



Agenda Report

File #: 20-0191

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 03/18/2020

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of PM 37746, a Parcel Map to create one lot on 4.80 acres for industrial development purposes located on the north side of Third Street and approximately 300 feet east of Grand Boulevard in the BP (Business Park) Designation of the Downtown Corona Revitalization Specific Plan (SP98-01) and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, regarding potential environment impact of the project. (Applicant: Michael McKenna with EBS Realty Partners, LLC).

RECOMMENDED ACTION:

That the City Council approve PM 37746 subject to the findings and conditions as recommended by the Planning and Housing Commission and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, regarding potential environmental impact of the project.

ANALYSIS:

The 4.80-acre project site is located on the north side of Third Street, approximately 300 feet east of Grand Boulevard. The site borders State Route 91 to the north. The site has a zoning of Business Park (BP) under the Downtown Corona Revitalization Specific Plan and a General Plan designation of Light Industrial (LI). The surrounding land uses are primarily industrial and residential which are located across Third Street to the south.

The parcel map is being processed to accommodate the development of a 101,690 square foot industrial building that is being reviewed by companion application Precise Plan 2019-0007. Parcel Map 37746 proposes to create one lot on 4.80 acres. Currently, the project site consists of one lot and a portion of another lot. The parcel map proposes to merge both lots into a single lot which is shown as Parcel 1 on the parcel map exhibit.

The BP designation prescribes a minimum lot area of 20,000 square feet for newly created lots and a minimum lot width of 80 feet. The parcel map proposes a width of 592 feet and a depth of approximately 316 feet.

Access and Public Improvements

The parcel will have access from Third Street. Per the city's General Plan circulation map, Third Street is designated as a collector street. The north side of Third Street is fully improved with curb, gutter and parkway. The south side of Third Street adjacent to the existing residences is also fully improved with curb, gutter and sidewalk. The section of Third Street along the project frontage will be constructed to have an overall right-of-way width of 60 feet with an overall paved roadway width of 45 feet from curb to curb.

As part of this project, the applicant is required to grind and overlay Third Street on the north half plus 10 feet from centerline and construct a five-foot wide sidewalk along the project's street frontage.

Easements

The parcel map accommodates several easements for sewer, public storm drain, sidewalk and water for incidental purposes. Upon recordation of PM 37746, new easements will be established on site. The easements are described below.

- Easement A is located on the northern portion of the lot adjacent to State Route 91. The easement is 20 feet in width and accommodates an underground public sewer line.
- Easement B is located on the northern portion of the lot adjacent to State Route 91. The easement varies from 26 feet wide on the majority of the property to 40 feet wide on the northwest corner of the property and accommodates an underground public storm drain.
- Easement C is comprised of several areas located along the southern perimeter of the site. The sidewalk along Third Street in front of the project site jogs into the project site in several areas in order to accommodate streetlights and other infrastructure within the public right-of-way. Easement C is being established over the portions of the sidewalk that extend into the project site.
- Easement D is also located at the southwest corner of the lot and accommodates a public water line.
- A 10-foot wide underground public sewer line easement will be quitclaimed by the city, as the sewer line was re-routed to the northerly portion of the lot at the time of the State Route 91 improvement project. The new sewer line is shown on the parcel map as Easement A.

Development of the project fulfills General Plan Policy 1.4.4 because development of the project would result in the reuse of an economically underutilized industrial site located in the periphery of the city's urbanized Downtown area.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$6,475.00 in application processing fees for the Parcel Map.

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 or potentially significant effect on the environment. The Mitigated Negative Declaration is recommended for adoption.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of February 24, 2020, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Hooks) and carried unanimously, that the Planning and Housing Commission recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of PM 37746 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

SUBMITTED BY: JACOB ELLIS, CITY MANAGER

Attachments:

1. Exhibit 1 - Locational and Zoning Map
2. Exhibit 2 - Site Plan for PM 37746
3. Exhibit 3 - Planning and Housing Commission Staff Report
4. Exhibit 4 - Minutes of the Planning and Housing Commission meeting of February 24, 2020

APPLICANT INFORMATION

Michael McKenna, EBS Reality Partners, LLC., 1300 Bristol Street North, Suite 290, Newport Beach, CA 92660