



Agenda Report

File #: 18-2358

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 12/10/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Parcel Map 36667 to subdivide 1.60 acres into four parcels for single-family residential purposes (located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of 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 approve PM 36667 subject to the findings and conditions as recommended by the Planning and Housing Commission.

ANALYSIS:

Parcel Map 36667 is a proposal to subdivide 1.60 acres located at the terminus of Riverbend Circle, east of Fullerton Avenue and south of Taber Street into four parcels for the development of four single-family residential homes. The property is located in the Corona Vista Specific Plan (SP90-5) and zoned Medium Density Residential (MDR). The four parcels and the associated roadway improvements adjacent to the project site will complete the existing cul-de-sac on Riverbend Circle. The minimum lot size requirement under the MDR designation is 7,200 square feet. The proposed lots range from 10,621 to 27,498 square feet. The lots are also designed to meet the lot width and lot depth described by the zone which is 65 feet and 80 feet, respectively. Also, the flag lot configuration for Parcel 3 meets the minimum design standard for a flag lot, which is 20,000 square feet with the access corridor of the lot having a depth of at least 80 feet and a width of 25 feet. PM 36667 also proposes two lettered lots which are identified as Lots A and B. Lot A is for the street dedication of Riverbend Circle to complete the cul-de-sac on Riverbend Circle. Lot B is for the construction of sidewalk, utilities, and landscaping located on the southeasterly corner of Taber Street and Fullerton Avenue. The following table summarizes the lot information for this subdivision.

Table 1
PM 36667 Lot Summary

Parcel No./Letter	Proposed Use	Lot Area
1	Single-family home	10,621 sq. ft.
2	Single-family home	11,330 sq. ft.
3	Single-family home	27,498 sq. ft.
4	Single-family home	15,823 sq. ft.
A	Street Dedication (Riverbend Cir.)	3,521 sq. ft.
B	Sidewalk/Utilities and Landscaping (CFD)	896 sq. ft.

The proposed subdivision results in a density of 2.67 dwelling units per acre. The project site is designated as MDR on the General Plan and South Corona Community Facilities Plan maps. The MDR designation of the General Plan permits a density range of 6 to 15 du/ac. The MDR designation of the South Corona Community Facilities Plan has a more restrictive maximum target density of 7.88 du/ac. The project's density of 2.67 du/ac does not exceed the maximum allowable densities prescribed by the General Plan and South Corona Community Facilities Plan.

Access & Circulation

The parcels are provided with vehicular access from Riverbend Circle, which is classified by the General Plan as a local residential street having an overall right-of-way width of 64 feet. The applicant is required to construct the right-of-way improvements on Riverbend Circle adjacent to the project site which includes completing the roadway, a five-foot wide sidewalk, and a five-foot wide landscaped parkway with curb and gutter.

The project site borders Fullerton Avenue to the west and Taber Street to the north which are public streets. There will be no access from either street to any of the lots; however, the applicant is required to construct the missing public improvements along the easterly half-width of Fullerton Avenue and southerly half-width of Taber Street adjacent to the site.

PM 36667 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*.

Background

Historically, the subject property was part of a larger four-acre property that was used for agricultural purposes and has never been developed. In the late 1990s, Fullerton Avenue was constructed through the middle section of the property. This resulted in two oddly shaped parcels that currently rest on both sides of Fullerton Avenue. On the west side is a vacant 2.32-acre property and on the east side is the subject property. Both properties are within the Corona Vista Specific Plan and share the same zoning of MDR (Medium Density Residential) which permits residential developments. The applicant is developing both sites for residential purposes; however, the west side will be developed for 11 single-family detached condominium homes.

The developer conducted three informational community meetings to bring awareness of the two projects and their site design to the residents that live in the area surrounding both sites. The first two meetings were held in April and May of 2016 and were for the condominium project. The third meeting was held more recently on October 15, 2018 at the Circle City Center located on the northeast corner of Main Street and Harrison Street and was for both project sites. The applicant sent invitations to residents residing within a 500-foot radius of both sites. The meeting was attended by 17 people. Questions and concerns raised by the attendees at the meeting were primarily related to the condominium development. Information regarding the community meetings have been provided in the Planning and Housing Commission staff report.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on November 4, 2015, received an overview of the proposed development.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees.

ENVIRONMENTAL ANALYSIS:

The project qualifies as a Class 15 Categorical Exemption under CEQA Section 15315 (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.

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/Ruscigno) and carried unanimously, that the Planning and Housing Commission recommends approval of PM 36667 to the City Council, 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 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

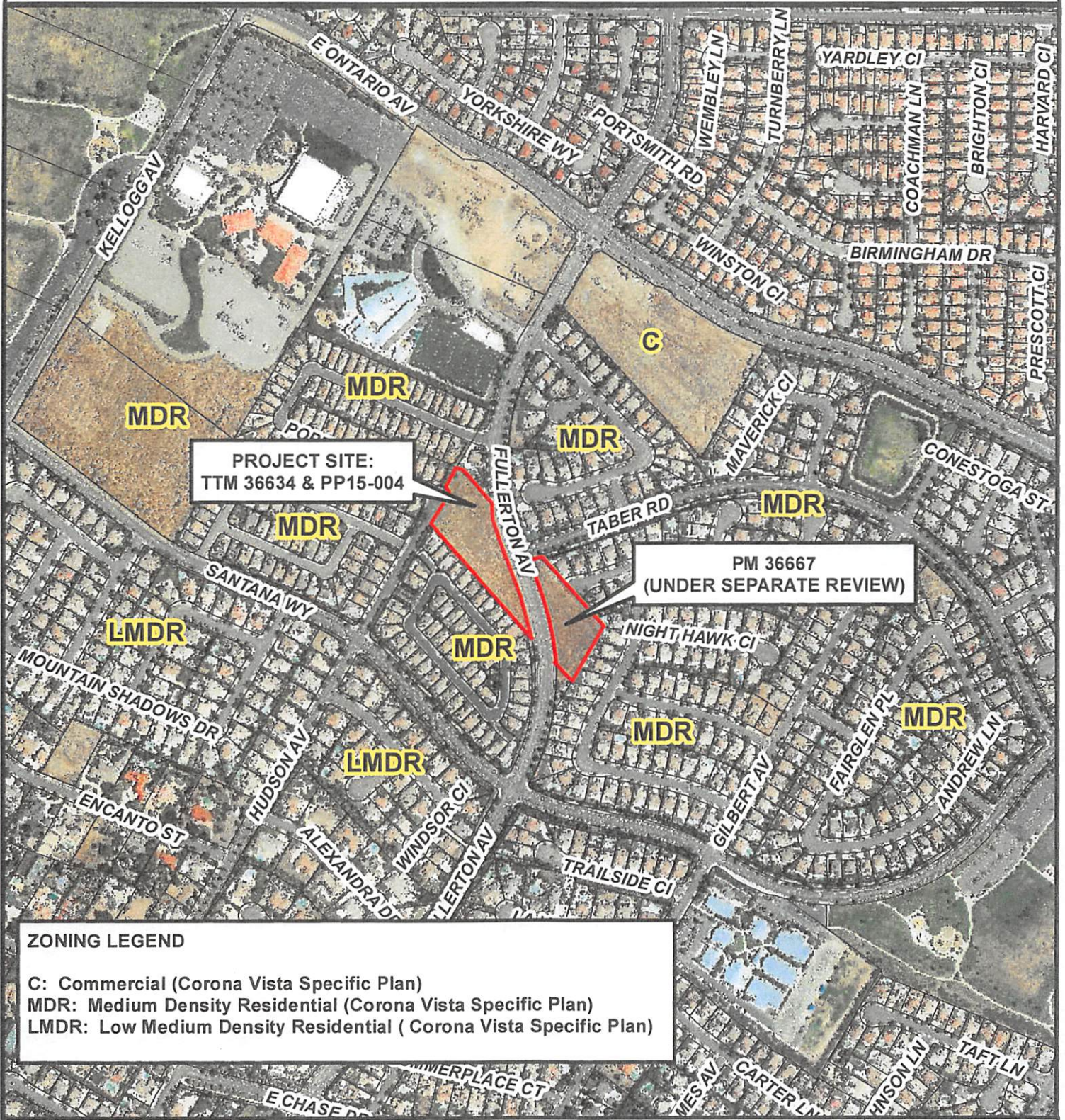
EXHIBITS

1. Locational and Zoning Map.
2. PM 36667.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of November 13, 2018.

APPLICANT INFORMATION

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

LOCATIONAL & ZONING MAP



Date: 10/30/2018

PM 36667

EXHIBIT 1



LEGAL DESCRIPTION

THE SOUTHERLY ONE HALF OF LOT 140 OF ORANGE HEIGHTS, AS SHOWN BY MAP ENTITLED "AMENDED MAP OF DIVISION #1 OF ORANGE HEIGHTS" ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS.

TOGETHER WITH THOSE PORTIONS OF HUDSON AVE AND FULLERTON AVENUE VACATED BY RESOLUTION #95-03 OF THE CITY COUNCIL OF CORONA RECORDED JANUARY 23, 1995 # 19877

ALSO TOGETHER WITH ALL OF THAT PORTION OF LOT 139 OF DIVISION NO.1 AMENDED MAP OF ORANGE HEIGHTS ON FILE IN BOOK 2, PAGE 1 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF FULLERTON AVENUE (89.00 FEET WIDE) AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 93, PAGES 29 THROUGH 37, INCLUSIVE, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION SET-OUT IN THAT FINAL ORDER OF CONDEMNATION, CASE NO. 229550 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE, RECORDED MAY 18, 1993 AS INSTRUMENT NO. 185144 OF OFFICIAL RECORDS.

BENCHMARK

BENCHMARK NO. C-133

A 2-1/2" BRASS DISK STAMPED "C-133" SET IN THE TOP OF CURB, LOCATED 5' WEST OF THE E.C.R. OF THE NORTHWESTERLY CURB RETURN OF THE INTERSECTION OF ONTARIO AVENUE AND FULLERTON AVENUE.

ELEVATION= 900.189 FEET

BASIS OF BEARING

THE BASIS OF BEARING USED ON THIS SURVEY IS THE CENTERLINE OF FULLERTON AVENUE BEARING NORTH 19°12'31" WEST AS SHOWN ON TRACT NO. 26848-R BOOK 272 PAGE 76 RECORDS OF SAID COUNTY.

RECORD DATA REFERENCES

R0 - T.R. 28272 MB 265/101 PG 2-3
R1 - T.R. 26848-R MB 272/74 PG 3-5
R2 - T.R. 27883-2 MB 254/10 PG 3

DEDICATIONS

PARCEL A AND B TO BE DEDICATED TO THE CITY OF CORONA FOR STREET, UTILITY & LANDSCAPE MAINTENANCE PURPOSES (B ONLY).

LEGEND:

- AC - ASPHALT CONCRETE
- CB - CATCH BASIN
- CL - CENTERLINE
- FF - FINISHED FLOOR
- FG - FINISHED GRADE
- FL - FLOW LINE
- FS - FINISHED SURFACE
- MH - MANHOLE
- SD - STORM DRAIN
- SMH - SEWER MANHOLE
- TC - TOP OF CURB
- TBCR - TOP OF CURB BEGIN CURB RETURN
- TCECR - TOP OF CURB END CURB RETURN

- PROPOSED PARCEL MAP BOUNDARY
- - - PROPOSED PARCEL LINE
- 950 — EXISTING CONTOUR

PROJECT DATA

- SITE ADDRESS: FULLERTON AVENUE AND TABER RD/40 (APN: 120-451-040)
- GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (6-15 DU/AC)
- MAXIMUM ALLOWABLE DENSITY: 7.78 DU/AC PER CORONA VISTA SPECIFIC PLAN PROPOSED DENSITY: 2.67 DU/AC MEDIUM DENSITY RESIDENTIAL PLANNING AREA 14 (CORONA VISTA SPECIFIC PLAN)
- CURRENT ZONING: 4 SINGLE FAMILY RESIDENTIAL HOMES 1 GUEST HOME
- PROPOSED USE: 69,689 SF (1.60 AC)
- TOTAL SITE AREA: 69,689 SF (1.60 AC)
- TOTAL PROJECT AREA: 65,272 SF (1.50 AC)
- GROSS: 45% - SINGLE STORY 35% - TWO STORY
- NET:
- MAXIMUM LOT COVERAGE:

RECORD OWNER & SUBDIVIDER

MELVIN AOU
7884 CROYDON AVENUE
LOS ANGELES, CA 90045

ENGINEERING

A&E CONSULTANTS, INC.
263 VIKING AVENUE
BREA, CALIFORNIA 92821
(714) 671-0005

PARCEL MAP NO. 36667

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

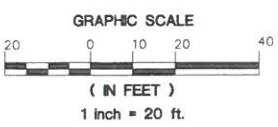
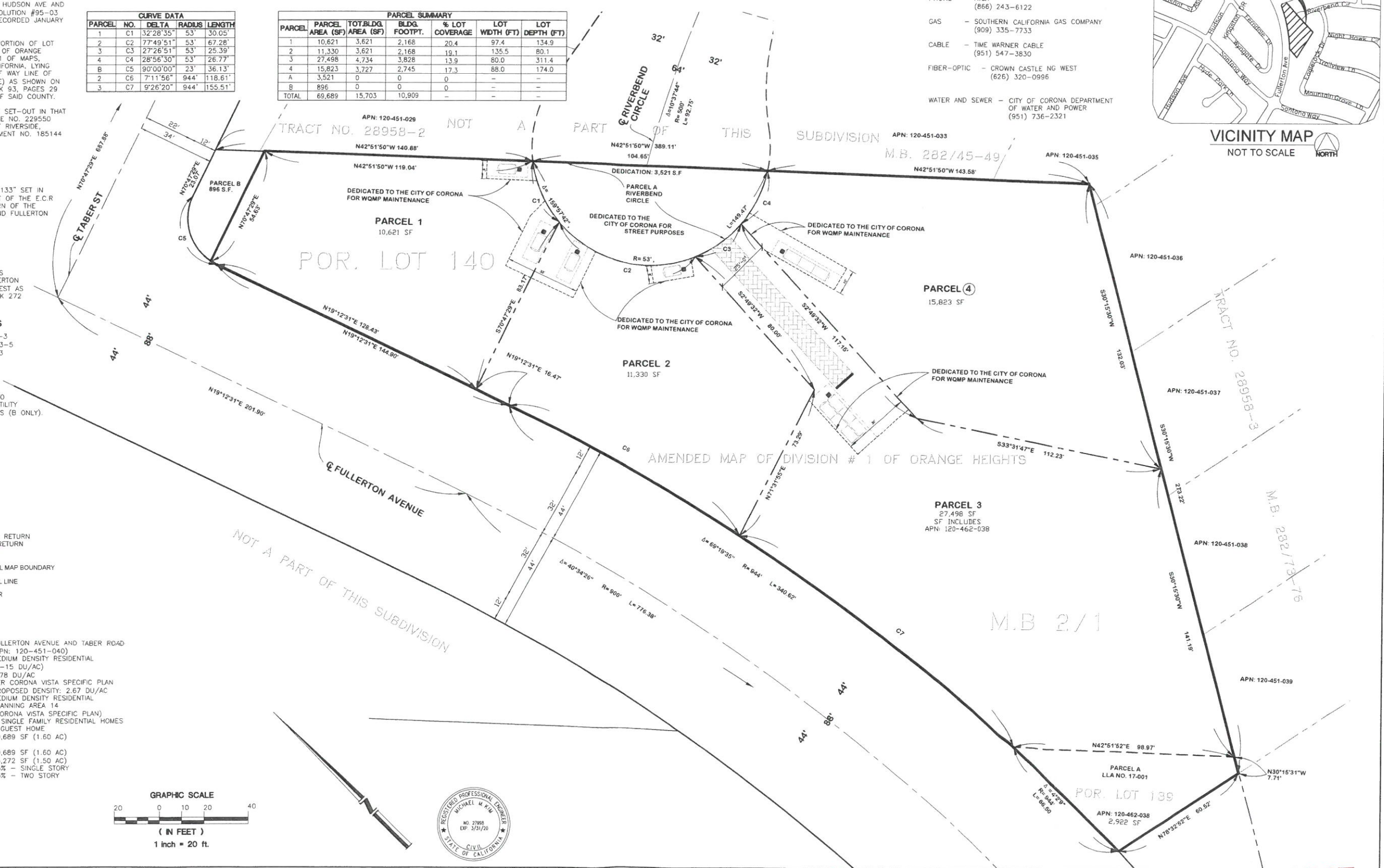
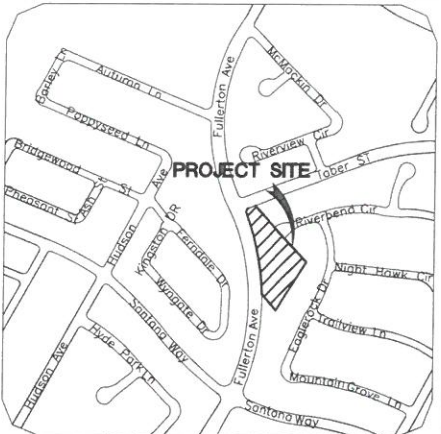
BEING A SUBDIVISION OF A PORTION OF THE LOT 140 OF AMENDED MAPS OF ORANGE HEIGHTS AS PER MAP, RECORDED IN BOOK 2 PAGE 1, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL	NO.	CURVE DATA	DELTA	RADIUS	LENGTH
1	C1	32°28'35"	53'	30.05'	
2	C2	77°49'51"	53'	67.28'	
3	C3	27°26'51"	53'	25.39'	
4	C4	28°56'30"	53'	26.77'	
B	C5	90°00'00"	23'	36.13'	
2	C6	7°11'56"	944'	118.61'	
3	C7	9°26'20"	944'	155.51'	

PARCEL	PARCEL AREA (SF)	TOT.BLDG. AREA (SF)	BLDG. FOOTPT.	% LOT COVERAGE	LOT WIDTH (FT)	LOT DEPTH (FT)
1	10,621	3,621	2,168	20.4	97.4	134.9
2	11,330	3,621	2,168	19.1	135.5	80.1
3	27,498	4,734	3,828	13.9	80.0	311.4
4	15,823	3,727	2,745	17.3	88.0	174.0
A	3,521	0	0	0	-	-
B	896	0	0	0	-	-
TOTAL	69,689	15,703	10,909	-	-	-

UTILITY CONTACT NUMBERS

- ELECTRIC - SOUTHERN CALIFORNIA EDISON (909) 930-8591
- PHONE - AT&T (866) 243-6122
- GAS - SOUTHERN CALIFORNIA GAS COMPANY (909) 335-7733
- CABLE - TIME WARNER CABLE (951) 547-3830
- FIBER-OPTIC - CROWN CASTLE NG WEST (626) 320-0996
- WATER AND SEWER - CITY OF CORONA DEPARTMENT OF WATER AND POWER (951) 736-2321





Agenda Report

File #: 18-2220

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 36667: Parcel map application to subdivide 1.60 acres into four parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of 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).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of PM 36667 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 1.60 acres

Existing Zoning: MDR (Medium Density Residential) of Corona Vista Specific Plan

Existing General Plan: MDR (Medium Density Residential, 6 to 15 du/ac)

Existing Land Use: Vacant Residential

Proposed Land Use: Single-family residential

Surrounding Land Uses / Zoning:

N: Single-family residential / MDR of Corona Vista Specific Plan

E: Single-family residential / MDR of Corona Vista Specific Plan

S: Single-family residential / MDR of Corona Vista Specific Plan

W: Single-family residential / MDR of Corona Vista Specific Plan

BACKGROUND

Parcel Map 36667 is a proposal to subdivide a 1.60-acre vacant parcel located at the terminus of Riverbend Circle, east of Fullerton Avenue and south of Taber Street into four parcels for the development of four single-family residential homes. The four parcels and the associated roadway improvements adjacent to the project site will complete the existing cul-de-sac on Riverbend Circle.

The proposal was initially reviewed by staff as DPR14-005 in July 2014 and discussed at the Infrastructure Committee meeting on November 4, 2015. There were no objections from the Infrastructure Committee.

Historically, the subject property was part of a larger four-acre property that was used for agricultural purposes and has never been developed. In the late 1990s, Fullerton Avenue was constructed through the middle section of the property. This resulted in two oddly shaped parcels that currently rest on both sides of Fullerton Avenue. On the west side is a vacant 2.32-acre property and on the east side is the subject property. Both properties are within the Corona Vista Specific Plan and share the same zoning of MDR (Medium Density Residential) which permits residential developments. The applicant is developing both sites for residential purposes; however, the west side will be developed for 11 single-family detached condominium homes.

The infill location, shape, and size of the properties have posed site design challenges to the current developer and past potential developers in designing residential developments that are financially feasible to develop while also capable of complying with the development standards prescribed by the sites' zoning. For the property east of Fullerton Avenue, a subdivision of single-family residential lots as proposed by PM 36667 is consistent with the existing single-family residential lots located on Riverbend Circle. For the condominiums proposed on the west side of Fullerton Avenue, the use is consistent with the existing detached condominium homes located to the northwest, west and south. The two applications associated with the condominiums are Tentative Tract Map 36634 (TTM 36634) and Precise Plan 15-004 (PP15-004). The condominium development is a separate project subject to separate discretionary review from the four lots proposed by PM 36667.

Also, while PM 36667 is subject to discretionary review, the Corona Municipal Code does not require discretionary review for the architecture of single-family residential subdivisions containing four lots or less, and thus, a precise plan submittal was not required for the four lots. However, since the applicant is developing both sides of Fullerton Avenue at the same time, staff directed the applicant to include architectural and floor plan exhibits of the four homes to be built on the four lots under PP15-004 to be reviewed with the condominiums.

During the application process, the developer conducted three informational community meetings to bring awareness of the two projects and their site design to the residents that live in the area surrounding both sites. The first two meetings were held in April and May of 2016 and were for the condominium project. The third meeting was held more recently on October 15, 2018 at the Circle City Center located on the northeast corner of Main Street and Harrison Street and was for both project sites. The applicant sent invitations to residents residing within a 500-foot radius of both sites. The meeting was attended by 17 people. Questions and concerns raised by the attendees at the meeting were primarily related to the condominium development. Information regarding the community meetings are attached as Exhibits D, E, G, and H.

PROJECT DESCRIPTION

As shown in Exhibit A, PM 36667 proposes to create four lots for the development of single-family homes. The minimum lot size requirement under the MDR designation is 7,200 square feet. The proposed lots range from 10,621 to 27,498 square feet, which exceed the minimum lot size requirement. The lots also meet the minimum lot width and depth requirements of the MDR designation, which are 65 feet wide and 80 feet deep. Also, Parcel 3 is designed as a flag lot and is required to meet additional requirements. Flag lots are required to be a minimum of 20,000 square

feet in size and have an access corridor that is at least 80 feet in length and 25 feet in width. Parcel 3 is capable of meeting these requirements. PM 36667 also proposes two lettered lots which are identified as Lots A and B. Lot A is for the street dedication of Riverbend Circle to complete the cul-de-sac on Riverbend Circle. Lot B is for the construction of sidewalk, utilities, and landscaping located on the southeasterly corner of Taber Street and Fullerton Avenue. The following table summarizes the lot information for this subdivision.

TABLE 1
PM 36667 Lot Summary

Parcel No./Letter	Use	Lot Area
1	Single-family home	10,621 sq. ft.
2	Single-family home	11,330 sq. ft.
3	Single-family home	27,498 sq. ft.
4	Single-family home	15,823 sq. ft.
A	Street Dedication (Riverbend Cir.)	3,521 sq. ft.
B	Sidewalk/Utilities and Landscaping (CFD)	896 sq. ft.

The Corona Vista Specific Plan establishes a maximum target density of 7.78 dwelling units per acre (du/ac) for the MDR designation. The proposed subdivision results in a density of 2.67 dwelling units per acre, which does not exceed the specific plan's maximum allowable density established for the site.

The project site is designated as MDR on the General Plan and South Corona Community Facilities Plan maps. The MDR designation of the General Plan permits a density range of 6 to 15 du/ac. The MDR designation of the South Corona Community Facilities Plan has a more restrictive maximum target density of 7.88 du/ac. The project's density of 2.67 du/ac does not exceed the maximum allowable densities prescribed by the General Plan and South Corona Community Facilities Plan

EASEMENTS

Each unit is required to have an underground catch basin constructed in the front yard to capture and treat storm water runoff and pollutants through an infiltration system before allowing the water to enter the City's storm drain system. The requirement is part of the project's Water Quality Management Plan (WQMP) which is a requirement of Riverside County. The WQMP facilities for Parcels 1-3 are proposed in the landscaped areas of the front yard. The WQMP facility for Parcel 4 will be constructed underneath the driveway which will have pervious pavers. In order to ensure that the WQMP facilities are maintained, the applicant is required to dedicate an easement to the City for CFD maintenance purposes on each lot to allow the City to access and maintain the WQMP facilities. This requirement is reflected in the conditions of approval attached as Exhibit B.

ACCESS AND PUBLIC IMPROVEMENTS

The parcels are provided with vehicular access from Riverbend Circle, which is classified by the General Plan as a local residential street having an overall right-of-way width of 64 feet. The applicant is required to construct the right-of-way improvements on Riverbend Circle adjacent to the project site which includes completing the roadway, a five-foot wide sidewalk, and a five-foot wide landscaped parkway with curb and gutter.

The project site borders Fullerton Avenue to the west and Taber Street to the north which are public streets. There will be no access from either street to any of the lots; however, the applicant is required to construct the missing public improvements along the easterly half-width of Fullerton Avenue and southerly half-width of Taber Street adjacent to the site. This includes constructing the roadway pavement with curb and gutter, a five-foot wide landscape parkway, and a five-foot wide sidewalk along Fullerton Avenue. Taber Street is currently improved with curb and gutter, but is missing a landscaped parkway and sidewalk totaling 12 feet in width adjacent to the site which the applicant is required to install. Taber Street is also missing a 20-foot wide strip of landscaping which the applicant is required to install and dedicate to the City as Lot B for landscape maintenance purposes.

ENVIRONMENTAL ANALYSIS:

The project qualifies as a Class 15 Categorical Exemption under CEQA Section 15315 (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. The Notice of Exemption prepared for the project is attached as Exhibit H.

FISCAL IMPACT

The applicant has paid all the required application processing fees

PUBLIC NOTICE AND COMMENTS

A 20-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. As of the preparation of this report, staff has not received any opposition towards PM 36667.

STAFF ANALYSIS

The project site is infill and has remained undeveloped for many years due to its challenging irregular shape. However, development on the site was always foreseeable and necessary in order to complete the residential neighborhood that surrounds the project site. The four lots created by PM 36667 are compatible with the lot sizes in the adjacent subdivision as they share the same zoning. The parcels adhere to the subdivision standards prescribed by the Corona Vista Specific Plan for the MDR designation in terms of lot area, width, and depth requirements for newly created lots, including for flag lots. The project results in a density of 2.67 du/ac which does not exceed the maximum allowable target density of 7.78 du/ac prescribed by the Corona Vista Specific Plan for the site. The project's density also does not exceed the maximum allowable density of 15 du/ac prescribed by the General Plan and 7.88 du/ac prescribed by the South Corona Community Facilities Plan.

Development of the project will result in the construction of the missing roadway improvements on Riverbend Circle adjacent to the project site and complete the cul-de-sac which has remained incomplete for approximately 20 years. The project promotes the City's General Plan goals of developing underutilized in-fill sites within the City. Therefore, based on the following findings and conditions of approval, PM 36667 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 36667

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because:
 - a. *The project qualifies as a Class 15 Categorical Exemption under CEQA Section 15315 (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.*
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of conditions of approval for the following reasons:
 - a. *The guarantee of the construction of improvements for Riverbend Circle is necessary for the public's safe access to and around the site.*
 - b. *The improvement of Riverbend Circle is necessary for the orderly development of the surrounding areas because there is the potential that surrounding properties could be developed. Each site must contribute to the improvements so that further development would not be detrimental to the public.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *The proposed parcel map is intended to accommodate a residential development consisting of four single-family residential units which is a permitted use under the site's General Plan designation of MDR. The use is also permitted under the Corona Vista Specific Plan's designation of MDR. Furthermore, the project will result in a density of 2.67 du/ac which is within the General Plan's allowable density range of 6 to 15 du/ac for the MDR designation. The project's density also complies with the Corona Vista Specific Plan's maximum allowable density of 7.78 du/ac.*
 - b. *The design or improvement of the proposed subdivision is consistent with the MDR standards in the Corona Vista Specific Plan.*
 - c. *The site is suitable for the type of development proposed and offers adequate access from Riverbend Circle.*
 - d. *The site is physically suitable for the proposed density of 2.67 du/ac as the site is capable of yielding four lots that meet the subdivision standards required by the Corona Vista Specific Plan for the MDR designation.*

- e. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the site contains no riparian habitat, has previously been graded, and is located in an urbanized area completely surrounded by development.*
 - f. The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project adheres to the development standards of the zone in which it is located promoting orderly development of the project site and the improvements associated with the project adhere to city standards.*
 - g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no such easements exist on the project site, or the easements are being protected in place or relocated elsewhere on the project site.*
4. Pursuant to California Government Code Section 66464.6, the discharge of waste from the proposed subdivision into existing community sewers would not result in violation of existing requirements presented by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:
- a. The amount of discharge to be produced by the development does not exceed the limit established by the Santa Ana Regional Water Quality Control Board as monitored by the City of Corona's Department of Water and Power.*
5. The proposal is in conformance with the standards of the MDR designation of the Corona Vista Specific Plan for the following reasons:
- a. Each parcel meets the minimum required lot area, width, depth and access requirements prescribed by the Corona Vista Specific Plan for the MDR designation.*

PREPARED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Locational and Zoning Map
- 2. Exhibit A - Parcel Map 36667.
- 3. Exhibit B - Conditions of Approval.
- 4. Exhibit C - Applicant's letter dated, dated October 8, 2018, providing essential subdivision information.
- 5. Exhibit D - Information regarding community meetings held in April and May 2016.
- 6. Exhibit E - Flyer for community meeting held on October 15, 2018.
- 7. Exhibit F - Presentation for community meeting held on October 15, 2018.
- 8. Exhibit G - Minutes and sign-in sheet for community meeting held on October 15,

2018.

9. Exhibit H - Environmental Documentation.

Case Planner: Sandra Yang (951) 736-2262

LOCATIONAL & ZONING MAP



Date: 11/06/2018

PM 36667



SHEET 1 OF 5 SHEETS

DPR14-005

10/01/2018

LEGAL DESCRIPTION

THE SOUTHERLY HALF OF LOT 140 OF ORANGE HEIGHTS, AS SHOWN BY MAP ENTITLED "AMENDED MAP OF DIVISION #1 OF ORANGE HEIGHTS" ON FILE IN BOOK 2, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS.

TOGETHER WITH THOSE PORTIONS OF HUDSON AVE AND FULLERTON AVENUE VACATED BY RESOLUTION #95-03 OF THE CITY COUNCIL OF CORONA RECORDED JANUARY 23, 1995 # 19877

ALSO TOGETHER WITH ALL OF THAT PORTION OF LOT 139 OF DIVISION NO.1 AMENDED MAP OF ORANGE HEIGHTS ON FILE IN BOOK 2, PAGE 1 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF FULLERTON AVENUE (88.00 FEET WIDE) AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 93, PAGES 29 THROUGH 37, INCLUSIVE, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION SET-OUT IN THAT FINAL ORDER OF CONDEMNATION, CASE NO. 229550 SUPERIOR COURT, IN THE COUNTY OF RIVERSIDE, RECORDED MAY 18, 1993 AS INSTRUMENT NO. 185144 OF OFFICIAL RECORDS.

BENCHMARK

BENCHMARK NO. C-133

A 2-1/2" BRASS DISK STAMPED "C-133" SET IN THE TOP OF CURB, LOCATED 5' WEST OF THE E.C.R. OF THE NORTHWESTERLY CURB RETURN OF THE INTERSECTION OF ONTARIO AVENUE AND FULLERTON AVENUE.

ELEVATION= 900.189 FEET

BASIS OF BEARING

THE BASIS OF BEARING USED ON THIS SURVEY IS THE CENTERLINE OF FULLERTON AVENUE BEARING NORTH 19°12'31" WEST AS SHOWN ON TRACT NO. 26848-R BOOK 272 PAGE 76 RECORDS OF SAID COUNTY.

RECORD DATA REFERENCES

R0 - T.R. 28272 MB 265/101 PG 2-3
R1 - T.R. 26848-R MB 272/74 PG 3-5
R2 - T.R. 27883-2 MB 254/10 PG 3

DEDICATIONS

PARCEL A AND B TO BE DEDICATED TO THE CITY OF CORONA FOR STREET, UTILITY & LANDSCAPE MAINTENANCE PURPOSES (B ONLY)

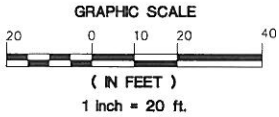
LEGEND:

AC - ASPHALT CONCRETE
CB - CATCH BASIN
CL - CENTERLINE
FF - FINISHED FLOOR
FG - FINISHED GRADE
FL - FLOW LINE
FS - FINISHED SURFACE
MH - MANHOLE
SD - STORM DRAIN
SMH - SEWER MANHOLE
TC - TOP OF CURB
TCBCR - TOP OF CURB BEGIN CURB RETURN
TCCER - TOP OF CURB END CURB RETURN

PROPOSED PARCEL MAP BOUNDARY
PROPOSED PARCEL LINE
950 - EXISTING CONTOUR

PROJECT DATA

- SITE ADDRESS: FULLERTON AVENUE AND TABER ROAD (APN: 120-451-040)
- GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (6-15 DU/AC)
- MAXIMUM ALLOWABLE DENSITY: 7.78 DU/AC PER CORONA VISTA SPECIFIC PLAN PROPOSED DENSITY: 2.67 DU/AC MEDIUM DENSITY RESIDENTIAL PLANNING AREA 14 (CORONA VISTA SPECIFIC PLAN)
- CURRENT ZONING: 4 SINGLE FAMILY RESIDENTIAL HOMES 1 GUEST HOME
- PROPOSED USE: 69,689 SF (1.60 AC)
- TOTAL SITE AREA: 69,689 SF (1.60 AC)
- TOTAL PROJECT AREA: 65,272 SF (1.50 AC)
- NET: 45% - SINGLE STORY 35% - TWO STORY



PARCEL MAP NO. 36667

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

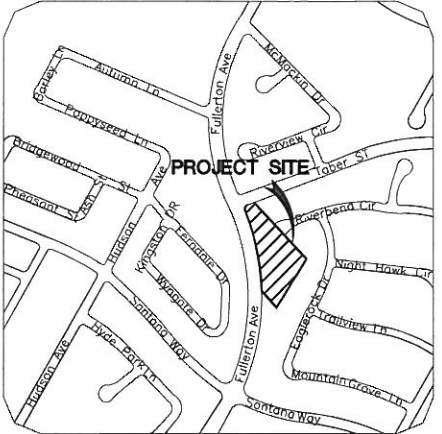
BEING A SUBDIVISION OF A PORTION OF THE LOT 140 OF AMENDED MAPS OF ORANGE HEIGHTS AS PER MAP,
RECORDED IN BOOK 2 PAGE 1, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL	NO.	CURVE DATA
1	C1	32°28'35" 53' 30.05'
2	C2	77°49'51" 53' 67.28'
3	C3	27°26'51" 53' 25.39'
4	C4	28°56'30" 53' 26.77'
8	C5	90°00'00" 23' 36.13'
2	C6	7°11'56" 944' 118.61'
3	C7	9°26'20" 944' 155.51'

PARCEL	PARCEL AREA (SF)	TOT.BLDG. AREA (SF)	BLDG. FOOTPT.	% LOT COVERAGE	LOT WIDTH (FT)	LOT DEPTH (FT)
1	10,621	3,621	2,168	20.4	97.4	134.9
2	11,330	3,621	2,168	19.1	135.5	80.1
3	27,498	4,734	3,828	13.9	80.0	311.4
4	15,823	3,727	2,745	17.3	88.0	174.0
A	3,521	0	0	0	-	-
B	896	0	0	0	-	-
TOTAL	69,689	15,703	10,909	-	-	-

UTILITY CONTACT NUMBERS

ELECTRIC - SOUTHERN CALIFORNIA EDISON (909) 930-8591
PHONE - AT&T (866) 243-6122
GAS - SOUTHERN CALIFORNIA GAS COMPANY (909) 335-7733
CABLE - TIME WARNER CABLE (951) 547-3830
FIBER-OPTIC - CROWN CASTLE NG WEST (626) 320-0996
WATER AND SEWER - CITY OF CORONA DEPARTMENT OF WATER AND POWER (951) 736-2321



VICINITY MAP
NOT TO SCALE



Project Conditions

City of Corona

Project Number: PM 36667

Description: SUBDIVIDE 1.60 ACRES INTO FOUR PARCELS FOR SFR PURPOSES.

Applied: 7/23/2015

Approved:

Site APN: 117252025

Closed:

Expired:

Status: APPLIED

Applicant: POPPYBEND, LLC

Parent Project:

**18340 YORBA LINDA BLVD. SUITE 107-200 YORBA LINDA ,
92886**

Details: FULL DESCRIPTION: 3 SFR LOTS ON 1.53 ACRES.

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	Cindi Schmitz
<ol style="list-style-type: none">1. A minimum fire flow of 1500 gpm shall be provided for one and two family dwellings.2. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development.3. Fire hydrants are to be spaced a maximum 300 feet apart.4. A fire facilities fee of \$231.00 per acre is required per Corona Municipal Code and must be paid prior to building permit issuance.	
PLANNING	
<ol style="list-style-type: none">1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.2. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.3. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.	



Project Conditions

City of Corona

PLANNING	
	<ol style="list-style-type: none"> 4. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98. 5. This project is subject to Riverside County's MSHPC (Multi-Species Habitat Conservation Plan) fee for residential developments with a density less than 8.0 du/ac. This fee is payable at the time of building permit issuance . 6. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval (Exhibit B), as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc. 7. PM 36667 shall be recorded prior to the issuance of any building permits associated with this project. 8. Prior to the start of construction, the applicant shall notify the residents on Riverbend Circle of the construction dates. The notification shall also provide a point of contact concerning dust and after hours noise complaints. The Community Development Department and Public Works Department shall also be provided a copy of the notice. 9. The street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation. [Added at the Planning and Housing Commission meeting on November 13, 2018.]
PUBLIC WORKS	
	<ol style="list-style-type: none"> 1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. Prior to recordation or issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property. 4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. 5. The submitted parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration. 6. The developer shall construct or guarantee construction of the required improvements prior to recordation of the Parcel Map because the construction of the improvements is a necessary prerequisite to the orderly development of the surrounding area. 7. All conditions of approval shall be satisfied and the final parcel map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council. 8. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City. 9. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances. 10. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.



Project Conditions

City of Corona

PUBLIC WORKS

11. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
 - (a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
 - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
12. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
 - a) All missing or deficient street facilities fronting Fullerton Avenue, Taber Street, and Riverbend Circle
 - b) All required drainage facilities
 - c) All required grading, including erosion control.
 - d) All required sewer, water and reclaimed water facilities.
 - e) All required landscaping and/or park facilities.
 - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
13. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director.
14. Prior to approval of the grading plans, the developer shall submit a traffic control plan to the Public Works Department. The traffic control plan shall show designated parking for the workers and access for construction vehicles. Residential streets, such as Riverbend Circle shall not be used for employee parking or construction equipment parking. Occasional construction access on Riverbend Circle may be allowed only after evaluated and approved by the City Engineer.
15. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Public Works Department Land Development Section. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
16. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Public Works Department Land Development Section.
17. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.
18. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.
19. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.
20. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.



Project Conditions

City of Corona

PUBLIC WORKS

21. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
22. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
23. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
24. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
25. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Public Works Land Development Section for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
26. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
27. Prior to map recordation or issuance of a building permit, the applicant shall dedicate easements for CFD maintenance purposes on each lot for access and maintenance of the individual WQMP facilities.
28. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
29. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
30. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
31. Prior to recordation or approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site.
32. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall address the following:
 - a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
 - b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow.
 - c) All residential lots shall drain toward the street. Lot drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system.
33. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
34. Prior to map recordation or issuance of a building permit, whichever comes first, the applicant shall offer for dedication all required street rights-of-way along Riverbend Circle in accordance with the Local Cul-De-Sac Street Standard, or as otherwise approved by the Public Works Director, and a minimum 18-ft dedication along Taber Street for street and landscape maintenance purposes in accordance with the South Corona Community Facilities Plan. Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.



Project Conditions City of Corona

PUBLIC WORKS

35. Prior to map recordation, the applicant shall release and relinquish all vehicular access rights to the City of Corona along Fullerton Avenue and Taber Street, except at approved intersections.
36. Prior to recordation or approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All local and/or major arterial highways' vertical and horizontal alignments shall be approved by the Director of the Public Works Department.
 - b) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - c) All street intersections shall be at ninety (90) degrees or as approved by the Public Works Director.
 - d) All reverse curves shall have a minimum tangent of fifty (50) feet in length.
 - e) Under grounding of existing and proposed utility lines.
 - f) Street lights.
 - g) All other public improvements shall conform to City of Corona standards.
37. Prior to approval of improvement plans, the improvement plans shall show all the streets fronting the project, including Fullerton Avenue and Taber Street, to be improved to half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. At the discretion of the applicant, the existing pavement may be cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.
38. Prior to map recordation, the developer shall construct or guarantee the construction of all required improvements per the South Corona Community Facilities Plan along Fullerton Avenue and Taber Street and per the Cul-De-Sac street standard, or as otherwise approved by the Public Works Director, for Riverbend Circle fronting the project.
39. Prior to issuance of the first certificate of occupancy, the developer shall complete construction of Fullerton Avenue and Taber Street per the South Corona Community Facilities Master Plan and Riverbend Circle per the Cul-De-Sac street standard, or as otherwise approved by the Public Works Director, fronting the project.
40. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department.
41. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
42. The developer shall comply with the approved traffic study recommendations.
43. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-3 (Maintenance Services) for the purpose of maintaining public streets, curb & gutter, street lights, storm drain, parks, and landscaping within master planned street right-of-way and/or CFD easements. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
44. Prior to map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) for the purpose of maintaining public services including but not limited to emergency services. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
45. Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is within a Community Facilities District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.



Project Conditions City of Corona

PUBLIC WORKS

46. Prior to recordation, the applicant shall submit for approval all proposed parkway, slope maintenance, and/or landscaping easements to be granted to the Community Facilities District, as specified on the parcel map or Conditions of Approval. Said information shall be submitted to the Public Works Department Land Development Section for approval. The street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation. [Added at the Planning and Housing Commission meeting on November 13, 2018.]
47. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the parcel map or in these Conditions of Approval shall be constructed. Landscape improvements shall conform with the South Corona Community Facilities Plan, or as otherwise approved by the Public Works Director.
48. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
49. Prior to map recordation, issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
50. Prior to issuance of building permits, the developer shall pay the sewer reimbursement fee for the El Sobrante trunk line.
51. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Department of Water and Power standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Department of Water and Power Directors.
52. Prior to recordation or approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
53. Prior to issuance of any building permits, including model home permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
54. Prior to issuance of the first Certificate of Occupancy, all weather access road(s) shall be provided to all sewer manholes not located within public right-of-way.
55. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
56. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.
57. Prior to recordation or approval of improvement plans, when applicable, the applicant shall submit detailed potable water, reclaimed water and sewer studies, prepared by a registered civil engineer, which shall be submitted to the Public Works Department Land Development Section for review and approval. The study shall analyze the existing and proposed sewer and water facilities. Results of the system analysis may require special construction for the potable water, reclaimed water and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Public Works Department and the Department of Water and Power.
58. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principle assemblies within the public right of way and/or easements.
59. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a new fire hydrant blow-off assembly per City standard to terminate at the end of Riverbend Circle.
60. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of an extended public 8-inch VCP sewer line and manhole in Riverbend Circle to serve the project.



Project Conditions City of Corona

PUBLIC WORKS

61. Prior to map recordation or building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a reclaimed water irrigation service for the designated Community Facilities District landscaped lots or easements fronting Fullerton Avenue and Taber Street.
62. The applicant shall dedicate easements for all public water, reclaimed water, sewer and electric facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the General Manager. Structures and trees shall not be constructed or installed within a public utility easement.
63. Fire Hydrants shall be a maximum 300 feet apart or as directed by the Fire Department.
64. Manhole rim elevations shall be lower than all pad elevations immediately downstream; otherwise a back flow prevention valve will be required.
65. Static pressures exceeding 80 psi require an individual pressure regulator.
66. Reclaimed water shall be used for any construction activity. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.
67. Prior to issuance of a grading permit or approval of building plans, whichever occurs first, the developer shall provide video inspection of all sewer facilities located adjacent to or on-site where construction activity is proposed. Prior to Certificate of Occupancy, the developer shall provide video inspection of all sewer facilities located adjacent to the project or on-site, and will be responsible for any damage caused by the development.
68. The applicant shall provide a separate irrigation water service for all HOA/ CFD landscaped lots or easements.
69. The landscape plans of all parkway and Landscape Maintenance District (LMD) and Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.
70. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.

October 8, 2018

City of Corona
Community Development Department
400 S. Vincentia Avenue
Corona, CA 92882

Subject: Tentative Tract No. 36634; PP15-004; DPR14-013

Mr. Chairman, Members of the Planning Commission:

We would like to take this opportunity to present our proposed subdivision development plan for this residential condominium project for your review and consideration. The presentation of subdivision information is as follows:

Subdivision Development Plan:

The proposed project consists of subdividing the existing vacant 2.3 acre for 11 detached single family residential condominium development. The proposed subdivision will result in Lot 1 for 11 detached condominium units, Lot A, consisting of open recreational area, and Lot B, consisting of private cul-de-sac street serving the subject subdivision development and Lot C along the southwest side of Fullerton Avenue for landscaped street slope area.

The project site is a flat triangularly shaped parcel located between Hudson Avenue and Fullerton Avenue. The subject site has General Plan designation of Medium Density Residential (M14-15) and is located within the Planning Area of Corona Vista Specific Plan of Land Use (SP-90-05). The entire project will be developed in one phase

In conjunction with the Tentative Tract Map application, a Precise Plan application PP15-004 is also being processed.

Availability of Domestic Water:

This project will be by a looped system connected to existing 8" water main on Hudson Avenue and connection to 12' water main on Fullerton Avenue. The looped water system which will provide adequate domestic and fire water supply.

Onsite public water main, fire hydrants, check valves and other appurtenant water facilities will be located in the Private Street (Lot B) and easements for access and maintenance will be dedicated to the City of Corona per City

requirements. Each detached condominium units will be served separately by a separate meter and service.

Reclaimed Water:

The onsite landscaping in the common areas and on Lot A will be served by new 8" reclaimed water system connected to 12" existing reclaimed water source on Fullerton Avenue.

Street and Utilities:

The primary access to the project site will be by an extension of Poppyseed Lane at Hudson Avenue to new private cul-de-sac street that will serve the site. There will be no access to the project site from Fullerton Avenue.

Lot B, the private cul-de-sac street (Poppyseed Circle) will be 44 feet wide at the right of way with 34 feet wide roadway and 5 feet wide concrete sidewalk all round. The private Poppyseed Lane will serve to deliver all necessary utilities to the Project including water main, sewer main and laterals, gas, cable, reclaimed water, and other utilities. In addition, there will be addition 5' Public Utilities Easement will be granted adjacent to Lot B. Necessary easements for access and maintenance will be granted to City of Corona and other utility purveyors.,

Sanitary Sewer System:

Sanitary sewer system for this project will be provided by a 8" VCP sewer main will be connected to existing 10" VCP sewer in Fullerton Avenue between Manhole No. 4 and Manhole No. 5 with a 8" VCP sewer main connected to proposed new manhole on the existing 10" VCP. The sanitary sewer main will be extended across Fullerton Avenue to proposed Poppyseed Circle. The new 8" sewer main will extend approximately 281 lineal feet southeasterly toward the center of cul-de-sac.

Storm Drain System:

The surface runoff from the Project site will be directed on to private Poppyseed Circle (Lot B) and conveyed to 2,200 s.f. Bioretention area located at the southwest end of Poppy Seed Circle and to 957 s.f Bioretention area located at the northeast end of Poppyseed Circle for natural filtration and infiltration. Filtered overflow runoff from the Bioretention areas will be conveyed to the existing catch basin located at the southwest sides of Fullerton Avenue. The subject catch basin is connected to 18" RCP laterals which will convey the runoff to existing 84" RCP storm drain in the Fullerton Avenue.

Relation to Existing Adjacent Developments:

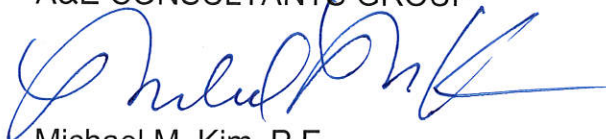
The proposed Tentative Tract No. 36634 detached condominium project is contiguously adjacent along its southwest property line with similarly developed existing detached single family condominiums. The existing development is separated from proposed Tentative Tract No. 36634 by an existing 5' high retaining wall. The proposed Tentative Tract No. 36634 is approximately 8 feet to 10 feet lower than the existing adjacent development along the southwest property line of proposed project. The proposed project posed no impacts to the existing project as it does not affect the view shed of existing development and the grading of the proposed project will have no impacts to the existing development. The proposed project is designed to harmoniously assimilate to existing surroundings and be an enhancing complement to the neighborhood.

Protective Covenants:

The proposed project is to be a residential condominium complex. Homeowner Association will be incorporated to manage the common areas, and appropriate Covenants, Conditions and Restrictions (CC&R) approved by the City of Corona and the Homeowner Association will be recorded to properly govern the complex.

We appreciate your attention and consideration of our proposed project, and we look forward to becoming a part of City of Corona community. Should you have any questions, please contact our office.

Very truly yours,
A&E CONSULTANTS GROUP



Michael M. Kim, P.E.
Principal Engineer

cc: Applicant

March 23, 2018

To: City of Corona Planning & Building Departments

From: Poppybend LLC

The following is an overview of the prior and current efforts we have taken and are undertaking in reaching out to the neighbors concerning our project

April 2016: We discussed the overall project with the HOA association of Monte Verde and expressed our desire to meet with the property owners.

May 2016: We met with the homeowners of the homes, on Ferndale Drive, which were adjacent to our development. The meeting took place by some picnic tables of the HOA near their homes. In our meeting we brought preliminary drawings of the development and discussed with them concerns they had on the project's impact to their existing property and the wall between our properties. We explained that the common wall between our properties will be maintained by both HOAs' (HOA of both sides). We also discussed with them their concerns of a home blocking their view. Even though the neighbor's homes are not view lots, we explained to them that some of the homes that will be built adjacent to their home are single story homes. Additionally, even if a home may be a two story home, the natural elevation of our home is already 5 feet lower, so any impact on the views would not be as significant as if it were on the same level.

Given that the previous meeting was over a year and a half ago, and there have been changes to the project, we will once again reach out to the neighbors and update them on the development. When we're closer to determining an approximate timeframe of a public hearing we will schedule a meeting with the neighbors who are directly adjacent to our project (homeowners on Ferndale Drive).

For the meeting we will discuss with them: 1) the direct impact of the project on their homes 2) the various options we analyzed for a wall / border between the homes 3) concerns of privacy on both sides and 4) the differences in elevation between our home and theirs. In addition to drawings of the development, we will also have a cutout drawing showing their home, our home and the landscaping between the properties which will provide privacy for both homes. We will meet with them at a local community center and address these and any other concerns they may express.

For neighbors that are not directly adjacent to our property, we will mail out a notification about the development and provide a contact number for them to contact should they have any questions on the development.

Regards,

Poppybend LLC

TO: NEIGHBORHOOD RESIDENTS

RE: Invitation to learn about proposed project along Fullerton Road.

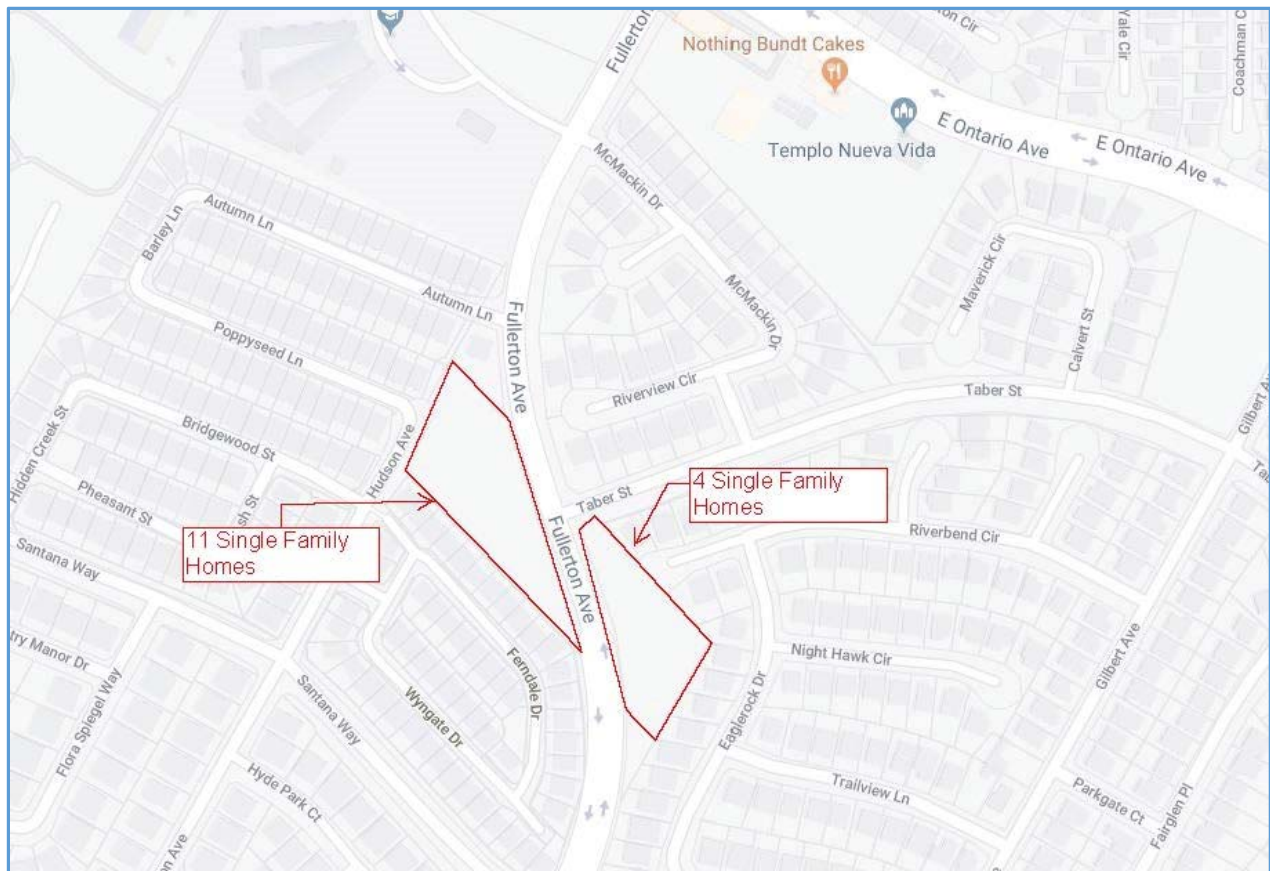
Please come learn about the proposed developments along Fullerton Road (see below). We will be meeting at the following location:

Date: October 15, 2018

Time & Place: Circle City Center
365 N. Main St., Corona CA 92880

We look forward to meeting with you.

A&E Consultants
(714-671-0005)



POPPYSEED & RIVERBEND DEVELOPMENTS

By Poppybend LLC

- Riverbend (4 Homes):
SF: Approx. 3,000+
4 – 5 Bedrooms
Lot Size: 10,621 – 27,498 sf

-
- UNIT 1
1,733 SF
- UNIT 2
1,554 SF
- UNIT 3
1,554 SF
- UNIT 4
1,733 SF
- UNIT 5
1,278 SF
- 5,816 SF
- 4,699 SF
- 4,878 SF
- 4,812 SF
- 3,975 SF
- POPPYSEED CIRCLE (PVT)
- UNIT 6
2,744 SF
- UNIT 7
1,733 SF
- UNIT 8
1,733 SF
- UNIT 9
2,744 SF
- UNIT 10
2,744 SF
- 6,376 SF
- 5,438 SF
- 5,441 SF
- 2,744 SF
- 2,744 SF
- 4,236 SF
- 5,971 SF
- 5,943 SF
- PARCEL 1
10,621 SF
- A3a
2,168 SF
- PARCEL 2
11,330 SF
- A3c
2,168 SF
- A2a
2,745 SF
- PARCEL 4
15,823 SF
- G14
700 SF
- A1e
3,128 SF
- PARCEL 3
27,498 SF
- FULLERTON AVENUE
- HUDSON AVENUE

Riverbend Development



FRONT ELEVATION

MODEL: A3S



FRONT ELEVATION

MODEL: A3C



FRONT ELEVATION

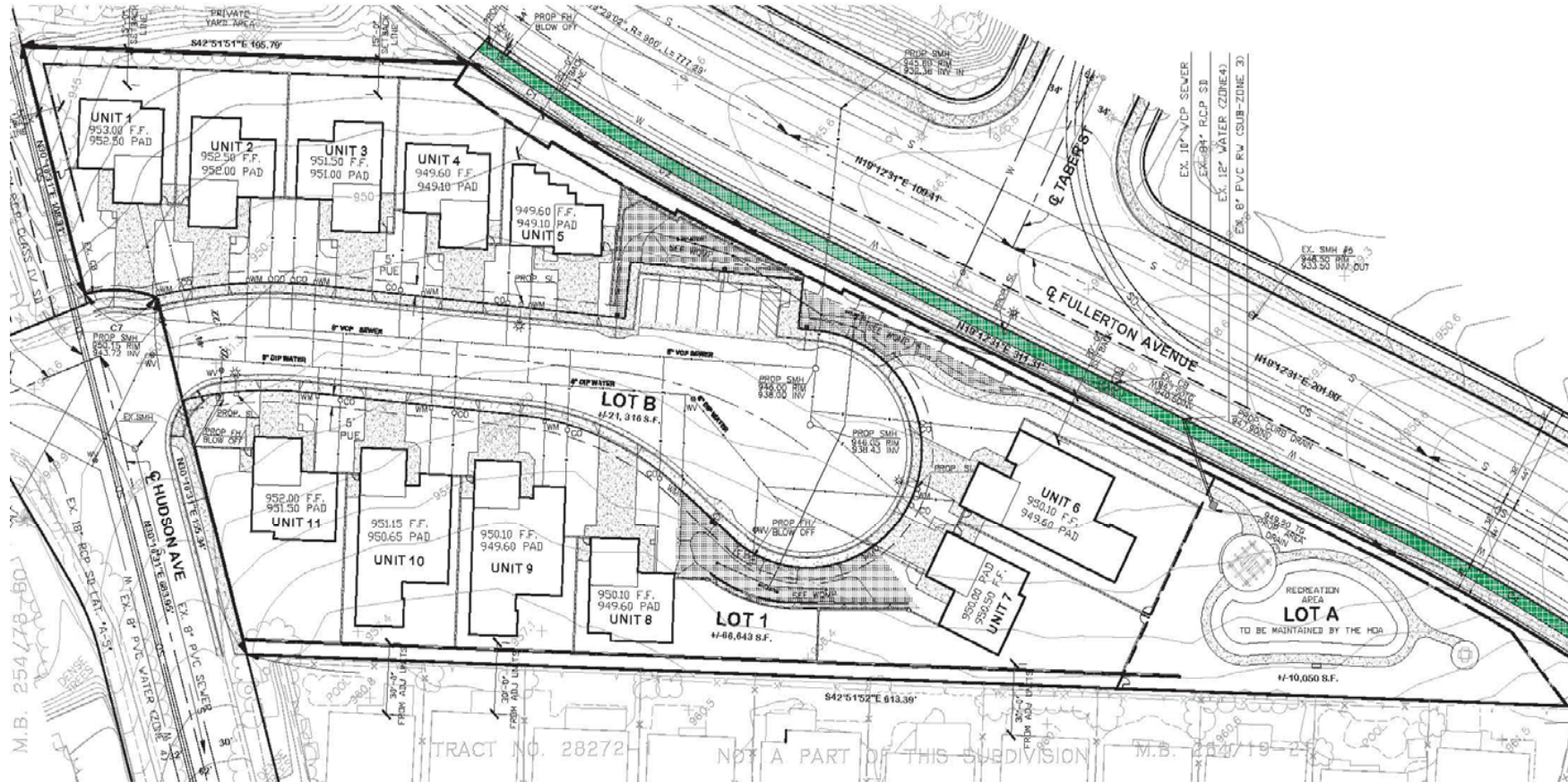
MODEL: A2S



FRONT ELEVATION

MODEL: A1c

Poppyseed Development



Poppyseed Elevations: North side of Poppyseed

Units
1 & 11



FRONT ELEVATION

MODEL: B1c - 2

Unit 4



FRONT ELEVATION

MODEL: B1S - 10

Unit 2



FRONT ELEVATION

MODEL: B2s - 8

Unit 5



FRONT ELEVATION

MODEL: B3s - 11

Unit 3



FRONT ELEVATION

MODEL: B2c - 9

Poppyseed Elevations: South side of Poppyseed

Unit 6



FRONT ELEVATION

MODEL: B4c - 1

Units
9 & 10



FRONT ELEVATION

MODEL: B4c - 4

Unit 7



FRONT ELEVATION

MODEL: B1c - 7

Units
9 & 10



FRONT ELEVATION

MODEL: B4s - 5

Unit 8



FRONT ELEVATION

MODEL: B1s - 3

Units 1
& 11



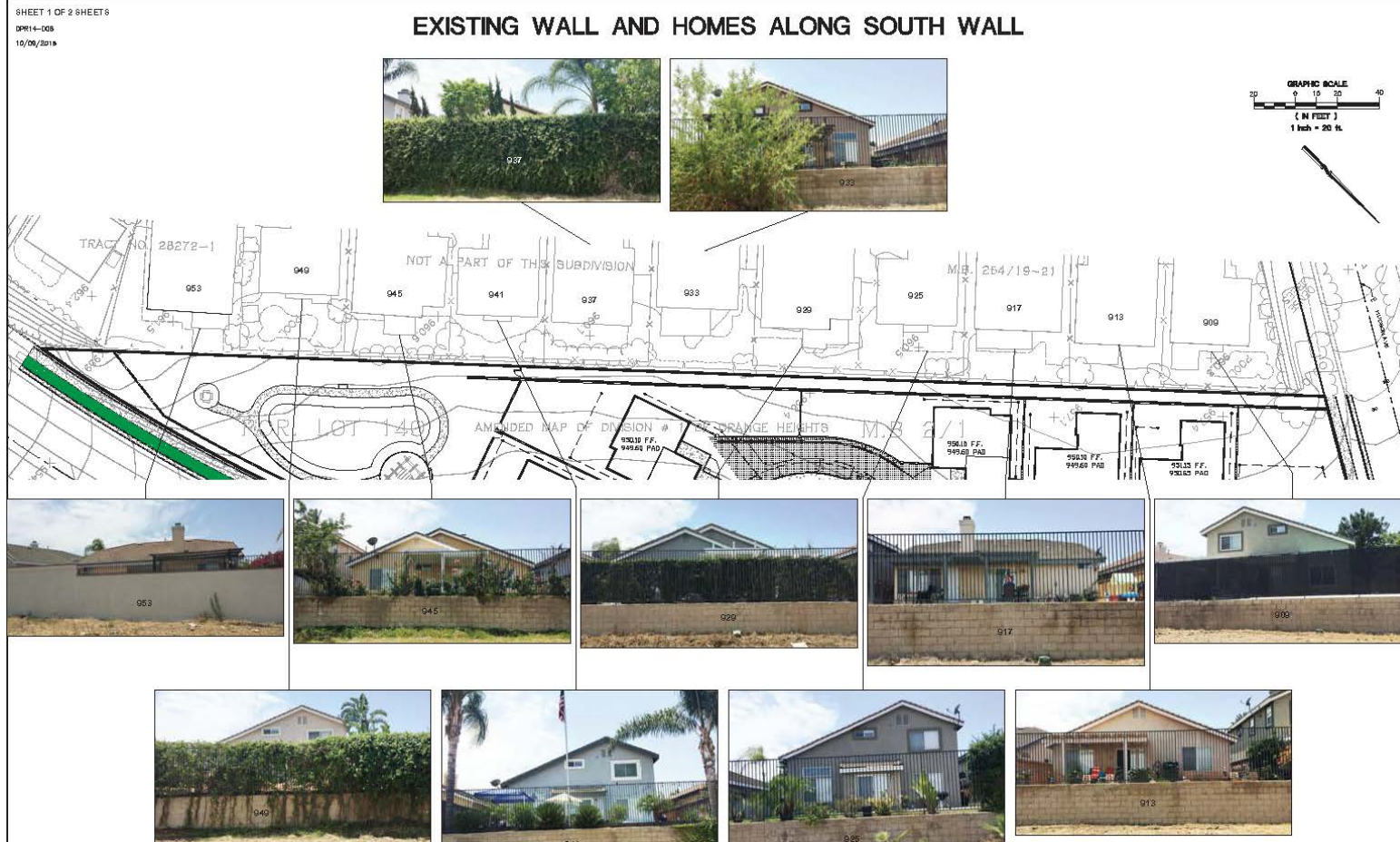
FRONT ELEVATION

MODEL: B1c - 6

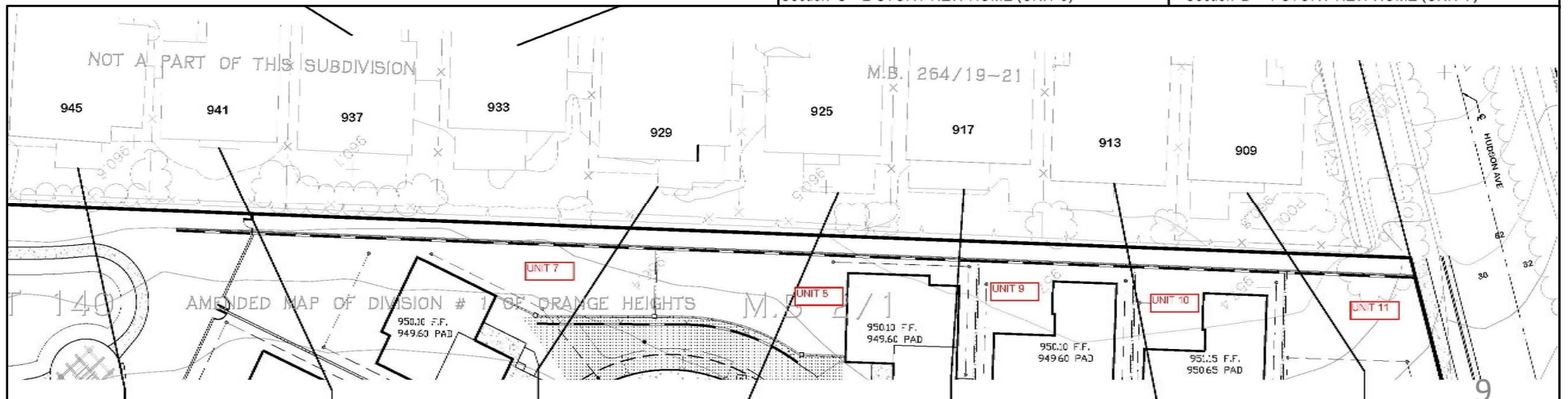
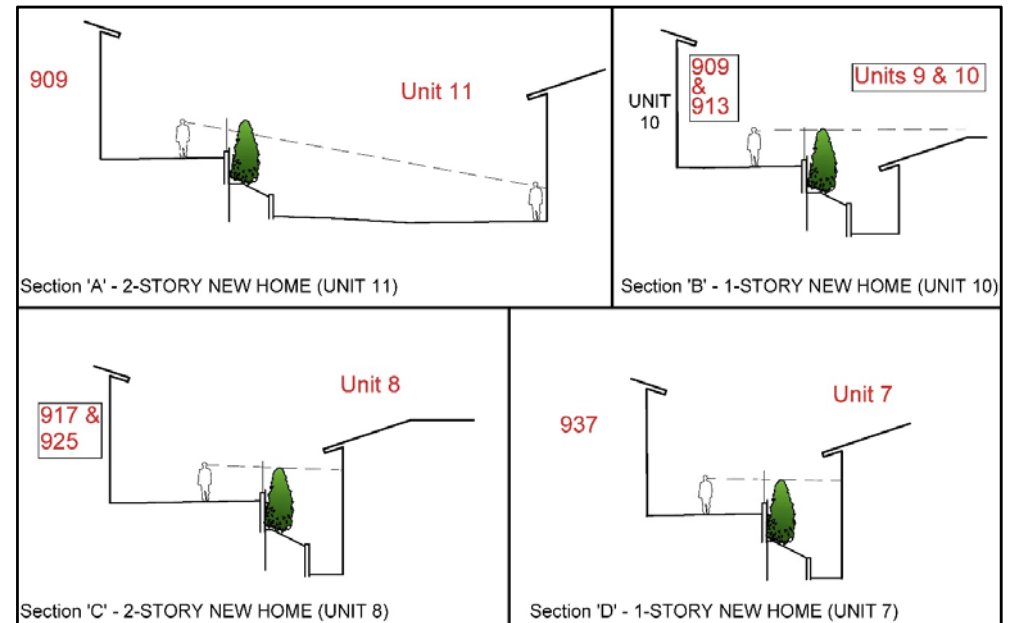
Poppyseed Development: South Wall

Concern	Comment
Privacy of homeowners on both sides	Privacy trees / shrubs will be part of the landscaping plan (see later slides)
Proximity of homes to existing homes	Along the south border there are 11 existing homes, we will only have 5 along the same border. Of those 5 2 are single story. The development lot is about 8 – 10 feet lower than existing homes.
Maintenance of shared wall	An HOA will be established as part of the development process and will share the costs of wall maintenance.
Any other options considered?	<u>Remove Wrought Iron & Build on Top</u> : Structurally unsound. City opposes. <u>New Wall Next to Existing Wall</u> : City opposes. Aesthetically undesirable. Space between walls difficult to maintain.

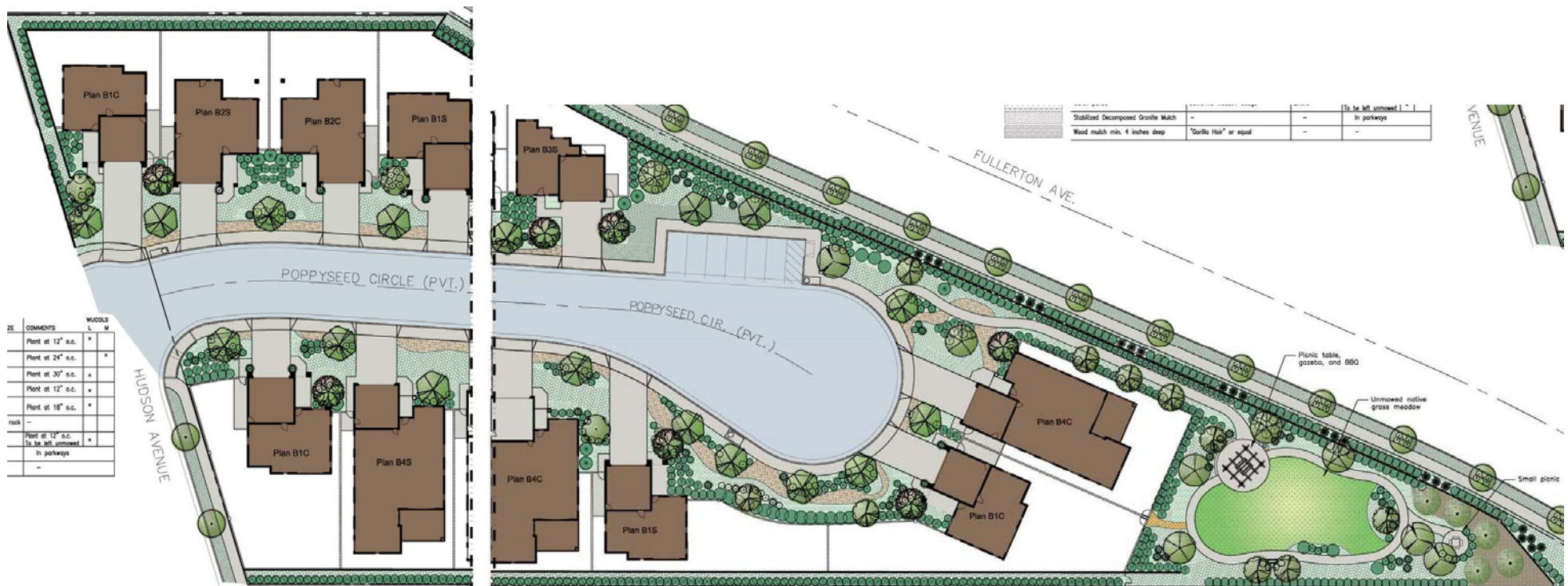
Poppyseed: South Wall - Existing



Poppyseed Development: Cross - Section



Poppyseed Development: Landscaping



Poppyseed Development: Landscaping – South Wall

Coast Rosemary



Jeffers Weeping Bottlebrush



Questions?

MINUTES OF MEETING:

Time and Place: 7:00 PM in Room B, Circle City Center

Those Present: Mr. Mel Aou, Developer

Mr. Michael Kim, P.E., Engineer of Record

Mr. Don Schweitzer, AIA, Architect of Record

Distribution: Ms. Sandra Yang, Senior Planner, City of Corona

Subject: Community Information Meeting for Tract 36634 and PM 36667

The purpose of the meeting was to introduce and inform the surrounding neighbors regarding propose development of 11-unit detached residential condominiums (Tract No. 36634) and 4-parcel subdivision and development of 4 single family residences (Parcel Map No. 36667), located on each side of Fullerton Avenue at Tabor Street.

Meeting was attended by 17 residents near the proposed projects. Notice of the meeting was sent to all residents within 500' radius of the proposed projects. All those attending were asked to sign and provide their contact information.

Mr. Mel Aou, Developer, began the meeting and introduced the Projects. Mr. Aou provided detailed information as to the type of development projects, number of proposed homes, mixture of one story and two story homes architectural styles of homes, landscaping and visual impacts to existing homes. In answer to resident's questions, Mr. Aou pointed out that the proposed project will be sited 8-10 feet below the existing homes to the southwest. Discussed that the existing retaining wall along the southwest property line will not be disturbed and there is no plan to build on the existing wall.

Attendees asked if there will be another wall built next to existing retaining wall.

Mr. Michael Kim, Engineer, explained that it is undesirable to build another wall right next to existing wall as it will be difficult to build and could cause nuisance. Mr. Kim said another retaining wall will be built 6 feet away from the existing retaining wall in an terraced manner, and the slope in between the walls will be landscaped

Attendee asked about traffic impacts at Hudson and Poppyseed. Mr. Kim explained that a comprehensive traffic study was performed for this project. Conclusion of the study was that the proposed project can be accommodated within existing circulation system without impact.

Attendee asked if any mitigations were being considered to during construction in regards to disbursement of rodent population, dust, runoff during rain. Mr. Kim explained that detailed Erosion Control Plan will be prepared to deal with runoff and

pollution during construction. Also dust will be controlled by watering. Rodent problem, if identified, will be professionally mitigated.\

Attendee asked about the roof color and architectural style. Mr. Schweitzer explained that the architectural styles will be generally Spanish and Craftsman style per City master plan. Roof styles will vary respectively.

Mr. Howard Lombardi from HOA ask about next meeting. Mr. Kim explained that the Projects are tentatively scheduled for Planning Commission hearing. Mr. Kim offered to meet with the members of HOA to resolve any questions or issues.

Meeting adjourned 8:11 pm

COMMUNITY MEETING FOR TRACT NO. 36634 AND PM 36667
October 15, 2018, Room A

COMMUNITY MEETING FOR TRACT NO. 36634 AND PM 36667

October 15, 2018, Room A

[illegible]



CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project: PM 36667

PM 36667 is a parcel map application to subdivide 1.60 acres into four parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of Taber Street in the Medium Density Residential (MDR) designation of the Corona Vista Specific Plan (SP90-5) in the City of Corona, County of Riverside.

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private)

Name: Melvin Aou
Address: 18340 Yorba Linda Blvd., Suite 107-200
Yorba Linda, CA 92886
Telephone No.: (310) 923-8370

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
☐ B. The project is a Ministerial Project.
☐ C. The project is an Emergency Project.
☐ D. The project constitutes a feasibility or planning study.
☒ E. The project is categorically exempt: **Minor Land Divisions / Class15**
☐ F. The project is a statutory exemption. Code section number:
☐ G. The project is otherwise exempt on the following basis:
☐ H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: _____

Sandra Yang, Senior Planner
Lead Agency Representative



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPARTMENT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: *PM 36667*
2. Project location (specific): *Terminus of Riverbend Circle, generally east of Fullerton Avenue, south of Taber Street (APN 120-451-040)*
3.
 - a. Project location - *City of Corona*
 - b. Project location - *County of Riverside*
4. Description of nature, purpose and beneficiaries of project: *The project is a proposal to subdivide 1.60 acres into four parcels for the single-family residential purposes located in the Medium Density Residential (MDR) designation of the Corona Vista Specific Plan (SP90-5) in the City of Corona, County of Riverside.*
5. Name of public agency approving project: *City of Corona*
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:

Melvin Aou, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886
7. Exempt Status (check one):
 - a. ☐ Ministerial Project (Pub. Res. Code § 21080(b)(1);
 - b. ☐ Not a project.
 - c. ☐ Emergency project (Pub. Res. Code § 21080(b)(4);
 - d. ☒ Categorical Exemption. State type and class number: ***Minor Land Divisions / Class 15***
 - e. ☐ Declared Emergency (Pub. Res. Code § 21080(b)(3);
 - f. ☐ Statutory Exemption. State code section number
 - g. ☐ Other: Explain:
8. Reasons why the project is exempt: *The project qualifies as a Class 15 Categorical Exemption under CEQA Section 1531 (Minor Land Division). The subject property is designated MDR on the Corona Vista Specific Plan land use map which permits the proposed residential project. The subdivision will result in four lots which conform to the MDR standards and the City General Plan designation of MDR in terms of use and density. No variances are associated with the subdivision. All service 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 Class 15 Categorical Exemption.*
9. Contact Person/Telephone No.: *Sandra Yang / (951) 279-3553*
10. Attach Preliminary Exemption Assessment (Form "A") before filing:

Date received for filing: _____

Signature: _____
Sandra Yang, Senior Planner

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Draft

Tuesday, November 13, 2018

6:00 PM

Council Chambers

Planning and Housing Commission

Mitchell Norton, Chair
Timothy Jones, Vice Chair
Tony Dunn, Commissioner
Jeff Ruscigno, Commissioner
Vacant, Commissioner

EXHIBIT 4

ROLLCALL

Present 4 - Tim Jones, Mitchell Norton, Jeff Ruscigno, and Tony Dunn

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE**

Commissioner Ruscigno led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

JOE MORGAN, RESIDENT, addressed his concern regarding All American Asphalt and the monitoring of certain issues that were presented by the residents at the October 22, 2018 Planning and Housing Commission meeting. The project was approved by City Council on November 7, 2018; however, Mr. Morgan stated the agreement to monitor the issues raised by residents was not in official writing.

JOANNE COLETTA, DIRECTOR, stated for clarification, a condition of approval was added to the Surface Mining Permit, and it is part of the public record.

4. MEETING MINUTES

[18-2162](#)

Approval of minutes for the Planning and Housing Commission meeting of September 24, 2018.

Attachments: [20180924-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of September 24, 2018. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2252](#)

Approval of minutes for the Planning and Housing Commission meeting of October 22, 2018.

Attachments: [20181022-P&H Minutes - DRAFT](#)

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of October 22, 2018. The motion carried by the following vote:

5. CONSENT ITEMS

None.

6. PUBLIC HEARINGS

[18-2255](#)

GPA2018-0001: Application to amend the General Plan designation on approximately 31 acres from Agriculture to MDR (Medium Density Residential, 6-15 du/ac) on 17.4 acres and OS (Open Space) on 11.2 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 42.5 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 110.1 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.0 acres for the project located west of Interstate 15, south of Eagle Glen Parkway in the Arantine Hills Specific Plan. (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2256](#)

DA15-001 Amendment: First amendment to the Arantine Hills Development Agreement (DA15-001) to include and extend the development rights and obligations of the original development agreement to the 31.2 acres proposed to be added to the project area by SPA2018-0001, an application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2257](#)

SPA2018-0001: Application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, to:

- 1) re-allocate units among the planning areas *with no additional units being added* and distribute the allowable units across a wider area by including 31.2 acres into the specific plan boundary along the southerly perimeter establishing new Planning Area 17 with an MDR (Medium Density Residential) designation (17.4 acres) and Planning Area 16A with an OS (Open Space) designation (11.1 acres) plus 2.6 acres of street right-of-way;
- 2) amend Planning Area 1 from Low Density Residential (LDR, 27.6 acres) to Medium Density Residential (MDR, 33.4 acres); Planning Area 2 from Medium Density Residential (MDR, 23.2 acres) to High Density Residential (HDR, 17.4 acres); Planning Area 6 from High Density Residential (HDR, 17.4 acres) to Medium Density Residential

(MDR, 17.4 acres); Planning Area 8, Low Density Residential (LDR) from 48 to 42.5 acres; Planning Area 9, Medium Density Residential (MDR) from 10.2 to 10.5 acres; Planning Area 10, High Density Residential (HDR) from 16.9 to 21.6 acres; Planning Area 12 from Medium Density Residential (MDR, 9.5 acres) to Open Space (OS, 9.5 acres); **3)** amend Planning Area 14 (MDR, 25.9 acres) reducing 167 units to 154 units; **4)** add a new Planning Area 18 for 1.2 acres of additional Park (P); and **5)** commensurate conforming revisions to the specific plan document (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2258](#)

PM 37036: Application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of the Arantine Hills Specific Plan (SP09-001), located west of Interstate 15, south of Eagle Glen Parkway (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

Attachments: [Staff Report](#)

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

Chair Norton stated that the applicant requested a continuance to the Planning and Housing Commission meeting of November 26, 2018. Chair Norton asked if there is anyone from the public that wants to comment on these applications at this time.

FRED MYERS, RIVERSIDE COUNTY RESIDENT, thanked staff for taking action on certain items he presented at the October 22, 2018 Planning and Housing Commission meeting. Mr. Myers spoke on a Memorandum of Sale Agreement from 2016 and stated he will address his other concerns at the November 26, 2018 Planning and Housing Commission meeting.

A motion was made by Ruscigno seconded by Dunn, that the Planning and Housing Commission CONTINUE items GPA2018-0001, SPA2018-0001, DA15-001, and PM 37036 to the Planning and Housing Commission meeting of November 26, 2018. The motion carried by the following vote:

[18-2233](#)

SUF2018-0001: Request for a similar use finding that metal punching and pressing of small components is considered similar to uses permitted in the M-1 (Light Manufacturing) Zone, such as the use machine shop, the manufacturing of goods made from metal, and the manufacturing of electronic equipment, components, and products. (Applicant: Nicholas Ravlich of Ravlich Enterprises, LLC 10550 Lawson River Avenue Fountain Valley, CA 92708).

Attachments: [Staff Report](#)[Resolution No. 2526](#)[Exhibit A - Corona Municipal Code Chapter 17.44.030 Permitted Uses](#)[Exhibit B - Applicant's letter dated October 3, 2018 describing the use and operations of the business](#)[Exhibit C - Environmental Documentation](#)[PPT for SUF2018-0001](#)

Commissioner Ruscigno recused himself due to a conflict of interest.

At the request of Chair Norton, Lupita Garcia, Assistant Planner, reviewed the staff report for SUF2018-0001. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

ADAM HILL, REPRESENTING RAVLICH ENTERPRISES, LLC, provided a brief overview of the project and why there is a need for it.

Commissioner Jones asked about the decibel level and how that was determined.

Ms. Garcia said the decibel reading was taken at their existing location, while the press machines were being used.

Chair Norton opened the public hearing.

BRIAN TRESSEN, RESIDENT, spoke in favor of the project.

JOE MORGAN, RESIDENT, spoke in favor of the project. He suggested possibly changing the ordinance.

Chair Norton closed the public hearing.

Discussion ensued between the Commission and staff regarding the threshold between small and larger pieces of metal.

A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission GRANT SUF2018-0001, and adopt Resolution No. 2526 based on the analysis and findings made pursuant to Section 17.88.050 of the Corona Municipal Code that metal punching and pressing of small components is permitted in the M-1 (Light Manufacturing) Zone and similar to the use machine shop, the manufacturing of goods made from metal and the manufacturing of electronic equipment, components, and products. The motion carried by the following vote:

Aye: 3 - Jones, Norton, and Dunn

Recused: 1 - Ruscigno

[18-2220](#)

PM 36667: Parcel map application to subdivide 1.60 acres into four parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of 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).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Parcel Map 36667](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter, dated October 8, 2018, providing essential subdivision information](#)

[Exhibit D - Information regarding community meetings held in April and May 2016](#)

[Exhibit E - Flyer for community meeting held on October 15, 2018](#)

[Exhibit F - Presentation for community meeting held on October 15, 2018](#)

[Exhibit G - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit H - Environmental Documentation](#)

[PM 36667, TTM 36634, PP15-004 PP Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for the three related public hearing items PM 36667, TTM 36634, and PP15-004. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

MICHAEL KIM, PROJECT ENGINEER REPRESENTING POPPYBEND LLC., thanked staff for hearing the proposal.

MELVIN AOU, REPRESENTING POPPYBEND LLC, stated he is available to answer any questions.

CATHERINE HALLETT, RESIDENT, spoke on her concern regarding the fact that the largest home proposed in the project will be located right behind her home. Her request is that a smaller home be built behind her home and that the setbacks be similar. Ms. Hallett also mentioned her concern about the maintenance and upkeep to the proposed landscape area. Ms. Hallett stated she is also speaking on behalf of one of her neighbors who has the same concerns.

HOWARD LOMBARDI, RESIDENT, spoke on his concern regarding the stability of the existing block wall once the grading begins, the ability to maintain the area by the 11 residents, and the accessibility of the area from the street.

KATHY HUMPHRY, RESIDENT, spoke on her concerns regarding the maintenance of the slope and the maintenance of the existing iron fencing.

AMIT CHANDRA, RESIDENT, spoken on his concern regarding additional traffic.

Chair Norton closed the public hearing.

DON SCHWEITZER, ARCHITECT FOR THE PROJECT, addressed the concerns regarding the setbacks and size of the properties.

Mr. Aou addressed the concerns regarding the maintenance of the landscape areas, the stability of the existing retaining wall, and traffic concerns.

Mr. Kim addressed the concern regarding accessibility of the area from the street and the placement of other single story homes.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, provided information on the traffic study and on the proposed wall. Mr. Koper recommended that the current homeowners photo-document the condition of the existing retaining wall and their swimming pools. Mr. Koper also spoke on the CC and Rs that will directly effect each property owner.

Commissioner Dunn asked for clarification on the block wall that was mentioned earlier.

Mr. Koper provided an explanation between the existing wall and the new proposed wall.

Discussion ensued between Vice Chair Jones, staff and the applicant on the type of shrubbery that will be planted and the height of the shrubbery. Mr. Koper indicated only shrubs will be planted in this area, but no trees. Trees could potentially undermine the retaining wall.

Discussion ensued between Commissioner Ruscigno, staff and the applicant regarding the protective guard rail, shrubbery and landscape, parking options and clarification on the Homeowners Association.

Commissioner Ruscigno stated he would like to add a condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site be 36-inch box in size at the time of installation.

Chair Norton reopened the public hearing.

TOM RICHINS, RESIDENT, applauded the Planning and Housing Commissioners for their well thought-out questions. He is in favor of this project.

Chair Norton closed the public hearing.

A motion was made by Jones, seconded by Ruscigno, that the Planning and Housing Commission recommend APPROVAL of PM 36667 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2253](#)

TTM 36634: Tentative tract map application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at 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).

Attachments: [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 36634](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Applicant's letter, dated October 8, 2018, giving required subdivision information](#)

[Exhibit E - Information regarding community meetings held in April and May 2016](#)

[Exhibit F - Letter from Monte Verde HOA, dated October 27, 2018](#)

[Exhibit G - Mailer for community meeting held on October 15, 2018](#)

[Exhibit H - Presentation for community meeting held on October 15, 2018](#)

[Exhibit I - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit J - Mailer for Ferndale Street residences](#)

[Exhibit K - Public correspondence](#)

[Exhibit L - Environmental Documentation](#)

A motion was made by Ruscigno, seconded by Dunn, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of TTM 36634, based on the findings contained in the staff report and conditions of approval. The motion

carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2260](#)

PP15-004: Precise plan application to review 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 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).

Attachments: [Staff Report](#)[Resolution No. 2525](#)[Locational and Zoning Map](#)[Exhibit A-1 - Site Plan for Condominium Development](#)[Exhibit A-2 - Site Plan for Single-Family Development](#)[Exhibit B - Conditions of Approval](#)[Exhibit D - Floor Plans for Single-Family Development](#)[Exhibit E-1 - Colored Elevations for Condominium Development](#)[Exhibit E-2 - Colored Elevations for Single-Family Development](#)[Exhibit F-1 - Detailed Elevations for Condominium Development](#)[Exhibit F-2 - Detailed Elevations for Single-Family Development](#)[Exhibit G - Landscape Plan for Condominium Development](#)[Exhibit H - Landscape Plan for Single-Family Development](#)[Exhibit I - Open Space Plan](#)[Exhibit J - Fences and Walls for Condominium Development](#)[Exhibit K - Fences and Walls for Single-Family Development](#)[Exhibit L - Photos of the South Retaining Wall and Tubular Steel Fence](#)[Exhibit M - Cross-section Details of the South Project Boundaryline](#)[Exhibit N - Conceptual Grading Plan for Condominium Development](#)[Exhibit O - Applicant's letter dated July 17, 2017, addressing criteria for Precise Plan](#)[Exhibit P - Information regarding community meetings held in April and May 2016](#)[Exhibit Q - Letter from Monte Verde HOA, dated October 27, 2018](#)[Exhibit R - Flyer for community meeting held on October 15, 2018](#)[Exhibit S - Presentation for community meeting held on October 15, 2018](#)[Exhibit T - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)[Exhibit U - Mailer for Ferndale Street residences](#)[Exhibit V - Public correspondence](#)[Exhibit W - Environmental Documentation for Condominium Development](#)[Exhibit X - Environmental Documentation](#)

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and the Mitigation Monitoring Plan and adopt Resolution No. 2525 GRANTING PP15-004, with an added condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2254](#)

V2017-0101: Application for a variance from Sections 17.70.060 (A) and 17.70.060 (F) (1) of the Corona Municipal Code to increase the height of a perimeter tube steel fence from five feet to eight feet within the front yard and from seven feet to eight feet within the side and rear yards for a new city water reservoir site located on the southeast corner of Nelson Street and Keith Street (3985 Nelson Street) in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

Attachments: [Staff Report](#)

[Resolution No. 2524](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C1 - C2 - Fence Plan and Details](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Applicant's letter, dated October 12, 2018](#)

[Exhibit F - Environmental Documentation](#)

[Exhibit G - Letter of objection, dated June 22, 2018](#)

[CUP17-002 V2017-0101 PP Presentation](#)

At the request of Chair Norton, Harald Luna, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items V2017-0101 and CUP17-002. At the conclusion of his presentation, Mr. Luna offered to answer any questions of the Commission.

MAYRA CABRERA, UTILITY ENGINEER, stated she is available to answer any questions.

Commissioner Ruscigno asked what the height is of the reservoir on the north side of Nelson from Masters Drive.

TOM MOODY, DWP GENERAL MANAGER, stated it is 24 feet above grade.

Chair Norton opened the public hearing.

RUSSELL TULL, RESIDENT, spoke on his concern regarding the structural integrity of the water tower and the possibility of flooding due to a crack or a leak. Mr. Tull also spoke on his concern regarding the empty lot adjacent to the proposed water tower and the potential fire hazard that exists due to the weeds.

JOE MORGAN, RESIDENT, asked what the funding source is for this

project. Mr. Morgan stated he is also interested in hearing about the steps the City will take if there is a flood or leak due to the water tower.

Chair Norton closed the public hearing.

Mr. Moody stated that the project will partially be funded by the developer of Arantine Hills, which is their fair share, and partially funded by the current rate-payer. Mr. Moody stated that most of the piping for this project is underground. In addition, inside the piping are check valves. For example, if there is an earthquake, the check valves would automatically shut down. Also, staff would have the ability to control the valves if needed.

Vice Chair Jones spoke on his concern regarding potential graffiti to the water tower. He would like to see more mature landscape planted around the tower. He would like all trees to be planted at the project site to be a minimum of 36-inch box in size at time of installation.

Mr. Moody stated staff is willing to use mature landscaping and the department is aware of potential graffiti and will address any graffiti in a timely manner.

Discussion ensued between Commissioner Ruscigno and staff regarding the ground level placement of the water tower.

A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2524 GRANTING V2017-0101, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

[18-2234](#)

CUP17-002: Conditional Use Permit application to establish a 2.5 million-gallon potable water reservoir on 0.90-acres located at 3985 Nelson Street in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone. (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

Attachments: [Staff Report](#)[Resolution No. 2523](#)[Locational and Zoning Map](#)[Exhibit A - Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Conceptual rendering of reservoir](#)[Exhibit D - Potable Water Storage Reservoir Cross Sections](#)[Exhibit E - Landscape Plan](#)[Exhibit F1 - F2 - Fence Plan and Details](#)[Exhibit G - Letter of Objection, dated June 22, 2016](#)[Exhibit H - Environmental Documentation](#)[Exhibit I - Applicant's letter, dated December 14, 2016](#)

A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2523 GRANTING CUP17-002, adding a condition that all trees to be planted at the project site shall be a minimum of 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

18-2231

ZTA2018-0001: Proposal to amend various sections of, and add a new subsection to, Title 17 pertaining to: 1) lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and 2) amend Sections 17.85.040(B)(2) and (C)(3) pertaining to parking requirements for accessory dwelling units in order to conform with recent state legislation (Applicant: City of Corona).

Attachments: [Staff Report](#)[Exhibit A - Proposed zone text amendment to CMC Chapter 17.64 \(Lots and Yards\)](#)[Exhibit B - Proposed zone text amendment to CMC Chapters 17.06, 17.08, 17.10, 17.11, 17.12 and 17.20 \(Agriculture and Single Family Zones\)](#)[Exhibit C - Proposed zone text amendment to Chapter 17.85 \(Accessory Dwelling Units\)](#)[Exhibit D - Aerial depicting small lot development in the Overlook Addition](#)[Exhibit E - Environmental documentation](#)[Exhibit F - Letter of support from Ms. Melissa Hendrickson](#)[PPT for ZTA2018-0001](#)

At the request of Chair Norton, Terri Manuel, Planning Manager, reviewed

the staff report and exhibits for public hearing item ZTA2018-0001. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Ruscigno asked if this was part of the annexation that took place years back.

Mr. Koper stated part of the area was within the City jurisdiction, the other was part of Riverside County.

Commissioner Ruscigno asked for clarification on the location of the assessor dwelling units.

Ms. Manuel explained the ZTA deals with two separate topics neither of which affects the other.

Discussion ensued regarding the assessor dwelling units.

Chair Norton opened the public hearing.

MELISSA HENDRICKSON, RESIDENT, thanked staff for all their hard work. Her main goal in the design was to place the master bedroom downstairs.

WES SPEAKE, RESIDENT, spoke on his concerns regarding future larger lots being converted to smaller lots and parking standards.

JOE MORGAN, RESIDENT, stated the zone text amendment should be two separate applications and not combined and these types of situations should be approved on a case by case basis.

Ms. Manuel provided responses to Mr. Speake and Mr. Morgan's concerns. Ms. Manuel also stated that it is acceptable to combine a zone text amendment.

Ms. Coletta provided additional information on the lot coverage regulations.

Commissioner Ruscigno asked for clarification on the minimum of the small lot size on single family homes.

Ms. Coletta provided a response confirming that the minimum lot size for a fee simple (ownership) lot is 7,200 square feet.

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend APPROVAL of ZTA2018-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

7. WRITTEN COMMUNICATIONS

None.

8. ADMINISTRATIVE REPORTS

Ms. Coletta stated there will be a Study Session on Wednesday, November 14, 2018 at 3:30 p.m.

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[18-2266](#)

Report by Commissioner Ruscigno on the November 7, 2018 Infrastructure Committee meeting.

Attachments: [20181107-Infrastructure Committee agenda](#)

Mr. Ruscigno stated there was discussion and review of the Manglar Blend Station from the Public Works Department.

11. ADJOURNMENT

Chair Norton adjourned the meeting at 8:15 p.m. to the Planning and Housing Commission meeting of Monday, November 26, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.