



Agenda Report

File #: 18-2206

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 V17-001 a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a tennis center proposed by CUP17-003 on 4.98 acres (located north of Foothill Parkway and west of State Street) in the A (Agriculture) Zone, and consideration of the Mitigated Negative Declaration regarding potential environmental impacts of the project. (Applicant: PHX Architecture for Rudolfo & Maria Franco)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting V17-001, based on the findings contained in the staff report and conditions of approval.

-OR-

2. Set the item for review at a subsequent meeting.

ANALYSIS:

The property owners and applicant of V17-001 are Rudolfo and Maria Franco, who are proposing to develop their property located near the intersection of Foothill Parkway and State Street (west side) into a tennis center for recreational purposes. The size of the property is 4.98 acres. The center will include a 4,633 square foot recreation building, 686 square foot restroom/classroom building, 11 practice tennis courts, and one grandstand tennis court for tournaments. The facility will also have a parking lot on site containing 60 parking spaces which is required by the Corona Municipal Code to serve the facility. The establishment of the tennis center is being reviewed by Conditional Use Permit 17-003 (CUP17-003).

The site is zoned Agricultural and governed by the development standards prescribed by Chapter 17.06 (Agricultural Zone) of the Corona Municipal Code. The zoning requires a minimum front yard setback of 25 feet. Buildings and parking lots are not permitted within this area which must be landscaped. The site's location, existing topography, a MWD easement that bisects the site, and unique lot shape have created challenges for the applicant in designing a site that can accommodate the necessary parking, buildings, and courts. Therefore, the applicant is seeking to eliminate the entire 25-foot front yard landscaped setback in order to accommodate on-site parking spaces for the proposed facility. It is also worth noting, a concrete block garden wall with pilasters exists on the front property line of the property facing Foothill Parkway. The parking for the tennis center would be located behind this wall.

Eliminating the 25-foot front yard landscaped setback will not negatively impact the site's aesthetics or cause a degradation to the area as there is an existing landscaped parkway and sidewalk in front of the site that measures a depth of approximately 36 feet from the curb to the parking lot screen wall. Therefore, a sufficient buffer and setback exists between the project site and the curb line of the street on Foothill Parkway.

Other than the front yard setback, all other aspects of the project will meet the development standards of the zone. The variance will not affect the surrounding properties as the project is still capable of complying with other development standards imposed by the Corona Municipal Code.

The Planning and Housing Commission at its meeting on October 8, 2018, reviewed the applicant's request in a scheduled public hearing and determined the property does have a unique hardship and made findings to approve the variance in accordance with the granting criteria listed in Section 17.96.020 of the Corona Municipal Code.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on August 3, 2016, discussed the proposal. The Committee encouraged the applicant to engage with the nearby residents to address concerns they may have regarding this type of use near the residents.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all required processing fees for this request.

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 (Carrillo/Ruscigno) and carried unanimously with Chair Norton and Commissioner Dunn absent, that the Planning and Housing Commission adopt Resolution No. 2520 granting V17-001 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 5.

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 V17-001.
3. Fence & Wall Plan.
4. Planning and Housing Commission Staff Report.
5. Draft Minutes of the Planning and Housing Commission meeting of October 8, 2018.

APPLICANT INFORMATION

Name: Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260