**File #:** 21-1077, **Version:** 1

# REQUEST FOR CITY COUNCIL ACTION

DATE: 12/01/2021

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:
Parcel Map 38183 to subdivide 10 acres into two parcels located at 2550 S. Main Street in the A (Agricultural) zone.

## EXECUTIVE SUMMARY:

Parcel Map 38183 (PM 38183) is an application to subdivide 10 acres into two parcels to facilitate the development of five acres that is currently undeveloped. The parcel map will allow the parcels to be owned by two different parties. The parcel in its entirely is owned by the Association of 7th Day Adventists. The organization is interested in separating the undeveloped five acres from its religious development and create an opportunity to sell the parcel, which is not being utilized by the church.

## RECOMMENDED ACTION:

**That the City Council** approve PM 38183 subject to the findings and conditions as recommended by the Planning and Housing Commission.

## BACKGROUND & HISTORY:

PM 38183 would subdivide 10 acres into two parcels. The subject site is located at 2550 S. Main Street, which is owned by the Association of 7th Day Adventists. The western portion of the property is undeveloped and occupied by a plant nursery. The applicant has indicated that the nursery tenant will be vacating the property. The eastern portion of the property is currently developed with a church. The church was established under Conditional Use Permit (CUP) 78-11.

The approved plan by the CUP does not include a second phase of development for the church that would extend to the western portion of the property. The western portion has remained undeveloped and underutilized for 43 years. The zoning of the property is Agricultural and the General Plan designation and South Corona Community Facilities Plan (CFP) designation is Medium Density Residential. Although the General Plan allows a density range of 6-15 dwelling units to the acre (du/ac), the South Corona CFP limits the density to 7.88 du/ac. Future development of the parcel

with a land use other than agriculture will require a review by the Planning and Housing Commission.

**ANALYSIS:**
The Agricultural zone is governed by Corona Municipal Code (CMC) Chapter 17.06. which requires a minimum lot area of five acres for newly created lots. Additionally, a minimum lot width of 250 feet and lot depth of 300 feet are required for a parcel. Parcels 1 and 2, as shown on PM 38183, meet the minimum lot area of five acres, including the width and depth requirements prescribed by the code. Also, Parcel 2 is designed as a flag lot, which creates an access corridor design from the street that is at least 25 feet in width and 80 feet in depth.

Table 1 below summarizes the size of the proposed lots.

**TABLE 1**
**Proposed Lot Sizes for PM 38183**

| Parcel Number | Lot Area Square Footage | Acreage |
|---|---|---|
| 1 | 217,983 S.F. | 5 |
| 2 | 217,823 S.F. | 5 |

The subdivision results in a density of 0.2 dwelling units per acre, which does not exceed the General Plan's density of 15 du/ac nor the South Corona CFP maximum density of 7.88 du/ac.

The parcels are provided with adequate vehicular access by two existing driveways on Main Street. Parcel 1 will have vehicular access from Main Street via an existing driveway located at the northeast corner of the property. Parcel 2 will have vehicular access from Main Street via an existing driveway that is located at the southeast corner of the property. Both driveways will be shared between the parcels. The southeast driveway also provides reciprocal access to the adjacent development to the south.

Main Street is classified by the General Plan as a major arterial. The portion of Main Street adjacent to the project site is fully improved with roadway, curb and gutter, landscaped parkway, and sidewalk. No additional widening is needed for this portion of Main Street as the street is at its maximum arterial width.

**FINANCIAL IMPACT:**
The applicant paid the application processing fees of $5,790 to cover the cost of the Parcel Map.

**ENVIRONMENTAL ANALYSIS:**
A Notice of Exemption has been prepared for the project pursuant to Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempted from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (the "common sense" exemption). Parcel Map 38183 subdivides an existing single parcel into two parcels. No change to the property's current land use is proposed with this request.

## PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of November 8, 2021, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Meza) and carried, with Commissioner Woody voting "No", that the Planning and Housing Commission recommend approval of PM 38183 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, PLANNING & DEVELOPMENT DIRECTOR

## Attachments:

1. Exhibit 1 - Locational and zoning map
2. Exhibit 2 - Site plan for PM 38183
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of November 8, 2021



powered by Legistar™