



Legislation Text

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File #: 20-0044, Version: 1

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 1/21/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**TTM 37719:** Tentative tract map application to subdivide 5.91 acres into 23 numbered lots for single family residential purposes and four lettered lots for street dedication and landscape purposes located at the southwest corner of East Cresta Road and South Promenade Avenue, in the SFR-5 (Single Family Residential, 5,000 square foot minimum lot size) designation of the Northeast Corona Specific Plan (SP81-2). (Applicant: Brad Porter of West Cal Property Group, 2711 N. Sepulveda Blvd, #530, Manhattan Beach, CA 90266.)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of TTM 37719**, based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY**

**Area of Property:** 5.91 acres

**Existing Zoning:** SFR-5 district of the Northeast Corona Specific Plan (SP81-2)

**Existing General Plan:** LDR (Low Density Residential)

**Existing Land Use:** Undeveloped

**Proposed Land Use:** Single Family Residential

**Surrounding Zoning/Land Uses:**

**N:** Cresta Road and single family residences/SFR-5 (Single Family Residential, 5,000 square foot minimum lot size)

**E:** Promenade Avenue and single family residences/SFR-5 (Single Family Residential, 5,000 square foot minimum lot size)

**S:** Interstate 15

**W:** Single family residences/SFR-6 (Single Family, 6,000 square foot minimum lot size)

## **BACKGROUND**

The project is a single-family subdivision of 23 lots, which is proposed to be built by West Cal Property Group. The project site is 5.91 acres in size, located north of the 91 Freeway at the southwest corner of East Cresta Drive and South Promenade Avenue. The project includes a precise plan, PP2019-0005, which is for the review of the site plan and architecture of the development. Both applications, TTM37719 and PP2019-0005 are being presented for concurrent approval.

The project is located in the Northeast Corona Specific Plan (SP81-2), which designates the site for single family homes with a minimum lot size of 5,000 square feet (SFR-5). The Northeast Corona SP was adopted in 1982 prior to the approval of Measure H in 1986. Measure H was a voter-approved measure that established 7,200 square feet as the smallest lot size requirement for newly created single family residential lots in the city. Since the specific plan predates Measure H, the project is allowed to maintain the zoning and minimum lot size prescribed by the SFR-5 designation of the specific plan.

The project was originally reviewed by city staff at the Development Plan Review meeting on May 16, 2019. The applicant submitted official applications for the tentative tract map and precise plan on July 25, 2019, which were reviewed by the Project and Environmental Review Committee on August 15, 2019 and determined to be incomplete. The applicant submitted the revised items to staff and the applications were considered complete on December 17, 2019 and cleared for public hearing before the Planning and Housing Commission on January 21, 2020.

The applicant was advised to do a community outreach, particularly with the adjacent residences to the west located on Wynola Court. On July 26, 2019, the applicant mailed letters to the 17 residential properties located adjacent to the project site, introducing the proposed project and inviting the residents to a community meeting. The letter included a site plan for the project and the applicant's contact information. A meeting was held on-site on Saturday, August 10, 2019 from 10:00 a.m. to 12:00 p.m. Five households attended the meeting. On October 8, 2019, the applicant mailed letters to all properties within a 500-foot radius (96 households), introducing the project and inviting residents to a neighborhood meeting on Wednesday, October 16, 2019 at 6:30 p.m. at Auburndale Recreation Center located at 1045 Auburndale Street in the City of Corona. Five households attended the meeting, of which four of them were from Wynola Court who attended the first meeting. The residents wanted to confirm that the project had not changed, had questions about grading, drainage, and the overall project. Additionally, the applicant or staff did not receive any phone calls or emails from the residents during this time. Copies of the letters and the meeting sign-in sheets are attached as Exhibits H1, H2, I1 and I2.

## **PROJECT DESCRIPTION**

TTM 37719 proposes to subdivide 5.91 acres to create 23 numbered lots for the development of single family homes and four lettered lots for an internal public roadway, re-dedication of right of way for East Cresta Road and South Promenade Avenue, and landscaped areas adjacent to Crest Road and Promenade Avenue:

Lot A will create an internal public roadway within the development. Lot B will create an area for landscaping along Promenade Avenue to be granted to the City which will be maintained by the city's Community Facilities District (CFD). Lot C will allow for the re-dedication of right-of-way for Cresta Road to the City, and Lot D will allow for the re-dedication of right-of-way for Promenade Avenue to the City.

The Northeast Corona Specific Plan provides the following minimum standards for the creation of new single family lots in the SFR-5 designation:

Lot Area: 5,000 square feet  
Lot Width: 50 feet  
Lot Depth: 80 feet

In addition, the Municipal Code requires that lots on a cul-de-sac have a 45-foot distance at the curb line (CMC Section 16.08.020).

Table 1, below, summarizes the proposed single family lots. All of the proposed lots meet or exceed the requirements of the SFR-5 designation of the Northeast Corona Specific Plan and Corona Municipal Code Section 16.08.020 regarding size, width, and depth.

**Table 1 Lot Summary**

Lot No.	Size (Square Feet)	Width	Depth
1	10,897	61.0	230.40
2	11,418	50.0	220.95
3	9,441	51.0	186.20
4	7,471	50.0	150.45
5	6,321	50.0	127.35
6	5,804	51.0	114.10
7	5,324	50.0	106.75
8	5,232	51.0	102.90
9	5,148	51.0	99.70
10	5,050	53.1	92.20
11	5,230	53.1	98.85
12	14,266	97.6	106.00
13	5,784	59.8	97.95
14	8,025	96.3	80.00
15	7,144	81.6	81.40
16	5,216	51.0	102.30
17	5,698	51.0	111.75
18	6,054	50.0	121.10
19	6,718	52.8	128.85
20	6,853	54.8	129.65
21	6,171	51.0	120.75
22	5,406	50.0	108.95

23	8,429	82.2	92.50
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The project site's General Plan designation is Low Density Residential (LDR) which allows residential development to occur at a density ranging from 3-6 dwelling units per acre (du/ac). The proposed subdivision results in a density of 4.43 du/ac, which complies with the allowable density prescribed for the LDR designation. Furthermore, the project site is located within Project Area 3E of the Northeast Corona Specific Plan, which prescribes a maximum target density of 4.8 du/ac for residential development in Planning Area 3E. The project's density of 4.43 du/ac does not exceed this target density. Planning Area 3E also has a limit to the number of dwelling units that can be built which is 273 homes. Currently, Project Area 3E contains 123 constructed dwelling units. The proposed project will add 23 dwelling units for a total of 146 dwelling units, which does not exceed the maximum allowable number of dwelling units for the project area. Therefore, the development proposed by TTM 37719 does not exceed the allowable densities under the City's General Plan and Northeast Corona Specific Plan.

### **ACCESS AND PUBLIC IMPROVEMENTS**

Exhibit C is the proposed site plan for the residential project (PP2019-0005) which is the subject of the separate precise plan application for this site. The site plan shows the layout of the proposed project and the adjacent roadways.

The project site is bordered by East Cresta Road and South Promenade Avenue. Cresta Road is designated as a collector street and Promenade Avenue is designated as a secondary 4-lane roadway on the city's General Plan circulation map. Both roadways have been built to their full paved width, including roadway, curb and gutter, and sidewalk. The developer will install landscaping adjacent to these roadways.

The internal roadway within the project will consist of one cul-de-sac, shown as Lot A on the proposed Tentative Tract Map. This roadway is proposed as a local street, with a paved width of 40 feet (curb to curb) and an overall right-of-way width of 60 feet. All 23 homes are proposed to take access from this street. The developer will construct this roadway, curb and gutter, and sidewalk, and will install landscaping in the public right of way (and on the adjacent private front yards).

In addition, the internal roadway, which is 550 feet long (measured from the juncture with Cresta Road to the center of the cul-de-sac bulb), exceeds the City's 500-foot standard for cul-de-sac length. However, the Board of Zoning Adjustment reviewed the applicant's request and approved a Cul-de-Sac Waiver (CULW2019-0001) on October 30, 2019. The waiver allows the cul-de-sac to be built as proposed by the applicant, subject to conditions. See attached Exhibit E for the record of the Board of Zoning Adjustment's decision.

### **GRADING AND RETAINING WALLS**

The project site in its existing condition is generally flat, sloping gradually from the south to the north (toward Cresta Road). The proposed grading plan mostly retains the existing topography of the site while creating pads for the proposed homes and the internal roadway.

The only significant changes to the topography of the site are proposed at the southeast corner of the site, adjacent to Promenade Avenue (on Lot 12 of the proposed subdivision) and on a portion of the western property boundary (on Lots 16, 17, and 18 and a portion of Lot 19) where "verdura"-type

retaining walls are proposed to create buildable lots. At both of these locations, retaining walls of approximately 10 feet in height would be constructed. The “verdura” wall is constructed of interlocking concrete blocks that stack to create a retaining wall that slopes toward the area being retained. Each block incorporates a “pocket” which is filled with soil and then planted. The plants will be watered using an in-line emitter drip irrigation system. In addition to the verdura wall, the developer is also constructing a six-foot high slumpstone block wall at the base of the verdura wall in front of the three foot wide v-ditch. This block wall will physically separate the v-ditch from the adjacent property to the west. Another six-foot high slumpstone block wall will be constructed above the verdura wall and set back 2.8 feet from the top of wall. This type of wall has been used successfully in several locations in Corona, including the Sierra Bella and Terrassa residential projects. Terrassa is located on El Cerrito Road east of State Street and pictures of the verdure wall at this project are shown in Exhibits K1-K3.

Easements are proposed behind lots 12, 16, 17, 18, and 19 for wall access and maintenance. The developer will be establishing a home owners association (HOA) to maintain the retaining walls behind these lots. Access to the wall behind Lot 12 will be taken from the east side of the property from Promenade Avenue. Access to the wall behind Lots 16 through 19 is taken from the newly created street between Lots 15 and 16. Cross sections for the proposed verdura walls are shown in Exhibits D2-D3. A colored rendering cross-section of the wall is also shown in Exhibit D4. The HOA will also be responsible for the maintenance of the landscaping along Cresta Road, underground drainage, and water line and surface maintenance.

In addition to these walls, the applicant proposes to create a slope at the back of Lots 1-9 to slightly lower these lots relative to the adjacent roadways and create flatter, more usable lots for the ultimate homeowners.

Drainage from the proposed project will be directed to roadways and existing storm drainage facilities. Adjacent properties will not have additional storm water directed to them as a result of the project.

## **EASEMENTS**

Five existing easements for sewer and water lines and drainage will be vacated as part of the project. Upon recordation of TTM 37719, new easements will be established on the site. These are described below.

Easement A is located on the north side of Lot 1 and Lot 23. The areas contains 2:1 slopes located along the side yards of Lots 1 and 23 facing Cresta Road. The applicant is required to construct a perimeter tract wall at the top of this slope and as a result, the 2:1 slope would be on the exterior side of the wall. As the slope will not be visible to the homeowners of Lots 1 and 23, the slopes are required to be maintained by the HOA which would ensure that the landscaping within these areas are maintained.

Easements B and C are located between Lot 15 and Lot 16, with Easement C also located behind Lots 16 through 19, and on the east and south sides of Lot 12. The easement is to provide the HOA access to the verdure retaining wall for maintenance purposes.

Easement D is located to the east of Lot 12 adjacent to Promenade Avenue and behind Lot 19 through Lot 23. The easement is to accommodate underground drainage which will be maintained by

the HOA.

Easement E is located between Lot 11 and Lot 12. The easement is 15 feet in width and contains a public underground waterline which will be maintained by the City of Corona. The surface maintenance of the easement will be the responsibility of the HOA.

Easement F is located on the north side of Lot 1 and Lot 23. The area is a line of sight easement which limits the height of landscaping to six inches above the curb. This easement will be maintained by the HOA.

Easement G is located behind Lot 12 and behind Lot 16 through Lot 19. This is a restrictive use easement to prevent homeowners from digging or building in the area in which “geogrid” fabric has been placed underground to help stabilize the verdure retaining walls.

Additionally, an easement for a Southern California Edison electric box will also be placed on this map at a future date. However, the location of the easement has not been determined at this time.

## **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. The Mitigation Negative Declaration is recommended for adoption (Exhibit G).

## **FISCAL IMPACT**

The applicant paid \$18,921.75 in application processing fees for the Tentative Tract Map application.

## **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 the staff report, the Community Development Department received a letter from the adjacent property owner located at 429 Wynola Court. The resident mentions concerns on the series of walls being constructed in the area of Lots 16, 17, and 18, views into their yard from the new two-story homes, additional traffic on Cresta Road, and the lack of security fencing in areas surrounding the Cresta Verde Golf Course. A copy of the letter is attached as Exhibit J.

## **STAFF ANALYSIS**

TTM 37719 is intended to accommodate residential development consisting of 23 single family residential homes. The project has been designed to comply with the development standards that apply under the SFR-5 designation of the Northeast Corona Specific Plan (SP81-2). The proposed map demonstrates orderly development of the project site with supporting infrastructure being constructed both on and off the project site. Additionally, the project site was considered for future single family residential when the Northeast Corona Specific Plan was adopted in 1982. The specific plan covers 1,463 acres and planned for the construction of 6,241 residential dwelling units, which

included residential units on the project site.

The map and the proposed development will implement a number of goals and policies of the General Plan to provide a diversity of housing and supporting uses to meet the needs of Corona's residents. It also promotes the city's goals of developing underutilized in-fill sites within the City. Therefore, based on the following findings and conditions of approval, TTM 37719 is recommended for approval.

## **FINDINGS OF APPROVAL FOR TTM 37719**

1. *An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study 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. *None of the conditions provided in Section 66474 of the California Government Code exists for the following reasons:*
  - a. *The proposed map is consistent with the project site's General Plan designation of Low Density Residential (3-6 du/ac) and is in accordance with the goals and policies related to the project site and residential development in general.*
  - b. *The proposed subdivision is designed in accordance with the standards imposed by the respective land use designations of the Northeast Corona Specific Plan (SP81-2) and the Corona Municipal Code.*
  - c. *The site is suitable for the type of development proposed under TTM 37719 and associated PP2019-0005 and provides for adequate access from Cresta Road and from the internal public street, which was designed in accordance with City standards.*
  - d. *The site is physically suitable for the proposed density of development. The site can be graded and developed in accordance with the Northeast Corona Specific Plan standards and those of the City of Corona Municipal Code.*
  - 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 project's initial study has determined that potential environmental impacts are capable of being mitigated to less than significant levels.*
  - f. *The proposed subdivision will not result in adverse impact to public health, safety or general*

welfare because the project is designed in accordance with design standards that are in place to ensure the orderly development of the project site and the improvements associated with the project.

- a. 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 easements are being vacated or relocated elsewhere on the project site.
3. Pursuant to California Government Code Section 66473.5, consistency with applicable General Plan or Specific Plan does exist for the following reasons:
  - a. The General Plan allows for up to six dwelling units per acre for the Low Density Residential designation. The proposed project would result in a density of 4.43 du/ac which is within this density.
  - b. The Northeast Corona Specific Plan designates the project as part of Project Area 3E, which is to be developed at a maximum gross density of 4.8 dwelling units per acre. The proposed project's density is within this maximum allowable density.
  - c. The project has been designed in accordance with the development standards by the Northeast Corona Specific Plan and the Municipal Code.
4. Pursuant to California Government Code Section 66474.6, 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's Department of Water and Power.
5. The proposal is in conformance with the standards of the SFR-5 designation of the Northeast Corona Specific Plan (SP81-2) for the following reasons:
  - a. Single Family residential development is permitted in the SFR-5 designation of the Northeast Corona Specific Plan, and the subdivision design is consistent with the development standards that apply to the site.
  - b. The proposed development is consistent with the applicable standards imposed by the Corona Municipal Code.
6. The proposal is in conformance with Title 16 (Subdivisions) of the Corona Municipal Code for the following reasons:
  - a. The proposed map meets the city's subdivision standards for lot area as prescribed by the Northeast Corona Specific Plan development standards for single family residential development and the requirements for street access.



- b. All necessary public improvements to support the proposed project are guaranteed with this subdivision.*

**PREPARED BY:** ERIC NORRIS, PLANNING CONSULTANT AND LUPITA GARCIA, ASSOCIATE PLANNER

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

## EXHIBITS

1. Locational and Zoning Map
2. Exhibit A - Tentative Tract Map 37719
3. Exhibit B - Conditions of Approval
4. Exhibit C - Site Plan
5. Exhibits D1-D4 - Conceptual Grading Plan and cross-sections
6. Exhibit E - CULW2019-0001 Record of Board of Zoning Adjustment Decision
7. Exhibit F - Applicant's letter giving required subdivision information
8. Exhibit G - Environmental Documentation
9. Exhibits H1-H2 - Letter dated July 26, 2019 sent to all 17 properties adjacent to the project site along Wynola Court and meeting sign-in sheet
10. Exhibits I1-I2 - Letter dated October 8, 2019 sent to all properties within 500 feet and meeting sign-in sheet
11. Exhibit J - Letter from Mr. and Mrs. Foate, dated January 14, 2020, regarding the project
12. Exhibit K1-K3 - Pictures of the verdura walls at Terrassa

Case Planner: Lupita Garcia (951) 736-2293