



Staff Report

File #: 23-0390

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 05/22/2023

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

TTM 36864: Tentative Tract Map application to subdivide 2.09 acres into seven lots for residential purposes and one lettered lot for street dedication purpose, located on the south side of Corona Avenue and west of Interstate 15, in the R-1-7.2 Zone (Single Family Residential, 7,200 square feet minimum lot size). (Applicant: Fathi Manasrah, 9319 Alta Cresta Avenue, Riverside, CA 92508)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of TTM 36864 to the City Council, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY:

Area of Property: 2.09 acres

Existing Zoning: R-1-7.2

Existing General Plan: LDR (Low Density Residential, 3-6 du/ac)

Existing Land Use: Vacant

Proposed Land Use: Single-Family Residential

Surrounding Zoning / Land Uses:

N: R-3 (Multiple Family Residential) / Vacant Residential

E: Interstate 15

S: R-1-7.2 / Single Family Detached Homes

W: R-1-7.2 / Single Family Detached Homes

BACKGROUND

The project site comprises of 2.09 acres of vacant land, located on the south side of Corona Avenue and west side of Interstate 15. The site is zoned R-1-7.2, which permits single family development on a minimum lot size of 7,200 square feet. The site has a General Plan designation of Low Density

Residential which permits residential development with a density range from 3 to 6 dwelling units per acre (du/ac) of land.

Prior Approvals

The project site was previously approved for a six-lot residential subdivision in 2006 and 2017 by different applicants.

On February 1, 2006, AJM Consultants obtained approval of a tentative tract map (TTM 34018) and a variance request (V05-002) to reduce the required lot depth for two of the lots. The conditions of approval for TTM 34018 required AJM Consultants Inc. to record the final map within the initial two years of receiving tentative tract map approval. However, the applicant did not record the map within the initial two years, and consequently, the approvals expired on February 1, 2008.

On September 19, 2017, the current applicant, Mr. Fathi Manasrah, obtained approval of a new tentative tract map (TTM 36864) for a similarly designed six-lot subdivision, a variance request (V15-002) to reduce the lot depth of one of the lots, and a precise plan (PP15-003) for the review of the site plan, architecture, landscaping, and fencing of the development. However, the applicant did not record the final map within the initial two years of receiving the tentative tract map approval as conditioned. Consequently, the approvals expired on September 19, 2019.

Current Proposal

In February 2022, Mr. Manasrah submitted the current tentative tract map application to the City. A Precise Plan application was not submitted with the current tentative tract map, but the applicant has indicated to staff that he intends to build the seven lots in the future, rather than sell the lots individually. The development of more than four of the lots by the applicant will require the submittal of a Precise Plan application, which would be brought before the Planning and Housing Commission for consideration.

TTM 36864, was reviewed by staff at the Project & Environmental Review Committee (PRC) meeting on March 24, 2022 as a six-lot subdivision project. The project included a bio-retention basin on the northern portion of the site, adjacent to Corona Avenue. Initially, the basin was needed because the northern portion of the project site is in a Special Flood Hazard Area (SFHA), which applies to areas that have a 1-percent or greater chance of flooding in any given year. However, a previously approved 60-unit residential condominium development ("Tuscany Villa project") located across Corona Avenue will be installing a 12-foot by 6-foot reinforced concrete box storm drain on their property, which will convey an adjacent floodway. This storm drain improvement will address flooding in the area, which will remove the Special Flood Hazard Area (SFHA) designation, thereby making the northern portion of the proposed project (TTM 36864) available for development.

The applicant became aware of the storm drain improvements while they were updating plans to address the comments from the PRC meeting. As a result, the applicant revised their six-lot subdivision to remove the bio-retention basin, replacing it with an additional single-family residential lot (Lot 1). The applicant subsequently updated the project plans and technical studies to reflect a

seven-lot single-family residential subdivision.

The adjacent Tuscany Villa project was conditioned by the City's Development Services Division to process a Conditional Letter of Map Revision with the Federal Emergency Management Agency (FEMA), which will update the Flood Insurance Rate Map to remove the SFHA designation. The Tuscany Villa project is currently in the Building Division plan check process, and a map revision letter has been submitted to FEMA. A condition of approval has been added to TTM 36864 to ensure that the approval of the Map Revision for the Tuscany Villa project occurs prior to the development on Lot 1.

PROJECT DESCRIPTION

Site Layout

Tentative Tract Map 36864 proposes to subdivide 2.09 acres into seven (7) lots for single-family residential purposes and one lettered lot for street dedication purposes (Exhibit 2). The project site is zoned R-1-7.2 which requires a minimum lot area of 7,200 square feet for newly created lots. In addition, new lots are required to have a minimum lot width and depth of 65 feet and 100 feet, respectively. The proposed lots range in size from 7,448 square feet to 14,041 square feet and comply with the minimum lot width and depth requirements of the zone.

The project site has a General Plan designation of Low Density Residential which permits a density range of 3-6 du/ac. The project proposes a density of 3.4 du/ac, which is within the allowable density range.

The project site abuts the right-of-way for Interstate 15 to the east, existing single-family properties to the west and south, and Corona Avenue to the north. The project is accessed from Corona Avenue by a single-loaded cul-de-sac street identified as Street "A" (Lot A) on the tentative tract map.

The seven residential lots are arranged from north to south starting with Lot 1 adjacent to Corona Avenue, and Lot 7 at the end of the Street "A" cul-de-sac. The lots are designed with the front yards oriented towards the cul-de-sac, and the back yards oriented towards the freeway. The lots are generally rectangular in shape, except for Lot 7 being at the turnaround of the cul-de-sac which contributes to the disproportionately large lot size as compared to the remainder of the development.

Table A: Lot Summary

Lot No./Letter	Lot Area (Mini. 7,200 sq. ft.)	Lot Width (Mini. 65 ft.)	Lot Depth (Mini. 100 ft.)
1	8,762	77	117
2	8,105	66	122
3	8,052	68	118
4	7,448	68	109
5	7,951	76	103

6	9,371	92	100
7	14,014	112	112
A (Street "A")	27,258	N/A	N/A

Access and Roadway Improvements

Corona Avenue is classified as a local street in the General Plan and is required to have an overall right-of-way width of 66 feet. The south half of Corona Avenue adjacent to the project site is currently improved with 22 feet of roadway pavement, curb and gutter, and an 11-foot-wide parkway, which includes a five-foot wide sidewalk. No additional widening is required for Corona Avenue adjacent to the project site. However, the applicant is required to provide landscaping for the parkway.

The lots are designed to have access from a new cul-de-sac street identified as Street "A", which is designed as a modified public local residential street having an overall right-of-way width of 42.50 feet. The east half of the street, which abuts the lots, is designed to have 18 feet of roadway pavement, curb and gutter, and a five-foot wide sidewalk located behind the curb line.

Typically, a landscaped parkway is also required within the City's public right-of-way. However, the applicant has proposed a street design that places the landscaped parkway within a five-foot wide public utility easement (PUE) in the front yards of the seven lots, immediately behind the public sidewalk. Refer to the cross-section for Street "A" in Exhibit 2. This design will allow the developer to plot the dwelling units closer to the street and farther away from the freeway, as building setbacks are measured from the property line. As the landscaped parkway will be within an easement which is required to be dedicated to the City, all future front yard fencing proposed by the developer or future homeowners within this development will need to be constructed behind the easement/landscaped parkway. Aesthetically, the streetscape for this development will look the same as a neighborhood where the landscaped parkway is placed within the public right-of-way. The Development Services Division has reviewed and approved the modified street design.

For the west half of the cul-de-sac street, the street is designed to have 18 feet of roadway pavement, curb and gutter, and 1.5 feet of parkway. Due to the size of this parkway, which will have limited plantable space, staff is allowing the applicant to improve the parkway with exposed concrete aggregate or other material as approved by the Development Services Division. No homes front this side of the street and no sidewalk is proposed, due to an abutting six-foot wide public utility easement that occurs in the back yards of the adjacent residential properties, which extends along the entire length of the project site's western boundary. In order to maintain a minimum of 28 feet of clear width for fire lane access, on-street parking is not allowed along the west side of Street "A". A condition of approval requires the cul de sac to comply with the City Fire Department's Fire Lanes Guideline.

In accordance with Corona Municipal Code §16.08.020, the City's roadway design standards state that cul-de-sacs are not to exceed 500 feet in length. The proposed cul-de-sac is 555 feet long,

which requires a waiver from the City's Board of Zoning Adjustment. As such, the applicant obtained approval for the proposed 555 feet long cul-de-sac from the Board of Zoning Adjustment on May 11, 2023 (CULW2023-0001).

The applicant submitted a sight distance analysis prepared by STC Traffic. The analysis evaluated vehicular sight distance at the intersection of the project entrance and Corona Avenue. Due to Corona Avenue's eastbound curve, the analysis recommended conditions to maintain a clear line of sight at the project driveway: (1) All future parkway landscaping on the south side of Corona Avenue, in both directions from the project entrance, shall be limited to thirty inches (30") in height; and (2) The applicant shall install "NO PARKING ANYTIME" signs on the south side of Corona Avenue, at 150 feet interval in both directions from the project entrance.

The City's Traffic Division had reviewed the prior 6-lot subdivision approved in 2017, and found the project's potential traffic impact on Corona Avenue to be insignificant. As a result, it was determined that the number of vehicle trips generated by TTM 36864's 6-lot subdivision would not impact Corona Avenue. The current 7-lot proposal is anticipated to generate additional trips beyond those previously identified; however, the City Traffic Engineer has confirmed that the amount of traffic from an additional single-family residence is insignificant, and the project as designed is not anticipated to result in additional unanticipated impacts to traffic or local roadways. Additionally, the proposal is required to pay development impact fees to offset required funding for ongoing street improvements throughout the City.

Fences and Walls

The project's conceptual grading plan in Exhibit 4 conceptually shows the perimeter fencing for the development. The applicant proposes to replace the existing chain link fence along the east boundary line of the development with wrought iron fencing. However, due to the remaining open space between the project's east boundary line and Interstate 15 sound barrier wall, staff recommends a six-foot high solid decorative block wall along the east boundary line. A short retaining wall with a six-foot high decorative block wall is proposed along the street side lot line (north perimeter) of Lot 1, adjacent to Corona Avenue. A six-foot high decorative block wall is proposed along the south boundary line, which is the rear lot line of Lot 7. Perimeter fences and walls are typically reviewed with the site plan and architecture of the homes as part of the residential tract's precise plan application, which is a separate submittal. Therefore, based on the applicant's intent to develop the seven lots himself, the details of the perimeter walls will be brought before the Planning and Housing Commission as part of a future precise plan application.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local CEQA Guidelines, a Mitigated Negative Declaration was prepared for the project because the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation measures identified in the Mitigated Negative Declaration, 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. The Mitigation Negative Declaration is

recommended for adoption (Exhibit 6).

FISCAL IMPACT

The applicant has paid the applicable application processing fees for the project.

PUBLIC NOTICE AND COMMENTS

A 20-day public notice for the original six (6) lot subdivision was initially mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site on March 10, 2023. As the project was redesigned to accommodate seven residential lots and one lettered lot for street dedication, a re-notice was provided to property owners within a 500-foot radius of the project site and advertised in the Sentinel Weekly News on May 12, 2023 to notify the public of the minor change in the project description. As of the preparation of this report, the Planning and Development Department has not received any response from the public regarding to the project.

STAFF ANALYSIS

The proposed seven-lot subdivision complies with the required minimum lot area, lot width and lot depth requirements of the R-1-7.2 zone. Furthermore, the project complies with the General Plan, as the project's density of 3.4 du/ac is within the General Plan's allowable density range of 3 to 6 du/ac for the Low Density Residential designation. The proposed single-family subdivision will result in development that is compatible with existing single-family residences in the immediate area that share the same R-1-7.2 zoning.

The proposed subdivision provides adequate access to the development and will install landscaping and signage, as conditioned, to ensure safe access to the project entrance. All required public improvements will be completed or guaranteed with this development.

The Planning and Development Department recommends approval of TTM 36864 based on the following findings and recommended conditions of approval in Exhibit 3.

FINDINGS OF APPROVAL FOR TTM 36864

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study identifies potentially significant effects on the environment, but:
 - a. The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit 3.*
 - b. There is no substantial evidence before the City that the revised project may have a significant effect.*

2. None of the conditions provided in Section 66474 of the California Government Code exists for the following reasons:

- a. *The proposed map is consistent with the General Plan designation of Low Density Residential which prescribes a density range from 3 to 6 dwelling units per acre and is in accordance with the goals and policies related to the project site and residential development in general.*
- b. *The design or improvement of the proposed subdivision is consistent with the city's subdivision standards and development standards established by the Corona Municipal Code for the R-1-7.2 zone with respect to minimum lot area, width and depth.*
- c. *The site is suitable for the type of development proposed and offers adequate access from Corona Avenue.*
- d. *The site is physically suitable for the proposed density of development as the site is capable of accommodating the seven lots and an internal public street that is designed to meet city standards.*
- e. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the project's Initial Study and Mitigated Negative Declaration have determined that potential environmental impacts are capable of being mitigated to less than significant levels.*
- f. *The proposed subdivision will not result in adverse impacts to public health, safety or general welfare because the project adheres to the development standards of the zone in which it is located, promoting orderly development of the project site and the improvements associated with the project adhere to city standards.*
- g. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no such easements exist on the project site, or the easements are being protected in place or relocated elsewhere on the project site.*

3. Pursuant to California Government Code Section 66473.5, consistency with applicable General Plan or Specific Plan does exist for the following reason:

- a. *The General Plan's Low Density Residential designation allows for 3 to 6 dwelling units per acre. The proposed seven-lot subdivision would result in a density of 3.4 dwelling units per acre which is within the prescribed density range.*

4. Pursuant to California Government Code Section 66474.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:

- a. *The amount of discharge produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the city's Utilities Department.*

5. Pursuant to California Government Code Section 66473.1, the design of the subdivision would provide, to the extent feasible, for future passive or natural heating or cooling opportunities for the following reason:

a. The design of the subdivision allows future structures to be in an east-west orientation, which can maximize southern exposure. Additionally, future residential structures are subject to requirements on the California Residential Building Codes and Building Energy Efficiency Standards (Title 24).

6. The proposal is in conformance with the standards of the R-1-7.2 Zone for the following reason:

a. Single family residential use is a permitted use within the R-1-7.2 zone, and the subdivision design is consistent with the subdivision standards with regards to minimum lot area, width and depth requirements.

7. The proposal is in conformance with Title 16 (Subdivisions) of the Corona Municipal Code for the following reasons:

- a. The proposed map meets the City's subdivision standards for minimum lot area, width, and depth requirements, and street access.*
- b. The length of the cul-de-sac (Lot "A") has been approved by the Board of Zoning Adjustment at 555 feet in length.*
- c. Required public improvements are guaranteed with this subdivision, as provided by the Conditions of Approval.*

PREPARED BY: EVA CHOI, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Tentative Tract Map 36864
3. Conditions of Approval
4. Conceptual Grading Plan
5. Applicant's letter dated May 5, 2023, giving required subdivision information
6. Environmental Documentation

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