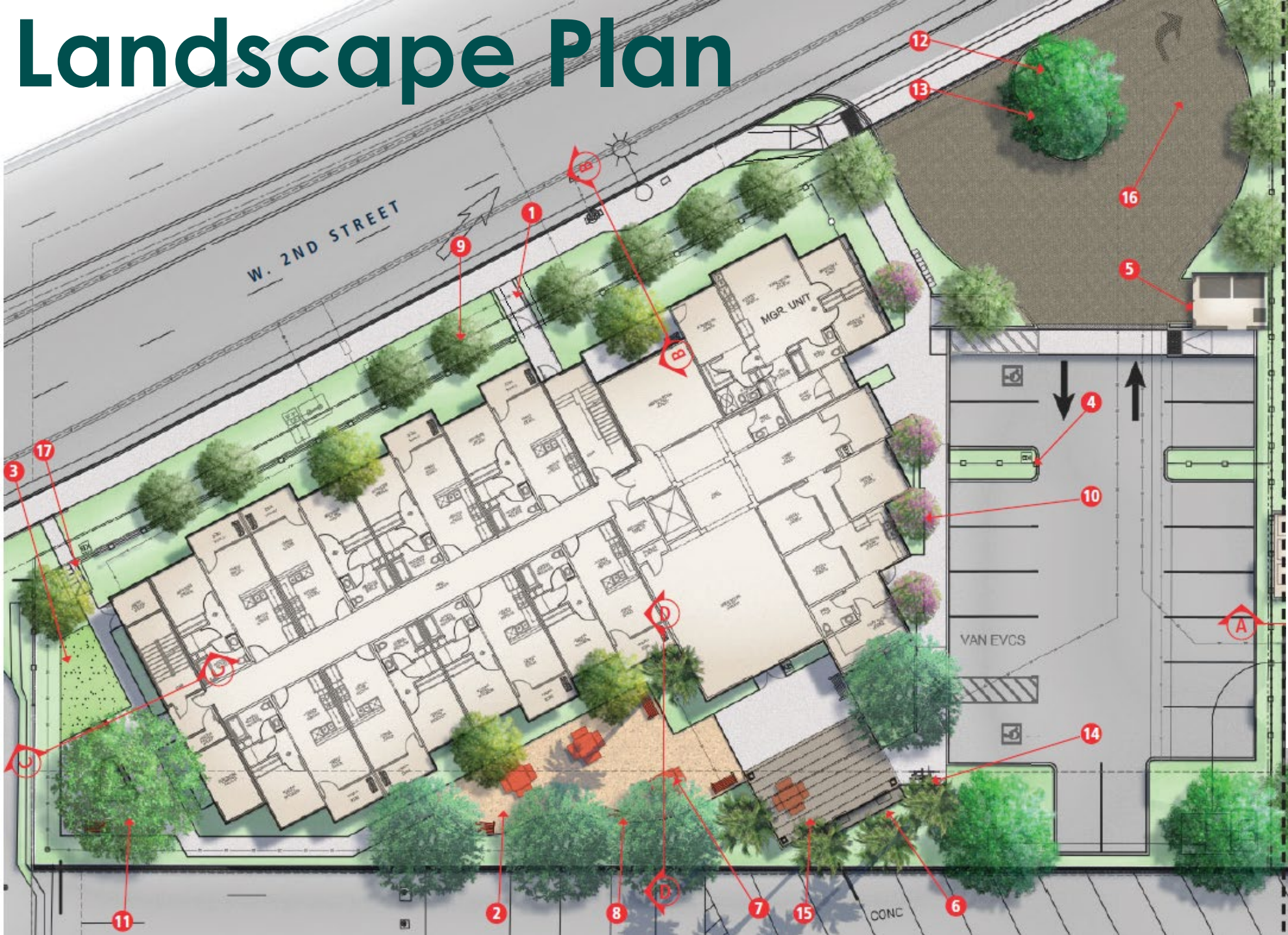
OCCUPANCY TYPE: R-2



1000 SQ.FT.
UNIT 2

OCCUPANCY TYPE: R-2

Landscape Plan



LEGEND

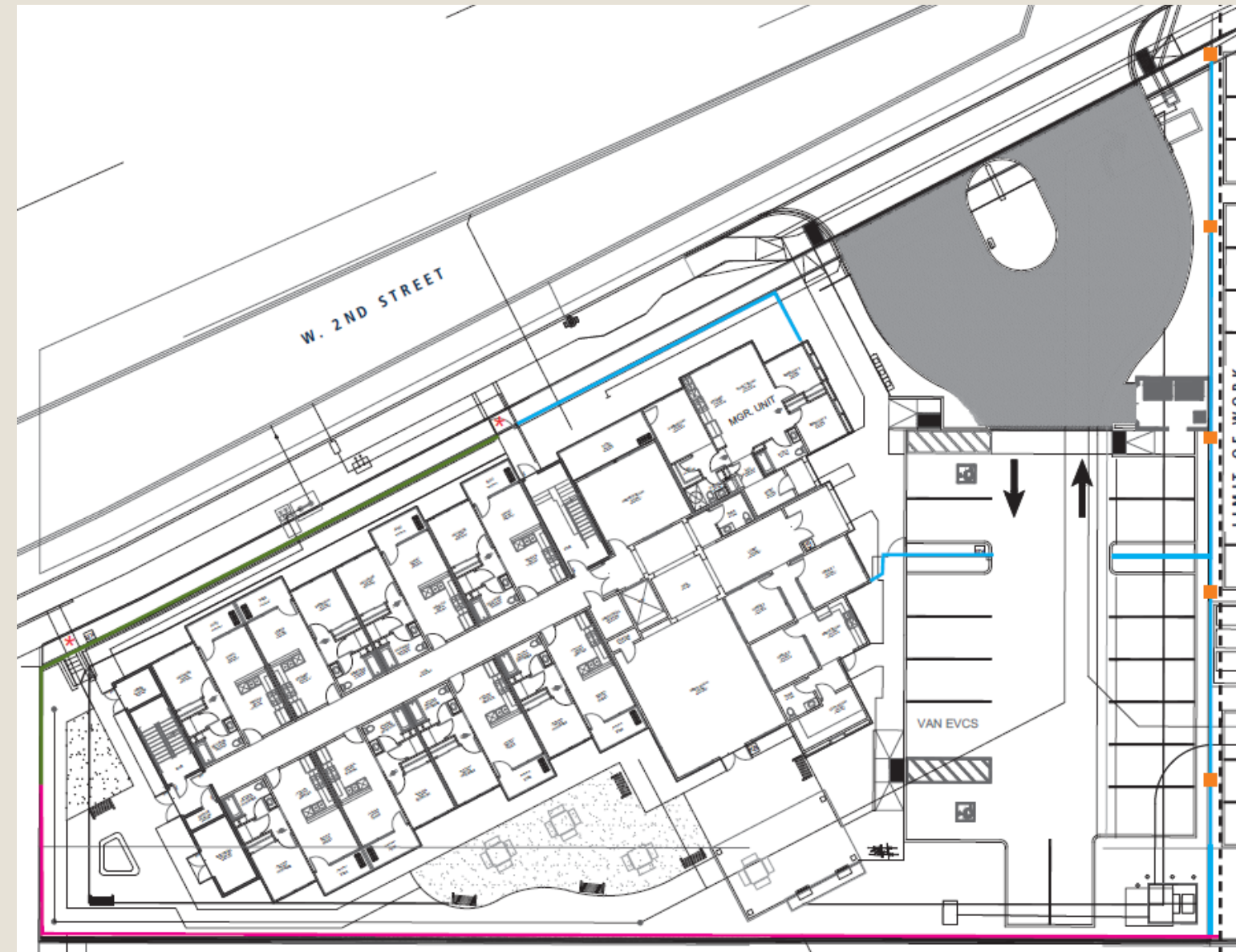
- 1 Sidewalk
- 2 Decomposed Granite
- 3 Turf
- 4 Gated Entry [6' Tall Tubular Steel]
- 5 Trash Enclosure
- 6 BBQ Area
- 7 Game Tables
- 8 Bench Seating
- 9 Street Trees
- 10 Accent Trees
- 11 Seating Area
- 12 Entry Signage
- 13 Call Box
- 14 Bike Rack [1]
- 15 Shade Structure
- 16 Enhanced Paving at Entry
- 17 Fire Hose Access Gate

Wall & Fence Plan



LEGEND

- Low Wall with View Fence
(Wall 3' max; Fence height 2')
- Fence (6' max)
- Proposed Decorative Wall (8' max.)
- * Pedestrian/ Fire Hose Access Gate
- Pilaster (8'-6" max)



Elevations

city of
Corona



Elevations

city of
Corona



Elevations

city of
Corona



View looking southeast

city of
Corona

Project Site



State Density Bonus Law & California HAA



- State mandate allows developers to receive waivers from development standards with 100% affordable housing units
- Unlimited waivers
- Density Bonus Agreement required with city
- Affordability restriction for 55 years
- 19 units - Low Income / 5 units – Moderate Income
- Applicant seeks several waivers from CMC development standards to build the project
- Below maximum 36 du/ac density of HDR land use

Waivers of Standards



CMC Standard	CMC Required	Waiver Proposed
Front Yard Setback	25 feet	5-feet - 8 inches
Interior (East) Yard Setback	10 feet	3 ½ feet
Rear Yard Setback	10 feet	3 to 7.5 feet
Wall Height	7-foot block	8-foot block
Landscaped Parking Area	10%	6%
Unit Size	600 square feet	528 square feet / 24 units
Parking Spaces	56	17 (State DBL does not require any parking)

Parking Justification



- DBL states that city can't impose parking on supportive housing projects located within ½ mile of fixed bus routes operating at least 8 times/day
- Project is located within ½ mile of Corona Cruiser bus stops (Lincoln & 2nd and Sixth & Buena Vista)
- No parking required, but 17 parking spaces provided

Waivers Justification



Applicant provided written documentation as follows:

- ✓ R-3 zone standards prevent development of 24 permanent supportive housing units
- ✓ Density necessary to balance construction costs
- ✓ Project dependent on state funding by tax credits
- ✓ R-3 zone standards make cost of project unaffordable
- ✓ State Density Bonus Law permits unlimited waivers for 100% affordable housing projects
- ✓ Parking makes project unfeasible to provide affordable units
- ✓ City must provide preponderance of evidence to deny waivers
- ✓ City departments determined no adverse impacts

CEQA

Per Section 15070(b) of the State Guidelines for Implementing CEQA and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration (MND) was prepared for the project.

AHDB Approval Findings



- Density Bonus Agreement consistent with General Plan
- DBA for supportive housing permitted in R-3 zone
- DBA with PP2023-0011 develops underutilized parcels & adds to city's affordable housing inventory
- Connection to existing utilities, no adverse impacts
- Compatible with surrounding multi family uses
- DBA supports affordable units consistent with HDR and Housing Element goals/policies

Precise Plan Approval Findings



- Project consistent with HDR designation (34.72 du/ac)
- Consistent with CMC, with state DBL waivers & DBA
- Project in compliance with CEQA via MND
- Project's design suitable for site with waivers
- Project's contemporary architectural design consistent city's design guidelines & compatible with surroundings

Recommendation

- That the Planning and Housing Commission adopt Resolution No. 2639 GRANTING PP2023-0011 and recommend APPROVAL of AHDB2023-0003 to the City Council and based on the findings contained in the staff report and conditions of approval

Thank you.

