



Staff Report

File #: 24-0148

REQUEST FOR CITY COUNCIL ACTION

DATE: 03/06/2024

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

COMMUNITY FACILITIES PLAN AMENDMENT 2023-0001 TO THE SOUTH CORONA COMMUNITY FACILITIES PLAN TO CHANGE THE LAND USE DESIGNATION OF 5.15 ACRES FROM COMMERCIAL TO SENIOR CITIZEN RESIDENTIAL FOR PROPERTY LOCATED AT 430 W. FOOTHILL PARKWAY (APN: 114-070-020, 114-070-021 AND 114-070-022) (APPLICANT: O & I DEVELOPMENT)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve Community Facilities Plan Amendment 2023-0001 to change 5.15 acres on the Land Use Map from Commercial to Senior Citizen Residential located south of Foothill Parkway and west of Main Street. The Senior Citizen Residential designation would allow senior citizen housing at a density not exceeding 40.5 dwelling units per acre (du/ac). Community Facilities Plan Amendment 2023-0001 is intended to facilitate the development of an assisted senior living facility on the subject site.

RECOMMENDED ACTION:

That the City Council:

- a. Approve CFPA2023-0001, as recommended by the Planning and Housing Commission.
- b. Introduce, by title only, and waive full reading of consideration of Ordinance No. 3389, first reading of an ordinance to amend the South Corona Community Facilities Plan Land Use Designation from Commercial to Senior Citizen Residential for 5.15 acres located at 430 West Foothill Parkway within Village 4 of the South Corona Community Facilities Plan. (CFPA2023-0001)

BACKGROUND & HISTORY:

The subject property is comprised of three vacant parcels totaling 5.15 acres. The project site is adjacent to the Mountain Gate shopping center, which contains an Albertsons supermarket, inline

commercial tenants, and freestanding commercial buildings. The shopping center plan, which originally included the 5.15-acre project site for a total of 15 acres was approved by the City Council on July 15, 1998, by Precise Plan 97-6 (PP97-06). The 5.15-acre project site was intended to be developed as the second phase of the shopping center; however, the market has not supported additional commercial uses on the property. Over the years, the property has been considered for other uses such as a tire shop and townhouses. However, those uses were not considered the best use for the property. The applicant will be processing a lot line adjustment to merge the three parcels into one and remove a portion of the shopping center's parking lot from the project site.

ANALYSIS:

The Senior Citizen Residential (SCP) designation proposed on the project site by Community Facilities Plan Amendment 2023-0001 (CFPA2023-0001) intends to facilitate the development of a senior assisted living facility. The site plan and design of the assisted senior living facility are being reviewed separately by Precise Plan 2023-0006. The SCR designation allows senior housing up to a density of 40.5 du/ac. The SCR designation is consistent with companion application GPA2023-0002 which proposes a land use designation of High Density Residential (HDR) on the project site. The HDR designation allows senior housing at a density of up to 75 du/ac.

The SCR designation is compatible with the area because of the uses in the immediate area and existing public infrastructure. The property to the east is an existing 10-acre neighborhood shopping center that includes a supermarket and other various commercial uses. The project site is adjacent to Foothill Parkway, a secondary four-lane road to the north with single family homes located beyond, and Mountain Gate Drive to the south with Mountain Gate Park located beyond. The property to the west is the Heritage Park. The project site will stand on its own and will not require primary access from any of the adjacent properties. The primary access to the site will be from Foothill Parkway.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$4,256 to cover the cost of the Community Facilities Plan Amendment.

ENVIRONMENTAL ANALYSIS:

Per Section 15070(b) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration (MND) was prepared for the project since 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's mitigation measures and mitigation monitoring and reporting program 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.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of February 12, 2024, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Longwell) and carried unanimously, with Vice Chair Vernon and Commissioner Siqueland absent, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration with Mitigation Monitoring Plan and approval of CFPA2023-0001 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 - Ordinance No. 3389
2. Exhibit 2 - Locational
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Minutes of the Planning and Housing Commission meeting of February 12, 2024