



GENERAL PLAN HOUSING ELEMENT REZONING PROGRAM – Development Standards Discussion



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Consulting

PLANNING COMMISSION MEETING
August 8, 2022

The ASK...

Provide feedback to staff on the development standards presented in the examples



Likes



Dislikes



Concerns

Discussion Outline

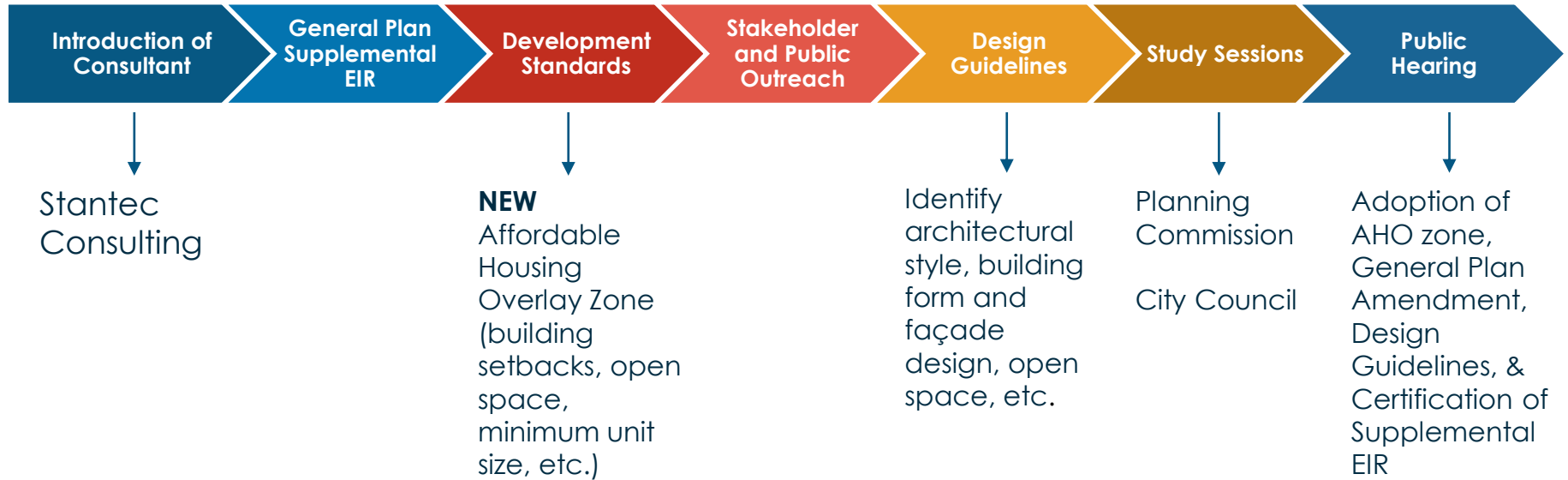
- ▷ Introduction and Workplan Recap
- ▷ Development Standards Examples
- ▷ Design Guidelines Examples
- ▷ Next Steps



Introduction and Work Plan Recap



Rezoning Program Process



Work Plan

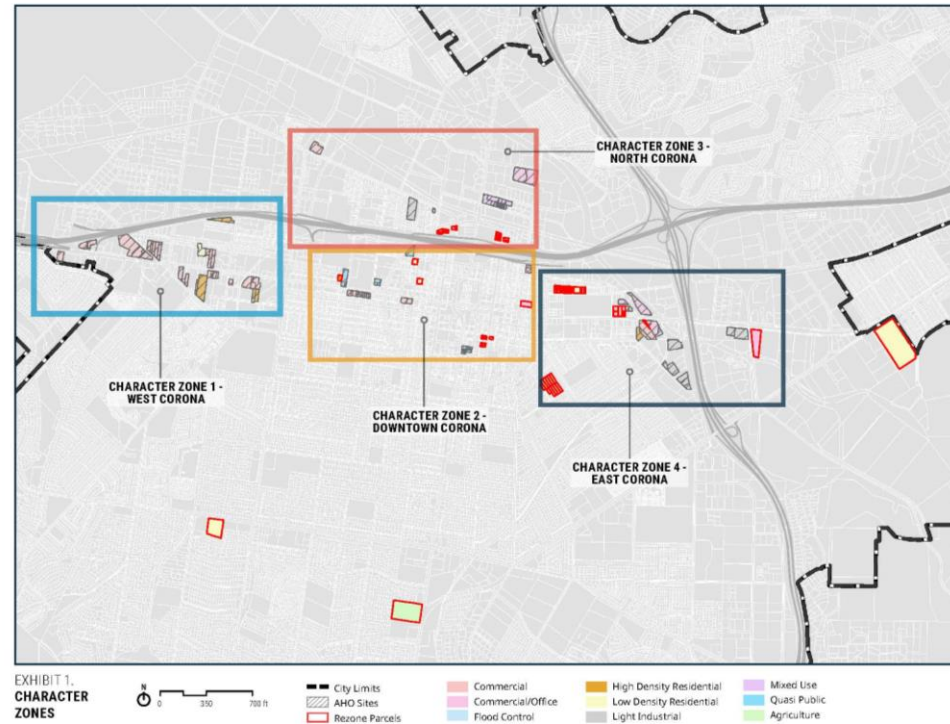
MAJOR DELIVERABLES

- ☒ 1. Site Inventory Briefing Book *“what are the character-contributing features to maintain?”*
- ☒ 2. Best Practices Review *“how are our peer cities implementing similar rezoning programs?”*
- ☐ 3. Development Standards *“what is the allowable built form and massing?”*
- ☐ 4. Stakeholder Engagement *“what concerns do nearby residents and businesses have?”*
- ☐ 5. Design Guidelines *“what design elements and amenities are encouraged by the city?”*
- ☐ 6. Supplemental Environmental Impact Report



Four general “character zones” have been identified as part of the Briefing Book

These will offer clues for how to celebrate the City's architectural heritage and respect the surrounding context through the Design Guidelines



“West Corona” Character Zone

RESIDENTIAL SETTING

Within the immediate vicinity of the AHO properties, residential neighborhoods are present to the north and south of West 6th Street. Higher density, multi-family apartments are clustered along Via Santiago and Avenida Del Vista Street south, including Meadowood Apartments and Country Hills are also located adjacent to apartments. Lower density, single-story apartments, including Las Casitas Apartments, are situated along Pleasant View Avenue and South Smith Ave, directly south of SR 91. Magnolia Townhomes, a more recent multi-family development is located northeast of Las Casitas Apartments.

Single family residential properties are located further from the APO properties to the north and south of West 6th Street. Most single-family homes are clustered along Pleasant View Avenue east of Smith Avenue.

Several mobile home communities reside in this character zone. Village Grove Mobile Home is located on Roseglen Way south of West 6th Street. Established in 1971, the mobile home park features 120 units ranging from 1,140 to 1,760 square feet. Countrywood Estates, constructed in 1980, is a 90-unit mobile home park located north of Pleasant View and south of SR 91 and features homes ranging from 1,440 to 1,810 square feet.



BUILDING TYPOLOGIES AND ARCHITECTURAL

TYPLOGIES

The character zones include a variety of buildings typologies that can be summarized into the following categories.



SINGLE FAMILY RESIDENTIAL: Single-family residential includes 1- to 2-story residential homes that are representative of the post-WWII suburban expansion. They highlight the importance of the automobile in the urban environment by attaching garages to homes, often a side unit served a driveway.



WAREHOUSE & MANUFACTURING BUILDINGS: Warehouse and manufacturing buildings are common among industrial properties. They are usually large, single story rectangular structures with side-loading areas that are used for a company's the production, sorting and/or shipment of goods.



LOW-RISE APARTMENT: Low-rise apartments are detached buildings that are 1- to 3- stories in height. Low-rise apartments typically feature shared common courtyards, private balconies, exterior staircases, and carport parking.



HOTEL: Hotels in Corona are usually 2- to 4- stories in height, and provide a number of amenities for guest, including guestrooms, self-parking pools, fitness centers, and business centers. Constructed in the past 20 years, hotels display modern, curated styles.



TOWNHOUSES: Local townhouses are 2- to 3- stories in height. Most townhouses in Corona were recently constructed, and consequently feature more modern facades and décor. These homes usually have private gardens and parking spaces.



MOBILE HOMES: Also known as manufactured homes, these buildings are smaller than single family homes and are simple in design, prioritizing function over form. A few RVs or camper trailers communities have also formed in Corona. In contrast to mobile homes, RVs are not typically kept on a single site for an extended period of time.



AUTO-ORIENTED COMMERCIAL: Auto-oriented commercial buildings include strip malls, shopping centers, and general commercial retail that cater to vehicular traffic, including drive-thru services. Properties are often dominated by surface parking.

Development Standards

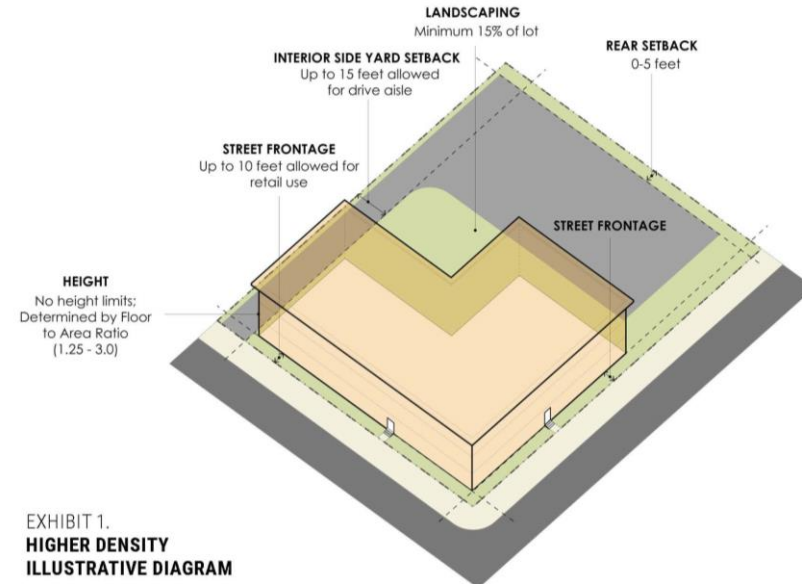


Higher Density Development Standards

HIGHER DENSITY DEVELOPMENT STANDARDS

ILLUSTRATIVE DIAGRAM FOR HIGHER DENSITY DEVELOPMENT

The development standards established for the higher density alternative apply to properties that are located in neighborhoods of higher density or near commercial development along 6th Street. Development would aim for a minimum of 45 units per acre. Development standards are intended to encourage higher density and mixed-use buildings that accommodate both residential and retail use. Higher density development standards are illustrated in Exhibit 1. Examples of building typologies representative of higher density development are shown on the following page.



*Table 4. Higher Density Development Standards**

Minimum density	45 units/ac
Floor-area ratio (FAR)	1.25 - 3.0
Minimum unit size	400 SF
Maximum building height	No limit. Height determined by FAR.
Minimum on-site landscaping	15%
Maximum Setbacks	
Street frontage	5 feet, 10 feet allowed for retail use. Consider additional dimensions supporting commercial uses at grade, as well as street planting zone, when possible.
Interior side yard	8 feet, 15 feet allowed for drive aisle
Rear yard	5 ft
Parking	
Residential	ADU: 0 stalls/unit Studio/1-bedroom: 1 stall 2- to 3-bedroom: 1.5 stalls Guest: 0.2 stalls/unit
Commercial	1 stall/400 SF

**Refer to page 18 for Design Standards*

Small Sites 45-60 DU/acre

HIGHER DENSITY DEVELOPMENT - SAMPLE BUILDING TYPOLOGIES - **45-60 DU/ACRE**



SMALL LOT SINGLE FAMILY



SMALL LOT SINGLE FAMILY



FROGTOWN LOS ANGELES - MID-RISE RESIDENTIAL



PERRIS STATION APARTMENTS - MID-RISE RESIDENTIAL

SOURCE: GOOGLE EARTH 2022

Building Typology Example Small Sites

SMALL SITE - 832 W 6TH ST

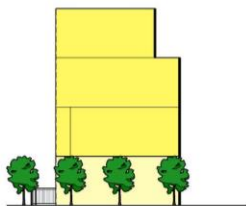


Table 7. Small Site Comparison Table: Alternative Development Standards

	HIGHER DENSITY	TRANSIT-ORIENTED COMMUNITY	SMALL LOT SUBDIVISION WITH ADU BUILDING TYPOLOGY
Minimum density	45 units/ac	60 units/ac	47 units/ac
Minimum floor-area ratio (FAR)	1.25 - 3.0	2.0 - 3.5	1.36
Minimum unit size	400 SF	400 SF	400 SF
Maximum building height	No limit. Height determined by FAR.	No limit. Height determined by FAR.	40 ft as determined by FAR
Minimum on-site landscaping	15%	10%	15%
Maximum Setbacks			
Street frontage	5 feet, 15 feet allowed for retail use or drive aisle. Consider additional dimensions supporting commercial uses at grade, as well as street planting zone, when possible.	5 feet, 15 feet allowed for retail use or drive aisle. Consider additional dimensions supporting commercial uses at grade, as well as street planting zone, when possible.	5 ft
Interior side yard	8 ft	8 ft	8 ft
Rear yard	5 ft	0 ft	0 ft
Parking			
Residential	ADU: 0 stalls/unit Studio/1-bedroom: 1 stall 2- to 3-bedroom: 1.5 stalls Guest: 0.2 stalls/unit	ADU: 0 stalls/unit Studio/1-bedroom: 0.5 stall 2- to 3-bedroom: 1 stalls Guest: 0.2 stalls/unit	8
Commercial	1 stall/400 SF	1 stall/500 SF	n/a

Transit-Oriented Communities Development Standards

TRANSIT-ORIENTED COMMUNITY (TOC) DEVELOPMENT STANDARDS

ILLUSTRATIVE DIAGRAM FOR TOC DEVELOPMENT

The development standards established for the TOC alternative apply to properties that are located within the HQTAs, including the 6th Street and North Main corridors. SCAG defines HQTAs as corridor-focused priority growth areas that are within a half mile of an existing or planned fixed guideway transit stop or a bus transit corridor that has a frequency of every 15 minutes or less during peak commuting hours. These standards, including reduced setbacks and a higher FAR, aim to support the highest density among the three alternatives. They are intended to encourage compact development, improve access to transit, and promote a pedestrian-oriented environment. TOC development would require a minimum of 60 units per acre. TOC development standards are illustrated in Exhibit 2. Examples of building typologies representative of TOC development are shown on the following page.

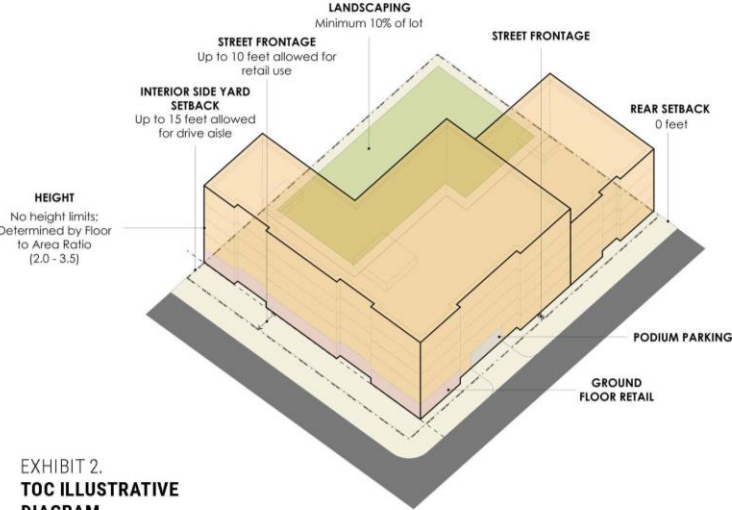


EXHIBIT 2.
TOC ILLUSTRATIVE
DIAGRAM

Table 5. TOC Development Standards*

Minimum density	60 units/ac
Floor-area ratio (FAR)	2.0 - 3.5
Minimum unit size	400 SF
Maximum building height	No limit. Height determined by FAR.
Minimum on-site landscaping	10%
Maximum Setbacks	
Street frontage	5 feet, 10 feet allowed for retail use. Consider additional dimensions supporting commercial uses at grade, as well as street planting zone, when possible.
Interior side yard	8 feet, 15 feet allowed for drive aisle
Rear yard	0 ft
Parking	
Residential	ADU: 0 stalls/unit Studio/1-bedroom: 0.5 stall 2- to 3-bedroom: 1 stalls Guest: 0.2 stalls/unit
Commercial	1 stall/500 SF

*Refer to page 18 for Design Standards

Larger Sites 60-100+ DU/acre

TOC DEVELOPMENT - SAMPLE BUILDING TYPOLOGIES - 60-100+ DU/ACRE



METRO AT MAIN - HIGHER DENSITY MIXED-USE RESIDENTIAL
SOURCE: STANTEC



ANDI APARTMENTS - ADAPTIVE REUSE OF COMMERCIAL STRIP MALLS



THE GEORGE - ANAHEIM



THE ANDY - EUGENE, OREGON

Building Typology Example Larger Sites

LARGE SITE - 122 E HARRISON ST

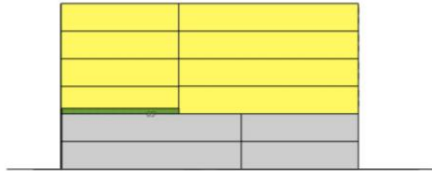
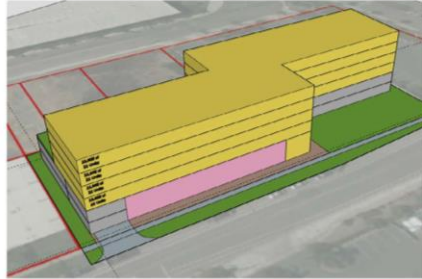


Table 8. Large Site Comparison Table: Alternative Development Standards

	HIGHER DENSITY	TRANSIT-ORIENTED COMMUNITY	TYPE 5 BUILDING WITH PODIUM
Minimum density	45 units/ac	60 units/ac	90 units/ac
Minimum floor-area ratio (FAR)	1.25 - 3.0	2.0 - 3.5	2.4
Minimum unit size	400 SF	400 SF	1,000 SF
Maximum building height	No limit. Height determined by FAR.	No limit. Height determined by FAR.	60 ft as determined by FAR
Minimum on-site landscaping	15%	10%	15%
Maximum Setbacks			
Street frontage	5 feet, 15 feet allowed for retail use or drive aisle. Consider additional dimensions supporting commercial uses at grade, as well as street planting zone, when possible.	5 feet, 15 feet allowed for retail use or drive aisle. Consider additional dimensions supporting commercial uses at grade, as well as street planting zone, when possible.	10 ft
Interior Side yard	8 ft	8 ft	8 ft
Rear yard	5 ft	0 ft	5 ft
Parking			
Residential	ADU: 0 stalls/unit Studio/1-bedroom: 1 stall 2- to 3-bedroom: 1.5 stalls Guest: 0.2 stalls/unit	ADU: 0 stalls/unit Studio/1-bedroom: 0.5 stall 2- to 3-bedroom: 1 stalls Guest: 0.2 stalls/unit	114
Commercial	1 stall/400 SF	1 stall/500 SF	6



Questions, Comments, Discussion

Design Guidelines





A range of architectural building typologies from 10-60 units/acre

- ADUs
- “missing middle” (duplex, fourplex, etc.)
- 2-4 story wood frame
- 5-6 story podium

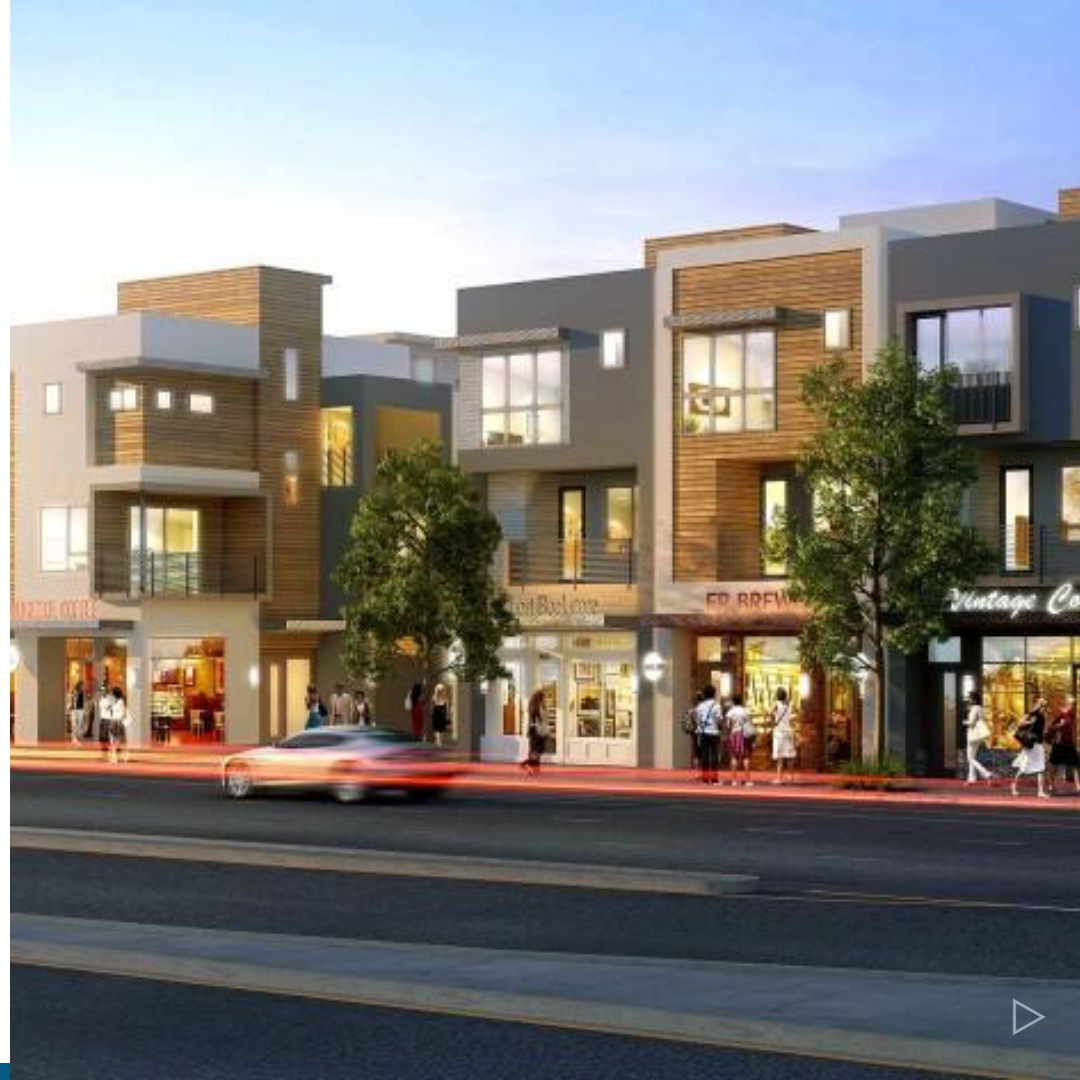
Selected Topics

- ▷ **Massing**
 - Orientation
 - Façade Articulation
 - Transition to lower scale
 - Daylighting
 - Front patios and porches



Selected Topics

- ▶ **Ground-level articulation**
 - Glazing/windows
 - Clearances
 - Louvers/shade structures
 - Active uses



Selected Topics

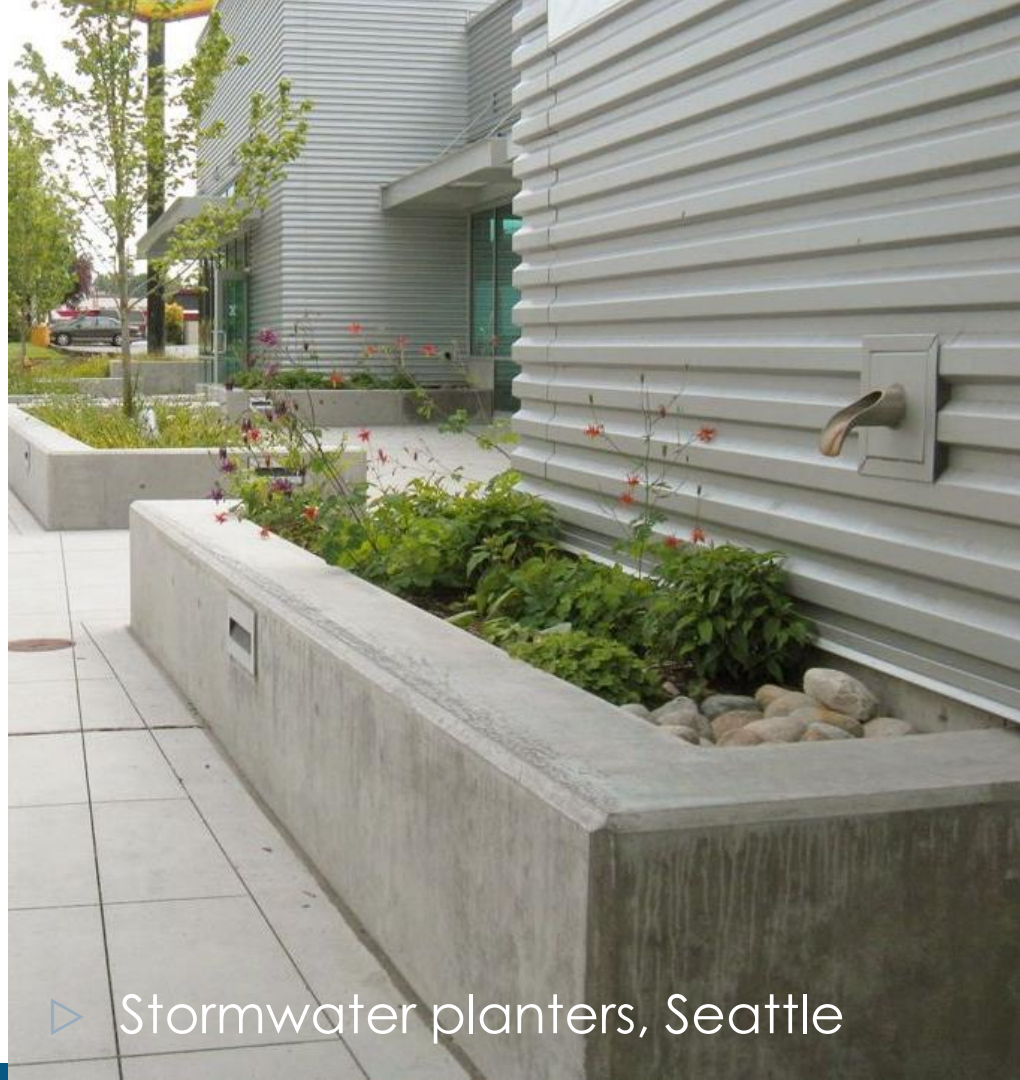
- ▷ **Density Targets**
 - To accommodate the additional RHNA units, residential densities between 45-60 units/acre and above are required



▷ The George, Anaheim

Selected Topics

- ▷ **Sustainability and Climate Resilience**
 - Stormwater
 - Drought-tolerant plants
 - Heat-island effect
 - Tree canopy
 - Net-zero buildings



▷ Stormwater planters, Seattle

Selected Topics

▷ Parking

- Behind buildings or within structures
- Access from rear (alley) or side street
- Minimize curb cuts
- Provide fewer parking spaces



Selected Topics

- ▷ **Public Realm improvements**
 - ADA-accessible
 - Provide parkway/canopy trees
 - Seating
 - Utilities
 - Transit shelters, bike racks, shared mobility

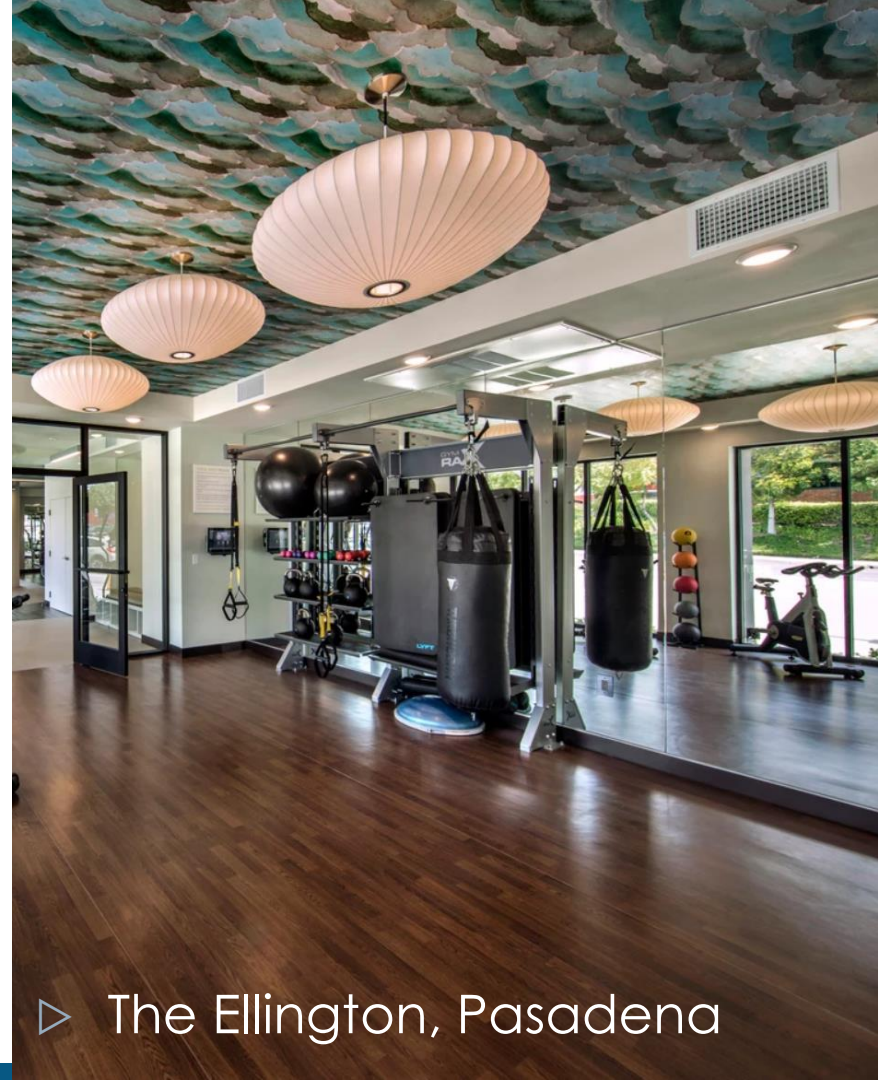


▷ Fruitvale Village, Oakland

Selected Topics

▷ Common-area amenities

- Where possible, locate along street to activate sidewalk
- 15%+ of buildable area
- Rooftop terraces/ amenity decks
- Fitness centers, community rooms, bike storage/fix-it stations, recreation



▷ The Ellington, Pasadena

Selected Topics

- ▷ **Landscape**
 - Screen mechanical equipment, blank walls
 - Use drought-tolerant plants that do not litter
 - Stormwater management
 - Provide shade and respite, separation from street



▷ Streetscape redesign, Denver



Questions, Comments, Discussion

Next Steps



Schedule and Next Steps



Thank you.

