



Legislation Text

File #: 19-0783, Version: 1

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 09/18/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of PM 37565, a parcel map application to create two parcels totaling 3.48 acres to facilitate the development of two medical office buildings located on the south side of West 6th Street between Sheridan Street and Belle Avenue in the Downtown District zone of the Downtown Corona Revitalization Specific Plan (SP98-01). (Applicant: Richard Boureston of Boureston Development. (NOT AN ADVERTISED PUBLIC HEARING)

RECOMMENDED ACTION:

That the City Council approve PM 37565 subject to the findings and conditions as recommended by the Planning and Housing Commission.

ANALYSIS:

Parcel Map 37565 proposes to merge 13 parcels into two parcels totaling 3.48 acres located on the south side of Sixth Street between Sheridan Street and Belle Avenue. Parcel 1 is 1.75 acres and intended for the development of a 32,500 square foot two-story medical office building for the City of Hope. Parcel 2 is 1.73 acres and intended for the development of a 26,400 square foot two-story medical office building that will include various medical services.

The parcel map also proposes to create four lettered lots for street rights-of-way to be dedicated to the City. Lot A is 0.40 acres and encompasses the east half of Sheridan Street. Lot B is 0.30 acres and encompasses the west half of Belle Avenue. Lots C and D are 0.03 and 0.01 acres, respectively, and are located at the northwest and northeast corners of the project site within the 6th Street right-of-way.

The parcels are being created under the development standards of the Downtown District. No minimum lot area, width, or depth requirement is prescribed for newly created lots in the Downtown District. The following table summarizes the lot information for this subdivision.

Table A
Lot Summary for PM 37565

Parcel No.	Lot Area	Use
1	1.75 ac.	Medical office building
2	1.73 ac.	Medical office building
A	0.40 ac.	Street Dedication (Sheridan Street)
B	0.30 ac.	Street Dedication (Belle Avenue)
C	0.03 ac.	Street Dedication (6 th Street)
D	0.01 ac.	Street Dedication (6 th Street)

The section of 7th Street between Sheridan Street and Belle Avenue and the two existing 16-foot wide alleys located within the boundary of the project site are being vacated by separate instrument. One alley is located within Parcel 1 and the other is located within Parcel 2. For the alley that is located within Parcel 1, the applicant intends to transfer the portion of the alley that borders the south side of the adjacent commercial property (tire shop) located at the corner of 6th Street and Belle Avenue to the owner of the commercial property which will allow the tire shop to continue to utilize the alley.

The Corona Cruiser Blue and Red Line routes currently run on Belle Avenue and on the roadway section of 7th Street that is proposed to be vacated with this project. Since this section of 7th Street is to be vacated, the bus routes are being rerouted from Belle Avenue to Sixth Street and to Sheridan Street. To accommodate the change in the route, a new bus stop will be placed on 6th Street going eastbound and another one on Sheridan Street going southbound. The remainder of the route will be protected in place as the route will continue to travel on Sheridan Street beyond the project site.

ACCESS AND PUBLIC IMPROVEMENTS

Both parcels will have independent access from the adjacent streets, but the project in its entirety will have shared access. Access from 6th Street and Sheridan Street will be from Parcel 1, and access from Belle Avenue will be from Parcel 2.

Public improvements are required for the south half-width of 6th Street along the project site's frontage. The south half-width of Sixth Street from the centerline to the right-of-way line is required to be 50 feet. Currently, the south half-width is 40 feet; therefore, the applicant is required to dedicate an additional 10 feet of public right-of-way along the project's street frontage where insufficient right-of-way exists. This dedication is being provided by Parcels C and D. The applicant is also required to construct the necessary public improvements including curb and gutter, a 7-foot wide sidewalk and 10-foot landscape parkway behind the sidewalk along this frontage.

Sheridan Street is required to be widened to have an overall right-of-way width of 60 feet which shall include a paved roadway width of 40 feet curb to curb and a 10-foot wide parkway for landscaping and sidewalk on both sides of the street. The improvements on the west half of Sheridan Street between 6th Street and 7th Street shall include space for a new bus stop for the Corona Cruiser. Beyond 7th Street to the south, the improvements will transition to match the existing conditions on the west half-width of Sheridan Street. The east half-width of Sheridan Street is required to be improved with curb and gutter plus a 5-foot wide landscape parkway and a 5-foot wide sidewalk adjacent to the project site.

Belle Avenue is required to have an overall right-of-way width of 80 feet with 28 feet of paved roadway that will have unobstructed access. The street will be modified to include angled parking spaces on both sides of the street. Beyond the 28-foot wide roadway a paved width of 19.7 feet will be provided on both sides of the street to accommodate the on-street angled parking design. The parkway width on Belle Avenue adjacent to the project site will include a 5-foot wide landscape parkway and a 4-foot wide sidewalk. The parkway width on the east side of the street will include a 6-foot wide sidewalk and no landscape parkway.

EASEMENTS

The parcel map will establish easements over two areas within the parking lot that will contain drainage and infiltration facilities associated with the project's Water Quality Management Plan. A 20-foot wide easement will be established over a new public water line that will be constructed within the project site. A 10-foot wide Southern California Edison easement will be established within the project site for underground utility lines. The project contains several existing easements related to SCE utility lines and public facilities (sidewalks, sewer, water, and storm drain facilities) which will be protected in place.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on July 31, 2017, was given an update on the project.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$15,701.75 in application processing fees for the parcel map.

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 Guidelines, a Mitigated Negative Declaration was prepared for the project 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 measures 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 or potentially significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of August 26, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Shah) and carried unanimously, that the Planning and Housing Commission recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of PM 37565 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: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit 1 - Locational and Zoning Map.
2. Exhibit 2 - Site Plan for PM 37565.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of August 26, 2019.

APPLICANT INFORMATION

Richard Boureston, 650 Town Center Drive, Suite 890, Costa Mesa, CA 92626