



RESOLUTION NO. 2525

APPLICATION NUMBER: PP15-004

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR THE REVIEW OF THE SITE DESIGN, ARCHITECTURE, FENCING, AND LANDSCAPING ASSOCIATED WITH THE DEVELOPMENT OF 11 SINGLE-FAMILY DETACHED CONDOMINIUM HOMES PROPOSED ON 2.32 ACRES LOCATED ON THE EAST SIDE OF HUDSON AVENUE AT POPPYSEED LANE AND FOUR SINGLE-FAMILY HOMES PROPOSED ON 1.60 ACRES LOCATED AT THE TERMINUS OF RIVERBEND CIRCLE, GENERALLY ON THE WEST AND EAST SIDES OF FULLERTON AVENUE NEAR TABER STREET IN THE MEDIUM DENSITY RESIDENTIAL DESIGNATION OF THE CORONA VISTA SPECIFIC PLAN (SP90-5) (APPLICANT: MELVIN AOU, POPPYBEND LLC, 18340 YORBA LINDA BLVD., SUITE 107-200, YORBA LINDA, CA 92886).

WHEREAS, the application to the City of Corona, California, for a Precise Plan under the provisions of Chapter 17.91 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for decision after public hearing, for which proper notice was given, held on November 13th, 2018, as required by law; and

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP15-004 based on the evidence presented to the Commission during said hearing; and

WHEREAS, at the conclusion of said hearing the Planning and Housing Commission adopted the Mitigated Negative Declaration prepared for the Precise Plan in compliance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a regular session assembled this 13th day of November, 2018, that the aforesaid application for a Precise Plan is hereby granted in accordance with Exhibit A in the staff report and subject to the attached conditions and approved for the following reasons:

1. An initial study (environmental assessment) has been conducted by the City of Corona for the condominium development so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potentially significant effects on the environment, but:
 - a. *The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit B.*
 - b. *There is no substantial evidence before the City that the revised project may have a significant effect.*
2. Notice of Exemption has been prepared for the four-lot single-family residential subdivision per Section 15315 of the State Guidelines for Implementing CEQA because the project qualifies as a Class 15 (Minor Land Division). The subject property is designated MDR on the Corona Vista Specific Plan land use map which permits the proposed project. The subdivision will result in four lots which conform to the MDR standards and the City's General Plan designation of MDR in terms of use and density. No variances are associated with the subdivision. All services and access are available and designed per local standards. The property has not been involved in another subdivision within the previous two years, and the average slope of the property is less than 20 percent. Therefore, the project qualifies as an exemption under the referenced CEQA section.
3. All the conditions necessary to granting a Precise Plan as set forth in Section V.A.2 of the Corona Vista Specific Plan, which requires projects to be consistent with the findings of approval identified in CMC Chapter 17.91, for the following reasons:
 - a. *The 11-unit condominium and four-lot single-family residential developments are consistent with the MDR land use designation of the General Plan because this land use is intended to accommodate these types of residential developments. Also, the condominium and single-family residential developments yield a density 4.74 du/ac and 2.67 du/ac, respectively, which are within the allowable density range of 6 to 15 du/ac permitted by the MDR designation of the General Plan.*

- b. The proposals comply with the MDR designation of the Corona Vista Specific Plan because the MDR designation permits the development of condominiums and single-family residential homes.*
 - c. The condominium proposal has been reviewed in compliance with the California Environmental Quality Act (CEQA) and all applicable requirements and procedures of the act have been followed. As justified in Finding # 1, a mitigated negative declaration was prepared pursuant to CEQA and the project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit B. The single-family residential development is exempted from environmental analysis pursuant to CEQA and it qualifies as a Class 15 Categorical Exemption under CEQA Section 15315.*
 - d. The sites are of a sufficient size and configuration to accommodate the design and scale of proposed developments, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibits A-1 and A-2 of this report, which adhere to the development standards of the Corona Vista Specific Plan for residential developments in the MDR designation.*
 - e. The design, scale and layout of the proposed developments will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the applicable development standards of the Corona Vista Specific Plan and Corona Municipal Code.*
 - f. The architectural design of the proposed developments are compatible with the character of the surrounding neighborhoods, will enhance the visual character of the neighborhoods by improving vacant undeveloped properties, and provides for harmonious, orderly and attractive development of the sites.*
 - g. The design of the proposed developments will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of quality materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance.*
4. The proposal is consistent with the General Plan for the following reasons:
- a. The condominium and four-lot single-family residential developments are consistent with the MDR land use designation of the General Plan because this land use is intended to accommodate these types of residential developments.*

- b. The condominium and four-lot single-family residential developments yield a density 4.74 du/ac and 2.67 du/ac, respectively, which are within the allowable density range of 6 to 15 du/ac permitted by the MDR designation of the General Plan.*
- 5. The proposal is consistent with MDR designation of the Corona Vista Specific Plan for the following reasons:
 - a. The projects are consistent with the sites' MDR designation of the Corona Vista Specific Plan because detached condominiums and single-family detached homes are permitted uses in the MDR designation. Also, the projects are capable of complying with the development standards of the MDR designation such as building setbacks, building height, parking, architecture, and landscaping.*
 - b. The condominium project yields a density of 4.74 du/ac which does not exceed the maximum allowable density of 7.78 du/ac prescribed by the Corona Vista Specific Plan for the MDR designation. The four-lot single-family residential subdivision yields a density of 2.67 du/ac which also does not exceed 7.78 du/ac. Therefore, the projects are consistent with said specific plan.*

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Precise Plan.

Adopted this 13th day of November, 2018.

Mitchell Norton, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California

I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 13th day of November, 2018, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California