



Legislation Text

File #: 18-1539, Version: 1

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 2/26/2017

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 2017-0104 (PM37412): Application to subdivide 8.6 acres into two parcels and four lettered lots located on the north side of Quarry Street, east of Rimpau Avenue and Third Street in the M-1 (Light Manufacturing) Zone (Applicant: Jack Thomson, Stadium Properties).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Addendum to the Mitigated Negative Declaration adopted on January 4, 2017 for PM 37167 and APPROVAL of PM 2017-0104 (PM 37412) 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: 8.6 acres
Existing Zoning: M-1 (Light Manufacturing)
Existing General Plan: Light Industry
Existing Land Use: Vacant (Parcel 1) and existing self-storage (Parcel 2)
Proposed Land Use: Development of additional self-storage on Parcel 1
Surrounding Land Uses:
N: State Route 91
E: Temescal Creek Channel in the FP-1 Zone
S: Light Industry and single family residential in the BP (Business Park) designation of SP-98-01
W: Light Industry and single family residential in the BP (Business Park) designation of SP-98-01

BACKGROUND

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. This parcel map accompanies the companion development plan being reviewed concurrently under CUPM2017-0106 for the construction of an 80,470 square foot self-storage facility on the proposed Parcel 1.

PROJECT DESCRIPTION

PM2017-0104 (PM 37412) will establish two parcels on 8.6 acres as illustrated in Exhibit A. Parcel 1 will accommodate the proposed self-storage facility as 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. The code requires a minimum parcel width of 100 feet and depth of 150 feet. Parcel 1 approximates dimensions of 187 feet wide by 559 feet deep. Parcel 2 approximates 307 feet wide by 644 feet deep, clearly exceeding required minimums.

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

Easements

The map displays two easements (A and B) that will accommodate onsite circulation and public waterline purposes. The map also displays 13 easements across the site for a variety of utility purposes and right-of-way purposes with at least one to be quitclaimed as no longer necessary (Number 13). Of note is Easement No. 4 at the far northerly extent of the map exhibit which 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 Easement 4 is a portion of State Route 91 that was purchased in fee for the 91 Project expansion. That purchase did not reconcile the existing easement shown as Number 4, 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 Easement Number 4 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.

PUBLIC IMPROVEMENTS AND ACCESS

The site development will bear the responsibility of constructing necessary street improvements adjacent to the project site which includes full width paving of Third Street, curb, gutter, drive approaches, parkway landscaping, sidewalks and any applicable street lighting. Quarry Street as well will be improved with half plus ten feet of the street width including drive approaches, curb, gutter and sidewalk adjacent to the project site.

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. The addendum with the supporting updated technical memoranda are shown in Exhibit E.

FISCAL IMPACT

The applicant has paid all the required 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, staff has not received correspondence or inquiry regarding the project.

STAFF ANALYSIS

The proposed parcel map has been designed in accordance with the requirements of the M-1 Zone and provides for the necessary improvements that will serve the existing and proposed development of the subject site. The map will serve to implement the site's General Plan designation of Light Industry as well as General Plan goals and policies encouraging development of vacant infill

properties and facilitation of uses that serve the city's residents and business community.

FINDINGS OF APPROVAL FOR PM 2017-0104 (PM 37412)

1. 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.
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of conditions of approval for the guarantee of the construction of public improvements for the following reasons:
 - a. *The guarantee of the construction of improvements for Third Street and Quarry Street is necessary for the public's safe access to and around the site.*
 - b. *The improvement of Third Street and Quarry Street is necessary for the orderly development of the area and safe access to, from and around the vicinity of the site.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *The proposed map is consistent with the Light Industry designation of the General Plan as the map will facilitate the development of a self-storage facility which is consistent with the Light Industry designation.*
 - b. *The design or improvement of the proposed subdivision is consistent with the subdivision standards in the M-1 (Light Manufacturing) Zone.*
 - c. *The site is suitable for the type of development that the parcel map facilitates and offers adequate access from Third Street and Quarry Street, which are designed per city standard for collector streets.*
 - d. *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 site is disturbed and does not accommodate any sensitive habitat for fish or wildlife as evaluated in the original IS/MND adopted January 4, 2017 with an Addendum prepared and accompanying this proposal. Any potential environmental impacts are capable of being mitigated to less than significant levels.*
 - e. *The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project adheres to the development standards for on-site subdivision and development in the M-1 Zone and city standards for street improvements and site access resulting in the orderly development of the project site.*
 - f. *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 the map makes proper provision for existing and proposed easements for various utility and right-of-way purposes.*
4. Pursuant to California Government Code Section 66464.6, 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 Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code for the following reason:

- a. *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 of Public Works Department and Corona's Department of Water and Power.*
5. The proposal is in conformance with the standards of the M-1 (Light Manufacturing) Zone for the following reason:
 - a. *Each parcel meets the minimum required lot area, width, depth and access requirements under the Corona Municipal Code.*

PREPARED BY: TERRI MANUEL, AICP, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Map
2. Exhibit A - Parcel Map2017-0104 (PM 37412)
3. Exhibit B - Conditions of Approval
4. Exhibit C - Conceptual grading plan with street sections
5. Exhibit D - Applicant's letter dated November 8, 2017
6. Exhibit E - CEQA Addendum with Mitigated Negative Declaration of1/4/17

Case Planner: Terri Manuel (951) 736-2434