



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda Report

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File #: 18-2085

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### AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 9/19/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

**SUBJECT:**

City Council consideration to approve Parcel Map 37452 to subdivide 8.81 acres into two parcels (located approximately 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone on 0.20 acres) and adopt the Negative Declaration regarding potential environmental impact of the project. (Applicant: Fitschen Family Trust)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission recommend adoption of the Negative Declaration and APPROVAL of PM37452 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

**ANALYSIS:**

PM37452 (PM2018-0001) will establish two parcels on 8.81 acres generally located 350 feet west of Lincoln Avenue, north of Sixth Street. Parcel 1 is the larger of the two parcels proposed at 8.59 acres and will continue to accommodate an existing mobile home park containing 92 mobile homes. Parcel 2 will be 0.20 acres (8,712 square feet) and will accommodate an existing 1,717 square foot commercial building that has been vacant since 2013. The following table summarizes the lot information for this subdivision.

**TABLE 1**  
**Proposed Lot Sizes**

<u>Parcel No.</u>	<u>Lot Area (Acres)</u>
1	8.59
2	0.20

A	0.01
B	0.02

Parcel 1 will continue to retain the MP zone whereas Parcel 2 is proposed to have a zone of C-3 from MP. Section 17.30.050 of the Corona Municipal Code (CMC) governs development in the MP zone and prescribes minimum development standards for a mobile home park. The MP zone indicates the site area, not lot area, shall be no less than 10 acres. Currently, the site area of the mobile home park is 8.81 acres. The mobile home park is a legally established use and was likely established prior to the minimum site area established in the CMC. The parcel map separating 0.20 acres from the current mobile home park will reduce the size of the mobile home park to 8.59 acres. However, this slight reduction will not affect the overall layout or operation of the mobile home park because the 0.20 acres is separated and isolated from the other mobile homes located in the park and has direct access from Sixth Street and not from the park itself. Therefore, the parcel map is not creating a substandard condition from the current condition.

Section 17.33.060 of the CMC describes the development standards for properties in the C-3 zone. No minimum lot size is prescribed for the C-3 zone; therefore, the proposed 0.20 acres would be consistent with the zone. The lot width and depth of Parcel 2 is approximately 75 feet by 114 feet, respectively.

The two lettered lots shown on the parcel map accommodate the dedications for the street rights-of-way adjacent to Sixth Street. Both parcels will continue to have access from Sixth Street with the mobile home park also having secondary access from Lincoln Avenue.

The parcel map will allow Parcel 2 to function as a commercial parcel separate from the mobile home park and will integrate with other commercial uses fronting Sixth Street. Additionally, PM37452 will serve to implement General Plan goals and policies encouraging development of vacant infill properties and facilitation of uses that serve the city's residents and business community.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The applicant has paid all the required application processing fees.

**ENVIRONMENTAL ANALYSIS:**

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, an initial study was prepared for the project which demonstrates that there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of August 20, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Ruscigno/Jones) and carried unanimously, with Commissioner Dunn absent, that the Planning and Housing Commission recommends adoption of the Negative Declaration and approval of PM37452 (PM2018-0001) 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, COMMUNITY DEVELOPMENT DIRECTOR

**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

**REVIEWED BY:** MICHELE NISSEN, ASSISTANT CITY MANAGER

**SUBMITTED BY:** DARRELL TALBERT, CITY MANAGER

**EXHIBITS**

1. Locational and Zoning Map.
2. Site Plan for PM37452 (PM2018-0001).
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of August 20, 2018.

**APPLICANT INFORMATION**

*Name: Fitschen Family Trust, 1203 W. Sixth Street, Corona*