



Legislation Details (With Text)

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Type:	Reports from City Commissions, Committees, and Boards			Status:	Agenda Ready
File created:	3/6/2018			In control:	City Council
On agenda:	3/21/2018			Final action:	
Title:	City Council consideration to approve Parcel Map 37412 (PM2017-0104) to subdivide 8.6 acres into two parcels and four lettered lots in the M-1 (Light Manufacturing) Zone, and adopt the Addendum to the Mitigated Negative Declaration adopted on January 4, 2017 for PM 37167 (located on the north side of Quarry Street, east of Rimpau Avenue and Third Street). (Applicant: Jack Thomson, Stadium Properties)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Exhibit 1 - Locational and Zoning Map, 2. Exhibit 2 - Site Plan for PM 2017-0104, 3. Exhibit 3 - Planning & Housing Staff Report, 4. Exhibit 4 - Draft Minutes of the P&H Comm. mtg of February 26, 2018				

Date	Ver.	Action By	Action	Result
3/21/2018	1	City Council	accepted	Pass

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 3/21/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration to approve Parcel Map 37412 (PM2017-0104) to subdivide 8.6 acres into two parcels and four lettered lots in the M-1 (Light Manufacturing) Zone, and adopt the Addendum to the Mitigated Negative Declaration adopted on January 4, 2017 for PM 37167 (located on the north side of Quarry Street, east of Rimpau Avenue and Third Street). (Applicant: Jack Thomson, Stadium Properties)

RECOMMENDED ACTION:

That the City Council approve PM 37412 subject to the findings and conditions as recommended by the Planning and Housing Commission and adopt the Addendum to the Mitigated Negative Declaration adopted by the City Council on January 4, 2017 for PM 37167.

ANALYSIS:

Parcel Map 37412 proposes to replace Parcel Map 37167, which was originally approved by the City Council at its meeting on January 4, 2017. The original parcel map was for a one lot parcel map on 2.76 acres to accommodate a self-storage facility originally proposed by CUP16-005. The applicant for the project remains the same, but is proposing changes to the project that require the submittal of a new parcel map and a modification to the previously approved conditional use permit for a self storage facility on the project site. PM 37412 proposes to expand the boundary to include an additional 5.84 acres mostly occupied by an existing self storage facility located to the north of the original project boundary. Because the applicant owns the adjacent self storage facility and is planning to construct additional self storage buildings on the project site, PM 37412 would put both properties in the same parcel map.

PM 37412 will establish two parcels on 8.6 acres. Parcel 1 will accommodate a proposed self-storage facility being evaluated under CUPM2017-0106, and Parcel 2 will accommodate the existing self-storage facility on the larger portion of the site. The following table summarizes the lot information for this subdivision.

TABLE 1
Proposed Lot Sizes

<u>Parcel No.</u>	<u>Lot Area</u>
1	2.49 acres
2	4.69 acres
A	0.23 acres
B	0.36 acres
C	0.11 acres
D	0.19 acres

Corona Municipal Code Section 17.44.040 governs the minimum lot size for properties in the M-1 Zone. The proposed parcels meet and exceed the minimum lot area of 20,000 square feet and the minimum width and depth dimensions of 100 feet and 150 feet.

The four lettered lots accommodate street rededications and excess right-of-way.

The map notes easements to be established on the property to accommodate circulation, various utilities and public rights-of-way. The easement shown at the far northerly extent of the map exhibit is a street/highway easement that still has underlying ownership by the project owner. The easement accommodates a portion of State Route 91. The intervening space between the northerly boundary of Parcel 2 and this easement is a portion of State Route 91 that was purchased in fee for the SR91 Project expansion. That purchase did not reconcile the existing easement, and therefore, this map displays the existing condition related to that easement. There is debate as to whether this area should in fact be within the blue border of the map. Therefore, it should be noted that the conditions of approval require that legal review take place for the final reconciliation of the easement with the cost to be borne by the applicant through a deposit account. Upon that determination, the record map shall conform to the findings made in regard to that easement.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on November 1, 2016 discussed the proposed project.

The Committee had no objection to the proposal.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees.

ENVIRONMENTAL ANALYSIS:

The original project, which initially covered the vacant parcel within the project boundary, was evaluated under an Initial Study (IS) with a Mitigated Negative Declaration (MND) adopted by the City Council on January 4, 2017. The discussion contained in the IS/MND showed that there was no substantial evidence, in light of the whole record before the city, that the project would have a significant effect on the environment and pursuant to Section 15070 of the State CEQA Guidelines, the city adopted a MND for the project.

The revised project includes minor changes from that previously approved under the initial parcel map (PM 37167) and conditional use permit (CUP16-005). The revised map boundary includes additional acreage already developed with a self storage facility and the modified CUP will add 23,943 square feet of building area to the previously approved self storage facility planned on 2.49 acres, which is currently vacant. Updated technical memoranda were prepared to several of the technical studies initially prepared for the project in order to examine any changes from the previous evaluation discussed in the adopted IS/MND. The updated reports concluded that no new significant impacts would occur from that already evaluated and discussed in the initial IS/MND adopted on January 4, 2017.

Pursuant to CEQA (Pub. Res. Code §§ 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Reg. §§ 15000 et seq.), the city has determined that an addendum to the adopted MND should be prepared pursuant to CEQA because none of the conditions described in Section 15162 calling for the preparation of a subsequent MND have occurred.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of February 26, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Ruscigno/Norton) and carried unanimously, that the Planning and Housing Commission recommends adoption of the Addendum to the Mitigated Negative Declaration and approval of PM 2017-0104 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 DEPARTMENT

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS:

1. Locational and Zoning Map.
2. Site Plan for PM 2017-0104.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of February 26, 2018.

APPLICANT INFORMATION

Name: Jack Thomson, Stadium Properties, 3151 Airway Avenue, Suite H-3, Costa Mesa, CA 92626.