



Agenda Report

File #: 19-0514

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 6/5/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of an extension of time for Parcel Map 37203, located at the southeast corner of Ford Street and Mulberry Lane - William and Lois Meister.

RECOMMENDED ACTION:

That the City Council approve the request for a three-year extension for Parcel Map 37203.

ANALYSIS:

Parcel Map 37203 is a proposed subdivision of 1.10 acres into four parcels within the R-1-7-2 (Single-Family Residential, 7200 square-foot minimum lot size) Zone at the southeast corner of Ford Street and Mulberry Lane, as shown on Exhibit "A." Parcel Map 37203 was originally approved by the City Council on May 3, 2017.

The owners William and Lois Meister, are now requesting a discretionary three-year extension of time, as shown on Exhibit "B," which is allowed per the Subdivision Map Act and Title 16 of the Corona Municipal Code (CMC). The owners will use this time to obtain funding for Drainage and Park Land impact fees due prior to map recordation per CMC 16.23.120 and CMC 16.35.030.

Staff recommends approval of this discretionary extension, establishing a new expiration date of May 3, 2022.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The developer has paid the applicable map extension request fee of \$1,980 for this action. On November 7, 2018, City Council approved the annexation of this property into Community Facilities District (CFD) 2016-1 (public services). On November 20, 2018, City Council approved the annexation of this property into CFD 2016-3 (maintenance services).

ENVIRONMENTAL ANALYSIS:

On May 3, 2017, the City Council approved Parcel Map 37203 subject to the findings of approval, which referenced a preliminary exemption assessment conducted by the City of Corona. It was determined that no further environmental assessment was required because the project qualifies as a Class 15 Categorical Exemption (Minor Land Division) under Section 15315 of the California Environmental Quality Act (CEQA). The subject property is zoned R-1-7.2, which is a single-family residential zone, and is located in a residential area that is developed with single-family homes. The subdivision will result in four lots, which conform to the R-1-7.2 standards and the City's General Plan designation of Low Density Residential. 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 1.10-acre property is relatively flat and does not contain any slopes. Therefore, the project qualifies as an exemption under the referenced CEQA section.

PREPARED BY: CHRISTOPHER L. HORN, P.E., SENIOR CIVIL ENGINEER

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

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: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

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

Owner: William Meister
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Engineer: Sake Engineers, Inc.
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