



Agenda Report

File #: 18-2303

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 12/6/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Precise Plan 15-004, an application for the review of the site design, architecture, fencing, and landscaping associated with the development of 11 single-family detached condominium homes on 2.32 acres (located on the east side of Hudson Avenue at Poppyseed Lane) and four single-family homes on 1.60 acres (located at the terminus of Riverbend Circle, generally on the east side 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)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting PP15-004, 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:

Precise Plan 15-004 is for the review of the site plan, architecture, landscaping, and fencing proposed for four single family houses on 1.60 acres and 11 single family detached condominiums on 2.32 acres generally located on the west and east sides of Fullerton Avenue south of Taber Street. Both properties are located within the Corona Vista Specific Plan (SP90-5) and are zoned MDR (Medium Density Residential) which allows single family residential and single family detached condominium developments. The single family detached condominiums on the west side is associated with Tentative Tract Map 36634 and the four single family houses on fee ownership lots is associated with Parcel Map 36667 on the east side. Both developments are being processed by the same applicant.

Single Family Houses

The four single family houses will have access from Riverbend Circle, which is a local residential street. The house sizes range from 3,621 square feet to 4,034 square feet (including garage space). All models are designed to have four bedrooms and an attached garage for three cars. The houses are two stories, and the one accessory dwelling unit located on Parcel 3 is 700 square feet and single-story.

The dwelling units are situated on the lots to meet the development standards of the Corona Vista Specific Plan for single family residential. The required building setbacks are 20 feet from the front property line, 10 feet on one side and 5 feet on one side from the side property lines, and 20 feet from the rear property line. The specific plan prescribes a maximum lot coverage of 35 percent for two-story structure. The lot coverages range from 13.9 percent to 20.4 percent which are below the maximum lot coverage of 35 percent.

Single Family Detached Condominiums

The size of the single family detached condominiums range from 2,082 square feet to 2,585 square feet (including garages). The four model types offer three and four bedrooms and a two-car attached garage. One model type is single story.

The single family detached condominiums will have access from Poppyseed Circle, a new private street. The garages are designed to face the street and meet the minimum setback of 20 feet to the front yard property line. The rear yards of the units are no less than 10 feet and minimum side yard separation between the units are 10 feet. The lot coverage of the condominiums combined on the property is 20 percent, which is below the 40 percent coverage allowed by the specific plan.

Architectural Style

The architectural design for both the single family houses and single family detached condominiums include Spanish and Craftsman. The exterior materials will be a combination of stucco, stone, brick, and wood siding. The roofs will be tiled with either S-shaped or flat concrete tiles. The color palette consists of muted earth tone colors including shades of browns, tans, and greys. The architectural styles and colors comply with the specific plan and are also compatible with the architectural styles and colors of the homes in the adjacent neighborhoods, which were also developed according the specific plan and South Corona Community Facilities Plan.

The single family houses do not exceed a height of 28 feet, which is below the height limit of 30 feet for single family, and the single family detached condominiums do not exceed the height limit of 25 feet.

Landscaping

All plant materials used for the project are California-friendly and the proposed irrigation system is a combination of drip lines and low-precipitation micro-spray heads. The single family houses will be incorporating live turf within the front yard of each lot, but will be limited to 40 percent of the front yard in accordance with the city's model landscape ordinance.

Fencing

Single Family Houses

A six-foot high slumpstone block wall is proposed along all perimeters of the project except for areas where the project abuts existing residential properties which already have existing six-foot high block walls. The northerly and westerly perimeters adjacent to Taber Street and Fullerton Avenue, respectively, will be constructed with a six-foot high stucco wall with a brick cap to match the stucco wall proposed on the other side of Fullerton Avenue. All interior and side yard return walls be slumpstone block with vinyl pedestrian gates.

Single Family Detached Condominiums

A six-foot high slumpstone block wall along the westerly and northerly boundary lines of the development are proposed. The easterly boundary adjacent to Fullerton Avenue will be constructed with a six-foot high block wall with a stucco finish and brick cap to match the existing perimeter tract walls located along both sides of Fullerton Avenue in the area of the project site. The units along the northerly and southerly boundary lines will share the existing retaining wall and six-foot high tube steel fence that was constructed for the neighboring developments. The project will create a 2:1 slope adjacent to the wall and will have a retaining wall constructed at the toe of the slope. A 3.5-foot height guard rail will be constructed on top on the retaining wall and the landscaped area in between will be maintained by the project's HOA. Block walls between the units and side yard return walls will be constructed of slumpstone block. Vinyl pedestrian gates will be provided at the side of each units.

Parking - Single Family Detached Condominiums

For condominium developments, the Corona Vista Specific Plan requires parking to be provided at a ratio of 2.5 spaces for each dwelling unit. This requirement is inclusive of guest parking. Based on the 11 homes, the project is required to provide 28 spaces overall. Each home is designed to have an attached two-car garage, resulting in 22 garage parking spaces. The remaining six parking spaces are being provided at the end of the cul-de-sac on Poppyseed Circle, outside of the road's travel way.

TTM 36634 is consistent with General Plan Policy 1.8.1 in that it *promotes the conservation of existing residential neighborhoods permitting the infill of housing that is compatible in density and scale with the existing uses, except where densities may be increased as depicted on the Land Use Plan*, and General Plan Goal 1.9 allowing *development of new residential neighborhoods that complement existing neighborhoods and assure a high level of livability for their residents*.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on November 4, 2015 was given an overview of the development 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 CEQA Guidelines, a Mitigated Negative Declaration was

prepared for the project. 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 November 13, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Jones/Dunn) and carried unanimously, that the Planning and Housing Commission adopt Resolution No. 2525 granting PP15-004, based on the findings contained in the staff report and conditions of approval with the Planning Commission adding a condition that the street trees installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box at the time of installation. 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. Site Plan for PP15-004.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of November 13, 2018.

APPLICANT INFORMATION

Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886