

Schweitzer Architects

July 17, 2017

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Sandra Yang, Associate Planner
City of Corona Community Development Department
400 S. Vincentia Ave.
Corona, CA 92882

RE: Project Description letter for PM 36667 & TTM 36634

Dear Ms. Yang,

Please accept the following that addresses the following scope of work for the above mentioned projects.

1. Proposed type of use, number and size of lots, etc.

PM36667 – Single family, 4 lot development.

Total gross acreage: 66,767 sf

Parcel 1: 10,621 sf

Parcel 2: 11,330 sf

Parcel 3: 24,576 sf

Parcel 4: 15,823 sf

TTM 36634 – Single family, 11 detached condominium homes.

Total gross acreage: 101,494 sf

2. Compatibility with surrounding land uses.

Both projects are consistent with the City's zoning requirements for minimum lot area, lot coverage, setbacks etc. Both are designed to fit in with the neighboring residences.

3. Site design.

Both sites are designed as to not interfere with the use and enjoyment of the neighboring developments. Consideration to adjacent residences has been addressed through setbacks, property line walls and height of houses.

The site of TTM – 36634, the single family condominium project, also has 37,776 sf common, open space area for the eleven houses included in the project.

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4. Architecture and material selection.

The architectural design of both projects is compatible with the character of the surrounding neighborhoods and will provide for the harmonious, orderly and attractive development of the sites. The style for both is a mixture of Spanish and Craftsman as required by city ordinance. Finish materials will be a combination of stucco, stone, brick and wood siding. The color palette is to be a variety of muted colors compatible with the character of a rural setting and high quality homes in the area.

5. Landscaping, Open space and Fencing.

Both projects are to be landscaped with drought tolerant planting throughout. Proposed plants include low and moderate water use varieties, and City-required street tree species. Irrigation systems for all plantings will meet the City and State water conservation requirements, including use of drip and low precipitation systems and smart controllers. Six foot high slump stone walls will divide each residence internally as well as along the all property lines. The single family condominium development will have a common recreational area that includes a picnic and barbeque area as well as a tot lot for the residents and guests to enjoy that will be maintained by the Home Owners Association.

6. Access.

The primary access to TTM 36634, the single family condominium project is through an extension of Poppyseed Lane at Hudson Avenue. Poppyseed will be extended to a new cul-de-sac that will serve the site.

PM36667, the single family 4 lot subdivision will be accessed by completing the cul-de-sac at the terminus of Riverbend Circle. Driveways for each residence will begin on the cul-de-sac.

7. California Environmental Quality Act.

The proposed sites are in compliance with the California Environmental Quality Act. A storm water pollution prevention plan (SWPPP) has been prepared.

Sincerely,



Don Schweitzer
Schweitzer Architects