



Legislation Text

File #: 18-2358, Version: 1

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 12/10/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Parcel Map 36667 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)

RECOMMENDED ACTION:

That the City Council approve PM 36667 subject to the findings and conditions as recommended by the Planning and Housing Commission.

ANALYSIS:

Parcel Map 36667 is a proposal to subdivide 1.60 acres 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 property is located in the Corona Vista Specific Plan (SP90-5) and zoned Medium Density Residential (MDR). The four parcels and the associated roadway improvements adjacent to the project site will complete the existing cul-de-sac on Riverbend Circle. 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. The lots are also designed to meet the lot width and lot depth described by the zone which is 65 feet and 80 feet, respectively. Also, the flag lot configuration for Parcel 3 meets the minimum design standard for a flag lot, which is 20,000 square feet with the access corridor of the lot having a depth of at least 80 feet and a width of 25 feet. 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	Proposed 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 proposed subdivision results in a density of 2.67 dwelling units per acre. 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.

Access & Circulation

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.

PM 36667 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 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 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 have been provided in the Planning and Housing Commission staff report.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on November 4, 2015, received an overview of the proposed development.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees.

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.

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 (Jones/Ruscigno) and carried unanimously, that the Planning and Housing Commission recommends approval of PM 36667 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. PM 36667.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of November 13, 2018.

APPLICANT INFORMATION

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