



Legislation Text

File #: 18-2260, Version: 1

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PP15-004: Precise plan application to review the site design, architecture, fencing, and landscaping associated with the development of 11 single-family detached condominium homes on 2.32 acres located on the east side of Hudson Avenue at Poppyseed Lane and four single-family homes on 1.60 acres located at the terminus of Riverbend Circle, generally on the west and east sides of Fullerton Avenue near 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 adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2525 GRANTING PP15-004 based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Condominium Development

Area of Property: 2.32 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 detached condominium homes

Surrounding Land Uses / Zoning:

N: Single-family detached condominiums and single-family residential / MDR of Corona Vista Specific Plan

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

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

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

Single-Family Residential Development

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

Precise Plan 15-004 is for the review of the site plan, architecture, landscaping, and fencing proposed for two separate residential developments located on the west and east sides of Fullerton Avenue near Taber Street (Exhibit 1). The site on the west side is 2.32 acres and for the development of 11 single-family detached condominium homes. The site on the right side is 1.60 acres and is for the development of four single-family homes. Both sites are being developed by the applicant, Mr. Melvin Aou.

The subject properties were once one property that was used for agricultural purposes. In the late 1990s, Fullerton Avenue was constructed through the middle section of the property creating the two subject properties which currently rest on each side of Fullerton Avenue. Both properties are within the Corona Vista Specific Plan and share the same zoning of MDR (Medium Density Residential) which permits residential developments. The condominium homes on the west side is associated with Tentative Tract Map 36634 which is intended to map the site for condominium purposes to enable the sale of the condominium units to individual buyers. The four homes on the east side is associated with Parcel Map 36667 which is intended to subdivide the 1.60-acre site into four lots to accommodate the four homes. The applicant is seeking concurrent approvals for all three applications as they are related. It should be noted that the Corona Municipal Code does not require discretionary review of the site plan and architecture of residential subdivisions containing four lots or less, but since the applicant is seeking approvals for both sites at the same time and the sites are located directly across from one another, staff directed the applicant to include architectural plans for the four single-family residential lots to be reviewed with the condominium homes.

The proposals were initially reviewed by staff as DPR14-013 in July 2014 and discussed at the Infrastructure Committee meeting on November 4, 2015. There were no objections from the Infrastructure Committee.

Community Outreach Efforts

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 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. Information regarding the meetings is attached as Exhibit P.

Following the meeting with the Ferndale Street residences, the Community Development Department received a letter, dated October 27, 2015, from the HOA expressing the residences' desire to have the applicant replace the existing retaining wall and tubular fence with a new full height block wall (Exhibit Q).

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, particularly to the shared wall. Information regarding the community meeting is attached as Exhibits R, S, and T.

In order to address the privacy issue for the Ferndale Street residences, the applicant explored the following options:

1. *Replace the existing retaining wall and tubular steel fence with a new combination retaining and freestanding wall.* The applicant would need to design and construct an engineered combination wall that is retaining on the bottom half and freestanding on the top half. However, this was determined to be infeasible because it would require removing the existing retaining wall, which would disrupt the existing improvements on the neighbors' side, as some of the homes have pools, patios, or landscaping that would need to be torn down.
2. *Replace the existing tubular steel fence portion.* The applicant explored the option of keeping the existing retaining wall and replacing just the tubular steel fence on top with a six-foot high block wall; however, this option could compromise the structure integrity of the retaining wall.
3. *Build a new block wall next to the existing retaining wall and tubular steel fence.* Due to the height difference between the two sites and the HOA's desire for privacy, this proposal would require the applicant to construct an approximately 15-foot high freestanding wall on the project site right next to the existing retaining wall and tubular steel fence. However, in order for the new wall to not interfere and compromise the retaining wall, the new wall would need to be placed a few inches away from the retaining wall. This would leave an undesirable gap between the two walls which could attract rodents, trash, and debris leading to maintenance issues.
4. *Incorporate a 2:1 slope behind the existing retaining wall with landscaping for privacy.* Photos of the retaining wall and tubular steel fence are attached as Exhibit L. Cross-section details of the proposed wall is attached as Exhibit M. This proposal was considered the most feasible option as it would not impact the existing retaining wall, tubular steel fence, or improvements on the neighbors' side. Also, this option would allow the applicant to address the different feedback the applicant received from the residents at the meetings, as some wanted to maintain their views while others wanted privacy. The applicant is proposing to provide two different heights of shrub and plants that would provide up to two feet of coverage or five feet

of coverage along the fence. The applicant sent mailers to the residences on Ferndale Street requesting input on the landscape coverage. A depiction of the slope and landscaping is shown on the mailer attached as Exhibit U. The homeowners also have the option of placing a metal screen welded to the tubular fence if they prefer an opaque screen.

PROJECT DESCRIPTION

The following sections will discuss each development's site plan design, architectural styles, floor plan layouts, common areas, parking, landscaping, and fences and walls.

Site Plan: Condominium Homes

As shown in Exhibit A-1, the site plan proposed for the condominium development is plotted with Poppyseed Circle in the middle of the site. Four units are located along the northerly project boundaryline and four units are located along the southerly project boundaryline. Located at the end of the cul-de-sac are two units and a common recreation area. Three of the 11 units are single-story homes which are plotted along the southerly boundaryline and at the end of the cul-de-sac.

The project is designed to comply with the development standards established by the Corona Vista Specific Plan for the MDR designation. In terms of building setbacks, the specific plan requires a minimum front yard setback of 15 for detached condominium units and a separate front yard setback ranging from 17 to 20 feet for garages that front the street. Since all 11 units are designed with front-on garages, the units are all set back 20 feet from the street.

For the side yards, a minimum separation of 10 feet is required between the units which the project is capable of providing. For corner lots, a 15-foot side yard setback along the street side yard is required. This requirement applies only to one unit within the development, which is located at the westerly end of the site as this unit sides onto Hudson Avenue. The specific plan does not prescribe a minimum rear yard setback requirement for detached condominiums. However, the units are provided with rear yard setbacks ranging from approximately 12 feet to 50 feet. This is consistent with the 10-foot rear yard setback requirement that is typically required in most residential zones. The project has a lot coverage of 20 percent which is below the maximum allowable lot coverage of 40 percent established for the site by the specific plan. Each unit is provided with a concrete pad located on the side of the garage for the storage of receptacle waste bins.

The Corona Vista Specific Plan establishes a maximum target density of 7.78 dwelling units per acre (du/ac) for the MDR designation. The 11 units proposed by the project results in a density of 4.74 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 4.74 du/ac does not exceed the maximum allowable densities prescribed by the General Plan and South Corona Community Facilities Plan

Site Plan: Four Single-Family Homes

As shown in Exhibit A-2, the lots which are being created by PM 36667 range in size from 10,621 square feet to 27,498 square feet. The lot sizes comply with the MDR designation's minimum lot size requirement of 7,200 square feet for single-family residential lots. One lot is designed as a flag lot

with an access corridor from Riverbend Circle that is 25 feet in width and 80 feet in length. The design of the flag lot adheres to the City's flag lot standards under the Corona Municipal Code.

The dwelling units are plotted on the lots to comply with the development standards of the MDR designation, which prescribes a minimum front yard setback of 20 feet, side yard setbacks of five feet on one side and 10 feet on the other side, and rear yard setback of 20 feet. Parcel 3 includes a guest house (accessory dwelling unit) which also complies with the required setbacks. The specific plan prescribes a maximum lot coverage of 35 percent for two-story structure. The lot coverages range from 13.9 percent to 20.4 percent which are below the maximum lot coverage of 35 percent. Each unit is provided a concrete pad located on the side of the garage for the storage of receptacle waste bins.

The proposed subdivision results in a density of 2.67 du/ac, which does not exceed the maximum allowable density established for the site by the Corona Vista Specific Plan, General Plan, and South Corona Community Facilities Plan.

Floor Plans: Condominium Homes

Four different floor plans featuring three to four bedrooms are proposed for the condominium development. The living areas (excluding garage) range from 1,682 square feet to 2,185 square feet, which exceed the minimum living area requirement of 1,200 square feet prescribed by the specific plan for condominium developments. Models B1, B2, and B3 are two-story dwellings while B4 is a single-story dwelling. The units are provided with an attached two-car garage. Two of the models feature a covered patio.

Floor Plans: Four Single-Family Homes

Three different floor plans are proposed for the four lots. Therefore, two of the lots will have the same floor plan. The living areas (excluding garages) proposed for the four lots range from 3,000 square feet to 3,362 square feet, which exceed the minimum living area of 1,200 square feet prescribed by the specific plan for single-family residential developments. All models are designed to have four bedrooms and an attached two-car garage, except for Parcel 3 which has a three-car garage. All four models are two stories, except for the guest house in Parcel 3 which is a single-story dwelling. The floor plans are attached as Exhibit D.

Elevations: Condominium Homes and Four Single-Family Homes

The architectural design proposed for both projects are a mixture of Spanish and Craftsman (Exhibits E-1, E-2, F-1, and F-2). The finish materials will be combination of stucco, stone, brick, and wood siding. The roofs will be tiled with either S-shaped or flat concrete tiles. The color palette consists of muted earth tone colors including shades of browns, tans, and greys.

The building height for the condominium structures is 25 feet, which adheres to the Corona Vista Specific Plan's maximum building height limit of 25 feet for condominium developments in the MDR designation. The single-family structures range in height from 25 to 28 feet which do not exceed the maximum height limit of 30 feet prescribed by the specific plan for single-family residential developments in the MDR designation.

Overall, the architectural styles and colors comply with the specific plan, which prescribes a Spanish architectural theme for residential buildings. The specific plan allows for flexibility in the contemporary interpretation of the Spanish theme. The architectural styles and colors of the homes are compatible

with the existing homes that surround the two sites as those homes were also subject to the same architectural standards prescribed by the specific plan and South Corona Community Facilities Plan.

Landscaping: Condominium Homes

Exhibit G illustrates the landscaping that will be provided within the front yards of the condominium units and in the common areas. All plant materials are California-friendly and the proposed irrigation system is a combination of drip lines and low-precipitation micro-spray heads. Seven different types of evergreen and deciduous trees are proposed for the development. The trees will be 15-gallon to 24-inch box in size at time of installation. Additionally, 14 types of shrubs and nine types of groundcover including decorative rocks, decomposed granite, and mulch will be installed within the front yards and common areas. The landscaping within the common recreation area will include live turf. While the City's landscape ordinance prohibits the use of live turf in all new multi-family residential developments, the ordinance makes exceptions for areas that are intended for recreational use such as common recreational areas.

The development has two areas located on the north and south sides of the "bulb" portion of the cul-de-sac that will contain vegetated bioretention facilities that are part of the project's Water Quality Management Plan (WQMP). The bioretention facilities are intended to treat stormwater pollutants on the project site before the runoff enters the City's storm drains. The applicant is required to establish a homeowner's association (HOA) to maintain the facilities.

Landscaping within the landscape easement and street trees within the parkway along Fullerton Avenue adjacent to the site will be installed per the City's parkway planting requirements. Overall, the applicant's conceptual landscape plan complies with the City's landscape requirements under Chapter 17.70 of the Corona Municipal Code.

Landscaping: Four Single-Family Homes

Front yard landscaping is proposed for each lot as shown in Exhibit H. The plan proposes three different types of trees and 19 types of shrubs, groundcover, and vines for the development. Each lot will have at least two or more trees, a variety of shrubs, groundcover and vines installed within the front yard. All trees will be 24-inch box in size at time of installation. The applicant is also proposing live turf within the front yard of each lot; however, the CMC limits live turf to a maximum of 40 percent of the front yard area. This will be confirmed at time of plan check submittal for the landscape plans.

Each unit is required to have an underground catch basin constructed in the front yard as part of the project's WQMP requirement 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 WQMP facilities for Parcels 1-3 are proposed underneath the landscaped areas within the front yards. The 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 to PM 36667.

Street trees within the parkway along Fullerton Avenue adjacent to the site will be installed per the City's parkway planting requirements. Overall, the applicant's conceptual landscape plan complies with the City's landscape requirements under Chapter 17.70 of the Corona Municipal Code.

Common Areas: Condominium Homes

The specific plan requires open space to be provided for residential developments at a ratio of 2,460 square feet per unit. For the project, this equates to 27,060 square feet of open space which must be provided in the form of private open space adjacent to each unit and common open space to be shared by the units. As shown by the applicants Open Space Plan attached as Exhibit I, the units are provided with private rear yards totaling 25,941 square feet of private open space. Common open space is provided along the easterly perimeter of the site. The area consists of a meandering walkway that leads to a larger 10,050 square foot open meadow located on the southeasterly end of the site. Overall, the common area is 19,281 square feet. The larger area will contain two picnic tables, one covered by a gazebo and one uncovered, and a BBQ grill. As previously discussed in the Landscape section of this report, the open area will be landscaped with live turf which is permitted by the CMC since the area is intended for recreational purposes. Maintenance of the common open space will be the responsibility of the HOA.

Common Areas: Four Single-Family Homes

No common private or common areas are required for single-family residential subdivisions per the Corona Vista Specific Plan.

Fencing and Walls: Condominium Homes

The applicant's fence and wall plan is attached as Exhibit J. The plan proposes to construct a six-foot high tan slumpstone block wall along the westerly and northerly boundary lines of the development. The easterly boundary adjacent to Fullerton Avenue will be constructed with a six-foot high block wall with a stucco finish and brick cap to match the existing perimeter tract walls located along both sides of Fullerton Avenue in the area of the project site. No wall is proposed along the southerly boundaryline as Units 8-11 will share the existing retaining wall and six-foot high tube steel fence that was constructed for the Monte Verde tract to the south as discussed in the Background section of this report (Exhibits L and M). The applicant will landscape the 2:1 slope proposed behind the retaining wall with screen shrubs to provide privacy for the southerly properties (Exhibit U). Block walls between the units and side yard return walls will be constructed of slumpstone block. Vinyl pedestrian gates will be provided at the side of each units.

A 2:1 slope is proposed between the perimeter wall for Units 1-4 and the northerly boundaryline. The slope faces the rear yard of the neighboring residential property to the north and will be supported by a new retaining wall which will be constructed next to an existing block wall to the north. The applicant is required to construct a protective guardrail with a minimum height of 3.5 feet above the retaining wall. The HOA is required to maintain the slopes since it will not be accessible to the homeowners for maintenance. Access to the slope is located on the west side of Unit 1. The HOA is also required to maintain the 2:1 slope along the southerly boundaryline. Access to this slope is provided from the common recreation area.

Fencing and Walls: Four Single-Family Homes

A six-foot high slumpstone block wall is proposed along all perimeters of the project except for areas where the project abuts existing residential properties which already have existing six-foot high block walls. Also, the northerly and westerly perimeters adjacent to Taber Street and Fullerton Avenue, respectively, will be constructed with a six-foot high stucco wall with a brick cap to match the stucco wall proposed on the other side of Fullerton Avenue. All interior and side yard return walls be slumpstone block with vinyl pedestrian gates. The fence and wall plan is attached as Exhibit K.

Parking: Condominium Homes

For condominium developments, the Corona Vista Specific Plan requires parking to be provided at a ratio of 2.5 spaces for each dwelling unit. This requirement is inclusive of guest parking. Based on the 11 homes, the project is required to provide 28 spaces overall. Since each home is designed to have an attached two-car garage, there will be 22 garage parking spaces to serve the residents. The remaining six parking spaces are being provided on the end of the cul-de-sac which can be utilized by residents or guests.

Parking: Four Single-Family Homes

Parking for single-family residential developments is regulated by Chapter 17.76 of the Corona Municipal Code, which prescribes a minimum two-car garage for each dwelling unit. Parcels 1, 2, and 4 are provided with an attached two-car garage and Parcel 3 is provided with an attached three-car garage.

ACCESS AND ROADWAY IMPROVEMENTS

Condominium Development

Poppyseed Lane to the west of the project site will be extended into the project site to provide vehicular access to the 11 units. The street within the development (Poppyseed Circle) is designed to be a private street having an overall right-of-way width of 45 feet. The street will include curb and gutter and a four-foot wide sidewalk. A five-foot wide public utility easement to be dedicated to the City is proposed along the edge of the sidewalk on both sides of the street.

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. This includes constructing the roadway pavement with curb and gutter, a five-foot wide landscape parkway, and a five-foot wide sidewalk.

Four Single-Family Homes

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 which the applicant is required to install. Taber Street adjacent to the site is also missing a 20-foot wide strip of landscaping which the applicant is required to install and dedicate to the City as a separate lot for landscape maintenance purposes. This is being completed through the site's associated Parcel Map 36667.

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 condominium project for TTM 36634, 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. The initial study and Mitigated Negative Declaration are provided as Exhibit W.

The four-lot single-family residential development, PM 36667, 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 X.

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 received a written response from the property owner at 917 Ferndale Drive, which backs onto the southerly boundaryline of the condominium site. As shown in the owner's letter attached as Exhibit V, the letter lists five concerns pertaining to security issues, the safety and maintenance of the new slope and retaining wall that are proposed behind the owner's property, and whether the condominium units are capable of complying with the minimum rear yard setback requirement for the site. While items 1 through 3 of the letter would need clarification from the applicant, staff is able to address items 4 and 5:

4. Prior to construction, the applicant is required to submit plans for the new slope and retaining wall to be reviewed by the City's Public Works Department to ensure that the slope and retaining wall don't create additional surcharge on the existing retaining wall located between the project's southerly boundaryline and adjacent development to the south. The plan check process would also ensure that the new slope and retaining wall complies with the applicable City standards and are structurally sound. Furthermore, the applicant would be required to landscape the slope to prevent slope erosion.
5. The condominium site is regulated by the Corona Vista Specific Plan which prescribes no minimum rear yard setback requirement for condominium developments within the MDR designation. However, the southerly condominium units are providing rear yard setbacks ranging from 12 feet to 50 feet measured from the buildings to the south property line. The setbacks are not dimensioned on the site plan; however the site plan is drawn to scale which

allows the setbacks to be measured. Most residential zones in the City of Corona require a minimum rear yard setback of 10 feet from building to property line. Therefore, the rear yard setbacks proposed for the project are consistent with most developments in the City. Furthermore, the grade of the project site will be approximately eight to 10 feet lower than the grade of the abutting residential properties to the south.

It should also be noted that the existing developments directly to the northwest, west, and south of the project site are of the same type of development (detached condominiums) as the proposed project and were also developed under the same zoning, development standards, and density restrictions as the project site.

STAFF ANALYSIS

The development proposed on the west side of Fullerton Avenue consists of 11 detached single-family condominium homes. The development yields a density of 4.74 du/ac which does not exceed the maximum allowable densities established for the site by the Corona Vista Specific Plan, General Plan, and South Corona Community Facilities Plan. The condominium use is appropriate for the subject site because the use is compatible with the surrounding detached condominium developments to the northwest, west, and south which were subject to the same development standards and density limitation established by the Corona Vista Specific Plan.

The development proposed on the east side of Fullerton Avenue will complete the cul-de-sac on Riverbend Circle with four single-family homes. The subdivision yields a density of 2.67 du/ac which does not exceed the maximum allowable densities established for the site by the Corona Vista Specific Plan, General Plan, and South Corona Community Facilities Plan. The proposed use is consistent with the existing single-family homes located adjacent to the site.

Both projects have been designed to comply with the development standards prescribed by the MDR designation in terms of setbacks, building height, and lot coverage. The architectural styles are in compliance with the architectural theme imposed by the Corona Vista Specific Plan. The landscaping complies with the City's landscape design guidelines for residential projects and includes the use of water efficient irrigation and California-friendly plant materials. The perimeter walls will be constructed of quality materials with decorative finishes. Construction of all missing public improvements adjacent to the site will be guaranteed with development of the projects.

Development on the two sites was foreseen and a matter of time as the two sites are remnant parcels completely surrounded by exiting residential developments. Development of the projects will help implement the General Plan goals and policies to provide a variety of housing types to support Corona's residents. Furthermore, the projects are consistent with the policies that encourage compatibility between new development and existing surrounding neighborhoods. Therefore, based on the following findings and the conditions of approval attached as Exhibit B, PP15-004 is recommended for approval.

FINDINGS OF APPROVAL FOR PP15-004

1. An initial study (environmental assessment) has been conducted by the City of Corona for the

condominium development so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potentially significant effects on the environment, but:

- a. The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit B.*
 - b. There is no substantial evidence before the City that the revised project may have a significant effect.*
2. All the conditions necessary to granting a Precise Plan as set forth in Section V.A.2 of the Corona Vista Specific Plan, which requires projects to be consistent with the findings of approval identified in CMC Chapter 17.91, for the following reasons:
 - a. The 11-unit condominium and four-lot single-family residential developments are consistent with the MDR land use designation of the General Plan because this land use is intended to accommodate these types of residential developments. Also, the condominium and single-family residential developments yield a density 4.74 du/ac and 2.67 du/ac, respectively, which are within the allowable density range of 6 to 15 du/ac permitted by the MDR designation of the General Plan.*
 - b. The proposals comply with the MDR designation of the Corona Vista Specific Plan because the MDR designation permits the development of condominiums and single-family residential homes.*
 - c. The condominium proposal has been reviewed in compliance with the California Environmental Quality Act (CEQA) and all applicable requirements and procedures of the act have been followed. As justified in Finding # 1, a mitigated negative declaration was prepared pursuant to CEQA and the project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Conditions of Approval attached as Exhibit B.*
 - d. The sites are of a sufficient size and configuration to accommodate the design and scale of proposed developments, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated in Exhibits A-1 and A-2 of this report, which adhere to the development standards of the Corona Vista Specific Plan for residential developments in the MDR designation.*
 - e. The design, scale and layout of the proposed developments will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the applicable development standards of the Corona Vista Specific Plan and Corona Municipal Code.*

- f. The architectural design of the proposed developments are compatible with the character of the surrounding neighborhoods, will enhance the visual character of the neighborhoods by improving vacant undeveloped properties, and provides for harmonious, orderly and attractive development of the sites.*
- g. The design of the proposed developments will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of quality materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance.*

3. The proposal is consistent with the General Plan for the following reasons:

- a. The condominium and four-lot single-family residential developments are consistent with the MDR land use designation of the General Plan because this land use is intended to accommodate these types of residential developments.*
- b. The condominium and four-lot single-family residential developments yield a density 4.74 du/ac and 2.67 du/ac, respectively, which are within the allowable density range of 6 to 15 du/ac permitted by the MDR designation of the General Plan.*
- c. The project is consistent with General Plan Goal 3.1 which promotes having a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City.*
- d. Development of the project fulfills General Plan Policy 3.1.3 which promotes specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.*

4. The proposal is consistent with MDR designation of the Corona Vista Specific Plan for the following reasons:

- a. The projects are consistent with the sites' MDR designation of the Corona Vista Specific Plan because detached condominiums and single-family detached homes are permitted uses in the MDR designation. Also, the projects are capable of complying with the development standards of the MDR designation such as building setbacks, building height, parking, architecture, and landscaping.*
- b. The condominium project yields a density of 4.74 du/ac which does not exceed the maximum allowable density of 7.78 du/ac prescribed by the Corona Vista Specific Plan for the MDR designation. The four-lot single-family residential subdivision yields a density of 2.67 du/ac which also does not exceed 7.78 du/ac. Therefore, the projects are consistent with said specific plan.*

PREPARED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2525
2. Locational and Zoning Map
3. Exhibit A-1 - Site Plan for Condominium Development
4. Exhibit A-2 - Site Plan for Single-Family Development
5. Exhibit B - Conditions of Approval
6. Exhibit C - Floor Plans for Condominium Development
7. Exhibit D - Floor Plans for Single-Family Development
8. Exhibit E-1 - Colored Elevations and Materials for Condominium Development
9. Exhibit E-2 - Detailed Elevations for Condominium Development
10. Exhibit F-1 - Colored Elevations and Materials for Single-Family Development
11. Exhibit F-2 - Detailed Elevations for Single-Family Development
12. Exhibit G - Landscaping for Condominium Development
13. Exhibit H - Landscaping for Single-Family Development
14. Exhibit I - Open Space Plan for Condominium Development.
15. Exhibit J - Fences and Walls for Condominium Development.
16. Exhibit K - Fences and Walls for Single-Family Development.
17. Exhibit L - Photos of the South Retaining Wall and Tubular Steel Fence.
18. Exhibit M - Cross-section Details of the South Project Boundaryline.
19. Exhibit N - Conceptual Grading Plan for Condominium Development.
20. Exhibit O - Applicant's letter dated July 17, 2017, addressing criteria for Precise Plan.
21. Exhibit P - Information regarding community meetings held in April and May 2016.
22. Exhibit Q - Letter from Monte Verde HOA, dated October 27, 2018.
23. Exhibit R - Flyer for community meeting held on October 15, 2018.
24. Exhibit S - Presentation for community meeting held on October 15, 2018.
25. Exhibit T - Minutes and Sign-In Sheet for community meeting held on October 15, 2018
26. Exhibit U - Mailer for Ferndale Street Residences.
27. Exhibit V - Public correspondence.
28. Exhibit W - Environmental Documentation for Condominium Development.
29. Exhibit X - Environmental Documentation for Single-Family Development.

Case Planner: Sandra Yang (951) 736-2262