



Agenda Report

File #: 19-0133

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 2/20/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of an extension of time and modification to the Conditions of Approval for Tentative Tract Map 36642, located west of North Main Street and north of Parkridge Avenue - ASTA Property, LLC and Strata Realty, LLC.

RECOMMENDED ACTION:

That the City Council:

1. Approve the request for a two-year extension for Tentative Tract Map 36642.
2. Approve the modification of Condition of Approval number 63 for Tentative Tract Map 36642.

ANALYSIS:

Tentative Tract Map (TTM) 36642, originally approved by the City Council on February 5, 2014, is a single phase subdivision of 4.5 acres to establish one (1) lot for residential condominium purposes to accommodate the development of a 45-unit townhome project in the North Main Street Specific Plan area. The project is located west of North Main Street and north of Parkridge Avenue and fronts both streets, as shown on Exhibit "A."

On February 17, 2016, City Council approved a three-year map extension which extended the map expiration date to February 5, 2019. ASTA Property, LLC and Strata Realty, LLC, the owners of TTM 36642, are now requesting a discretionary two-year extension of time, as shown on Exhibit "B," in accordance with the Subdivision Map Act and Title 16 of the Corona Municipal Code.

The developer is requesting the extension in order to find a quality builder to construct this project within the next two years.

At the request of the owner, Condition of Approval number 63 will be modified to require the

developer to annex into Community Facilities District (CFD) 2016-1 (Public Services). This CFD was not in existence at the time of original entitlement and annexation into this CFD is consistent with other currently entitled residential projects in the City of Corona. The modified condition of approval will read as follows:

63. Prior to final map recordation:

a) the applicant shall annex this project into City of Corona Community Facilities District 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) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the CFD. [new]

b) the developer shall annex this project in to City of Corona Community Facilities District No. 2011-1 (CFD 2011-1) for the maintenance of public landscaping, local lighting facilities, and public drainage facilities that benefit the development site. All assessable parcels therein shall be subject to annual CFD special taxes. The developer shall be responsible for all costs incurred in the annexation of the development into the CFD. The annexation process typically takes three to four months to complete. The developer is responsible to ensure this process is completed prior to map recordation. [existing]

Staff recommends approval of this discretionary extension, extending the new expiration date of TTM 36642 from February 5, 2019, to February 5, 2021.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The developer has paid the applicable map extension request fee of \$2,865 for this action.

ENVIRONMENTAL ANALYSIS:

In accordance with Section 15063 of the State Guidelines for the California Environmental Quality Act (CEQA), the City prepared an initial study to determine if the project would have a significant effect on the environment. The initial study was prepared in accordance with Section 15063 and per the City's Local Guidelines for Implementing CEQA. The initial study identified environmental effects that were determined not to be significant and identified potentially significant effects that were capable of being mitigated to less than significant. Therefore, the City adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan on February 5, 2014 in accordance with Section 15070 of the State CEQA Guidelines and Section 6.02 of the City's Local Guidelines for Implementing CEQA.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

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REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS 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

Attachments:

1. Exhibit "A" - Location Map
2. Exhibit "B" - Letter of Request for Time Extension

Owner: Keith G. Osborn, P.E.- ASTA Property, LLC
Tim Hawke - Strata Realty, LLC
357 N. Sheridan St, #117
Corona, CA 92880



Engineering, Inc.

ENGINEERING
LAND PLANNING
SURVEYING

203.219 A/B

January 25, 2019

City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Attention: **City Council Members**

Subject: **TENTATIVE TRACT NO. 36642 – REQUEST
FOR AN EXTENSION OF TIME**

Dear City Council Members,

As Co-Owners of the subject property, with Strata Realty, we do hereby respectfully request your consideration and approval of a Two-Year Extension of Time for Tentative Tract No. 36642.

Tentative Tract 36642, and related Precise Plan 13-007, were approved by the City Council on February 5, 2014. This approval provides for the development of 45 townhome units on this 3.4 acre site located near the northwest corner of N. Main Street and Parkridge Avenue. In February 2016 the City Council approved a 3-year Extension of Time for TTM 36642 which extended the expiration date to February 5, 2019.

Since the market crash in 2008 financing for residential homes has been extremely limited. Most development has been done by larger public builders which do not need funding from banks and traditional lenders. We have met with numerous small builders but they have not been able to get the funding. We have also met with several large public builders and our 45 units is "too small" for them to consider. Our understanding is that there is a fairly strong market for fairly priced, quality, attached residential in this area. Along with this demand, it appears that traditional funding for residential construction is improving a little and we are hopeful that a viable smaller quality builder can make this project work in the next year or two.

We appreciate your consideration of this request. If you should have any questions regarding this matter, please do not hesitate to call me at (951) 279-1800 at extension 114.

Sincerely,
K & A ENGINEERING, INC

A handwritten signature in blue ink that reads "Keith Osborn".

Keith Osborn, P.E.
Principal