

November 1, 2018

To: Planning & Housing Commissioners

Regarding: Zone Text Amendment

Property location: 1735 Duncan Way Corona, CA. 92881 / Lot size: 6,750 sq ft.

I would like to state my personal support for this zone text amendment change request.

This area known as Overlook was grandfathered into the City from the County in previous years. At that time; it was given a zoning of R. 14-4 at 30% buildable footprint.

With the help of our City staff further investing the City as a whole it came to our attention that the Overlook area within the City has a 30% buildable footprint while the smallest standard lot size outside this area is 7,200 sq ft at 35% footprint = 2,520 sq. ft. footprint. The Overlook substandard lot size is 6,750 at 30% = 2,025 sq. ft. footprint.

Amendment of the zone text to meet the City's R.14-4 smallest lots size of 7,200 sq. ft. at 35% will bring the substandard lots in the Overlook area to an equal and accurate zoning standard. This change will allow for the substandard lot size to be a 6,750 sq ft at 35% = 2,362.5 footprint. In that figure includes a 2-car garage, leaving 1,900 sq ft. of interior living space. This is an overall minimal increase of 337.5 sq ft.

My personal reason for working with the City staff on this ZTA is because I would like to build a 2-story home that will allow for as many bedrooms and living space on the bottom floor for the aging population.

In closing I would like to express my gratitude and appreciation to Terri who took time out of her under-staffed and very busy schedule along with Joanne to help me find a solution that in the end was a fair compromise between both the City and the property owner. I would also like to personally thank Darrell for encouraging me to reach back out to Terri and Joanne for an upcoming Committee review.

Sincerely,  
Melissa Hendrickson  
1662 Cherokee Rd.  
Corona, Ca 92881