



Legislation Details (With Text)

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Title: City Council consideration of TTM 36634 an application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes (located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street) in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5). (Applicant: Melvin Aou, Poppybend LLC)

Sponsors:

Indexes:

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Attachments: 1. Staff Report.pdf, 2. Staff Report with Attachments.pdf

Date	Ver.	Action By	Action	Result
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AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 12/6/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of TTM 36634 an application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes (located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street) in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5). (Applicant: Melvin Aou, Poppybend LLC)

RECOMMENDED ACTION:

That the City Council approve TTM 36634 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 impacts of the project.

ANALYSIS:

TTM 36634 is a subdivision proposal to create one buildable lot and two lettered lots for streets and other improvements on 2.32 acres for single family residential condominium purposes. The project site is located on the east side of Hudson Avenue at Poppyseed Lane, which is generally west of Fullerton Avenue at Taber Street. The property is located in the Corona Vista Specific Plan (SP90-5) and is designated Medium Density Residential (MDR).

Lot 1 will accommodate 11 single family detached condominium residential units on 66,643 square feet. Each residential unit will have its own exclusive use area (yard area) separated by fencing. The exclusive use area for the 11 units range from 1,310 square feet to 5,000 square feet. This lot also includes a landscape easement along Fullerton Avenue that totals 3,485 square feet (erroneously shown as Lot C). The map also creates two lettered lots which are shown as Lots A and B. Lot A is 10,050 square feet and located on the southeasterly end of the site and will be the location of the project's common recreational area. Lot B is the project's private street shown as Poppyseed Circle. Lots A and B will be maintained by the project's Homeowners' Association.

The development facilitated by the map results in a density of 4.74 dwelling units to the acre (du/ac). The Corona Vista Specific Plan allows a maximum target density of 7.78 du/ac for the site, whereas the General Plan allows a density range of 6 to 15 du/ac for Medium Density Residential and the South Corona Community Facilities Plan allows a target density of 7.88 du/ac. The lesser density prescribed by the development plans applicable to the project site is the maximum density allowed for the project, which in this case is 7.78 du/ac. The project's density of 4.74 du/ac is therefore consistent with the allowed density for the site.

Access & Circulation

Poppyseed Circle will provide vehicular access to the residential units. Each residential unit will have driveway access to this street. Poppyseed Circle within the project boundary will be a private street having an overall right-of-way width of 45 feet. The street will have a paved width of 36 feet, curb and gutter, and a four-foot wide sidewalk. A five-foot wide public utility easement dedicated to the city is proposed behind the street right-of-way. The overall right-of-way width of this street is the same standard as the existing width of Poppyseed Lane located to the west in the adjoining neighborhood. The street has also been designed to accommodate six parking spaces on the north side of the street located outside of the street's accessway.

The project site borders Fullerton Avenue to the east, which is a public street. There will be no access from Fullerton Avenue to the project site; however, the applicant is required to construct the missing public improvements along the westerly half-width of Fullerton Avenue adjacent to the site.

TTM 36634 is consistent with General Plan Policy 1.8.1 in that it *promotes the conservation of existing residential neighborhoods permitting the infill of housing that is compatible in density and scale with the existing uses, except where densities may be increased as depicted on the Land Use Plan*, and General Plan Goal 1.9 allowing *development of new residential neighborhoods that complement existing neighborhoods and assure a high level of livability for their residents*.

Background

Historically, the subject property was part of a larger four-acre property that was used for agricultural purposes. In the late 1990s, Fullerton Avenue was constructed through the middle section of the property resulting in two oddly shaped parcels that currently rest on both sides of Fullerton Avenue. On the west side is the subject property and on the east side is a vacant 1.60-acre vacant property.

Both properties are within the Corona Vista Specific Plan and share the same zoning of MDR (Medium Density Residential) which permits residential developments, including condominium development. The applicant is developing both sites for residential purposes; however, the east side is being developed for single family residential on fee ownership lots.

The developer conducted three informational community meetings to bring awareness of the two projects and their site design to the residents that live in the area surrounding the sites. The initial meeting was held in April 2016 with the Monte Verde Homeowner's Association which maintains the condominium tract directly to the south of the project site. The purpose of the meeting was to discuss the potential construction of a shared perimeter privacy wall between the project site and the existing homes to the south on Ferndale Street which sit approximately 10 feet higher than the project site and separated with an existing retaining wall and tubular steel fencing. The backyards of these homes would back onto the future backyards of the new condominium homes. The applicant conducted a follow-up meeting in May 2016 which included the residences on Ferndale Street.

A third meeting was held more recently on October 15, 2018 at the Circle City Center located on the northeast corner of Main Street and Harrison Street and was for both project sites. The applicant sent invitations to residents residing within a 500-foot radius of both sites. The meeting was attended by 17 people. Questions and concerns raised by the attendees at the meeting were primarily related to the condominium development, particularly to the shared wall. Information regarding the community meetings have been included in the Planning and Housing Commission staff report.

The end result is the developer will be grading the site to create a slope along the perimeter of the site at a ratio of 2:1 and constructing a retaining wall at the toe of the slope. The perimeter fence of the existing residents will not be touched or reconstructed with this development and will be protected in place. The 2:1 slope created along the property will be landscaped with shrubs and the retaining wall on the project's side will have tubular fencing on top to separate the area from the backyards of the new homes. The project's HOA will be responsible for maintaining the landscaping in this area.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on November 4, 2015 was provided an overview of the development plan.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all required processing fees for this request.

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 CEQA 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 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 effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of November 13, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Ruscigno/Dunn) and carried unanimously, that the Planning and Housing Commission recommend approval of TTM 36634 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 5.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

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

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS:

1. Locational and Zoning Map.
2. TTM 36634.
3. Site plan for TTM 36634.
4. Planning and Housing Commission Staff Report.
5. Draft Minutes of the Planning and Housing Commission meeting of November 13, 2018.

APPLICANT INFORMATION

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