



Agenda Report

File #: 18-2208

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 11/7/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Parcel Map 37334 to establish one lot on 4.98 acres in the A (Agricultural) Zone (located on the north side of Foothill Parkway and west of State Street). (Applicant: PHX Architecture for Rudolfo & Maria Franco)

RECOMMENDED ACTION:

That the City Council approve PM 37334 subject to the findings and conditions as recommended by the Planning and Housing Commission.

ANALYSIS:

Parcel Map 37334 is an application by the property owner to consolidate four separate parcels ranging from 0.279 to 3.392 acres into a single parcel totaling 4.98 acres. The property is located near the intersection of Foothill Parkway and State Street (west side) and zoned Agriculture. The Agricultural Zone requires a minimum lot area of five acres. All the parcels combined will total 4.98 acres which is slightly less than five acres. However, the consolidation of the parcels would bring the size of the site into compliance with the Agricultural Zone when compared to the current individual parcels, which are less than five acres. The parcel also meets the minimum lot width and depth requirements of 250 feet and 300 feet, respectively, under the zone.

PM 37334 also proposes to create two lettered lots, Parcels A and B. Parcel A encompasses the easterly half of Foothill Parkway adjacent to the project site and will be dedicated for Foothill Parkway right-of-way purposes. Parcel B encompasses the western half of State Street and will be dedicated for State Street right-of-way purposes.

The parcel map is necessary in order to consolidate the site's four existing parcels into one lot to accommodate a planned tennis center on the site, which will have a 4,633 square foot recreation building, 686 square foot restroom/classroom building, 11 practice tennis courts, one grandstand tennis court for tournaments, and a parking lot.

The project site has street frontage on Foothill Parkway and State Street. The northern half-width of Foothill Parkway adjacent to the project site is constructed with curb and gutter, sidewalk, and a 21-foot wide landscape parkway. No additional public improvements are required on this street. The west half of State Street adjacent to the project site is currently missing curb and gutter, sidewalk, and landscaped parkway. The applicant is required to construct the missing public improvements which includes completing the roadway paving and curb and gutter in addition to a landscaped parkway and sidewalk at an overall width of 12 feet.

The project site contains an existing 40-foot wide MWD (Metropolitan Water District) easement which traverses the site in an east-west direction. The easement is for the construction and maintenance of a MWD pipeline and is required to be protected in place. Access to the easement is currently provided by an existing driveway located on State Street. The access will be gated and accessible only by MWD personnel for maintenance and Corona Fire Department as a fire emergency access.

An eight-foot wide easement for pipeline and incidental purposes in favor of the City of Corona is located along the project site's southerly perimeter. The proposed project will not affect the easement, which will be protected in place

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on August 3, 2016, discussed the anticipated use of the property as a tennis center. The Committee expressed no objection to the proposal.

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 6.02 of the City's Local 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 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 effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of October 8, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Jones/Ruscigno) and carried unanimously with Chair Norton and Commissioner Dunn absent, that the Planning and Housing Commission recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of PM 37334 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. PM 37334.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of October 8, 2018.

APPLICANT INFORMATION

PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260