



Agenda Report

File #: 19-0211

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 3/20/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Ordinance No. 3293, first reading of an Ordinance of the City of Corona, California for CZ2017-0101, to change the zone on approximately 0.61 acres from A (Agricultural) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet) (located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue). (Applicant: Tim East with the Evangelical Free Church)

RECOMMENDED ACTION:

That the City Council:

1. Adopt the Mitigated Negative Declaration and approve CZ2017-0101 as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3293, first reading of an ordinance of the City of Corona, California, approving a change of zone on 0.61 acres from A (Agricultural) to R1-9.6 (Single Family Residential, on property generally located on the north side of Othello Lane, approximately 840 feet west of Buena Vista Avenue). (CZ2017-0101)

ANALYSIS:

Change of Zone 2017-0101 is an application by the Evangelical Free Church of Corona to change the zone on approximately 0.61 acres from A (Agriculture) to R1-9.6 (Single Family Residential, minimum lot size 9,600 square feet). The church owns 6.8 acres which contains their existing sanctuary, ancillary buildings and parking lot located at 988 W. Ontario Avenue. However, approximately 0.61 acres (26,480 square feet) located on the southwest corner of the church property facing Othello Lane was not developed and remains unimproved. The church is proposing to separate this 0.61 acres from the rest of the site so that it is independent from the church and on its own separate parcel. The purpose is to sell the 0.61-acre parcel and have it developed with a single family residential dwelling. The zoning of the church property is Agriculture, but to accommodate a

single family dwelling on the 0.61 acres separate from the church, a change of zone is being processed on the parcel to the R-1-9.6 zone. The R-1-9.6 zone allows single family residential on a minimum lot size of 9,600 square feet.

The proposed zone is consistent with the current zoning in the immediate area as the properties immediately to the north and west are also zoned R1-9.6. It should also be noted that the properties bordering the project site to the west underwent a similar rezone in 2016 which changed 2.29 acres from Agricultural to R1-9.6 to enable the land to be subdivided into four lots (TTM 37114) for the development of single-family homes. The applicant's proposal would result in a lot size similar to the size of lots of the adjacent tract.

The R-1-9.6 zone is consistent with the site's General Plan designation of Low Density Residential (LDR) which allows a density range of 3 to 6 dwelling units to the acre (du/ac). The property is also within the boundaries of the South Corona Community Facilities Plan (CFP) and designated Low Density. The Low Density of the South Corona CFP has a residential target density of 2.96 du/ac. The 0.61 acres would accommodate one residential dwelling resulting in a density of 1.6 du/ac. The remainder of the church property will retain its Agricultural zone and will not result in additional residential density. Therefore, the proposed zone change maintains consistency with the General Plan and South Corona CFP.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid \$4,895.00 in application processing fees for the change of zone application.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project because the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation measures identified in the Mitigated Negative Declaration there is no substantial evidence, in light of the whole record before the City, that the project may have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of February 25, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Shar/Norton) and carried unanimously, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of CZ2017-0101 to the City Council, based on the findings contained in the staff report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

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PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

SUBMITTED BY: MICHELE NISSEN, ACTING CITY MANAGER

Attachments:

1. Exhibit 1 - City Ordinance No. 3293.
2. Exhibit 2 - Locational and Zoning Map.
3. Exhibit 3 - Proposed Change of Zone.
4. Exhibit 4 - Planning and Housing Commission Staff Report.
5. Exhibit 5 - Draft Minutes of the Planning and Housing Commission meeting of February 25, 2019.

APPLICANT INFORMATION

Tim East with the Evangelical Free Church of Corona, 988 W. Ontario Avenue Corona CA 92882