



Skyline Village

GPA2020-0003

CZ2020-0002

TTM 37691

CUP2020-0001

PP2020-0005



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Community Development Dept.

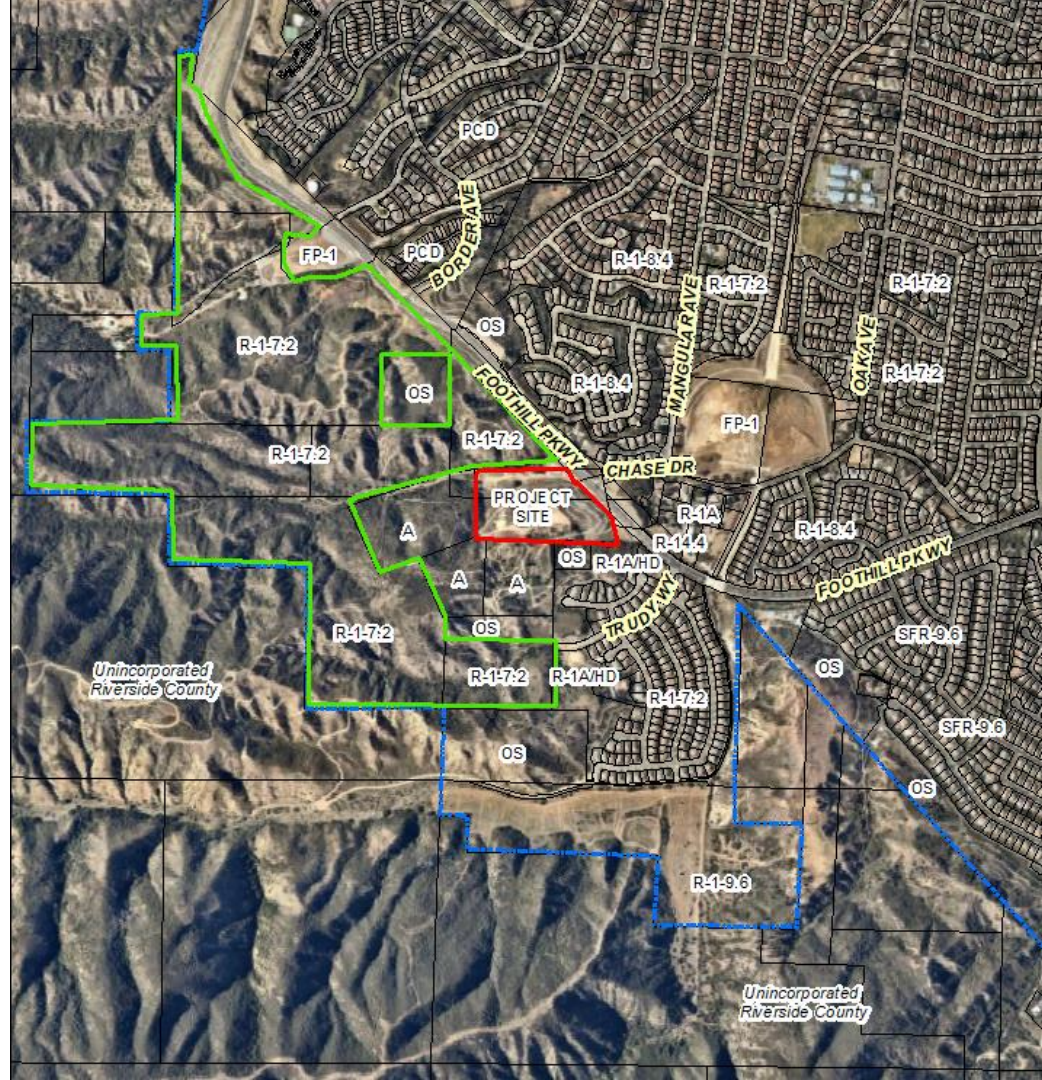
July 12, 2021

skylinevillage

Legend:

A: Agricultural
 FP-1: Flood Plain
 OS: Open Space
 PCD: Planned Community Development
 R-1-7.2: Single Family Residential, minimum lot size of 7,200 SF
 R-1-8.4: Single Family Residential, minimum lot size of 8,400 SF
 R-1-9.6: Single Family Residential, minimum lot size of 9,600 SF
 R-14.4: Single Family Residential, minimum lot size of 14,400 SF
 R-1-A1/H/D: Single Family Residential, 1 acre minimum/Hillside
 SFR-9.6: Single Family Residential, minimum lot size 9,600 SF

— Skyline Village Project Site
— Skyline Heights Subdivision TTM 36544
- - - City/County Boundary





skyline**village**

Project Overview

- 17.02 Acres
- Proposed Mixed Use development (Residential and Commercial)
 - 25,715 sq/ft of Commercial/Retail space and Food Hall.
 - Outdoor space and dining
 - Beer garden
 - Bridge
 - 78 Condominium Townhomes.
 - **39 Units:** 3-bedroom, 2,347 sq.ft. living area
 - **39 Units:** one-bedroom studio, 659 sq.ft. living area
 - Gated community.
 - Dog park, children's play area, pool/recreation area.
- Trail Access

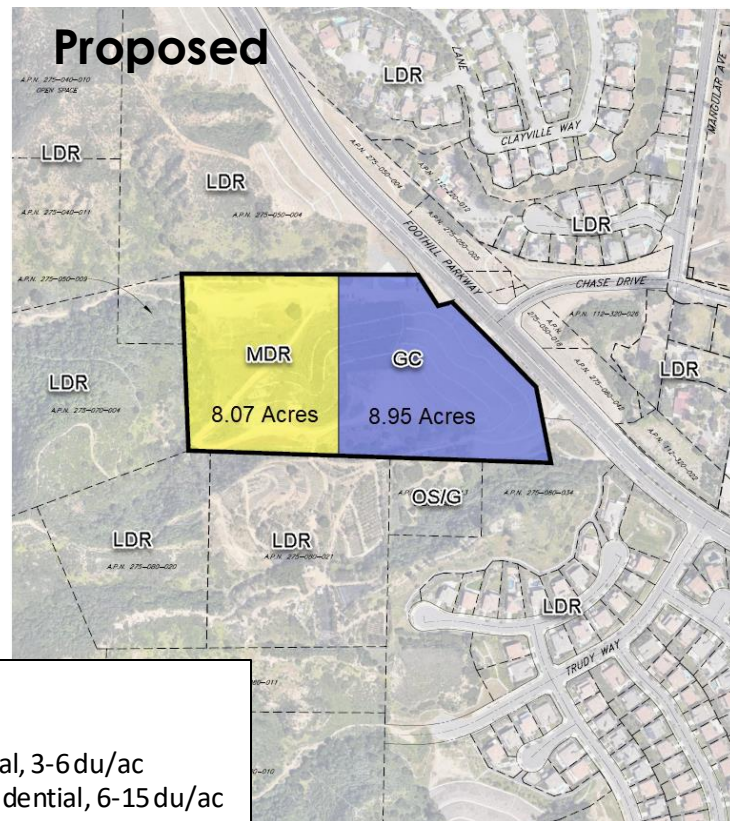
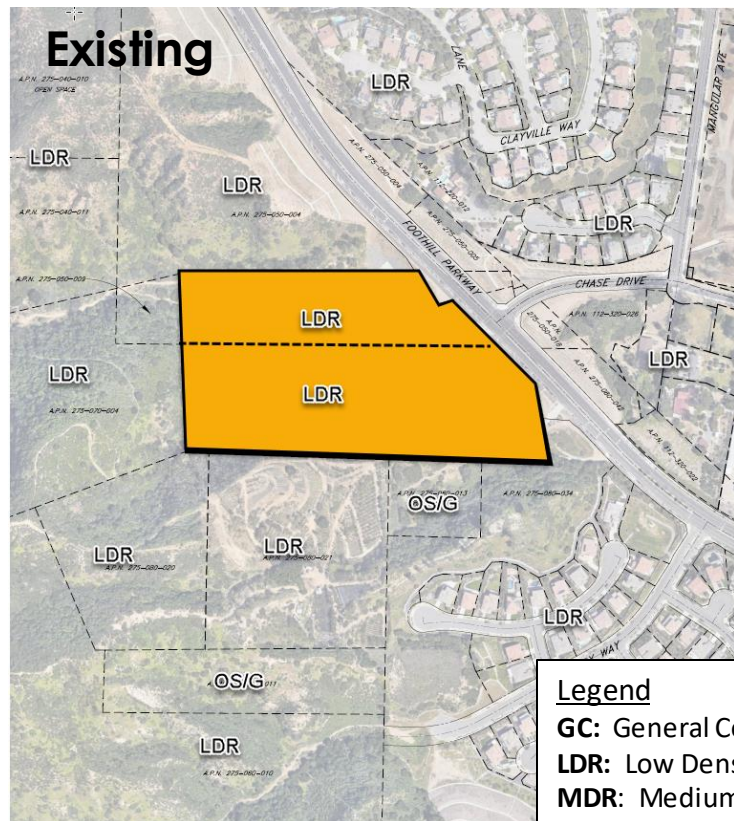
Maintenance Road/Trail Access



Project Applications

- General Plan Amendment (GPA2020-0003)
- Change of Zone (CZ2020-0002)
- Tentative Tract Map (TTM 37691)
- Precise Plan (PP2020-0005)
- Conditional Use Permit (CUP2020-0001)

General Plan Amendment



Legend

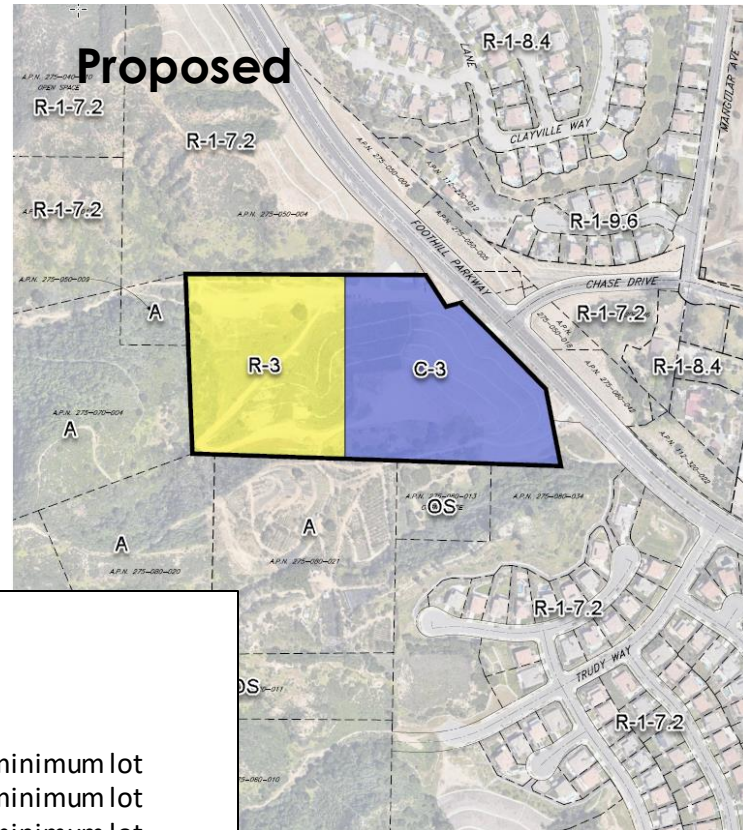
GC: General Commercial

LDR: Low Density Residential, 3-6 du/ac

MDR: Medium Density Residential, 6-15 du/ac

OS/G: Open Space/General

Change of Zone



Legend

A: Agricultural

OS: Open Space

C-3: General Commercial

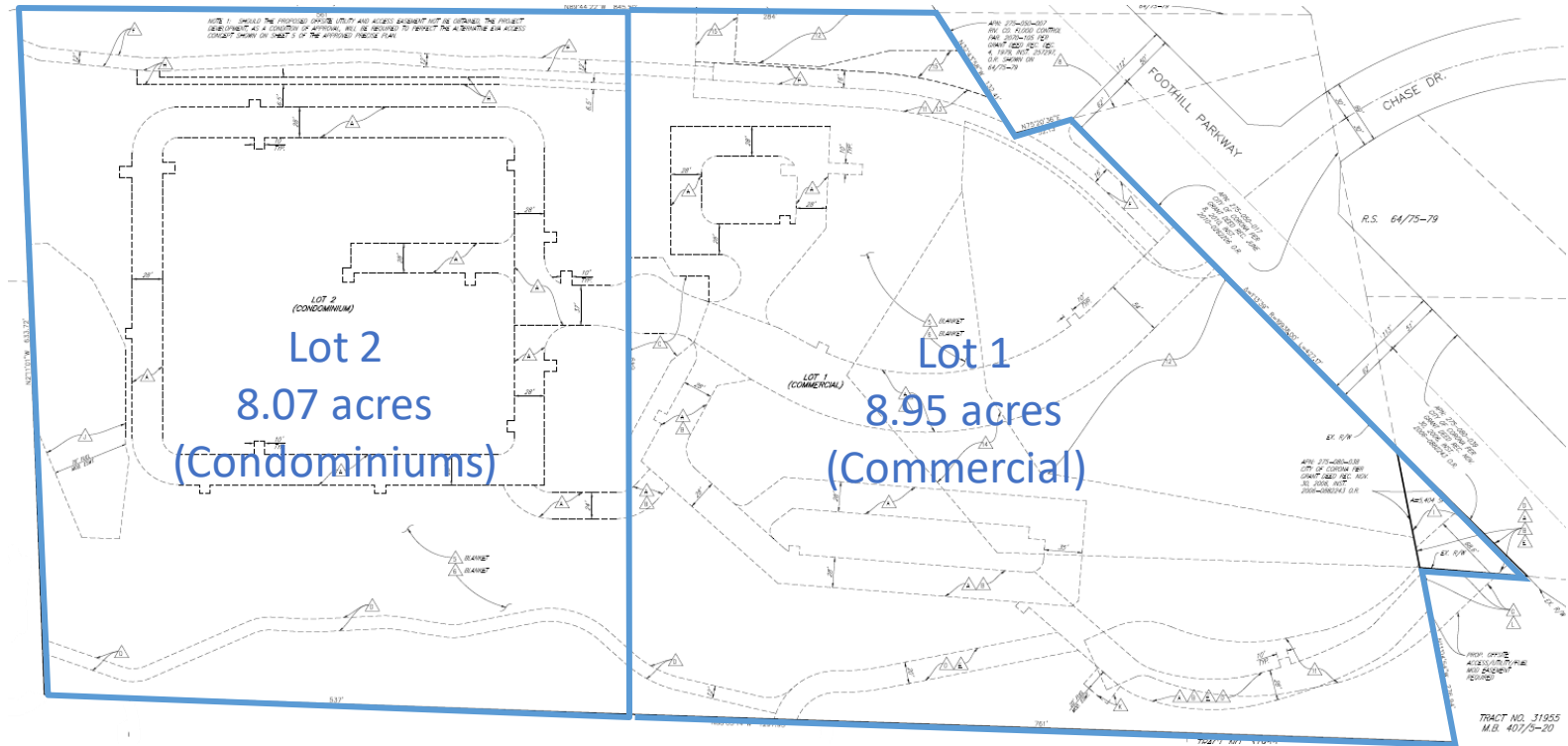
R-1-7.2: SFR, 7,200 sq.ft. minimum lot

R-1-8.4: SFR, 8,400 sq.ft. minimum lot

R-1-9.6: SFR, 9,600 sq.ft. minimum lot

R-3: MFR

Tentative Tract Map



CUP and Precise Plan



Residential Site Plan

Highlights:

78 Units

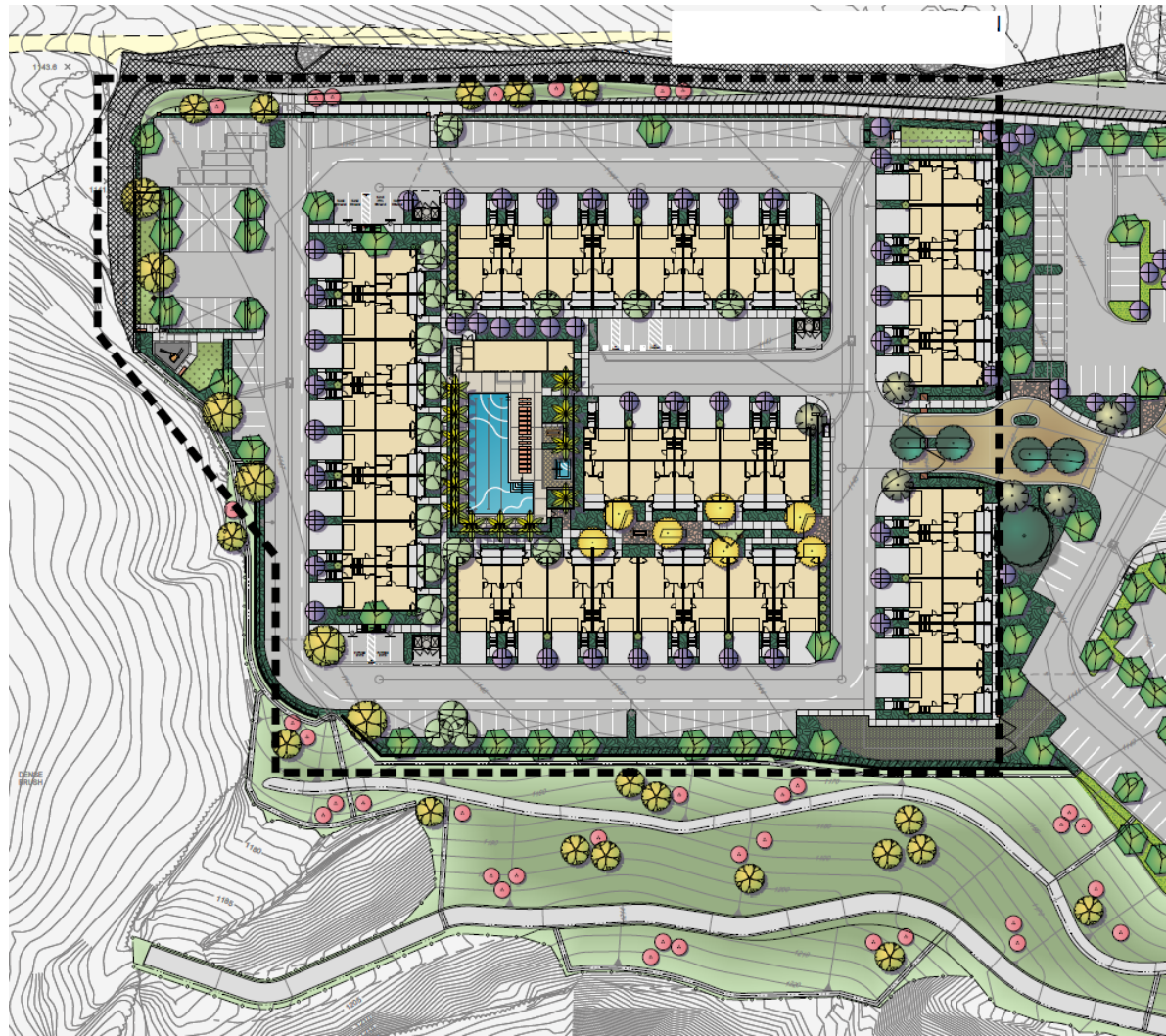
- 39 Main Units
- 39 Studio Units

Parking

- 172 spaces required
- 191 spaces provided

Open Space

- 70,000 sq.ft. +
- Common Recreational Areas
- Private Rooftop Terraces



Residential Buildings



Residential Renderings



Commercial Site Plan

Highlights:

25,715 sq.ft. Comm. Space

- Coffee shop
- Retail/Food shops
- 2-story Food Hall

Outdoor Dining

Dog Park

Trail access thru Residential site

Lawn seating

Pedestrian Bridge

Parking

- 193 spaces required & provided



Commercial Center Renderings





Food Hall



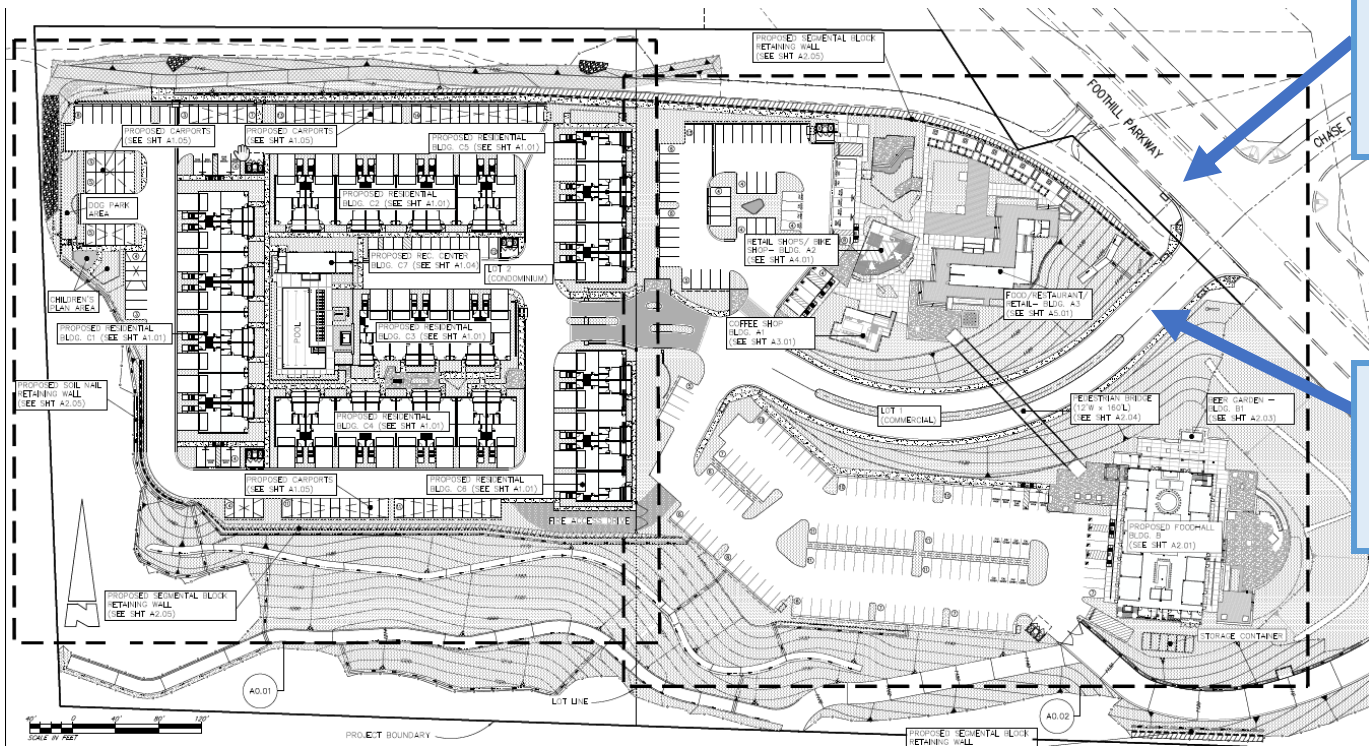
Before & After



Before & After



Roadway Improvements



Foothill Pkwy at Chase Dr.

Widen section of Foothill by 2 feet to accommodate a new dedicated right-turn lane to allow for right turns into the Project Entrance.

Project Entrance

Construct a 54-foot-wide private street to be shared by both lots.

Skyline Village - CEQA



A Mitigated
Negative
Declaration
was prepared.



Potential environmental
impacts were identified
in the areas of:

- Geology
- Biological Resources
- Hazardous Materials
- Cultural Resources
- Tribal Cultural Resources



All potential impacts
can be mitigated to a
less-than-significant
level.

QUESTIONS?



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