

**CONCORDIA
SPECIFIC PLAN
SPECIFIC PLAN NO.84-1**

**Submitted to:
CITY OF CORONA**

**Prepared for:
CONCORDIA DEVELOPMENT CORP**

**by:
THE REYNOLDS GROUP
Planning
HALL and FOREMAN
Engineering**

**Adopted By
City Council
July 5, 1984**

CONCORDIA SPECIFIC PLAN

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4	Zero-Sideyard Standards (Illustrative Only)
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7/19/84

SECTION 1 - INTRODUCTION

Section 1.0 - Project Description and Location

The Concordia Specific Plan proposes the coordinated development of 100 acres of land in a planned community concept for a residential development area which permits up to 470 residential dwelling units.

The Concordia Specific Plan area is situated within the southeastern limits of the City. Ontario Avenue, Fullerton Avenue, Rimpau Avenue and Old Temescal Road currently provide access to the site.

Section 1.1 - Authority and Scope

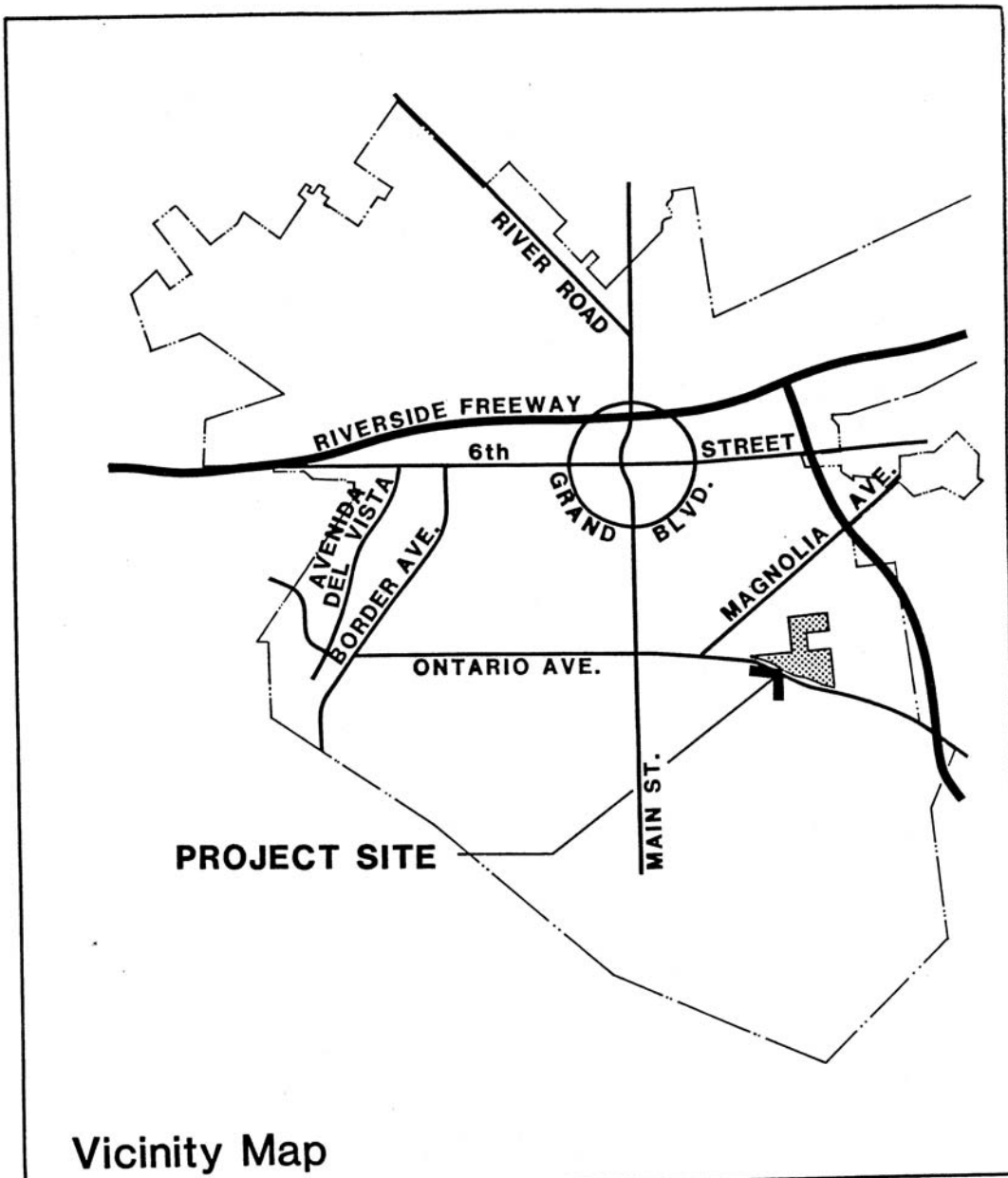
Pursuant to California Government Code Section 65451, this Specific Plan includes detailed regulations, conditions, and programs necessary for the systematic implementation of the City's General Plan including:

1.1.1 - The location of housing and related uses with regulations establishing height and setback limits for such uses.

1.1.2 - The location and extent of existing and proposed street and road rights-of-way and improved widths and standards for dwelling unit and densities including lot sizes.

1.1.3 - Standards for the conservation of natural resources (e.g., palm trees), including procedures for flood control as well as applicable provisions of the City's Open Space Element.

1.1.4 - The establishment of a regulatory procedure tailored to the site to replace the City's conventional City-wide zoning, through which the purposes of the City's General Plan and referenced Zoning requirements can be accomplished.



Vicinity Map

Concordia

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425 West "F" Street, B-4 San Diego, California 92101 (714) 232-3005

CITY of CORONA
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Exhibit 1

SECTION 2 - PLANNING, GOALS AND OBJECTIVES

Section 2.0 - General Plan Goals and Objectives

The following goals and objectives from the Land Use Element of the Corona General Plan are particularly relevant to this Specific Plan:

2.0.1 - To develop a land use pattern which meets the basic needs of Corona residents for essential services, working and living areas, and areas for pursuit of leisure time activities.

2.0.2 - To economize on the costs of municipal facilities and services and the extension of these services by phasing residential development in a manner consistent with availability of public improvements.

2.0.3 - To maintain an economic balance among land uses.

2.0.4 - To consider the land use requirements and population pressures within the region, state and nation while maintaining standards for essential services.

2.0.5 - To encourage and promote flexibility and individuality in development.

The following goals and objectives from the Housing Element of the General Plan are particularly relevant to this Specific Plan:

2.0.8 - To encourage development of housing to satisfy the shelter and home environment needs of existing and future Corona residents.

2.0.9 - To develop neighborhoods properly related to essential community services.

2.0.10 - To encourage development of housing available to all income and age levels.

2.0.11 - To minimize housing cost while maintaining local standards of housing quality through continual monitoring of local codes and ordinances, when this can be accomplished without reducing quality or sacrificing safety and the protection of life and property.

Section 2.1 - Specific Plan Concepts

The City's General Plan provides guidance and direction to establish a planned community environment. The arrangement of land uses, streets, and utilities are designed to respond to the City of Corona General Plan and growth management program. The following concepts have been utilized in the development of the Concordia Specific Plan, and are directly related to one or more of the goals listed above.

2.1.1 - The maximum residential density is 4.7 dwelling units per gross acre.

2.1.2 - The circulation plan has been developed to provide efficient ingress and egress without encouraging through traffic.

SECTION 3 - DEFINITIONS AND GENERAL REQUIREMENTS

Section 3.0 - General Requirements

The following requirements are of a general nature applying to the entire Specific Plan area.

3.0.1 - Vehicular Access Each building or lot shall have individual permanent vehicular access to a street on which the building or lot abuts.

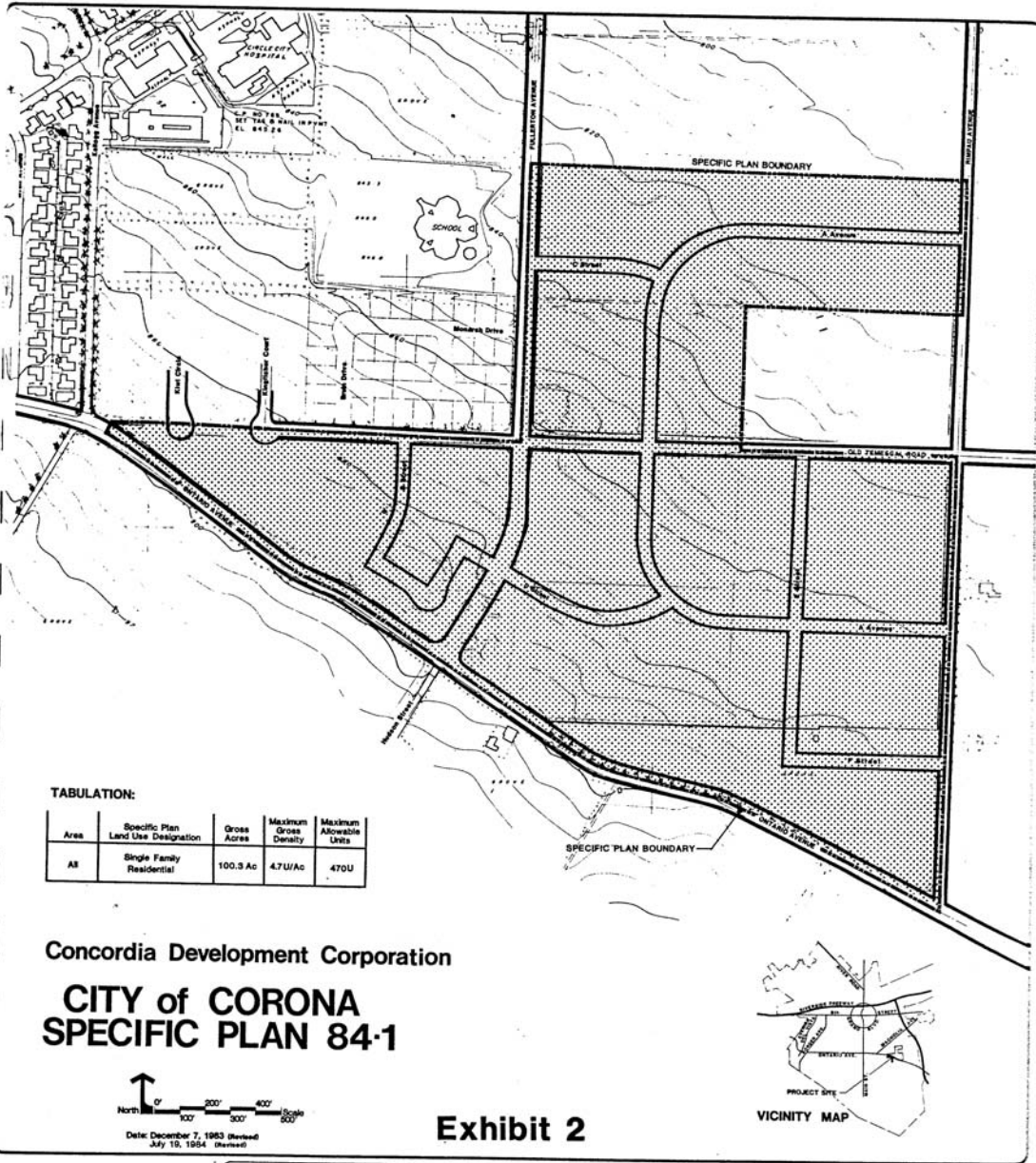
3.0.2 - Maintenance The following types of facilities will exist within the Specific Plan area. Each will require a different type of maintenance as described below:

a) Public Facilities The public street improvements serving the property will be maintained by the City of Corona.

b) Public Street Parkway Maintenance: Maintenance of the landscaped entries as seen on Exhibit 3 and parkway areas abutting dedicated public streets where lots back onto public right-of-way will be maintained by a Landscape Maintenance District established for parkway maintenance.

3.0.3 - Model Complex Within the Specific Plan Area, any model complex and/or sales office designed for temporary use shall be permitted subject to review and approval by the Board of Zoning Adjustment according to the procedures described in Chapter 17.98 of the City of Corona Zoning Ordinance. (See Exhibits 2 and 3)

3.0.4 - Landscape Architects All landscape improvement plans developed pursuant to this plan will be prepared by a licensed landscape architect.



Hall & Foreman, Inc.

Land Use Map

The Reynolds Environmental Group

SECTION 4 - LAND USE

Section 4.0 - Land Use Plan

The Land Use Plan, Exhibit 2 shows the principal land use designations for the Concordia Specific Plan area.

Residential:

0 to 6 dwelling units per gross acre - Single Family Residential

4.0.1 - Land Use Statistics A tabulation of the land use statistics is provided for the Single Family Residential Development Area listing the designations, gross area in acres, maximum residential density, and total maximum allowable dwelling units.(Table 1).

Table 1

Land Use Statistics

Development Area	Specific Plan Land Use Designation	Gross Acres	Maximum Gross Density	Maximum Allow. Dwelling Units
A	Single Family Residential	100.3	4.7	470

Section 4.1 - Designation of Residential District

The following residential use District is established to correspond to the principal land use designation (Section 4.0.1):

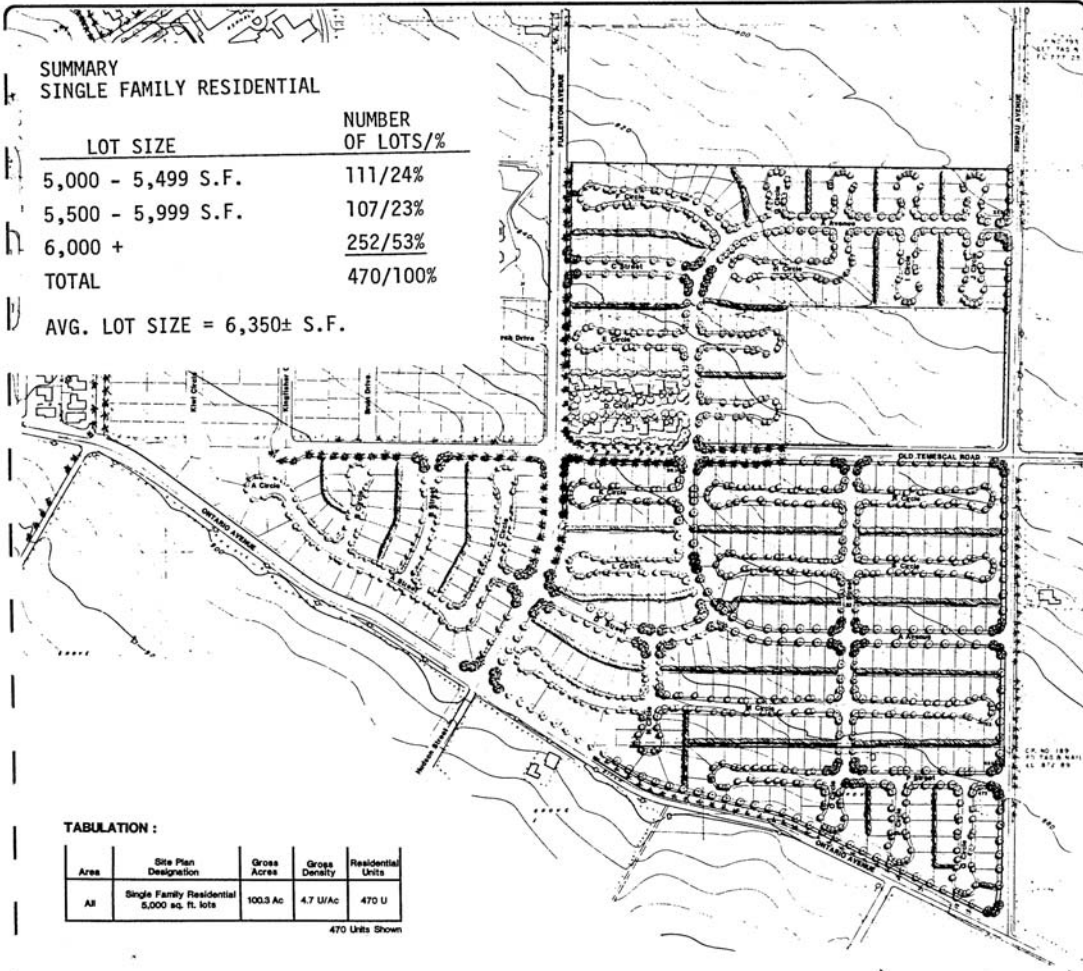
SFR Single Family Residential

Section 4.2 - Single-Family Residential District (SFR)

Sections:	4.2.1	Purpose
	4.2.2	Permitted Uses
	4.2.3	Conditional Uses
	4.2.4	Prohibited Uses
	4.2.5	Property Development Standards – Generally
	4.2.6	Lot Area, Lot Width and Lot Depth Requirements
	4.2.7	Building Height
	4.2.8	Yards
	4.2.9	Accessory Buildings
	4.2.10	Coverage
	4.2.11	Walls, Fences, and Landscaping
	4.2.12	Access
	4.2.13	Off - street Parking
	4.2.14	Model Homes

**SUMMARY
SINGLE FAMILY RESIDENTIAL**

LOT SIZE	NUMBER OF LOTS/%
5,000 - 5,499 S.F.	111/24%
5,500 - 5,999 S.F.	107/23%
6,000 +	252/53%
TOTAL	470/100%
AVG. LOT SIZE = 6,350± S.F.	



TABULATION :

Area	Site Plan Designation	Gross Acres	Gross Density	Residential Units
All	Single Family Residential 5,000 sq. ft. lots	100.3 Ac	4.7 U/Ac	470 U

470 Units Shown

Concordia Development Corporation

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SPECIFIC PLAN 84-1**

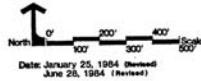
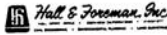


Exhibit 2a



Conceptual Site Plan



4.2.1 - Purpose The SFR district is intended as a district of single-family homes with not more than one dwelling and customary accessory buildings upon one lot. Except as specifically provided elsewhere in this title, any and every building or land in the SFR district shall be used for or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into or within said SFR district exclusively and only in accordance with the following regulations.

4.2.2 - Permitted Uses The following uses shall be permitted in the SFR district subject to property development standards in Sections 4.2.5 through 4.2.14:

One-family dwelling of a permanent character placed in a permanent location.

Animals to maximum numbers as follows:

Three weaned cats; and

Three weaned dogs;

Home Occupations

House trailer, may be used as a construction project office during time of construction when a valid building permit is in force;

Manufactured housing in conformance with provisions established in Chapter 17.81 of the Corona Municipal Code;

Renting of rooms to not more than four roomers and/or the providing of table board to not more than four boarders in addition to members of the family occupying a one-family residence;

Uses customarily incidental to any of the above uses and accessory buildings, including a private garage, private recreation facilities and servants' quarters, provided no kitchen or kitchen facilities shall be included in any such accessory building.

Secondary dwelling unit of a permanent character placed in a permanent location may be permitted subject to approval of a secondary residential permit as provided for in Chapter 17.85.

Similar uses permitted by commission determination: The commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this district in accordance with Chapter 17.88 of the Corona Municipal Code.

4.2.3 - Conditional Uses The following uses may be permitted subject to conditional use permits provided for in Chapter 17.92 of the Corona Municipal Code.

Churches;

Day Nurseries or Nursery Schools;

Parks and Playgrounds (public and private);

4.2.4 - Prohibited Uses: Uses prohibited in the SFR district are as follows:

Commercial Uses;

Manufacturing Uses; and

Agriculture.

4.2.5 - Property Development Standards - Generally The following property development standards shall apply to all land and buildings in the SFR district.

4.2.6 - Lot Area, Lot Width and Lot Depth Requirements The minimum area of any lot or parcel of land in any SFR district shall be 5,000 square feet with a minimum width of fifty-five feet (55') and a minimum depth of eighty-five feet (85').

4.2.7 - Building Height The height of buildings or structures shall not exceed forty feet (40') from finished grade provided that in areas of fire department access at front and rear and to windows of living areas, the height shall not exceed thirty feet (30') from finished grade.

4.2.8 - Yards

a) Front Setback:

- 1) The front yard shall be minimum of fifteen feet (15') from property line except where garages open directly onto an abutting street in which case the garage setback shall be twenty feet (20').
- 2) Upon approval of the Board of Zoning Adjustment in accordance "with Corona Municipal Code Chapter 17.98 the front yard setback may (be reduced to seven feet (7') upon the finding that the traffic "safety will not be adversely impacted, except where garages open directly onto an abutting street. The garage setback shall be twenty feet (20'). The average setbacks on any one street shall not be less than fifteen feet (15').
- 3) For special conditions, the provisions of Section 17.64.040 shall apply.

b) Sideyard Setback:

- 1) Lots shall have sideyards with a width of not less than five feet (5').
- 2) Notwithstanding 1) above an outside open patio structure unenclosed on three sides may extend to within three feet of any side property line.
- 3) Corner lots siding on a local or private street shall have a sideyard on the street side of not less than ten feet (10').
- 4) Corner lots siding on a collector, secondary or major street shall have a sideyard on the street side of not less than fifteen feet (15').

- 5) Notwithstanding the above, at the time of subdivision approval, a five foot sideyard access and improvement right may be granted to an adjacent property owner provided the owner of the lot from which the right is taken is granted a corresponding access and improvement right or side yard of ten feet (10'). (Exhibit 4)
- 6) For special conditions, the provisions of Section 17.64.040 shall apply.

c) Rear Yard Setbacks:

- 1) Each lot shall have a rear yard of not less than ten feet (10') except that an outside open patio structure open on three sides may extend to within three feet of any rear property line.
- 2) For special conditions, the provisions of Section 17.64.040 shall apply.
- 3) Conceptual floor plans 1-4 included as Exhibits 11-14, provide rear yard setback dimensions as shown on Exhibit 2b.

4.2.9 - Accessory Buildings The provisions of Chapter 17.66 shall apply.

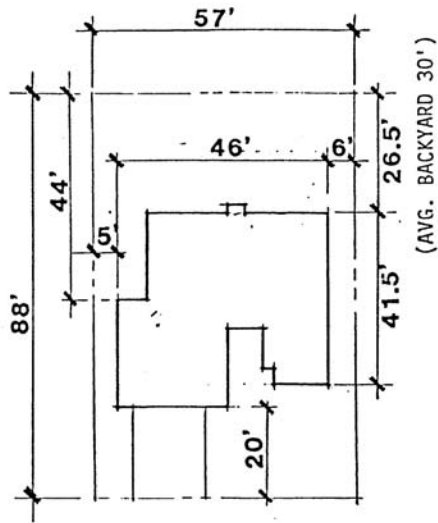
4.2.10 - Coverage Lot area coverage by buildings or structures shall not exceed forty percent (40%) of the total lot area; provided that outdoor roofed structures unenclosed on two sides, and an outdoor open patio structure unenclosed on three sides may cover fifty-five percent (55%) of the total lot area.

4.2.11 - Walls, Fences and Landscaping The provisions of Chapter 17.70 of the Corona Municipal Code shall apply except that solid walls and fences up to six feet in height may be permitted where a lot is adjacent to major and secondary streets subject to design approval by the Planning Director.

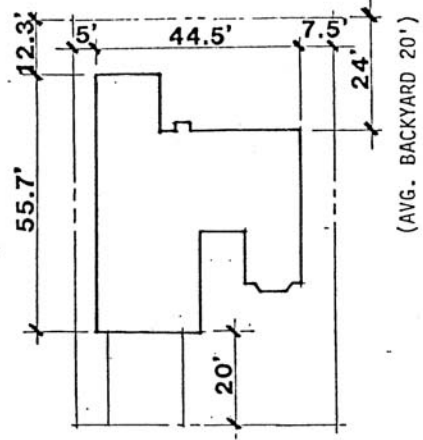
4.2.12 - Access The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

4.2.13 - Off-Street Parking The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.

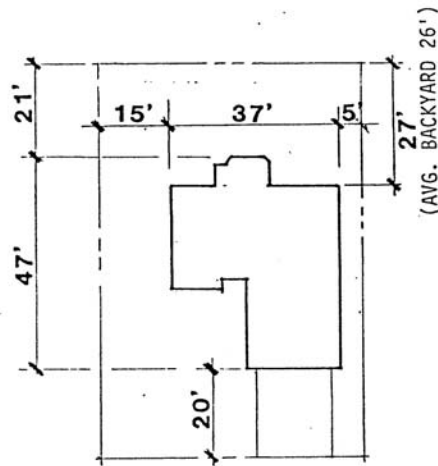
Note: All Setback Dimensions are Minimum Dimensions.



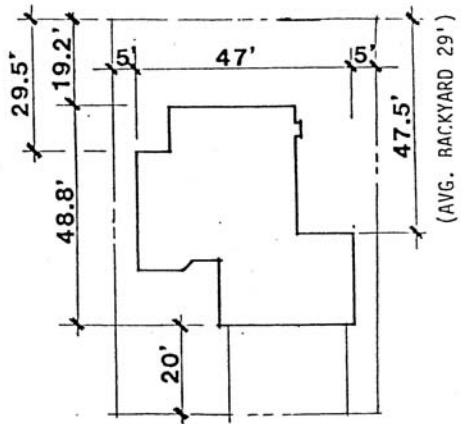
Plan 1



Plan 2



Plan 3

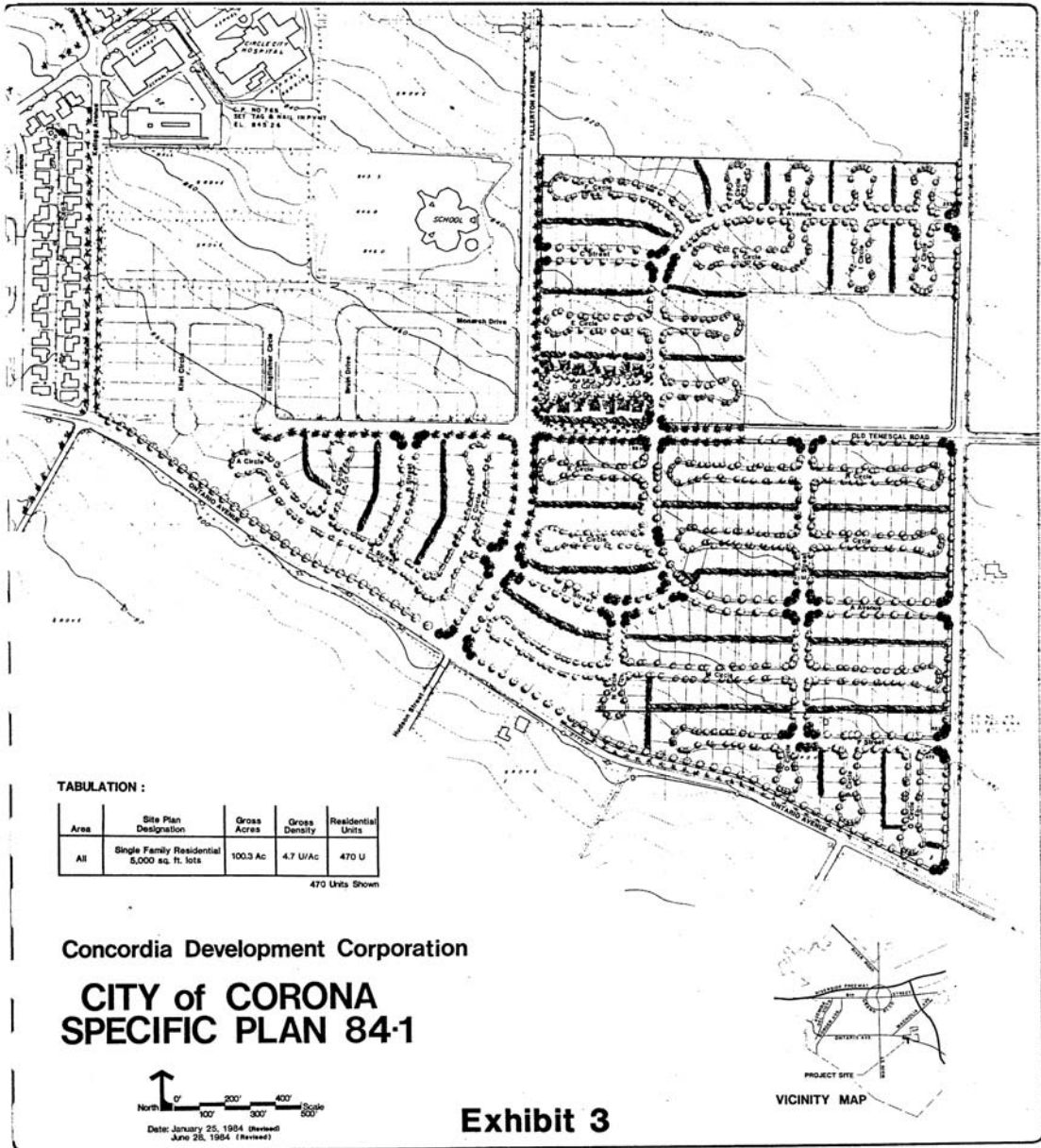


Plan 4

Concordia-CORONA
Concordia Development Corporation

Avg. Backyard
Depth - 26.2'

Exhibit 2b



TABULATION :

Area	Site Plan Designation	Gross Acres	Gross Density	Residential Units
All	Single Family Residential 5,000 sq. ft. lots	100.3 Ac	4.7 U/Ac	470 U

470 Units Shown

Concordia Development Corporation
CITY of CORONA
SPECIFIC PLAN 84-1

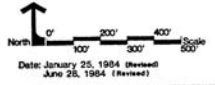
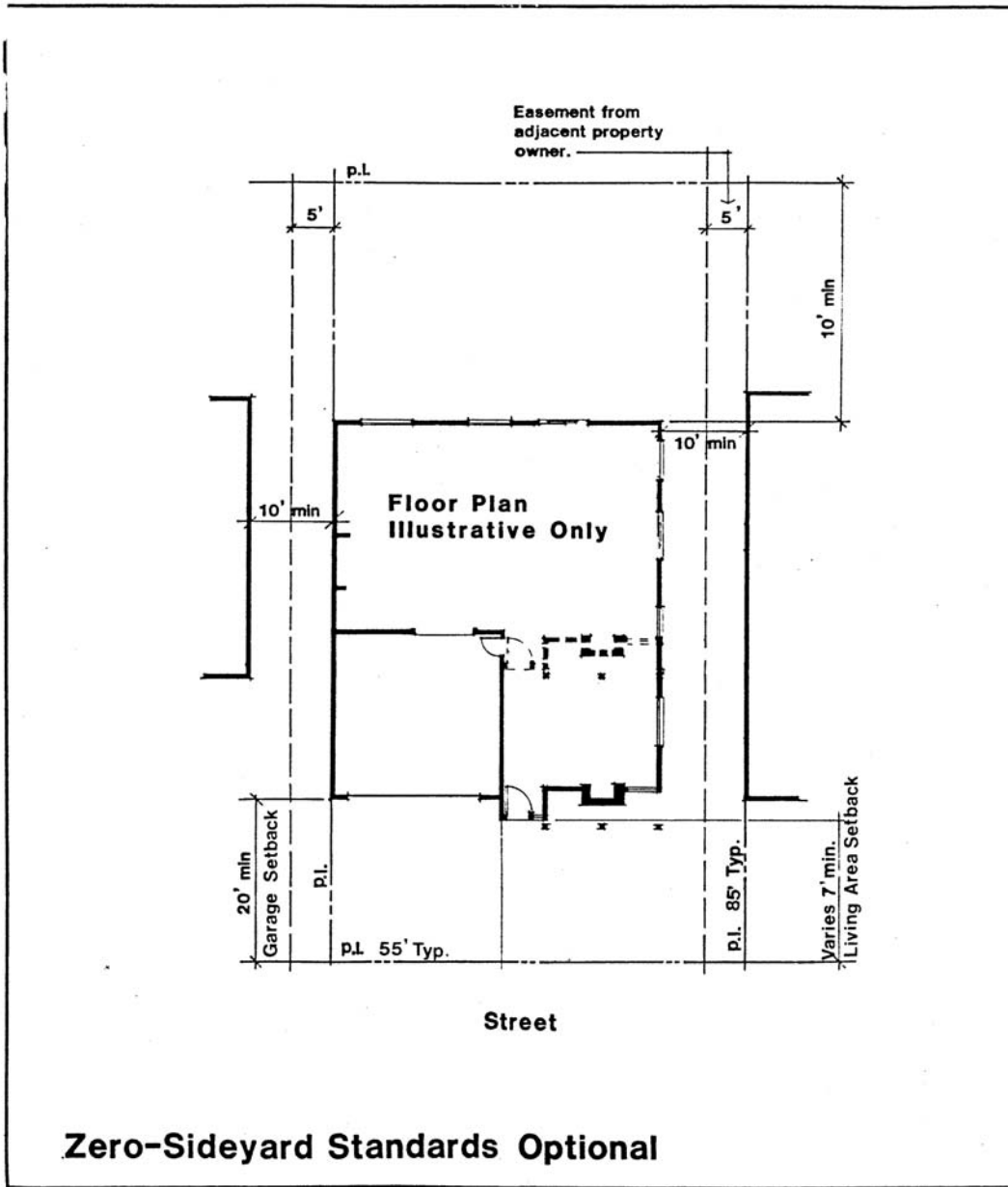


Exhibit 3



Conceptual Site Plan





Zero-Sidyard Standards Optional

Concordia



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425 West 7th Street, B-4 San Diego, California 92101 (714) 232-3000

**CITY of CORONA
SPECIFIC PLAN NO. 84-1**

Exhibit 4

SECTION 5 - COMMUNITY DESIGN CONCEPT

Section 5.0 - Introduction

This section focuses on the important planning features and design details of the Specific Plan. The area of the Specific Plan is accessed by an existing and proposed system of arterial highways and local streets. Improvements to main arteries and local streets are proposed to provide circulation for this Specific Plan. The design standards and improvements described below will enhance the safety and carrying capacity of the local circulation system.

Section 5.1 - Roadway Enhancement

5.1.1 - Entries Major and minor entry statements will be provided as shown at selected locations on the plan (see Exhibit 8). Enhanced landscape design and neighborhood identification signs will distinguish major/minor entries from local intersections. Up to ten (10) neighborhood identification signs (approximately 2 feet by 10 feet) may be placed on certain walls or fences located within landscaped areas as approved by the Planning Director. Identification signs may be externally illuminated, but they will not be internally illuminated. Entry monuments will be designed to match perimeter walls, and will be surrounded by flowering shrubs and specimen trees at each entry.

5.1.2 – Parkways: Parkways will all be designed consistent with adopted City standard dimensions. In the case of Old Temescal the 12 foot parkway will be realigned to preserve the existing row of stately palm trees along Old Temescal.

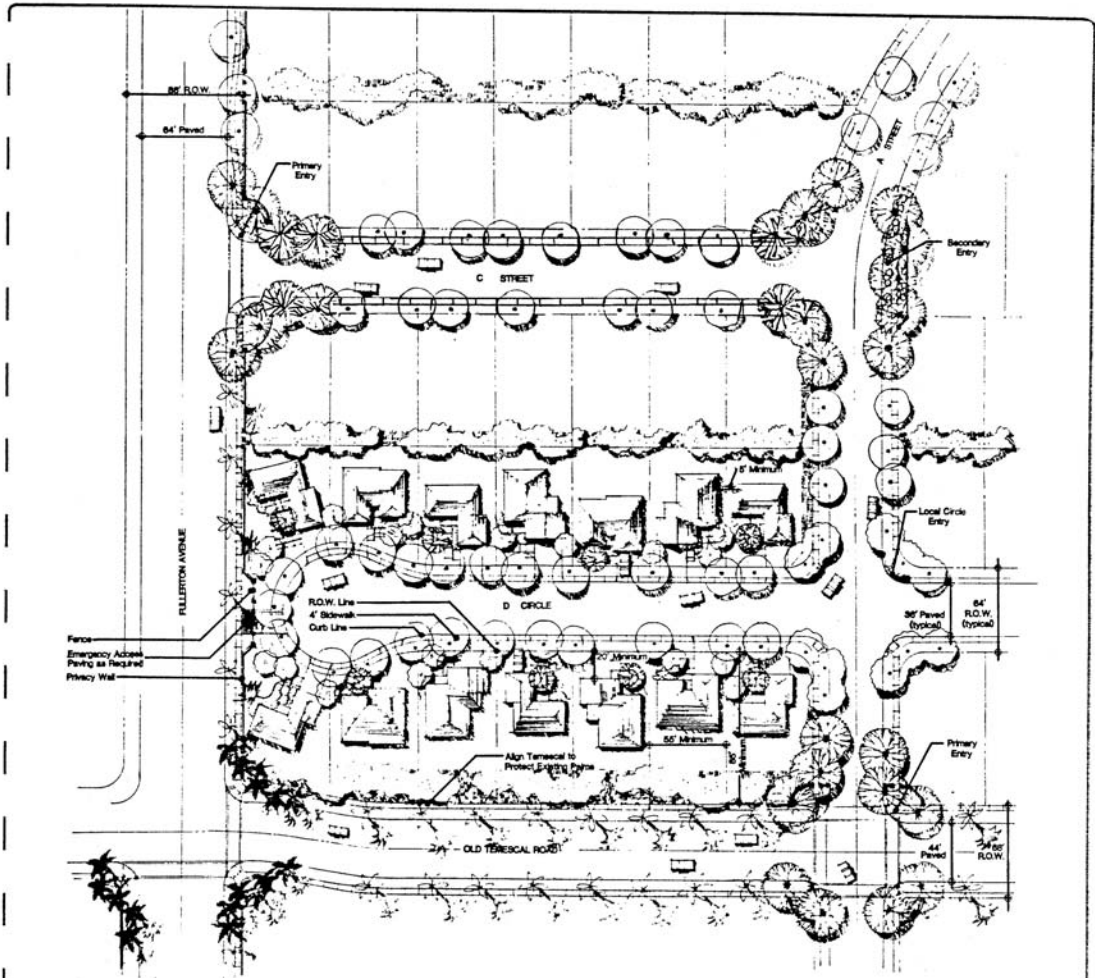
5.1.3 - Front Yard Landscape In support of high quality neighborhood design standards, the developer shall, no later than buyer occupancy of the unit, install for each such unit a landscaped front yard and irrigation system.

In addition, the developer shall prepare five (5) custom alternative front yard landscape design concepts, prepared by a licensed landscape architect, and as approved by the Planning Director, from which each buyer could choose to install at his expense in lieu of the standard landscaping provided by the developer; provided, however, should the buyer choose a custom landscape plan, the developer shall pay up to \$500.00 toward the cost of installing such custom plan.

5.1.4 - Landscaping Public parkways (as depicted on Exhibit 3) along Ontario Avenue, Fullerton Avenue, Old Temescal Road and Rimpau Avenue will be landscaped in accordance with City standards. Maintenance of these public parkways will be provided by a Landscape Maintenance District established in accordance with City requirements.

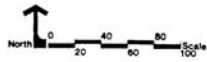
Maintenance of street trees in private front yards and maintenance of street trees and ground covers in side yards will be provided by individual homeowner. Street trees and ground covers in public parkways where rear yards face public right-of-way will be irrigated and maintained by the Landscape Maintenance District.

Graded slopes in excess of four feet (4') will be landscaped and irrigation systems installed by the developer as per City standards. Continued irrigation and maintenance will be provided by individual homeowners.



Concordia Development Corporation

CITY of CORONA SPECIFIC PLAN 84-1



Date: January 25, 1984 (Revised)
July 19, 1984 (Revised)

PLANT LEGEND

- VERTICAL ACCENT**
 ARECATHAM ROMANOFFIANUM, FRAXINUS FORTUNEI
 WASHINGTONIA FILIFERA, WASHINGTONIA ROBERTA
- DECIDUOUS CANOPY**
 JACARANDA ACUTIFOLIA, LAURANTINODIA INDICA,
 LIQUIDAMBAR STRYACIFOLIA
- EVERGREEN CANOPY**
 ENDOCRITIA DEPLEZA, SALICARIA YANIGATA
- EVERGREEN STREET TREE**
 TRISTEMA CONFERTA, PODOCARPUS GRACILIS
- SLOPE PLANTING**
 EUCALYPTUS MADAGATA, EUCALYPTUS NICHOLII

STREET STANDARDS

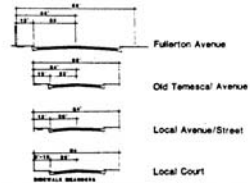
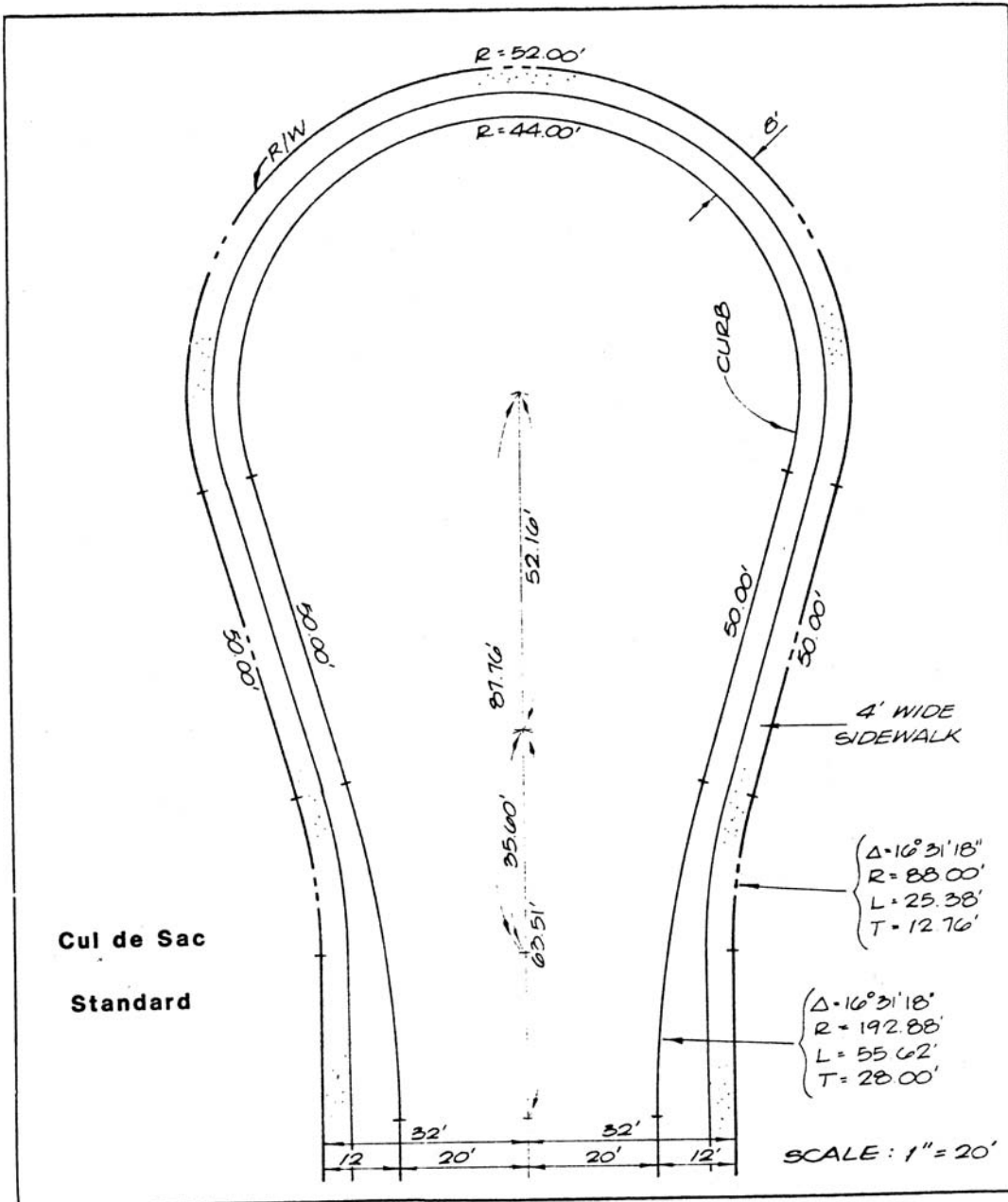


Exhibit 5

DESIGN STANDARDS LANDSCAPE CONCEPTS





Concordia

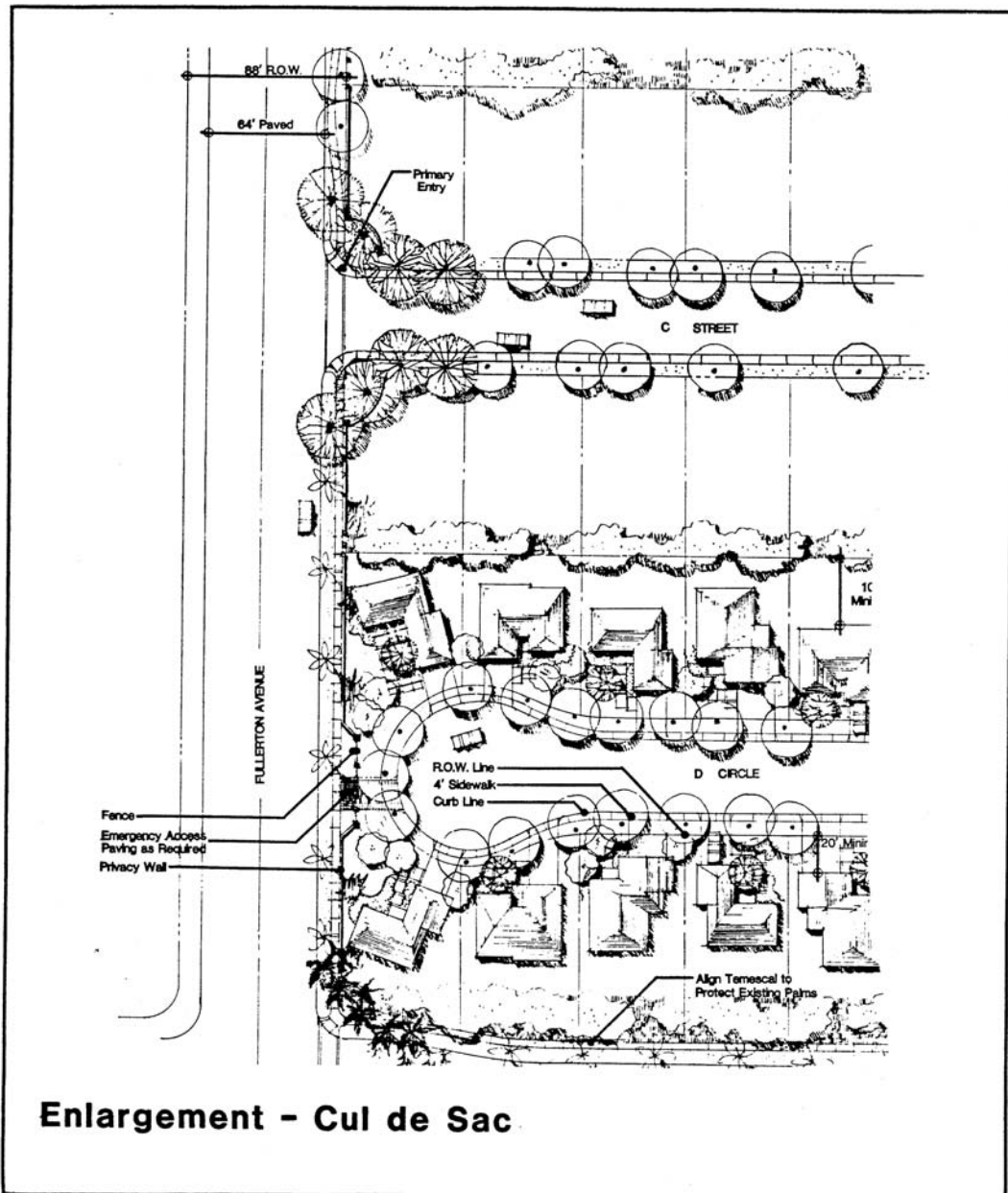


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CITY of CORONA
SPECIFIC PLAN NO. 84-1
Exhibit 6



Enlargement - Cul de Sac

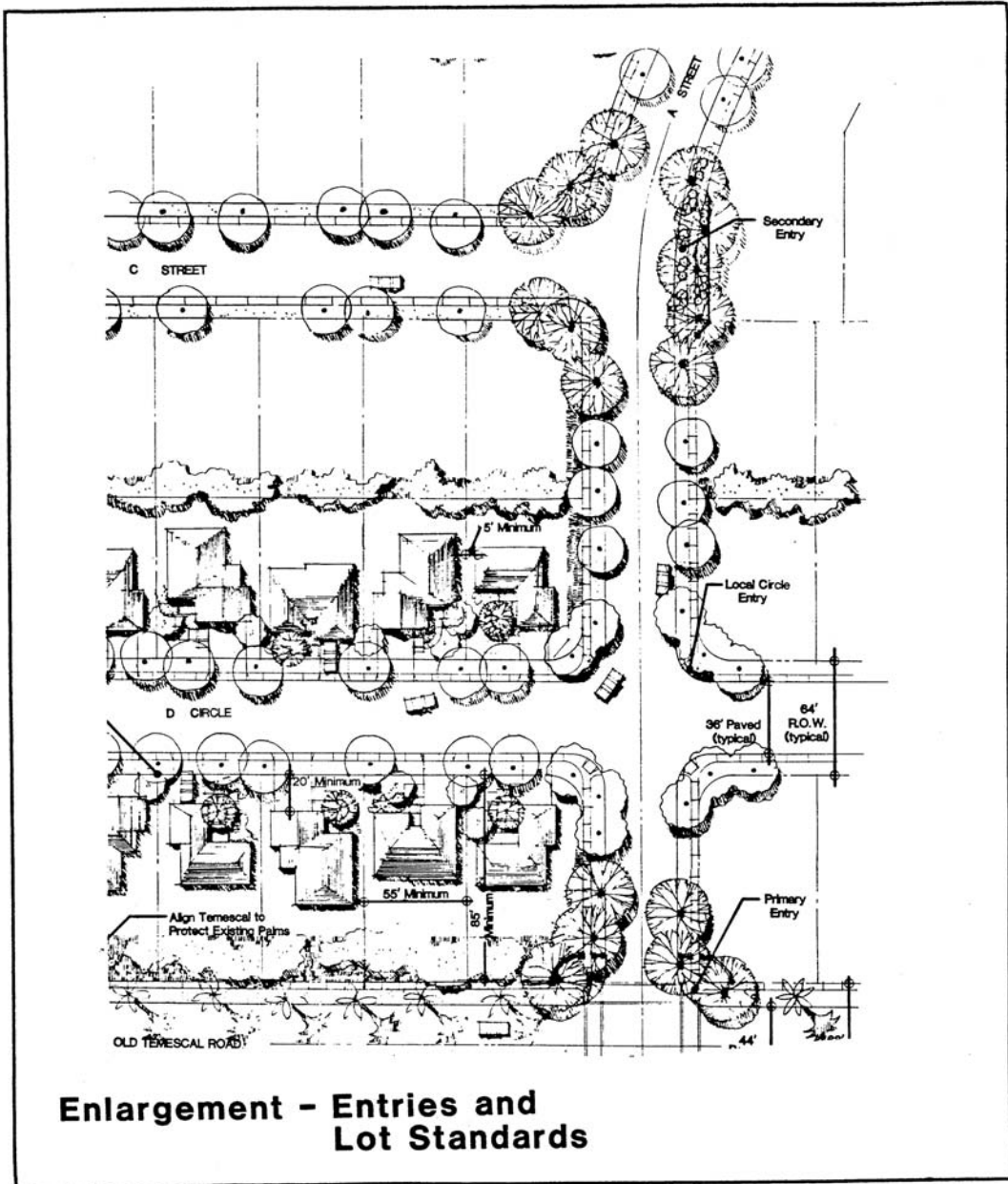
Concordia



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425 West 1st Street, Suite 200, San Diego, California 92101 (774) 232-2000

**CITY of CORONA
SPECIFIC PLAN NO. 84-1**

Exhibit 7



Concordia

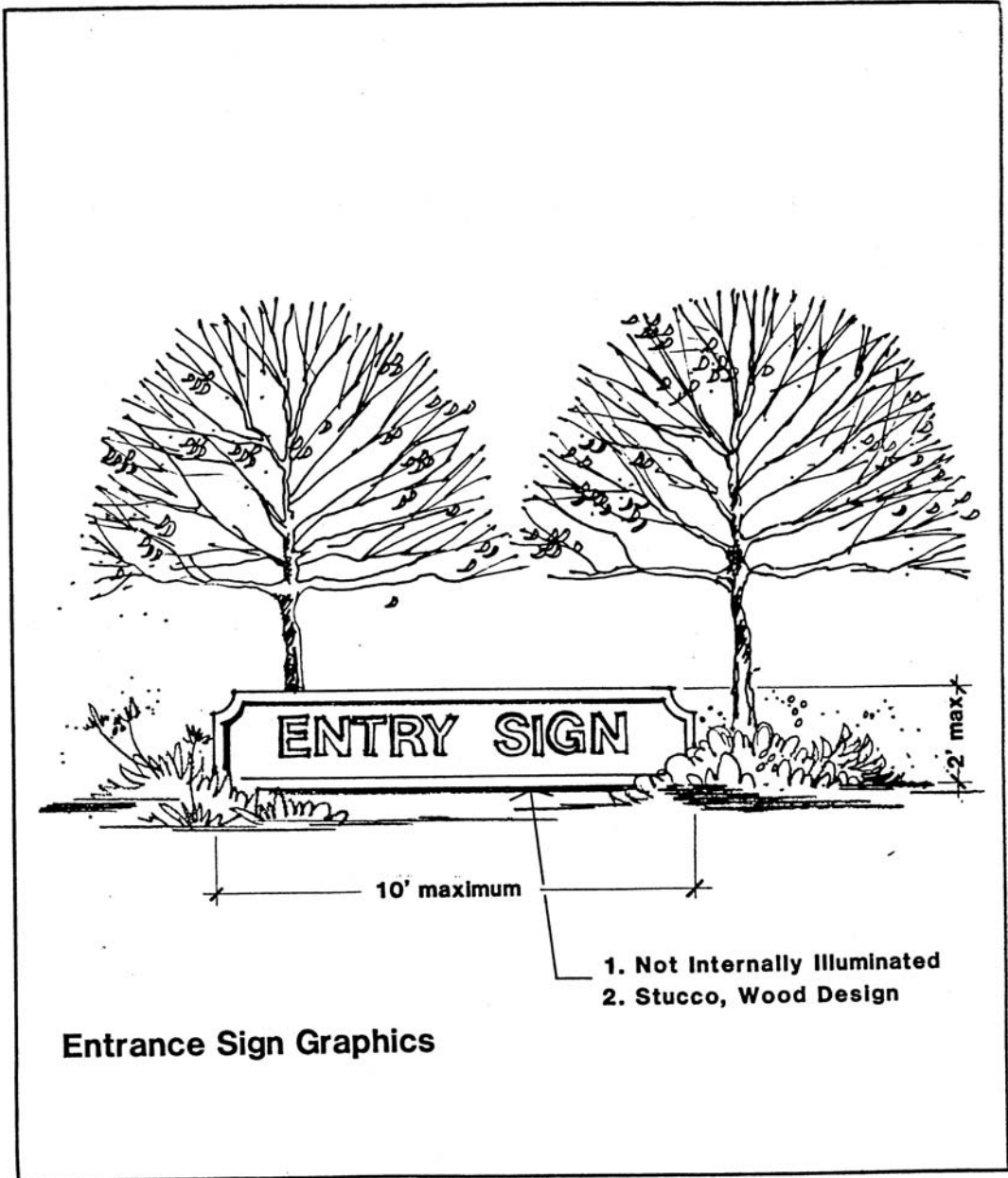


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425 West 18th Street, Suite B-4, San Diego, California 92101 (714) 230-3006

**CITY of CORONA
SPECIFIC PLAN NO. 84-1**

Exhibit 8



Concordia



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**CITY of CORONA
SPECIFIC PLAN NO. 84-1**

Exhibit 9

SECTION 6 - MUNICIPAL SERVICES PLAN

Section 6.0 - Introduction

The Concordia Specific Plan requires that municipal and public utility services be provided by the developer during site improvement and development. These services include potable water supply, sanitary sewage disposal and storm drainage facilities and electric, natural gas and communication system distribution elements. Where required by the City municipal services shall be provided within the roadway easement. Where otherwise required, easements for these services shall be coordinated with and accommodated within the development areas.

Section 6.1 - Water System

Water distribution for the Specific Plan area will be provided by the developer. These facilities include distribution water mains including off-site extensions and fire hydrants for fire protection.

When determined at the time of tentative map submittals, facilities required to provide the necessary domestic flow and fire protection will be provided by the developer.

Section 6.2 - Sewer System

Sewage collection and conveyance facilities will be provided by the developer. These facilities include the extension of all necessary off-site sewer mains. Facilities required to provide the necessary sanitary service will be provided by the developer.

Section 6.3 - Storm Drainage System

Drainage for the Specific Plan area will be provided by the developer. These facilities may include storm drain pipe, catch basins, inlet structures, outlet structures, grading, use of existing facilities and other related facilities. Storm water will be collected in the street area where it will be directed to existing offsite facilities.

Additional off-site and Master Planned Storm Drain Systems may be required of the developer at the time of tentative map. This requirement will be the result of an approved drainage study to be prepared by the applicant's engineer and submitted for review prior to any tentative map approval.

Section 6.4 - Public Utilities

Public utilities serving the Specific Plan area will be provided by the respective public utility companies and will include electricity, natural gas, telephone, and cable television. These services are located in the adjacent subdivision for connection to the Specific Plan area.

Section 6.5 - Public Utility Companies/Agencies *At time adopted in July 5, 1984

The following companies and agencies will provide utility services to the Specific Plan area:

- Water - City of Corona
815 West Sixth Street
Corona, California 91720
(714) 736-2232

- Sewer - City of Corona
815 West Sixth Street
Corona, California 91720
(714) 736-2263

- Electricity - Southern California Edison Company
425 South Corona Mall
Corona, California 91720
(714) 875-6420

- Natural Gas - Southern California Gas Company
3700 Central Avenue
Riverside, California 92506
(714) 781-6114

- Telephone - Pacific Telephone Company
3073 Adams Avenue
Riverside, California 92504
(714) 684-0016

- Cablevision - Communicom
189 Business Center Drive
Corona, California 91720
(714) 371-2811

*At time adopted in July 5, 1984

SECTION 7 - SUBDIVISION

Section 7.0 - Application

The provisions of this section shall be the standards for subdivisions in the Concordia Specific Plan area. Standards which are not addressed in this section shall be governed by Title 16, Subdivision Ordinance, and City of Corona.

Section 7.1 - Design Standards

7.1.1 - Cul-de-Sacs

- a) Cul-de-Sac turnarounds shall be designed to accommodate the turning radius of trash disposal trucks and emergency equipment, but in no case shall the turning radius be less than a forty-four foot (44') radius to the front of the curb.
- b) The maximum length of a cul-de-sac will be five hundred feet (500') except for F Circle which is five hundred fifty feet (550'), a street which is six hundred fifty feet (650), and B Circle which is five hundred sixty feet (560). Each lot on a cul-de-sac will have a forty-five foot (45') width at the curb line except for those lots on A Circle which will have a minimum curb line dimension of thirty-five feet (35').

7.1.2 - Blocks Residential blocks shall be two (2) lots deep except along major and secondary highways where they may be one (1) lot deep.

7.1.3 - Kiwi Circle

The design and development of the three (3) lots at the south end of Kiwi Circle shall incorporate the following:

- a. Only three (3) lots shall be developed on Kiwi Circle.
- b. They shall be built using the larger floor plans 3 and 4, as shown in Exhibits 13 and 14.
- c. Elevations and building materials shall be from the developer's standard elevations, but shall be picked so as to be compatible with the existing neighborhood to the north.

7.1.4 - Kingfisher Court Closure

The Kingfisher/Kiwi neighborhood to the north is desirous of closing, otherwise cul-de-sac Kingfisher Court at Old Temescal Road. In support of their endeavor, the Developer shall post a letter of credit in the amount of \$9,000.00, \$2,500.00 of which is to be used for engineering and design via Hall and Foreman, Inc. Civil Engineering Consultants, and \$6,500.00 is to be applied toward to first dollars of direct construction cost that such a closure might involve. In the event the street closure is not approved by the City Council by January 5, 1985, then the letter of credit, less any expenditure for civil engineering, shall be cancelled.

SECTION 8 - ADMINISTRATION AND IMPLEMENTATION

Section 8.0 - Application of Other Ordinances

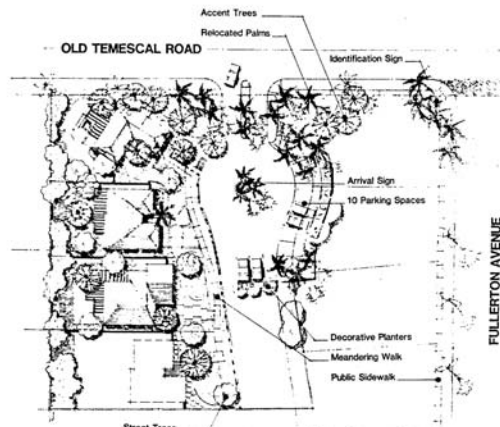
Except as specifically provided in SP 84-1, all other ordinances and regulations of the City of Corona shall apply.

Section 8.1 - Conflict in Regulations

Whenever the regulations contained in this text conflict with the regulations of Title 16 and 17 of the Corona municipal Codes, the regulations of the Concordia Specific Plan shall take precedence.



Design Character



Plan View

Concordia Development Corporation

**CITY of CORONA
SPECIFIC PLAN 83-2**

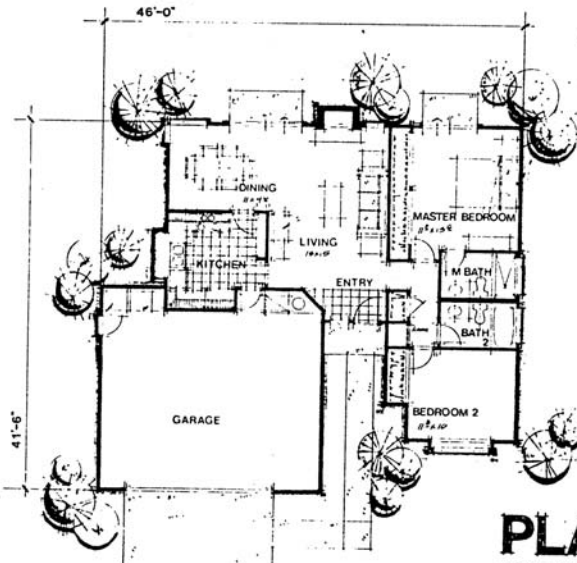
October 7, 1983

October 5, 1983

Exhibit 10

Model Home Complex



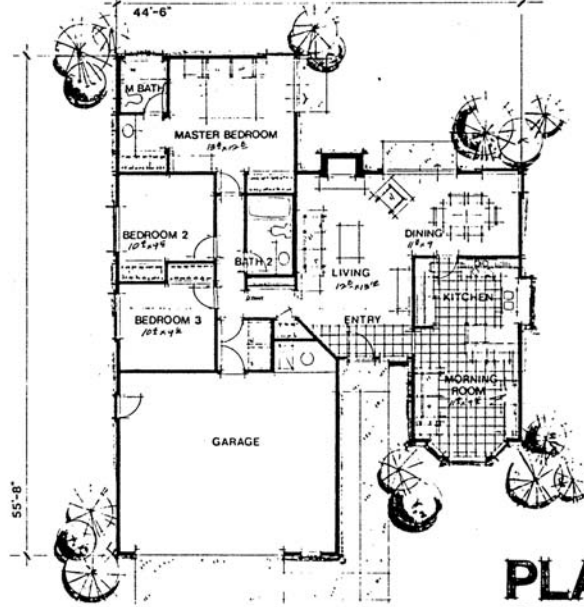
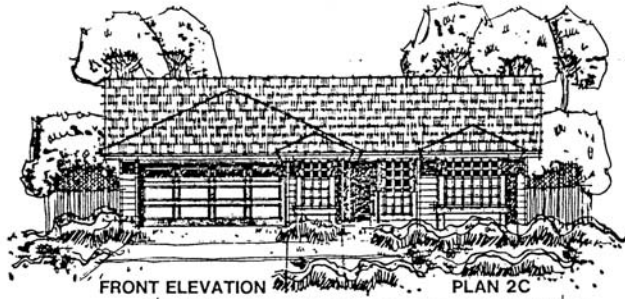


Concordia-CORONA
 Concordia Development Corporation

PLAN 1
 1010 SQ. FT.



Exhibit 11

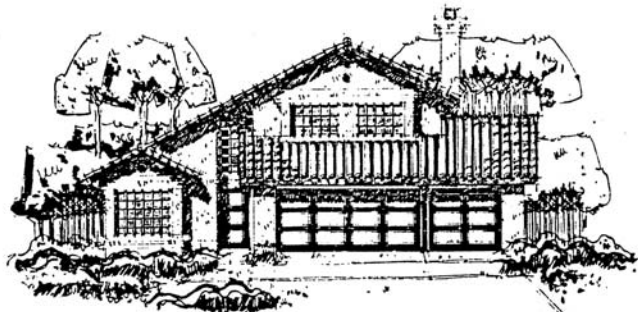


Concordia-CORONA
 Concordia Development Corporation

PLAN 2
 1327 SQ. FT.

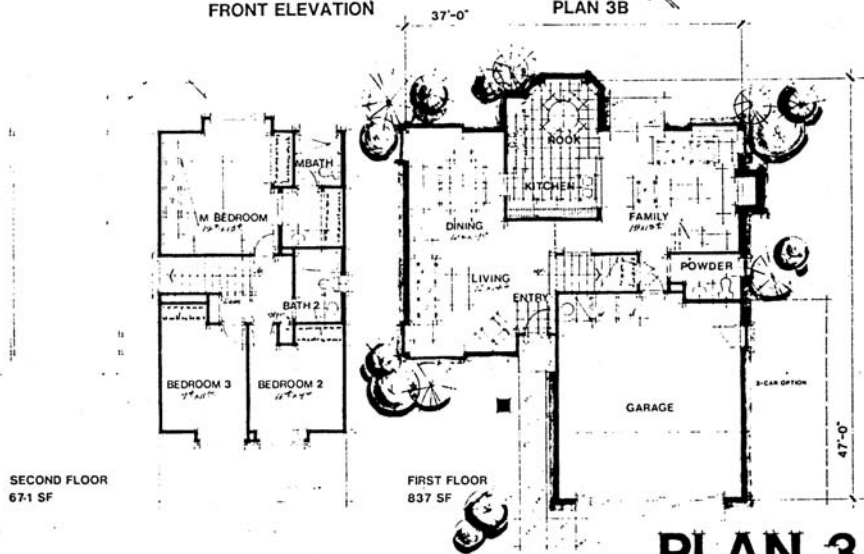


Exhibit 12



FRONT ELEVATION

PLAN 3B



SECOND FLOOR
671 SF

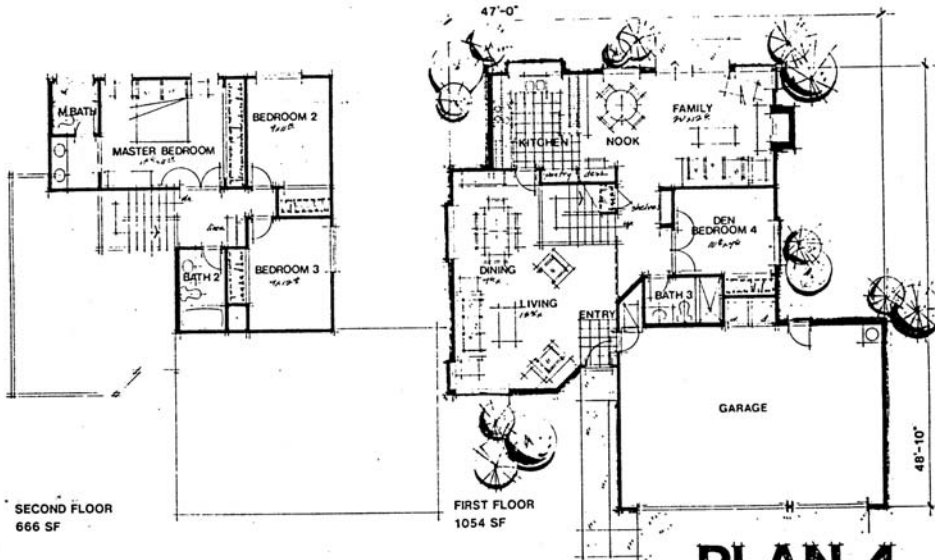
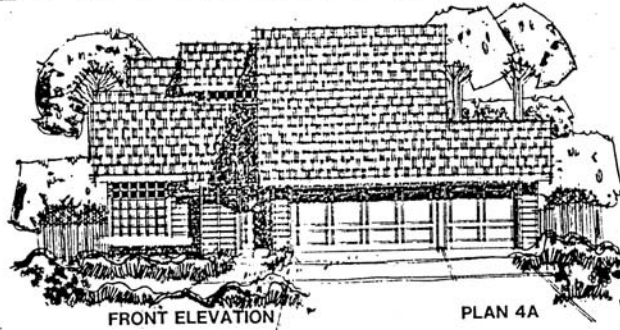
FIRST FLOOR
837 SF

PLAN 3
1508 SQ. FT.

Concordia-CORONA
Concordia Development Corporation



Exhibit 13



Concordia-CORONA
 Concordia Development Corporation

PLAN 4
 1720 SQ. FT.



Exhibit 14

