



Legislation Text

File #: 18-1905, Version: 2

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 7/18/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration to approve Resubmitted Tentative Tract Map 35576 for the subdivision of 11.05 acres into 32 single family residential lots in the R-1-9.6 Zone (Single Family Residential, 9,600 square foot minimum lot size) (located on the south side of Masters Drive, east of Nelson Street), subject to the findings and conditions for approval as recommended by the Planning and Housing Commission. (Applicant: Corona Masters, LLC)

RECOMMENDED ACTION:

That the City Council approve Resubmitted TTM 35576 subject to the findings and conditions for approval as recommended by the Planning and Housing Commission.

ANALYSIS:

Background

The original subdivision of this project site was approved in August 2017. The original boundary encompassed 12.14 acres and created 36 lots for single family residential development. The revised map excludes 1.09 acres that were located at the southwest corner of the original map which accommodated four lots and a portion of two others on 0.9 acres plus 0.19 acres of right-of-way dedication for Nelson Street and Keith Street adjacent to the subject parcel. The 1.09 acres is under ownership separate from Corona Masters, LLC. At the time the map was originally processed, the owner agreed to be part of the subdivision. However, since the approval, the owner of the corner parcel needs to now exclude themselves from the project. This results in the map having to be slightly redesigned to accommodate the removal of this property from the map boundary.

Resubmitted Proposal

The resubmitted map creates 32 lots that range in size from 9,600 to 22,620 square feet with an average lot size of 11,743 square feet meeting the minimum 9,600 square feet required in the R-1-9.6 Zone. These lot sizes very closely reflect those of the original map. The proposed lots have been demonstrated to meet the minimum width and depth dimensions of 80 feet by 100 feet, respectively, as tabulated on the proposed map. Overall, the revised map sustains compliance with the subdivision

requirements imposed by the municipal code and Subdivision Map Act.

The revised map at a density of 2.9 dwelling units per acre is consistent with the underlying General Plan for the site of Estate Residential which allows up to three dwelling units per acre.

Access into the project site will be provided from two points with primary entrance from Masters Drive at the northeasterly portion of the project site as established on the original map. The second point of access will be from Keith Street at the southerly boundary at the revised location further eastward. Seven lettered lots will accommodate the interior street system plus the dedication associated with the perimeter streets of Nelson, Keith, and a portion of Masters Drive. The interior streets will be public streets at local street standards with parkways between the sidewalks and street curbs.

Where Howe Street is to be vacated off-site between the southerly map boundary and Keith Street, it will remain a private court to provide access to existing parcels located outside the map boundary. This private court reflects the same configuration and purpose as on the original map, but with the reconfiguration now will also provide secondary access to the back of flag lot 22.

Also reflecting the original map, the revised map will require the vacation of Wallace Street and Howe Street from the center of the site and State Street along the east perimeter. The vacation of these roadways is an independent process from the map and must be completed prior to map recordation.

To ensure the 1.09 acres being removed from TTM 35576 could be properly developed at a later date separate from the map, the applicant showed staff a few lotting configurations on the property. The property could remain as one lot or can be subdivided into three lots under the R-1-9.6 Zone. Access to the parcel would be from Nelson and Keith Streets with utilities being accessible from Keith Street.

The resubmitted map continues to implement a number of goals and policies of the General Plan related to the provision of a diversity of housing types to meet the needs of Corona's residents and to properly develop vacant properties on the periphery of existing development that complements the scale and pattern of existing uses.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees.

ENVIRONMENTAL ANALYSIS:

A Notice of Exemption has been prepared for TTM 35576R on the basis that it was evaluated in the Mitigated Negative Declaration prepared for TTM 35576 adopted August 16, 2017 pursuant to Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the Local CEQA Guidelines, and all mitigation measures remain applicable to and will be carried out with TTM 35576 as resubmitted.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of June 25, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made and seconded (Jones/Dunn) with Commissioner Carrillo and Commission Ruscigno absent, that the Planning and Housing Commission recommend approval of Resubmitted TTM 35576 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 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. Site Plan for TTM 35576R.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of June 25, 2018.

APPLICANT INFORMATION

Corona Master LLC, 6200 E. Canyon Rim Road, Anaheim, CA 92807