



Agenda Report

File #: 20-0321

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 08/05/2020

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Parcel Map (PM) 37788, a Parcel Map application to subdivide 17.85 acres into five numbered lots for commercial purposes and four lettered lots for open space located on the west side of Interstate 15 and south of Eagle Glen Parkway in the General Commercial and Open Space designations of the Arantine Hills Specific Plan. (Applicant: Glen Powles, Bedford Market Place LLC.)

RECOMMENDED ACTION:

That the City Council approve Parcel Map 37788 subject to the findings and conditions as recommended by the Planning and Housing Commission.

ANALYSIS:

PM 37788 proposes to subdivide 17.85 acres into five lots for commercial purposes and four lettered lots for open space purposes located south of Eagle Glen Parkway and west of Interstate 15 in the General Commercial designation and Open Space designation of the Arantine Hills Specific Plan (SP09-0001). PM 37788 is associated with a planned 21.7-acre commercial center known as Bedford Marketplace. The adjacent 10 acres to the west of the project site was created under the master subdivision tract map, Tract 36294, for the Arantine Hills Specific Plan and is already a legally established lot for future development. However, the 17.85 acres being subdivided by PM 37788 is surplus property owned by the Riverside County Transportation Commission (RCTC). Acquisition of the parcel is pending by the applicant. The parcel map proposes to create five lots to facilitate the commercial development associated with the Bedford Marketplace and four lots for open space purposes. The lots intended for open space are located along the perimeter of Interstate 15.

The following table demonstrates the lot sizes for the commercial lots being created as Lots 1 through 5. The open space lots are identified as lettered Lots A through D. Lot A is intended to accommodate a new water quality basin that will accept stormwater runoff that drains from the

commercial parcels. Lot B will contain manufactured slopes at a 2:1 ratio that will be created along the project site's east perimeter. The slopes will be landscaped and privately maintained as well as the water basin proposed in Lot A. Lot C is located south of the commercial parcels and contains a portion of the Bedford Canyon Wash, which is under the jurisdiction of the Riverside County Flood Control and Water Conservation District (RCFC&WCD). Lot D is being established over the most southern portion of the property, which is located south of the Bedford Canyon Wash. Because this portion of the property is narrow and separated from the rest of the property by the wash, this area will not be developed with the commercial pad.

The General Commercial and Open Space development standards of the Arantine Hills Specific Plan do not require a minimum lot area, width, or depth. The size of the lots for PM 37788 are shown in Tables A and B.

Table A**Lot Summary - Numbered Lots**

Parcel No.	Acreage
1	1.13
2	2.20
3	4.20
4	1.15
5	2.97
Total	11.6 5

Table B**Lot Summary - Numbered Lots**

Parcel Letter	Acreage	Use	Maintenance By
A	1.77	Water Quality Basin	Property Owners' Association
B	2.96	Slope	Property Owners' Association
C	0.20	Bedford Wash	Riverside County Flood Control & Water Conservation District
D	1.27	Open Space	Property Owners' Association
Total	6.2 0		

Access and Public Improvements

Bedford Canyon Road will provide vehicular access to the project site from Eagle Glen Parkway. Future driveways created from Bedford Canyon Road will allow access to the parcels created by PM 37788. Since the project site along with the adjoining 10 acres to the west will be developed together to create a cohesive development, vehicular access will be established for all parcels and future businesses.

The street section for Bedford Canyon Road within the Arantine Hills Specific Plan was constructed by the master developer of the Plan as part of the Phase 1 improvements. Bedford Canyon Road has an overall right-of-way width of 97 feet with 72 feet of roadway width from curb to curb. Parkways for sidewalks and landscaping are located on both sides of the roadway. Although PM 37788 is not adjacent to this street, the missing landscaped parkway improvements on the east side of Bedford Canyon Road will be completed with the development of the commercial center since the applicant's companion precise plan application (PP2019-0008) requires all streetscape improvements to be completed prior to certificate of occupancy of the buildings.

Easements

Easements for underground utilities for public water, reclaimed water, and sewer are being established within the project site to facilitate the development of the commercial center. These easements are for the benefit of the City to allow the City access rights to the underground utilities. A five-foot wide access easement is being established along the base of the 2:1 slope (Lot B) for slope maintenance purposes. Public access rights for maintenance of the flood control facilities and for the public use of the trail is being established over an existing access road/easement that extends from Bedford Canyon Road to Lot D. An easement for the benefit of the applicant is being established within the new water quality basin to allow the applicant to construct and maintain a hotel pylon sign within the northern portion of the basin.

Consistency with the General Plan

The subdivision of the project site for commercial purposes and open spaces purposes is consistent with the site's General Plan designation of General Commercial and Open Space.

COMMITTEE ACTION:

The Infrastructure Committee, at its meeting on June 5, 2019, was provided information on the project relating to the development of the Bedford Marketplace. The Committee had no general concerns regarding the subdivision of the project site.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$6,475 in application processing fees for the Parcel Map.

ENVIRONMENTAL ANALYSIS:

The City Council certified a Supplemental Environmental Impact Report (SEIR) on May 20, 2020 with associated application General Plan Amendment 2019-0002 (GPA2019-0002) for the Bedford Marketplace. The SEIR was prepared as a supplement to the Arantine Hills Specific Plan Final EIR certified August 5, 2012 (SCH# 2006091093), Supplement to the Final EIR certified May 19, 2016, and Addendum to the Final EIR adopted on December 19, 2018. The City of Corona has determined that no additional environmental review is necessary in connection with its consideration of PP2019-0008, as PP2019-0008 proposes no changes to the project analyzed under the certified SEIR or circumstances that would require further environmental review pursuant to CEQA Guidelines § 15162.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of April 20, 2020, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Meza) and carried unanimously, to recommend approval of PM 37788 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: ROGER BRADLEY, ASSISTANT CITY MANAGER

SUBMITTED BY: JACOB ELLIS, CITY MANAGER

Attachments:

1. Exhibit 1 - Locational and Zoning Map
2. Exhibit 2 - Site Plan for PM 37788
3. Exhibit 3 - Planning and Housing Commission Staff Report
4. Exhibit 4 - Minutes of the Planning and Housing Commission meeting of April 20, 2020

APPLICANT INFORMATION

Glen Powles, Bedford Market Place, LLC., 5780 Fleet Street, Suite 225, Carlsbad, CA