



Legislation Text

File #: 18-2220, Version: 1

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 36667: Parcel map application to subdivide 1.60 acres into four parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend, LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of PM 36667 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: 1.60 acres

Existing Zoning: MDR (Medium Density Residential) of Corona Vista Specific Plan

Existing General Plan: MDR (Medium Density Residential, 6 to 15 du/ac)

Existing Land Use: Vacant Residential

Proposed Land Use: Single-family residential

Surrounding Land Uses / Zoning:

N: Single-family residential / MDR of Corona Vista Specific Plan

E: Single-family residential / MDR of Corona Vista Specific Plan

S: Single-family residential / MDR of Corona Vista Specific Plan

W: Single-family residential / MDR of Corona Vista Specific Plan

BACKGROUND

Parcel Map 36667 is a proposal to subdivide a 1.60-acre vacant parcel located at the terminus of Riverbend Circle, east of Fullerton Avenue and south of Taber Street into four parcels for the development of four single-family residential homes. The four parcels and the associated roadway improvements adjacent to the project site will complete the existing cul-de-sac on Riverbend Circle.

The proposal was initially reviewed by staff as DPR14-005 in July 2014 and discussed at the Infrastructure Committee meeting on November 4, 2015. There were no objections from the Infrastructure Committee.

Historically, the subject property was part of a larger four-acre property that was used for agricultural purposes and has never been developed. In the late 1990s, Fullerton Avenue was constructed through the middle section of the property. This resulted in two oddly shaped parcels that currently rest on both sides of Fullerton Avenue. On the west side is a vacant 2.32-acre property and on the east side is the subject property. Both properties are within the Corona Vista Specific Plan and share the same zoning of MDR (Medium Density Residential) which permits residential developments. The applicant is developing both sites for residential purposes; however, the west side will be developed for 11 single-family detached condominium homes.

The infill location, shape, and size of the properties have posed site design challenges to the current developer and past potential developers in designing residential developments that are financially feasible to develop while also capable of complying with the development standards prescribed by the sites' zoning. For the property east of Fullerton Avenue, a subdivision of single-family residential lots as proposed by PM 36667 is consistent with the existing single-family residential lots located on Riverbend Circle. For the condominiums proposed on the west side of Fullerton Avenue, the use is consistent with the existing detached condominium homes located to the northwest, west and south. The two applications associated with the condominiums are Tentative Tract Map 36634 (TTM 36634) and Precise Plan 15-004 (PP15-004). The condominium development is a separate project subject to separate discretionary review from the four lots proposed by PM 36667.

Also, while PM 36667 is subject to discretionary review, the Corona Municipal Code does not require discretionary review for the architecture of single-family residential subdivisions containing four lots or less, and thus, a precise plan submittal was not required for the four lots. However, since the applicant is developing both sides of Fullerton Avenue at the same time, staff directed the applicant to include architectural and floor plan exhibits of the four homes to be built on the four lots under PP15-004 to be reviewed with the condominiums.

During the application process, 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 both sites. The first two meetings were held in April and May of 2016 and were for the condominium project. The 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. Information regarding the community meetings are attached as Exhibits D, E, G, and H.

PROJECT DESCRIPTION

As shown in Exhibit A, PM 36667 proposes to create four lots for the development of single-family homes. The minimum lot size requirement under the MDR designation is 7,200 square feet. The proposed lots range from 10,621 to 27,498 square feet, which exceed the minimum lot size requirement. The lots also meet the minimum lot width and depth requirements of the MDR designation, which are 65 feet wide and 80 feet deep. Also, Parcel 3 is designed as a flag lot and is required to meet additional requirements. Flag lots are required to be a minimum of 20,000 square

feet in size and have an access corridor that is at least 80 feet in length and 25 feet in width. Parcel 3 is capable of meeting these requirements. PM 36667 also proposes two lettered lots which are identified as Lots A and B. Lot A is for the street dedication of Riverbend Circle to complete the cul-de-sac on Riverbend Circle. Lot B is for the construction of sidewalk, utilities, and landscaping located on the southeasterly corner of Taber Street and Fullerton Avenue. The following table summarizes the lot information for this subdivision.

TABLE 1
PM 36667 Lot Summary

Parcel No./Letter	Use	Lot Area
1	Single-family home	10,621 sq. ft.
2	Single-family home	11,330 sq. ft.
3	Single-family home	27,498 sq. ft.
4	Single-family home	15,823 sq. ft.
A	Street Dedication (Riverbend Cir.)	3,521 sq. ft.
B	Sidewalk/Utilities and Landscaping (CFD)	896 sq. ft.

The Corona Vista Specific Plan establishes a maximum target density of 7.78 dwelling units per acre (du/ac) for the MDR designation. The proposed subdivision results in a density of 2.67 dwelling units per acre, which does not exceed the specific plan's maximum allowable density established for the site.

The project site is designated as MDR on the General Plan and South Corona Community Facilities Plan maps. The MDR designation of the General Plan permits a density range of 6 to 15 du/ac. The MDR designation of the South Corona Community Facilities Plan has a more restrictive maximum target density of 7.88 du/ac. The project's density of 2.67 du/ac does not exceed the maximum allowable densities prescribed by the General Plan and South Corona Community Facilities Plan

EASEMENTS

Each unit is required to have an underground catch basin constructed in the front yard to capture and treat storm water runoff and pollutants through an infiltration system before allowing the water to enter the City's storm drain system. The requirement is part of the project's Water Quality Management Plan (WQMP) which is a requirement of Riverside County. The WQMP facilities for Parcels 1-3 are proposed in the landscaped areas of the front yard. The WQMP facility for Parcel 4 will be constructed underneath the driveway which will have pervious pavers. In order to ensure that the WQMP facilities are maintained, the applicant is required to dedicate an easement to the City for CFD maintenance purposes on each lot to allow the City to access and maintain the WQMP facilities. This requirement is reflected in the conditions of approval attached as Exhibit B.

ACCESS AND PUBLIC IMPROVEMENTS

The parcels are provided with vehicular access from Riverbend Circle, which is classified by the General Plan as a local residential street having an overall right-of-way width of 64 feet. The applicant is required to construct the right-of-way improvements on Riverbend Circle adjacent to the project site which includes completing the roadway, a five-foot wide sidewalk, and a five-foot wide landscaped parkway with curb and gutter.

The project site borders Fullerton Avenue to the west and Taber Street to the north which are public streets. There will be no access from either street to any of the lots; however, the applicant is required to construct the missing public improvements along the easterly half-width of Fullerton Avenue and southerly half-width of Taber Street adjacent to the site. This includes constructing the roadway pavement with curb and gutter, a five-foot wide landscape parkway, and a five-foot wide sidewalk along Fullerton Avenue. Taber Street is currently improved with curb and gutter, but is missing a landscaped parkway and sidewalk totaling 12 feet in width adjacent to the site which the applicant is required to install. Taber Street is also missing a 20-foot wide strip of landscaping which the applicant is required to install and dedicate to the City as Lot B for landscape maintenance purposes.

ENVIRONMENTAL ANALYSIS:

The project qualifies as a Class 15 Categorical Exemption under CEQA Section 15315 (Minor Land Division). The subject property is designated MDR on the Corona Vista Specific Plan land use map which permits the proposed project. The subdivision will result in four lots which conform to the MDR standards and the City's General Plan designation of MDR in terms of use and density. No variances are associated with the subdivision. All services and access are available and designed per local standards. The property has not been involved in another subdivision within the previous two years, and the average slope of the property is less than 20 percent. Therefore, the project qualifies as an exemption under the referenced CEQA section. The Notice of Exemption prepared for the project is attached as Exhibit H.

FISCAL IMPACT

The applicant has paid all the required application processing fees

PUBLIC NOTICE AND COMMENTS

A 20-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 any opposition towards PM 36667.

STAFF ANALYSIS

The project site is infill and has remained undeveloped for many years due to its challenging irregular shape. However, development on the site was always foreseeable and necessary in order to complete the residential neighborhood that surrounds the project site. The four lots created by PM 36667 are compatible with the lot sizes in the adjacent subdivision as they share the same zoning. The parcels adhere to the subdivision standards prescribed by the Corona Vista Specific Plan for the MDR designation in terms of lot area, width, and depth requirements for newly created lots, including for flag lots. The project results in a density of 2.67 du/ac which does not exceed the maximum allowable target density of 7.78 du/ac prescribed by the Corona Vista Specific Plan for the site. The project's density also does not exceed the maximum allowable density of 15 du/ac prescribed by the General Plan and 7.88 du/ac prescribed by the South Corona Community Facilities Plan.

Development of the project will result in the construction of the missing roadway improvements on Riverbend Circle adjacent to the project site and complete the cul-de-sac which has remained incomplete for approximately 20 years. The project promotes the City's General Plan goals of developing underutilized in-fill sites within the City. Therefore, based on the following findings and conditions of approval, PM 36667 is recommended for approval.

FINDINGS OF APPROVAL FOR PM 36667

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because:
 - a. *The project qualifies as a Class 15 Categorical Exemption under CEQA Section 15315 (Minor Land Division). The subject property is designated MDR on the Corona Vista Specific Plan land use map which permits the proposed project. The subdivision will result in four lots which conform to the MDR standards and the City's General Plan designation of MDR in terms of use and density. No variances are associated with the subdivision. All services and access are available and designed per local standards. The property has not been involved in another subdivision within the previous two years, and the average slope of the property is less than 20 percent. Therefore, the project qualifies as an exemption under the referenced CEQA section.*
2. Pursuant to California Government Code Section 66411.1 this division of land necessitates the inclusion of conditions of approval for the following reasons:
 - a. *The guarantee of the construction of improvements for Riverbend Circle is necessary for the public's safe access to and around the site.*
 - b. *The improvement of Riverbend Circle is necessary for the orderly development of the surrounding areas because there is the potential that surrounding properties could be developed. Each site must contribute to the improvements so that further development would not be detrimental to the public.*
3. None of the conditions provided in Section 66474 of the California Government Code exist for the following reasons:
 - a. *The proposed parcel map is intended to accommodate a residential development consisting of four single-family residential units which is a permitted use under the site's General Plan designation of MDR. The use is also permitted under the Corona Vista Specific Plan's designation of MDR. Furthermore, the project will result in a density of 2.67 du/ac which is within the General Plan's allowable density range of 6 to 15 du/ac for the MDR designation. The project's density also complies with the Corona Vista Specific Plan's maximum allowable density of 7.78 du/ac.*
 - b. *The design or improvement of the proposed subdivision is consistent with the MDR standards in the Corona Vista Specific Plan.*
 - c. *The site is suitable for the type of development proposed and offers adequate access from Riverbend Circle.*
 - d. *The site is physically suitable for the proposed density of 2.67 du/ac as the site is capable of yielding four lots that meet the subdivision standards required by the Corona Vista Specific Plan for the MDR designation.*

- e. *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 contains no riparian habitat, has previously been graded, and is located in an urbanized area completely surrounded by development.*
 - f. *The proposed subdivision will not result in adverse impact to public health, safety or general welfare because the project adheres to the development standards of the zone in which it is located promoting orderly development of the project site and the improvements associated with the project adhere to city standards.*
 - g. *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 no such easements exist on the project site, or the easements are being protected in place or relocated elsewhere on the project site.*
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 Corona's Department of Water and Power.*
5. The proposal is in conformance with the standards of the MDR designation of the Corona Vista Specific Plan for the following reasons:
- a. *Each parcel meets the minimum required lot area, width, depth and access requirements prescribed by the Corona Vista Specific Plan for the MDR designation.*

PREPARED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

- 1. Locational and Zoning Map
- 2. Exhibit A - Parcel Map 36667.
- 3. Exhibit B - Conditions of Approval.
- 4. Exhibit C - Applicant's letter dated, dated October 8, 2018, providing essential subdivision information.
- 5. Exhibit D - Information regarding community meetings held in April and May 2016.
- 6. Exhibit E - Flyer for community meeting held on October 15, 2018.
- 7. Exhibit F - Presentation for community meeting held on October 15, 2018.
- 8. Exhibit G - Minutes and sign-in sheet for community meeting held on October 15,

2018.

9. Exhibit H - Environmental Documentation.

Case Planner: Sandra Yang (951) 736-2262