



Agenda Report

File #: 20-0196

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 4/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 37588: Parcel Map application to subdivide 2.48 acres into two parcels for single family residential purposes in the R-1-7.2 zone (Single Family Residential, 7,200 square foot minimum lot size) generally located southwest of Foothill Parkway and west of Trudy Way. (Applicant: Brian Hardy of Richland Developers, Inc., 3161 Michelson Drive, Suite 425, Irvine, CA 92612).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend **APPROVAL of PM 37588** 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: 2.48 acres

Existing Zoning: R-1-7.2 (Single Family Residential, 7,200 SF min. lot size)

Existing General Plan: LDR (Low Density Residential, 3-6 du/ac)

Existing Land Use: Vacant Residential

Proposed Land Use: Single Family Residential

Surrounding Zoning/Land Uses:

N: R-1-7.2 / Vacant Residential (Skyline Heights Tract 36544)

E: R1-A1/HD (Single Family Residential, 1 ac. min./Hillside) / Open Space; R-1-7.2 / Single Family Residential

S: Open Space / Cleveland National Forest

W: R-1-7.2 / Vacant Residential (Skyline Heights Tract 36544)

BACKGROUND

The project site is 2.48 acres located to the west of Trudy Way and southwest of Foothill Parkway. The site is zoned R-1-7.2, which permits residential development of single family residential lots that are a minimum of 7,200 square feet in size. The site is designated Low Density Residential (LDR) on the General Plan Map, which permits residential development to occur at a density of 3 to 6 dwelling units per acre (du/ac). The project proposes two lots to be developed for residential purposes on a

total of 1.24 acres, and one lot (Lot "A") to be preserved as Open Space on a total of 1.24 acres. The two residential lots are proposed at 15,323 square feet and 38,480 square feet resulting in a density of 0.8 du/ac. The proposal meets the development requirements of the R-1-7.2 zone and does not exceed the maximum density requirement established by the LDR designation of the General Plan.

The project is part of a larger previously approved project known as Skyline Heights - TTM 36544, which was for the development of 292 residential lots on 270.9 acres. The project site lies on the south side of the future extension of Trudy Way and next to the future gated entrance for the Skyline Heights tract. Refer to the site location map in Exhibit A-1. The subject site was not previously proposed for residential units but was included in the environmental review in the Skyline Heights Environmental Impact Report (EIR). The site was initially intended to be the location for a 1220 Zone Potable Water Tank and 1560 Zone Booster Pump Station. However, the City of Corona Department of Water and Power has determined that the future planned water tank needs to be relocated to another site. The booster station is still needed, but will be relocated somewhere within the Skyline Heights tract.

The project was initially reviewed by staff at the Development Plan Review meeting held on August 30, 2019. The applicant formally submitted the parcel map application to the city on November 15, 2019 which was reviewed by staff at the Project and Environmental Review Committee meeting on December 12, 2019 and deemed incomplete. The applicant over time submitted the missing application materials to staff which was deemed complete on February 28, 2020 and scheduled for the Planning and Housing Commission meeting of March 23, 2020.

PROJECT DESCRIPTION

As shown in Exhibit A-2, PM 37588 proposes to subdivide 2.48 acres to create two numbered lots for the development of two single family homes and one lettered lot to be maintained as open space. Lots 1 and 2 are designed with frontages on Trudy Way; however, Lot 2 is designed as a flag lot which is defined by the Corona Municipal Code as "a lot having access to a street by means of a private driveway, access easement or parcel of land with the access corridor not meeting the requirements of the residential zone for lot width. The access corridor of a flag lot shall have a width of not less than 25 feet at its narrowest point and a depth of not less than 80 feet. Beyond the access corridor, the lot shall meet the minimum lot width and depth requirements of the respective zone. A flag lot shall have a minimum lot size of 20,000 square feet." Both lots have been designed to share a single driveway on Trudy Way. The driveway will provide access to the lots via a shared 25-foot wide access corridor that straddles over portions of both lots.

The lots are designed to meet the minimum lot size requirement of 7,200 square feet under the R-1-7.2 zone with Lot 2 also meeting the municipal code's minimum lot size requirement of 20,000 square feet for flag lots. Both lots also meet the minimum lot width and depth requirements of the zone. For flag lots, only the area beyond the access corridor is required to meet the zone's lot width and depth requirements. Exhibit C provides a visual of how a house could be plotted on each lot while maintaining adequate space between the shared access corridor and dwelling units in addition to meeting all perimeter yard setbacks. Table 1 below summarizes the proposed lots.

Table 1 Lot Summary

Lot No./Letter	Size (Square Feet /Acres)	Width	Depth
1	15,323 sq. ft. / 0.35 ac	70	141
2	38,480 sq. ft. / 0.88 ac	119	2668
A	54,014 sq. ft. / 1.24 ac	N/A	N/A

Lot A is a 1.24-acre lot which will be preserved as Open Space immediately south of the two proposed single family residential lots. The open space will contain 2:1 slopes and a fuel modification area which will be maintained by the Skyline Heights homeowner's association (HOA). Maintenance access to Lot A will be provided via a five-foot wide paved access that will be extended from the adjacent open space lot to the west.

ACCESS AND PUBLIC IMPROVEMENTS

Access to the site was approved under TTM 36544, which will result in the extension of Trudy Way from Foothill Parkway. This portion of Trudy Way is proposed as a private gated street for the Skyline Heights development. Trudy Way is designed as a local street having a paved roadway width of 36 feet from curb to curb with an overall right-of-way width of 60 feet. All proposed street improvements shall be designed in accordance with the City of Corona standard requirements and conditions of approval applied to this project.

OTHER CONSIDERATIONS

Easements

As previously indicated, a 25-foot wide vehicular access easement will be established over portions of Lots 1 and 2 for the benefit of the future property owners of the two lots. The access easement will be paved and includes a five-foot wide drainage easement.

HOA Maintained Areas

The Skyline Heights Tract 35644 is required to establish an HOA to maintain all common areas and private facilities associated with the tract including the private streets, common areas, slopes adjacent to streets, any 2:1 slopes to the rear of any lots, any slopes greater than 20 feet in height, Foothill Parkway frontage slopes, water quality facilities, debris basins, storm drain facilities, and private utilities. Since the project is part of the Skyline Heights tract, the portion of Trudy Way in front of the project site will also be maintained by the Skyline Heights' HOA in addition to Lot A.

ENVIRONMENTAL ANALYSIS:

Per Section 15162 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. On February 1, 2017, the city certified the Skyline Heights EIR which analyzed the subdivision of 270.9 acres for the development of 292 dwelling units. The project site is located within the Skyline Heights project boundary and was included in the EIR. The current proposal would add two additional dwelling units to the Skyline Heights project which is not expected to result in new significant environmental effects from what was previously analyzed in the EIR. Also, the current proposal does

not change the analysis that was considered under the EIR because the current proposal intends to develop the site for residential purposes which is consistent with the zoning of the site. Therefore, a Notice of Exemption was prepared for the project which is attached as Exhibit E.

FISCAL IMPACT

The applicant paid \$5,647.00 in application processing fees.

PUBLIC NOTICE AND COMMENTS

A 10-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, the Community Development Department staff has not received any response from the public.

STAFF ANALYSIS

PM 37588 is intended to accommodate residential development consisting of two single family residential homes. The project has been designed to comply with the development standards that apply under the R-1-7.2 zone and does not exceed the maximum density of 6 du/ac established by the Low Density Residential designation of the General Plan.

The proposed map demonstrates the orderly development of the project site with supporting infrastructure that is well designed and will act as a transition zone from the neighborhood east of the project site and the proposed neighborhood west of the site, approved under the Skyline Heights tract, TTM 36544. The project will implement several goals and policies of the General Plan to provide additional housing and supporting infrastructure to meet the needs of Corona's residents. It also promotes the city's goals of developing underutilized in-fill sites within the City. Therefore, based on the following findings and conditions of approval, PM 37588 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 37588

1. An Environmental Impact Report (environmental assessment) has been certified by the City of Corona and a Mitigation Monitoring and Reporting Program (MMRP) was adopted, which identifies mitigation measures necessary to reduce the project's impacts to less than significant, to the extent feasible. No new significant impacts will occur as a result of PM 37588 and no new mitigation measures will be required beyond those already identified in the adopted MMRP.
2. None of the conditions provided in Section 66474 of the California Government Code exists for the following reasons:
 - a. *The proposed map is consistent with the requirements of the R-1-7.2 zone and does not exceed the maximum allowable density of 6 du/ac established by the General Plan designation for Low Density Residential.*
 - b. *The proposed map is designed to meet the requirements of the General Plan circulation map. The design of the single family residential homes for which the map is proposed will be reviewed under a separate building permit.*
 - c. *The site is suitable for the type of development proposed under PM 37588 and provides*

for adequate access from Trudy Way which will be improved in accordance with City standards.

- d. *The site is physically suitable for the proposed density of the map. The General Plan designation of Low Density Residential allows for a maximum density of 6 dwelling units per acre. The proposed map will accommodate the development of two single family residential lots and one open space lot on a 2.48-acre site which would result in a 0.8 du/ac density on the project site.*
- 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 project area's previously certified Skyline Heights EIR already identified and mitigated any potential impacts to the extent feasible and no new significant impacts would occur as a result of the proposed parcel map.*
- f. *The proposed map will not result in adverse impact to public health, safety or general welfare because the project is designed in accordance with design standards that are in place to ensure the orderly development of the project site and the improvements associated with the project. At 0.8 du/ac, the proposed plan does not exceed the maximum density requirement of 6 du/ac under the LDR General Plan designation.*
- 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 easements are being vacated or relocated elsewhere on the project site.*

3. Pursuant to California Government Code Section 66473.5, consistency with applicable General Plan or Specific Plan does exist for the following reasons:

- a. *The General Plan allows up to 6 dwelling units per acre for the Low Density Residential designation. The proposed project will result in a density of 0.8 du/ac, which does not exceed the maximum density established by the LDR designation of the General Plan.*
- b. *The project has been designed to meet the General Plan goals and policies of accommodating additional housing with supporting infrastructure to meet the needs of the city's residents.*

4. Pursuant to California Government Code Section 66474.6, 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 Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:

- a. *A preliminary Water Quality Management Plan has been prepared and approved for the proposed project. 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's Department of Water and Power.*

5. The proposal is in conformance with the standards of the R-1-7.2 Zone for the following reasons:

- a. *Single family residential development is permitted in the R-1-7.2 zone, and the subdivision design is consistent with the development standards that apply to the project site for the R-1-7.2 zone and for flag lots, including lot area, yards and setbacks,*

building height, distance between buildings, coverage, access, and off-street parking.

6. The proposal is in conformance with Title 16 (Subdivisions) of the Corona Municipal Code for the following reasons:
 - a. *The proposed parcel map meets the city's subdivision standards for lot area, street widths, curb radius, pedestrian ways, and intersections. Adequate access to both proposed lots is provided from Trudy Way.*
 - b. *All necessary public improvements to support the proposed project are guaranteed with this subdivision.*
7. The subdivision is consistent with:
 - a. *Regulations adopted by the State Board of Forestry and Fire Protection pursuant to Section 4290 of the Public Resources Code requiring minimum fire safety standards related to defensible space for perimeters and access to all residential, commercial, and industrial building construction in areas of state responsibility and very high fire hazard severity zones including building construction, road standards for fire equipment access, standards for street, road and building identification, minimum water supply reserves for emergency fire use, and fuel breaks and greenbelts, and education of the public regarding individual owner responsibilities under Section 4291 of the Public Resources Code.*
 - b. *Local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.*
 - c. *The Fuel Modification Plan discussed in the certified Skyline Heights EIR. Parcel Map 37588 would follow the Fuel Modification Plan which shows the area to be an irrigated landscape improvement zone due to the manufactured slopes being created on and adjacent to the project site.*
8. Structure fire protection and suppression services will be available for the subdivision through any of the following entities:
 - a. *A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.*
 - b. *The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4311, 4142, 4144 of the Public Resources Code.*

PREPARED BY: CHANTAL POWER, AICP, PLANNING CONSULTANT

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A1-A2 - Parcel Map 37588
3. Exhibit B - Conditions of Approval
4. Exhibit C - Preliminary House Plot Exhibit
5. Exhibit D - Applicant's letter dated November 11, 2019 giving essential subdivision information for PM 37588
6. Exhibit E - Environmental Documentation

Case Planner: Sandra Yang (951) 736-2262