

High Density Residential and Mixed-Use Development Standards and Design Guidelines Compliance Checklist

Applicant Information

Applicant's Name:

Address/City/State/Zip Code:

Firm/Company/Name:

Email:

Phone number:

General Project Description

Location:

Project Address:

General Description of Proposed Project:

High Density Residential and Mixed-Use Development Standards and Design Guidelines Compliance Checklist

YES: Meets standards/guidelines

NO: Does not meet standards/guidelines information needed

N/A: Not applicable

INC: Incomplete - additional

High Density Residential and Mixed-Use Development Standards						
Development Standards						
Intent						
<p><i>The development standards apply to the AHO zone regulated by CMC Chapter 17.31. The AHO zone is intended to facilitate the development of multifamily at a higher density to accommodate affordable housing units for low and moderate income households. Proposed standards would allow for additional multi-family housing types such as multiplexes, stacked flats, multi-family and podium-style, courtyards, and adaptive reuse development in the City of Corona. Design Guidelines are applicable to all AHO sites.</i></p>						
Item	Development Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
	Is the project's proposed density between 45 to 60 units/acre?					

High Density Residential and Mixed-Use Development Standards

Development Standards

Intent

The development standards apply to the AHO zone regulated by CMC Chapter 17.31. The AHO zone is intended to facilitate the development of multifamily at a higher density to accommodate affordable housing units for low and moderate income households. Proposed standards would allow for additional multi-family housing types such as multiplexes, stacked flats, multi-family and podium-style, courtyards, and adaptive reuse development in the City of Corona. Design Guidelines are applicable to all AHO sites.

Item	Development Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
	Does the project comply with the FAR (floor-area ratio) of 2.0 or per the General Plan requirements?					
	Where affordable housing units are proposed, is the minimum unit size at least 400 square feet?					
	Where market rate housing units are proposed, is the minimum unit size at least 550 square feet?					
	If a residential-only/multi-family building is proposed, is the building height equal to or less than 60'?					
	If a mixed-use building or a building with podium style parking is proposed, is the building height equal to or less than 80'?					
	Is at least 15% of the project site landscaped?					
	Does the project include at least 100 square feet of open/amenity space per unit?					
	Of the required open space, is 50% within private open space (balconies or patios) and 50% in common space (25% of common space can be in the form of indoor space)?					

High Density Residential and Mixed-Use Development Standards

Development Standards

Intent

The development standards apply to the AHO zone regulated by CMC Chapter 17.31. The AHO zone is intended to facilitate the development of multifamily at a higher density to accommodate affordable housing units for low and moderate income households. Proposed standards would allow for additional multi-family housing types such as multiplexes, stacked flats, multi-family and podium-style, courtyards, and adaptive reuse development in the City of Corona. Design Guidelines are applicable to all AHO sites.

Item	Development Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
	Does the project have a minimum street frontage setback of 5 feet, or 8 feet if retail is proposed?					
	Does the project have a minimum interior side yard setback of 8 feet?					
	Does the project have a minimum rear yard setback of 5 feet?					
	If the project is adjacent to single family residential, does the project have a minimum setback of 8 feet for single story elements, 15 feet for two story, and 25 feet for three stories and higher?					
	Does the number of parking for affordable units comply with the standards presented in the California Government Code Section 65915-p1?					
	Are the parking requirements for market rate units in compliance with the City of Corona Municipal Code Chapter §17.76?					
	Are the parking requirements for commercial developments in compliance with the City of Corona Municipal Code Chapter §17.76?					

Building Design Guidelines

A. Building Form and Articulation

Intent

How building mass relates to pedestrians at the ground level shapes the way buildings are perceived and contributes to a pedestrian-friendly environment. Buildings should be visually interesting, with varying facades, and seamlessly transition into the massing of adjacent structures.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A	Are the façades of buildings fronting the street articulated with wall offsets, projections, or recesses that are at least two feet deep and spaced no more than 30 feet apart?					
B1	Does the project comply with architectural styles of Spanish Revival, Craftsman, Tuscan and Modern listed in the Western Riverside Council of Governments (WRCOG) Objective Design Standards Toolkit?					
B2	If the project is located in a specific plan, does it comply with the specific plan's architectural style and design guidelines?					
C	If row housing is being considered, do units vary the distance between the primary façade and the setback line (up to 30") to create visual interest and articulation?					
D	Where louvers and other sun-shading features may be located above residential windows or storefronts, are these features no more than 30" deep and not project into the public right-of-way?					
E	For building wings located on the same side of adjacent residential uses (within the first 25 feet), is there a transition in density so that the number of floors located within this zone is no greater than two stories?					

Building Design Guidelines

A. Building Form and Articulation

Intent

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Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
F1	Do upper-level residential units have a floor-to-floor clearance of at least 10', including trusses and mechanical equipment?					
F2	Are upper-level units set-back from the ground-level façade by at least one-foot (1') but no more than two-feet (2') to visually differentiate between the upper and lower floors?					
G	Does the building ground-level have between 15' and 20' of floor-to-floor clearance?					
I1	Do buildings that are over three stories have massing breaks at least every 100 feet along any street frontage or adjacent open space?					
I2	Where massing breaks are proposed, will breaks be five feet deep and extend the height of the floor?					
I	Do buildings that are three stories and higher provide horizontal planes using trim, awnings, eaves or other ornamentation?					
J1	If proposed, are stairways designed as an integral part of the overall architecture of the building, complementing the building's mass and form?					

Building Design Guidelines

A. Building Form and Articulation

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Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
J2	If exterior stairways are proposed, are they solid and not prefabricated metal stairs?					
K	Do buildings that are over three stories have various roofline heights to create variation in the building height?					

B. Retail Design Guidelines

Intent

Retail uses along major arterials serve to provide amenities for meeting daily needs, but also activate sidewalks and make them more inviting for patrons and residents. Retail buildings should promote transparency, be oriented to the sidewalk with limited setbacks, and be accessible for patrons arriving on foot, bike, transit, or car.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A1	Does housing with ground-level retail have pedestrian access from surface parking facilities located behind the building to the primary street, either along the perimeter of the building or through the building using a publicly-accessible arcade?					
A2	With the presence of an publicly-accessible arcade, are arcades at least 10' and no more than 70' long?					

B. Retail Design Guidelines

Intent

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Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
B	Is there a clear visual separation between ground-floor retail uses and upper floors provided through the use of louvers, canopies, or change of material or building plane?					
C	Do retail storefronts have at least one (1) publicly-accessible door located along the primary street?					
D	Do ground-level retail storefronts have a minimum clearance of at least 15'?					
E1	Is at least 60% of the primary façade of retail storefronts featuring transparent windows?					
E2	If opaque and/or smoked-glass windows are proposed, are they limited to at most 20 percent of the window area?					
E4	If proposed, is permanent and temporary shelving located away from windows?					
E5	Is there is clear access and visibility provided between the interior and exterior of the building?					
F	If a consolidated semi-public restrooms that serve multiple retail uses are included within the building, is there a clear path of access provided to its facilities and are the facilities sized in conformance with the City of Corona Municipal Building Code?					

B. Retail Design Guidelines

Intent

Retail uses along major arterials serve to provide amenities for meeting daily needs, but also activate sidewalks and make them more inviting for patrons and residents. Retail buildings should promote transparency, be oriented to the sidewalk with limited setbacks, and be accessible for patrons arriving on foot, bike, transit, or car.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
G1	Does signage avoid projecting into the sidewalk zone/public right-of-way?					
G2	Does the project use signage other than neon and backlit signs?					
H	For mixed-use buildings with retail, is there an uninterrupted grade transition between the sidewalk and ground-floor storefronts?					
I	Do retail entrances have alcoves between 15 and 100 square feet in size, paved to match the sidewalk?					
J1	Are window frames recessed and not flush against walls?					
J2	Do windows have frames and sills, molded surrounds, or lintels to enhance window openings and add relief?					

C. Ground-level Guidelines

Intent

An active and attractive ground-level, particularly along the primary building frontage, fosters a pedestrian-friendly environment. Active uses such as residential walk-up units, common area amenities like leasing offices, day care centers, and fitness centers should be located along the sidewalk for visual interest where retail is not present.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A	Are active uses located on the ground floor adjacent to the primary sidewalk including retail storefronts, gathering areas, leasing offices, community rooms, and fitness centers, among others?					
B	Does glazing comprise of 60-80% of the ground plane and 40-60% of the upper floors for residential buildings?					
C	Are utilities, trash, and other storage screened from view by pedestrians along the primary facade?					
D	If additional setback is provided along the primary facade for retail uses, are these areas programmed with active uses such as tables, seating, verandas, street furniture, shade structures, and public art?					
E	If residential units are located at grade along the sidewalk, is access provided through a primary or secondary entrance from the sidewalk into the unit?					
F	Do expansive, blank walls that have no doors, windows, articulation, or landscaping treatment span less than 20 feet in length?					

D. Parking

Intent

While the development standards and guidelines promote multi-family housing that supports transit, cycling, and walking, parking is required for commercial and housing uses. Parking should be located behind the building and screened or within enclosed structures that are integrated into the architectural character of the rest of the building.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comments
A	Is on-site surface parking located to the rear of the building?					
B	Are surface parking lots being buffered along the perimeter with hedges and/or fencing that are no more than five (5') tall?					
C1	If proposed, do surface parking lots include a landscaped finger island or diamond with trees that are located no more than 30' on-center along the length of the parking module?					
C2	Is adequate irrigation provided to tree wells through a drip irrigation system or through surface-level stormwater management techniques using, for example, runnels and bioswales?					
C3	If tree wells without permanent drip irrigation systems are proposed, is there at least one outdoor spigot that will be provided to hand-irrigate trees and vegetation?					
D1	Are above-grade/podium parking structures screened and fully integrated into the façade of the building using glass panels, perforated panels, or artistic elements that are of the same architectural character as the rest of the building?					
D2	If naturally ventilated, above-grade parking structures are proposed, are they at least 90% enclosed along the perimeter?					
E1	Are access ramps to above- and below-grade parking structures being integrated into the building?					

D. Parking

Intent

While the development standards and guidelines promote multi-family housing that supports transit, cycling, and walking, parking is required for commercial and housing uses. Parking should be located behind the building and screened or within enclosed structures that are integrated into the architectural character of the rest of the building.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comments
E2	For access ramps located along the secondary edge (side yard) of the building, is it screened or include artistic treatment?					
F1	Where lighting is present, does light area directed downward with a minimum of 1 foot candle?					
F2	Where lighting fixtures are present, is there a shielded light source and is it designed so light is not directed off site?					
G1	Are at least two stairwells connecting above- and below-grade parking facilities to grade for egress?					
G2	Are there direct points of entry provided from the primary sidewalk or within a walkway at the side of the building for publicly-accessible parking facilities to minimize the use of the elevator?					
H	In the case that fully-automated parking structures (hydraulic or mechanical systems) can be provided in lieu of traditional structured parking facilities, are the provided points of access are in conformance with the Site Circulation and Access and screening guidelines provided within the design standards?					
I	In the presence of parking lifts, is adequate clearance provided for passenger vehicles?					

E. Sustainability**Intent**

With California's climate crisis, the state is becoming hotter, drier, and energy strained, particularly in the Inland Empire. Buildings should conform to the State's Net Zero Energy standards for energy efficiency, promote stormwater infiltration and aquifer recharge, and use drought-tolerant landscape and hardscape to reduce irrigation needs.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comments
A	Does the site design prevent off-site discharge of untreated stormwater from rainfall events up to and including the 95th percentile storm event by incorporating low-impact development best practices, such as rain gardens, bioretention and infiltration planters, porous pavements, vegetated swales, green roofs, tree boxes, and rainwater harvesting?					
B	Does the project comply with Net Zero Energy (ZNA) standards as outlined in Title 24 of the California Energy Code?					
C	Where possible, does the orientation of the building's longitudinal axis in the east west direction minimize façade exposure to the sun and promote natural ventilation and cooling?					

Site Design Guidelines

F. Setbacks and Screening

Intent

Buildings that are oriented to the primary street provide street-wall enclosure, which promotes sidewalk activity and a sense of place. Active uses should be directly connected to the sidewalk, with well-designed patios and public space as appropriate. Undesirable uses, such as utilities, parking lots, and others, should be screened.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A1	If proposed, are fencing, hedges, or vegetation that enclose sidewalk-adjacent dining areas less than three-feet (3') tall?					
A2	If fencing is used, is it made of durable materials consistent with the architectural character of the building?					
B	Are facades facing side yards located at least 8' from the edge of the property?					
C	Where additional screening in the form of fencing and/or hedges are being proposed, is side and rear fencing in compliance with CMC Section §17.70.060?					
D	Are parking lots and structured parking facilities screened in conformance with the Parking guidelines provided herein?					

G. Site Circulation and Access

Intent

Sites should be accessible and safe for all people, particularly pedestrians and those who are mobility impaired. Breaking a larger site into smaller blocks with publicly accessible walkways promotes better pedestrian movement and provides access to transit and other amenities.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A1	Where sites with at least fifty-feet (50') of frontage along the primary street are proposed, is there a recessed curb to accommodate at least one (1) on-street parking stall along the curb for transit network companies (e.g. Uber and Lyft) or for loading/unloading?					
A2	Where there's the presence of on-street parking stalls for loading/unloading, is the time limit within the range of 15-30 minutes?					
A3	Are the loading area requirements for non-residential uses in compliance with City of Corona Municipal Code Chapter §17.78?					
B	Within sites located at the middle of the block, along the primary street, and with no site access from an alley, is there a minimum of one curb cut and a driving lane of up to 15' or as approved by the Public Works Department to access on-site parking facilities?					
C	If an existing, adjacent alley is present, does the site provide access to on-site parking facilities via the alley?					
D	For sites located at the intersection of two streets, is access to on-site parking facilities provided from the secondary street (end of block)?					
E	Do all parking facilities provide clear paths of pedestrian travel to publicly-accessible doors?					

H. Sidewalk and Public Realm

Intent

Buildings that are oriented to the primary street provide street-wall enclosure, which promotes sidewalk activity and a sense of place. Active uses should be directly connected to the sidewalk, with well-designed patios and public space as appropriate. Undesirable uses, such as utilities, parking lots, and others, should be screened.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A1	Are trees present within the transition zone, commonly known as the parkway, located between the edge of the curb and the walkway?					
A2	Are canopy trees sited along the transition zone at a frequency in accordance with CMC Chapter §12.22?					
B	Do the sidewalk improvements conform to Americans with Disabilities Act (ADA) standards?					
C	Are walkways at least 4' wide and be free of obstructions?					
D	Where utility poles and boxes and other obstructions are present, will they be located within the transition zone at the edge of the sidewalk and avoid encroaching into the walkway?					
E	If sufficient right-of-way is available, are sidewalks being buffered from moving traffic with parkway trees, on-street parking, or bike lanes?					
F	Is a frontage zone of one-foot (1') provided between the edge of the curb and the transition zone in order to provide space for TNCs (e.g. Uber or Lyft), pick-up/drop-off, and delivery zones?					
G	If sufficient right-of-way is provided and improvements are proposed, are public amenities such as on-street parking, bike lanes, and pickup/drop-off and delivery zones included?					

H. Sidewalk and Public Realm

Intent

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Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
H1	When present, are pedestrian-level street lights (with luminaries mounted 12'-14' above the sidewalk) provided within the transition zone next to the sidewalk?					
H2	When present, will lighting be cast downward and provide adequate illumination for pedestrians, while minimizing incursions into storefronts and residential units?					
I1	Where privately-owned, publicly-accessible open spaces (POPs) are being considered, will access be provided from the adjacent public sidewalk?					
I2	Where privately-owned, publicly-accessible open spaces (POPs) are proposed, are they enclosed with fencing and/or vegetation no more than three-feet (3') tall?					
I3	If proposed, are privately-owned, publicly-accessible open spaces (POPs) located next to active uses (including retail storefronts, ground-level residential units, leasing spaces, indoor gyms, etc.)?					
J1	When proposed and applicable, do POPs and other open spaces have a slope of no more than 10%?					
J2	When proposed and applicable, will POPs with a slope use durable, dust-free materials?					
K1	If freestanding public art is proposed within the public right-of-way, is it located outside of the walkway and extension zones?					

H. Sidewalk and Public Realm

Intent

Buildings that are oriented to the primary street provide street-wall enclosure, which promotes sidewalk activity and a sense of place. Active uses should be directly connected to the sidewalk, with well-designed patios and public space as appropriate. Undesirable uses, such as utilities, parking lots, and others, should be screened.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
K2	If proposed, does public art complement the architectural character of the building?					
L	If sufficient right-of-way is available, is at least one two-person bench located every 25 feet within the length of the transition zone?					

I. Cycling & Transit

Intent

The vast majority of AHO sites are located along corridors with high-frequency transit, including RTA Route 1, which is the system's busiest. Housing projects should take advantage of the transit and bicycle amenities present by providing bike storage facilities, fix-it stations, bus shelters, and other amenities as needed.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A	Are on-site bike parking facilities located at-grade, either next to the building or within a readily-accessible bike room within the building(s)?					
B1	For buildings with a non-residential component, is the ratio of on-site bike racks proposed in compliance with the California Green Building Standards Code, section §5.106.4.1?					
B2	For residential buildings, is the ratio of on-site bike racks proposed in compliance with the California Green Building Standards Code, section §A4.106.9?					

I. Cycling & Transit

Intent

The vast majority of AHO sites are located along corridors with high-frequency transit, including RTA Route 1, which is the system's busiest. Housing projects should take advantage of the transit and bicycle amenities present by providing bike storage facilities, fix-it stations, bus shelters, and other amenities as needed.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
C	If in-building bike storage rooms for residents are proposed, do they include secure access through assigned key cards?					
D	Is there at least one freestanding bicycle fix-it station provided within the sidewalk transition zone or on-site near bicycle storage areas?					
E1	Are proposed bus shelters located within the transition zone?					
E2	Do proposed bus shelters conform to the Riverside Transit Agency shelter design standards?					

J. Public Safety and Security

Intent

Design of the built environment plays a large role in the safety of the public realm. People feel safer when there is significant retail or other activity present, adequate lighting, buildings that are oriented to public sidewalks, and well-defined semi-private and private spaces that clearly demarcate more secure areas within a site.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A1	If multi-family residential units with ground-level public access are proposed, is there a patio space that is enclosed with no more than a five-foot (5') tall fence?					

J. Public Safety and Security

Intent

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Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A2	If fences are proposed, are they built using permanent high quality materials such as stucco, brick, or iron?					
A3	If secure gates are proposed, are they at most five feet (5') tall?					
B1	If closed circuit security cameras are proposed, are they mounted on pedestrian-level lighting (12'-14' in height) instead of freestanding utility poles?					
B2	If closed circuit security cameras are installed, are they located below the fascia or roof of the building?					
C1	Are semi-private uses (publicly-visible patios, terraces, accessible entrances to residential areas, public-to-private space transitions) physically defined by fences, signs, and/or shrubs?					
C2	Are areas programmed with sensitive uses (playgrounds, day care facilities, etc.) located in front of staff rooms and retail windows to maximize surveillance?					
C3	Are screen areas at the perimeter of the building and site (such as utility boxes, meters, emergency egress, etc.) secure?					
C4	Are publicly-accessible spaces with active uses being programed to promote passive surveillance, including					

J. Public Safety and Security

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Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
	spaces for breaks and lunch, waiting areas for pick-up/drop-off or transit, etc.?					
D1	Where multi-family residential units with ground-level public access are being proposed, will paseos and parking lots be illuminated with a minimum of 1 foot candle?					
D2	Where multi-family residential units with ground-level public access are being proposed, will building mounted security lights avoid projecting above the fascia or roof of the building?					
D3	Where multi-family residential units with ground-level public access are being proposed, will building entrances be well lit from the street, parking lots, and walkways?					

K. Landscape

Intent

While California regularly experiences multi-year droughts, smart landscape design strategies should be employed to ensure that places are attractive, comfortable, and restorative, while limiting the use of irrigation. California native plants, including succulents, desert landscapes, and other drought-tolerant species, should be prioritized.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A1	Where no parkway trees exist, do new parkway trees with sufficient canopy provide shade for pedestrians?					
A2	Are new parkway trees in conformance with the City's tree planting standards and be provided with adequate irrigation and space?					
B	Are drought-tolerant plants and those native to Southern California being prioritized for all landscape installations with vegetated areas?					
C	Is permeable paving and below-grade stormwater infrastructure integrated for stormwater capture?					
D	Do hardscape pedestrian areas use durable, attractive materials such as stained concrete, decomposed granite, brick, and artistic pavers that are consistent with the architectural character of the building(s)?					
E	Is adequate irrigation and respiration being provided for all trees onsite and within the public right-of-way through tree wells, protective materials such as mulch or decomposed granite, amended soils, drip irrigation systems, etc.?					
F	Where necessary, do building setback areas include landscaping and support pedestrian movement, such as pedestrian paths?					
G	Where turfed areas are proposed, are they intended for recreational use (e.g. sports field, parks, etc.) only?					

L. Common Area Amenities

Intent

The standards promote multi-family housing projects that maximize lot coverage and yield enough affordable housing units to meet the City of Corona's RHNA goals. As a result strategies such as rooftop terraces, outdoor balconies, and small ground-level pocket parks should be considered to provide spaces for residents to recreate and gather.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A1	Is outdoor amenity space and common amenity space being provided to units based on compliance with the development standards?					
A2	Where outdoor amenities are proposed, do they include seating areas, shaded areas, barbecues and/or recreational space?					
A3	If proposed developments are 20 units or more, is a pool within the common amenity space included?					
B	If shared open/amenity space is proposed, is it located outside of the required setbacks unless it directly abuts a public park?					
C	In projects proposed to have 20 units or more, is at least one shared amenity space 500 square feet or greater?					
D	In non-age restricted developments with 15 or more units, are children's play areas and structures be provided?					
E	Are outdoor amenity areas being designed to be visible from dwelling units while minimizing potential conflicts between users of the space and nearby units, such as noise from pools or cooking areas?					
F	Are interior shared amenity spaces located along a common path of travel and with sufficient access to natural light?					

L. Common Area Amenities

Intent

The standards promote multi-family housing projects that maximize lot coverage and yield enough affordable housing units to meet the City of Corona's RHNA goals. As a result strategies such as rooftop terraces, outdoor balconies, and small ground-level pocket parks should be considered to provide spaces for residents to recreate and gather.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
G1	Does private outdoor space located on the ground floor have dimensions equal to or greater than 10 feet?					
G2	Does private outdoor space located above the ground floor have dimensions equal to or greater than 6 feet?					
G3	Do outdoor amenity spaces, including rooftop space, have horizontal dimensions equal to or greater than 15 feet?					
H	Where indoor amenity spaces are present, do they function as space for social gatherings (fitness rooms, community rooms, etc..)?					

M. Utilities and Mechanical Equipment

Intent

Mechanical equipment, utilities, and refuse areas are essential for the maintenance, comfort, and safety of multifamily housing projects but can detract from the visual quality of the site and streetscape. Adequate screening and enclosures can mitigate the impact of these systems.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
A	Are mechanical equipment and other utilities be located away from the primary street?					
B	Are ground-level utilities and mechanical equipment being screened from public view through the use of hedges and/or fencing?					

M. Utilities and Mechanical Equipment

Intent

Mechanical equipment, utilities, and refuse areas are essential for the maintenance, comfort, and safety of multifamily housing projects but can detract from the visual quality of the site and streetscape. Adequate screening and enclosures can mitigate the impact of these systems.

Item	Design Standards	Staff Status/Comment				
		YES	NO	N/A	INC	Comment
C	If consolidating utility equipment, electrical meters, and junction boxes in enclosed utility rooms is not feasible, will equipment be integrated into the design of the building and appropriately screened?					
D1	Are enclosures provided for freestanding dumpsters and refuse zones?					
D2	Are trash enclosure requirements in compliance with the City of Corona Municipal Code Chapter §17.79?					
D3	Are refuse zones located behind the building, close to the rear of the site and adjacent the alleyway if applicable?					
E	Is adequate circulation provided to the refuse zone for regular trash pick-up?					
F	Is there sufficient clearance around meters, fire hydrants, sewer laterals, and fire standpipe connections provided in conformance with City of Corona standards?					
G	Is rooftop mechanical equipment screened by the building's parapet walls or other screening material that complements the architecture of the building?					