

SPECIFIC PLAN NO.84-2

**PARKVIEW
ESTATES
SPECIFIC PLAN**

**Submitted to:
THE CITY OF CORONA**

**Prepared for:
PARKVIEW ESTATES**

**Prepared by:
HALL and FOREMAN, INC.**

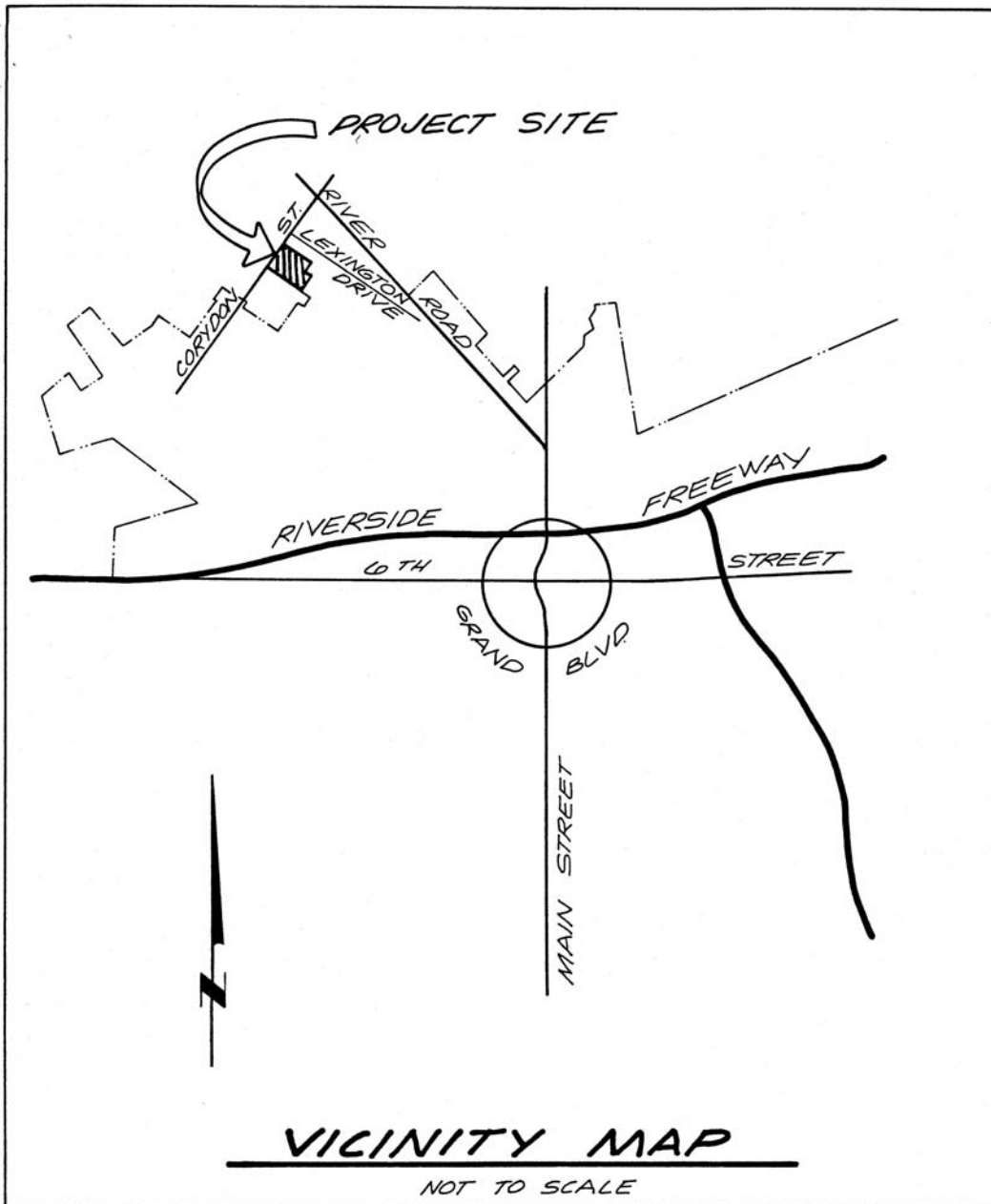
Approved by City Council 7/12/84

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LIST OF EXHIBITS

<u>EXHIBITS</u>	<u>TITLE</u>
1	Vicinity Map
2	Illustrative Site Plan
3	Zero-Sideyard Standards
4	Zero-Sideyard Standards
5	Landscape and Tree Plan
6	House Plan - A
7	House Plan - B
8	House Plan - C
9	Plot Plan



PARKVIEW ESTATES

CITY OF CORONA

SPECIFIC PLAN NO. 84-2

EXHIBIT I

SECTION 1 - INTRODUCTION

Section 1.0 - Project Description and Location

The Parkview Estates Specific Plan proposes the development of 34.2 acres of land into a community of 163 residential dwellings. The plan proposes a self-contained community, having public streets with no through traffic and based upon the neighborhood concept composed of homeowners who share a desire for individual home and lot ownership within a reasonable price range, in an environment enhanced by the natural beauty of the adjacent 5.5 acres of open space. A portion of this open space is to be improved with landscaping and a sprinkler system.

The Parkview Estates Specific Plan area is located at the northwestern city limits with Corydon Street south of River Road providing access to the site.

Section 1.1 - Authority and Scope

This Specific Plan includes details, regulations, and conditions necessary for the implementation of the City's General Plan pursuant to California Government Code Section 65451, including:

- A. - The location of housing and open space, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.
- B. - The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths with reference to prospective standards for their construction and maintenance.
- C. - Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal and storm water drainage.
- D. - Standards for the conservation, development, and utilization of natural resources, including the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas.
- E. - The implementation of all applicable provisions of the open-space element as provided in Article 10.5 (commencing with Section 65560) of said Government Code.
- F. - Such other measures as may be necessary or convenient to insure the execution of the general plan.

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.

- A. - 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.
- B. - 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.
- C. - To consider the land use requirements and population pressures within the region, state and nation while maintaining standards for essential services.
- D. - To encourage a cohesive pattern of growth extending outward from the developed sections of the City.
- E. - To protect development that may occur in areas sensitive to development due to hillside character, geologic hazard or flood hazard.

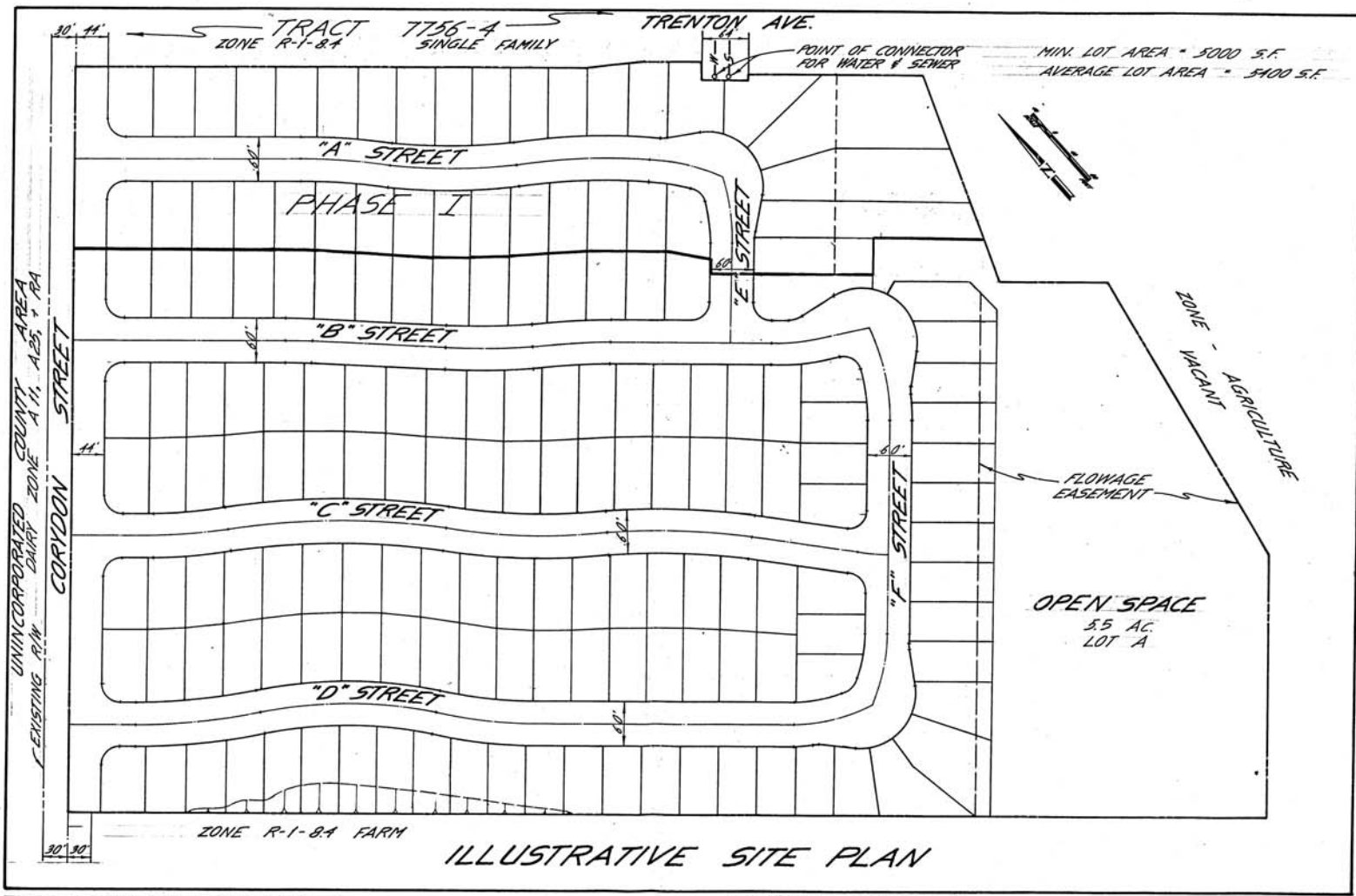
The following goals and objectives from the Housing Element of the General Plan are particularly relevant to this Specific Plan:

- F. - To encourage development of housing to satisfy the shelter and home environment needs of existing and future Corona residents.
- G. - To develop neighborhoods properly related to essential community services.
- H. - To encourage development of housing available to all income and age levels.
- I. - 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 - Implementation of General Plan Goals and Objectives

The following concepts have been utilized in implementing the goals and objective of the General Plan into the Parkview Estates Specific Plan and are directly related to one or more of the goals listed in Section 2.0.

- A. - Provide a land use pattern that eliminates through vehicular traffic, thereby providing additional safety and security.
- B. - Develop directly adjacent to an existing residential development, thereby minimizing the cost for the extension of municipal facilities and services as well as minimizing the travel time costs for municipal services.
- C. - Providing residential land use to meet the population pressures, while at the same time, maintaining the Public Street Standards of the City, as well as complying with the Municipal Utilities Standards.
- D. - The site lends itself to a cohesive pattern of growth for the City by being adjacent to an existing development.
- E. - A portion of the site has a flowage easement from the possible backup from Prado Dam. Therefore, a site plan is proposed that will allow open space use on the easement. The pads are proposed to be raised to an elevation one foot (1') above the future spillway, thereby protecting them from a possible flooding. Any increase of ground elevation, within the flowage easement, must be accompanied with a corresponding decrease in ground elevation elsewhere in the flowage easement.



ILLUSTRATIVE SITE PLAN

PARKVIEW ESTATES

CITY OF CORONA
 SPECIFIC PLAN NO. 84-2

EXHIBIT 2

SECTION 3 - DEFINITIONS AND GENERAL REQUIREMENTS

Section 3.0 - Definitions

Terms used in this text shall be defined as in Section 17.04 of the Corona Municipal Code.

Section 3.1 - General Requirements

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

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

3.1.2 - Maintenance

- A. Public - The streets, sewer & water lines will be maintained by the City of Corona.
- B. Private-
 - 1. Open space as shown on Exhibit 5 to be maintained by a landscape maintenance district.
 - 2. On-site front yard landscaping and on-site slopes shall be maintained by the individual homeowner.

3.1.3 - Conflict in Regulations Whenever the regulations in this text conflict with the regulations of Title 16, Chapters 16.04 through 16.32 and Title 17, Chapters 17.02 through 17.108 of the Corona Municipal Codes, the regulations of the Parkview Estates Specific Plan shall take precedence.

3.1.4 - Model Complex/Sales Office Within the Specific Plan area, any model complex and/or sales office designed for temporary use in such a manner shall be permitted subject to review and approval by the Board of Zoning Adjustment in accordance with Chapter 17.98 of the Corona Municipal Code.

3.1.5 - Landscape Plans All required landscape plans shall be prepared by a licensed landscape architect.

3.1.6 - Application of Other Ordinances Except as specifically provided in SP 84-2, all other ordinances and regulations of the City of Corona shall apply.



SFR Single Family Residential
OS Open Space

City of Corona
84-2 Parkview Business Center
Specific Plan

LAND USE PLAN

This map is intended for general information and planning purposes. The City of Corona is not responsible for any errors or omissions.

City of Corona
Geographic Information Services
Last Updated On: 11/20/2012
Updated Through MAPS 01/14/13

SECTION 4 - LAND USE

Section 4.0 - Land Use

The Illustrative Site Plan, Exhibit 2, shows the existing land use for the surrounding property. The proposed land use for the Parkview Estates area is:

Specific Plan Land Use Designation: Single Family Residential.
Gross Acres: 34.2
Maximum Gross Density: 4.77 dwelling units per gross acre.
Maximum Allowable Dwelling Units: 163

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):

SFR Single Family Residential

Section 4.2 - Single-Family Residential District (SFR)

4.2.1 - Purpose. The SFR district is intended as a district of single-family homes with not more than one dwelling and accessory structure upon one lot. Except as specifically provided elsewhere in this title, any and every building or land parcel in the SFR district shall be used and/or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, 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 Section 4.2.5 through 4.2.11:

- a. One single-family dwelling of a permanent character placed in permanent location.
- b. Animals to maximum numbers as follows:
Three (3) weaned cats.
Three (3) weaned dogs.
- c. Home Occupations.
- d. Trailer, and/or portable buildings, may be used as a construction project office during time of construction when a valid building permit is in force.
- e. Uses customarily incidental and appropriate to any of the above uses;
- f. Similar uses permitted by Planning Commission determination: The commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above.
- g. A second dwelling of a permanent character placed in a permanent location may be permitted subject to approval as provided for in Chapter 17.85 of the Corona Municipal Code.

4.2.3 - Prohibited Uses: Uses prohibited in the SFR are as follows:

Commercial Uses; and
Manufacturing Uses.

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

4.2.5 - Lot Area, Lot Width and Lot Depth Requirements The minimum area of any lot or parcel of land in the SFR district shall be 5,000 square feet with a minimum width of fifty feet (50'), provided, however, that the lots in each phase shall have an average width of fifty-two and one-half feet (52.5'). The minimum lot depth shall be eighty-five feet (85').

4.2.6 - Building Height The height of buildings or structures shall not exceed two stories or thirty feet (30') from finished grade.

4.2.7 - Yards

A) Front Setback:

1) The front yard setback shall be a minimum of fifteen feet (15'), except where garages open directly onto an abutting street in which case the setback to the garage shall be twenty feet (20').

B) Sideyard Setback:

1) Interior Sideyards

a. Other Than Zero Sideyard Lots shall have sideyard widths of not less than five feet (5') on one side and eight feet (8') on the other side, unless the zero sideyard design is used as shown in Exhibits 3 and 4.

b. Zero Sideyard Where zero sideyards are utilized as shown on Exhibit 3, a ten foot (10') sideyard shall be provided on which, at the time of subdivision approval, a five foot (5') sideyard access and improvement right shall be granted to the adjacent property owner, provided the owner of the lot from which the right is taken is granted a corresponding access and improvement right, or has a sideyard of at least ten feet (10').

Where zero sideyards are utilized as shown on Exhibit 4, a ten foot (10') sideyard shall be provided on which, at the time of subdivision approval, the right of access to the adjacent property owner shall be granted for the maintenance of exterior walls.

c. Exception An attached patio structure open on three sides may extend to within three feet (3') of any side property line or to within three feet (3') of the outside line of a sideyard access and improvement right easement in the case of a zero sideyard design as shown on Exhibit 3.

2) Street Sideyards Corner lots on local streets shall have a sideyard on the side street side of not less than ten feet (10'), and on secondary streets not less than fifteen feet (15'), except that an attached patio structure, open on three sides, may extend to within ten feet (10') of the property line.

- C) Rear Yard Setbacks: Each lot shall have a rear yard setback of not less than ten feet (10'), except that an attached patio structure open on three sides may extend to within three feet (3') of any rear property line.

4.2.8 - Coverage Lot area coverage by buildings or structures shall not exceed fifty-five percent (55%) of the total lot area, exclusive of outside open patio structures having three (3) open sides.

4.2.9 - Walls, Fences and Landscaping The provisions of Chapter 17.70 of the Corona Municipal Code shall apply.

Walls, fences and landscaping along Corydon Street shall be consistent with the existing walls, fences and landscaping for the total frontage of the project in Corydon Street. Interior walls and fences shall be consistent in respect to material, color and height.

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

4.2.11 - Minimum Dwelling Unit Area A single family dwelling of a permanent character shall be placed in a permanent location and contain not less than 900 square feet of gross floor area, exclusive of open patios and garages.

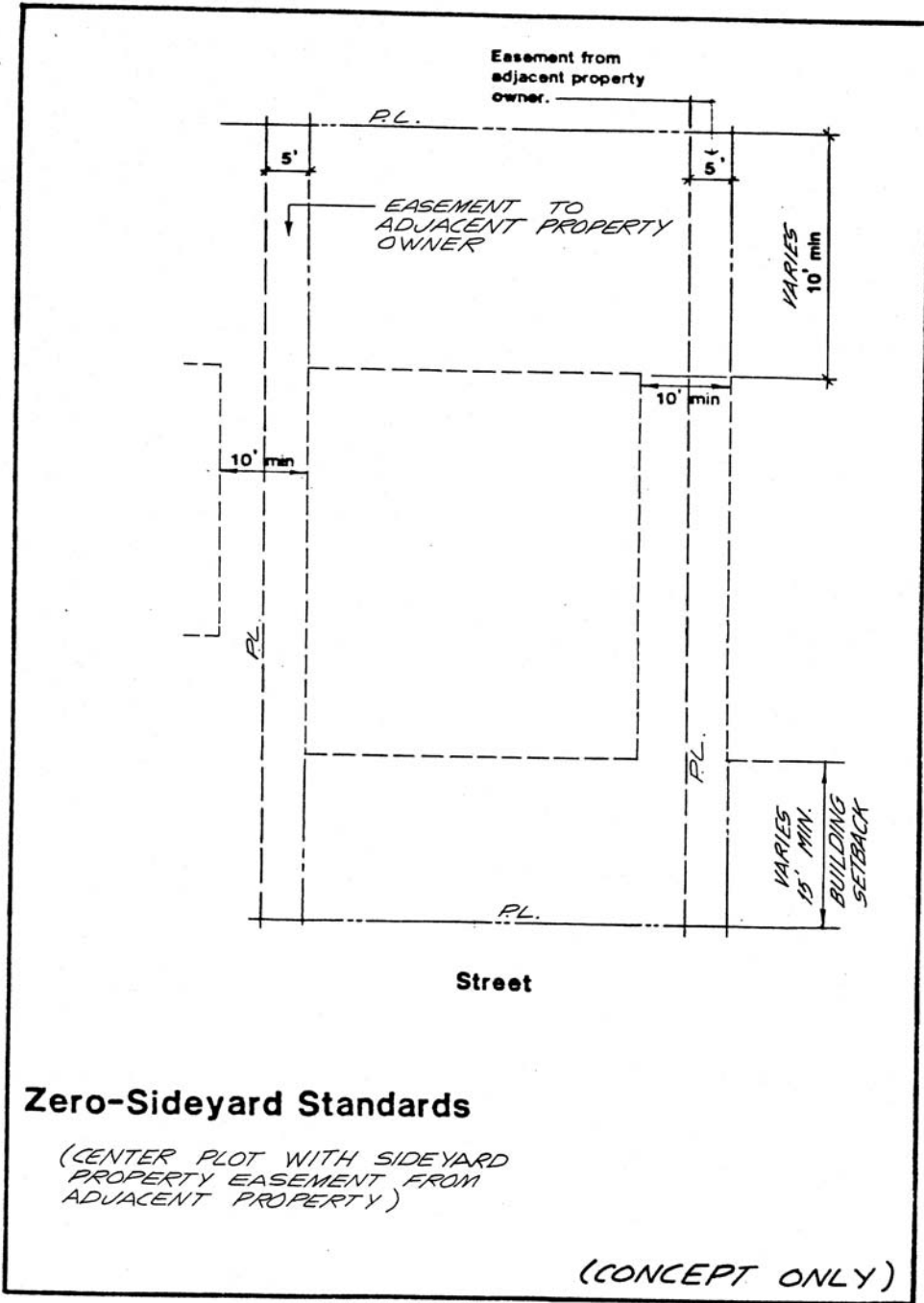


EXHIBIT 3

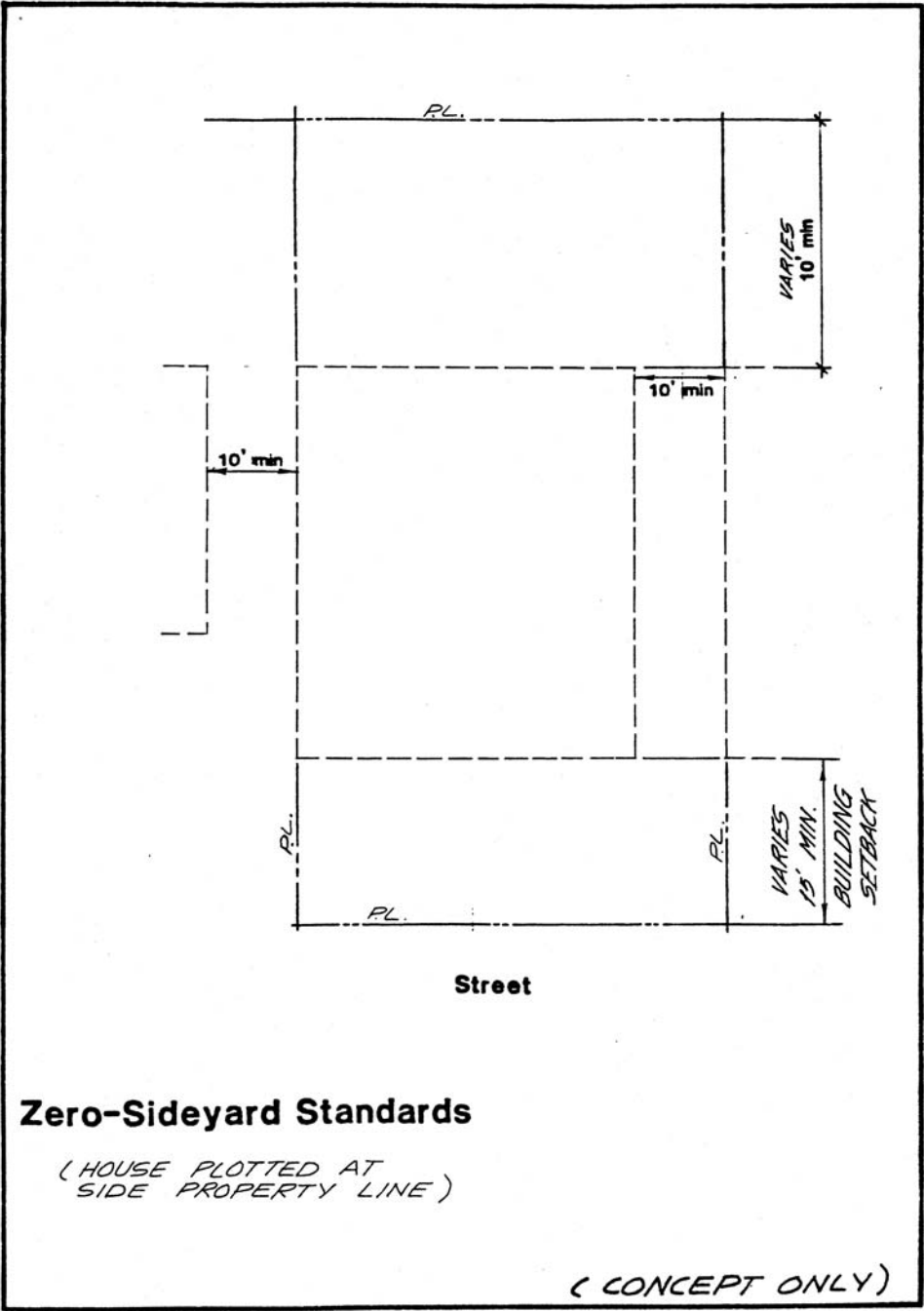


EXHIBIT 4

SECTION 5 - COMMUNITY DESIGN CONCEPT

Section 5.0 - Introduction

This section focuses on the planning features and design details of the Specific Plan. The area of the Specific Plan is served by Corydon Street, a secondary highway. The design standards and improvements described below will enhance the safety of the local circulation system.

Section 5.1 - The Development Area

The typical arrangement in the development area will be for a minimum of 5,000 square foot single family residential lot to be located on a curvilinear public local street.

Section 5.2 - Circulation

5.2.1 - Secondary Highways: The development is served by Corydon Street, a secondary highway.

5.2.2 - Local Streets: The local street system within the Specific Plan is laid out to serve the residents only while at the same time minimizing the amount of vehicular traffic on any one street. All streets are curvilinear in nature.

Section 5.3 - Roadway Enhancement

5.3.1 - Parkway (Corydon) Trees are to be planted at 30-40 foot intervals in the parkway as shown on Exhibit 5.

5.3.2 - Parkway (Local Streets) Trees are to be planted at 30-40 foot intervals in the parkway as shown on Exhibit 5.

Section 5.4 - Landscape Requirements

The front yard of all interior lots and the front and street sideyard of all corner lots and their abutting parkway areas shall be provided with a lawn (blend: 48.5% Derby Perennial Ryegrass, 29.1% Parade Kentucky Bluegrass, 9.7% Creeping Red Fescue, 9.7% Chewings Fescue), and a sprinkler system that will provide automatic irrigation of all slopes in excess of 4:1 and a height of four feet and parkways and sideyards that are separated from adjacent residences by a fence or wall.

Section 5.5 - Residential Units - Phase I

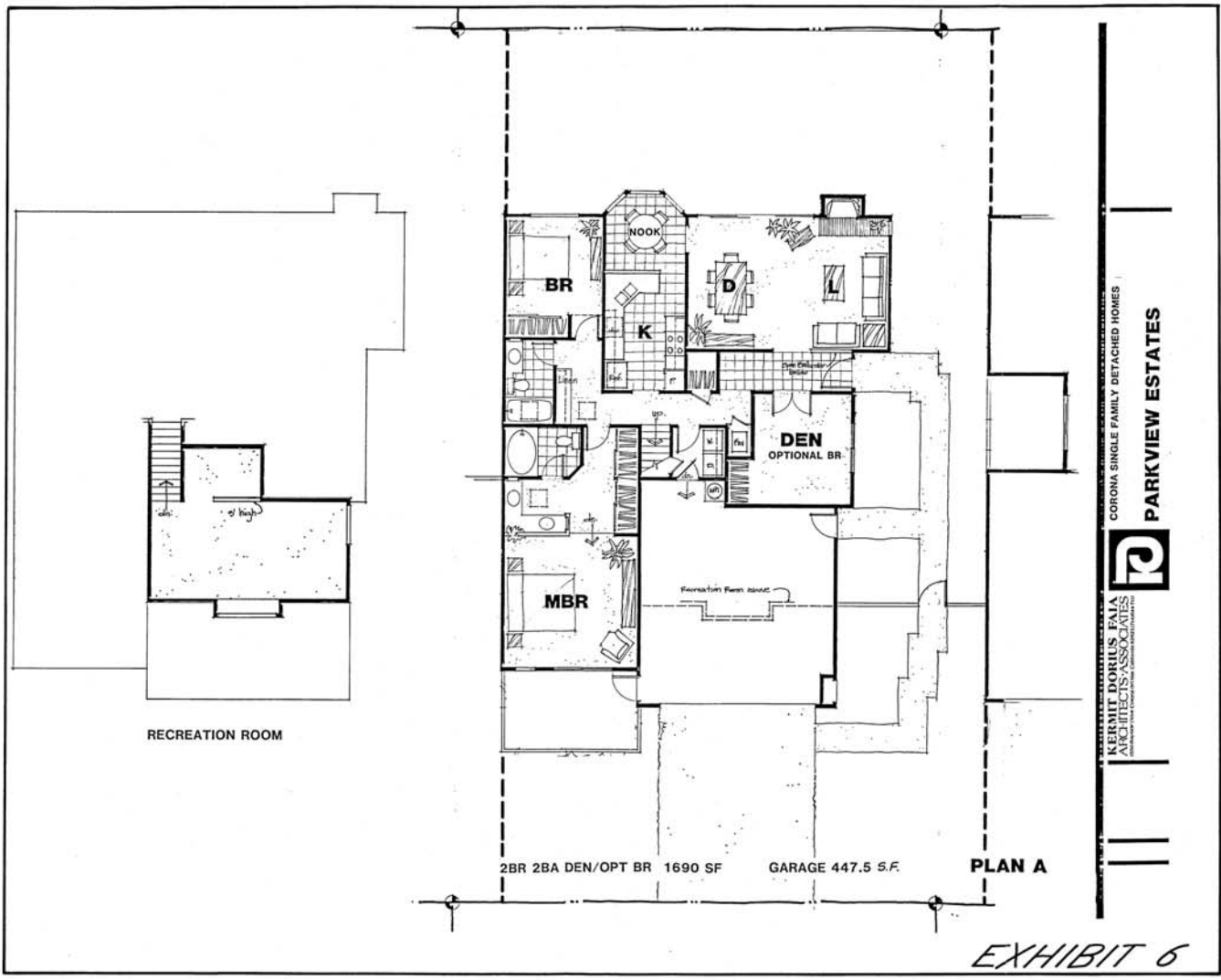
Houses shall conform to the house plans shown on Exhibits 6, 7 and 8. Minor changes or modifications may be made after review and approval by the Planning Director in accordance with the provisions of the Corona Municipal Code Section 17.92.150.

Section 5.6 - Plot Plan - Phase I

Houses shall be plotted as shown on Exhibit 9. Minor changes or modifications may be made after review and approval by the Planning Director in accordance with the provisions of the Corona Municipal Code Section 17.92.150.

Section 5.7 - Open Space - Lot A

Lot "A" is to be dedicated to a Landscape Maintenance District as open space and maintained by said district. The portion of this open space to be improved with a sprinkler system and landscaping, as shown on Exhibit 5, was primarily designed to provide a fire buffer and to aesthetically enhance and beautify the area. Lot A also allows the homeowners an area of passive recreational use. The Corydorn Street parkway shall be included in and maintained by said district. The Landscape Maintenance District shall be established by the City at the developer's cost. The District shall include the area of this Specific Plan and any other area that may be determined by the City.



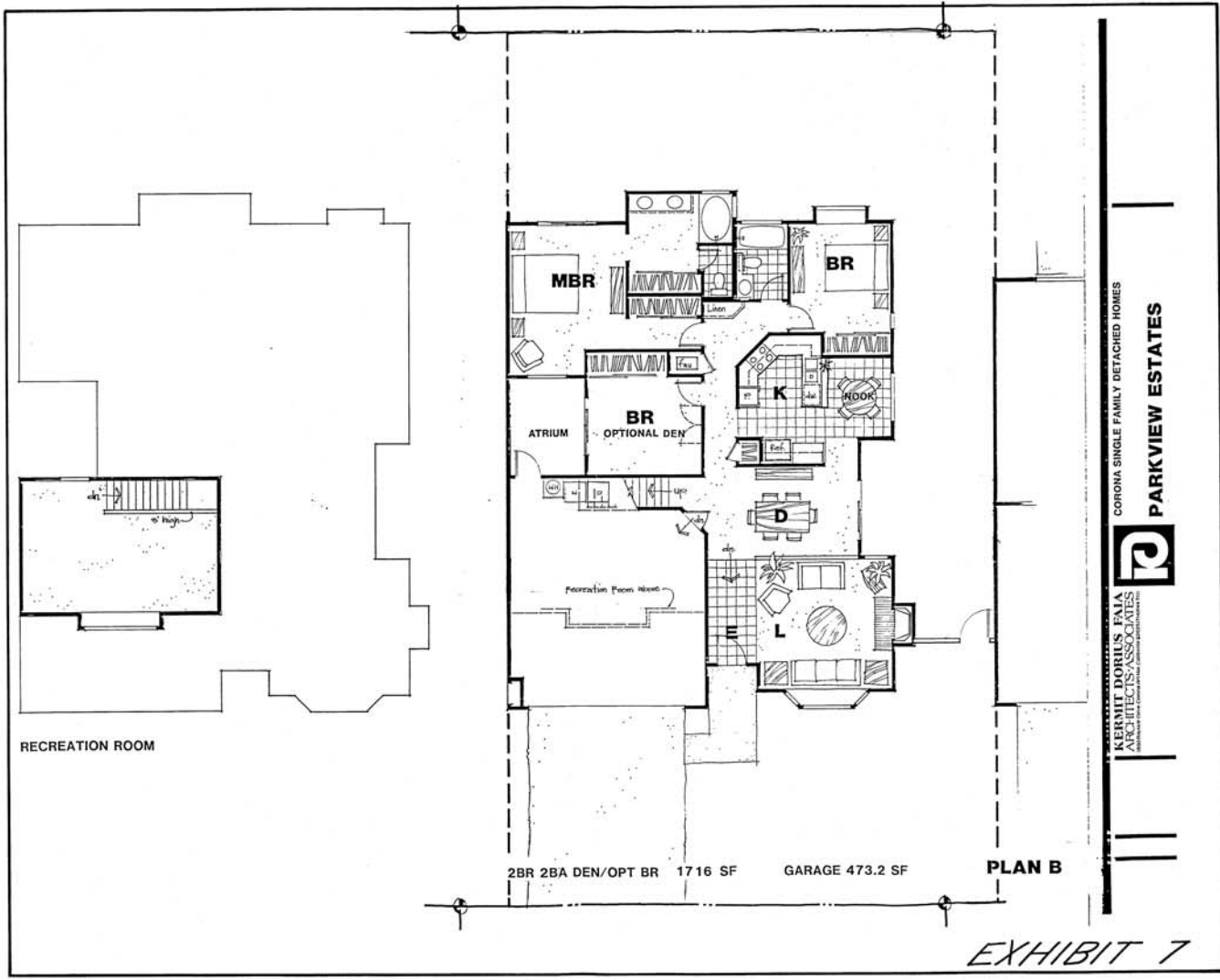
CORONA SINGLE FAMILY DETACHED HOMES

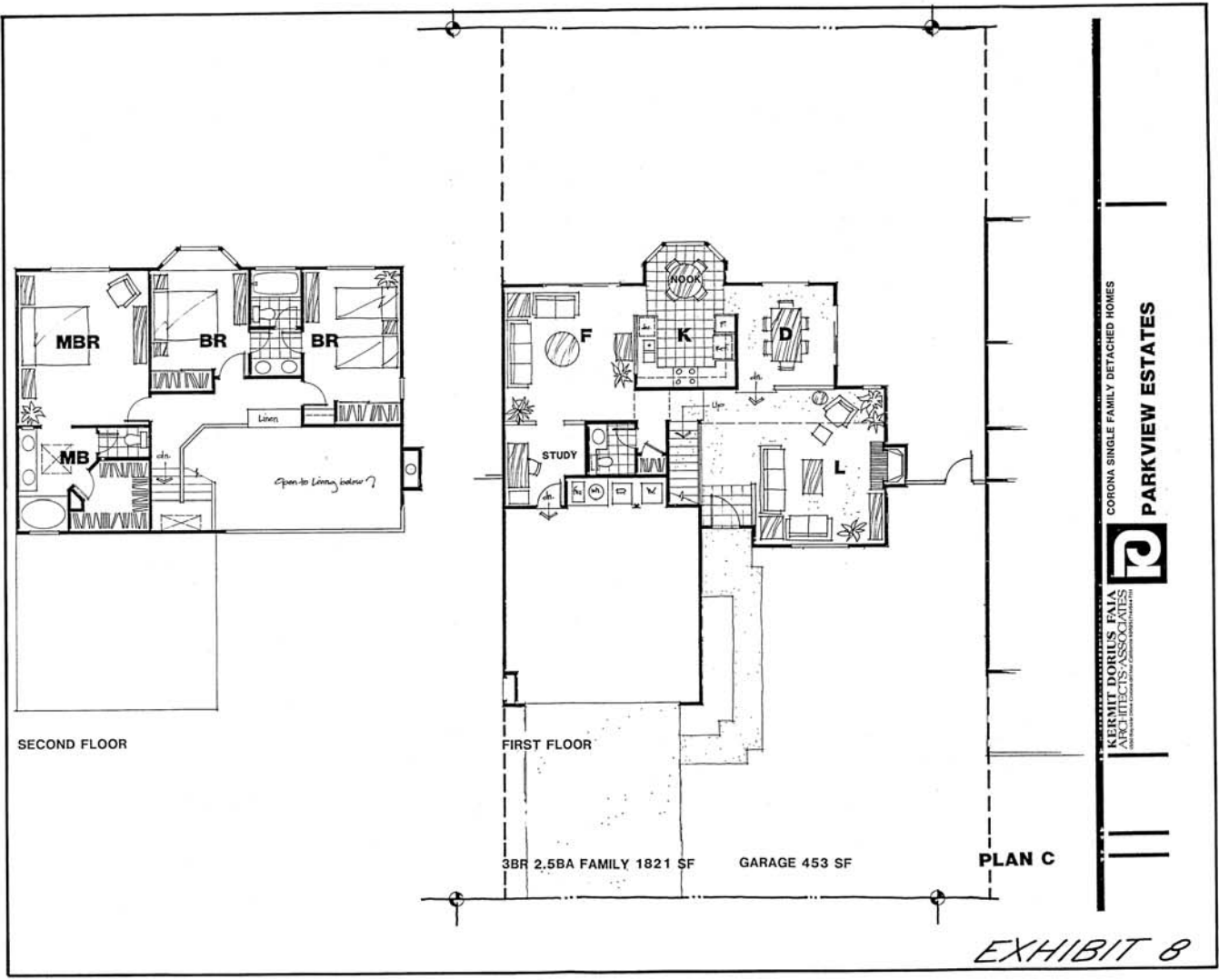


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PARKVIEW ESTATES

EXHIBIT 6



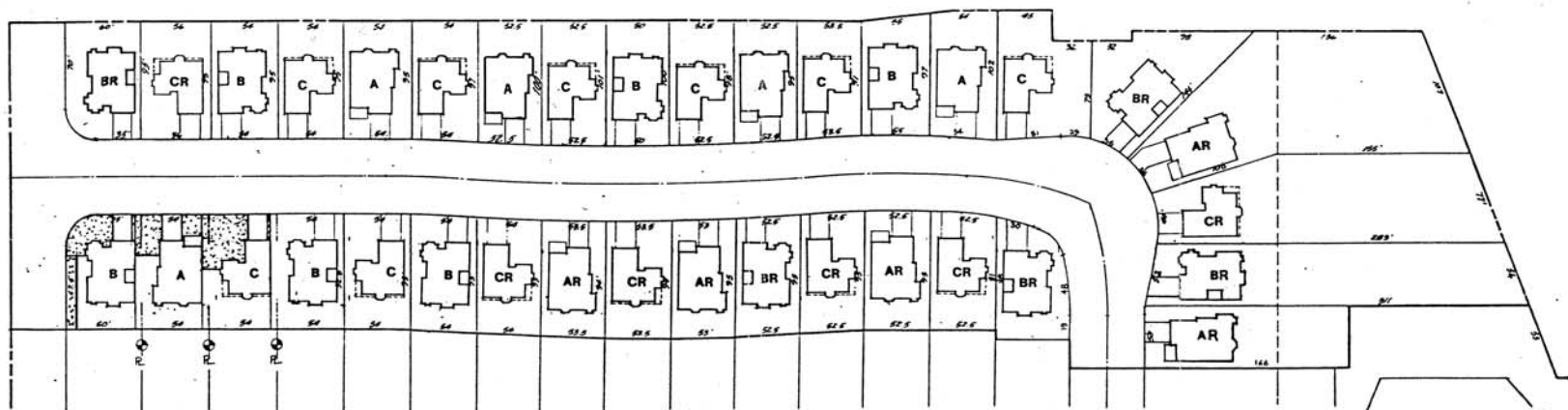


CORONA SINGLE FAMILY DETACHED HOMES




KERRITT DORRUS & FALLS
ARCHITECTURAL ASSOCIATES

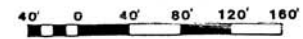
PARKVIEW ESTATES



PLOT PLAN - PHASE 1

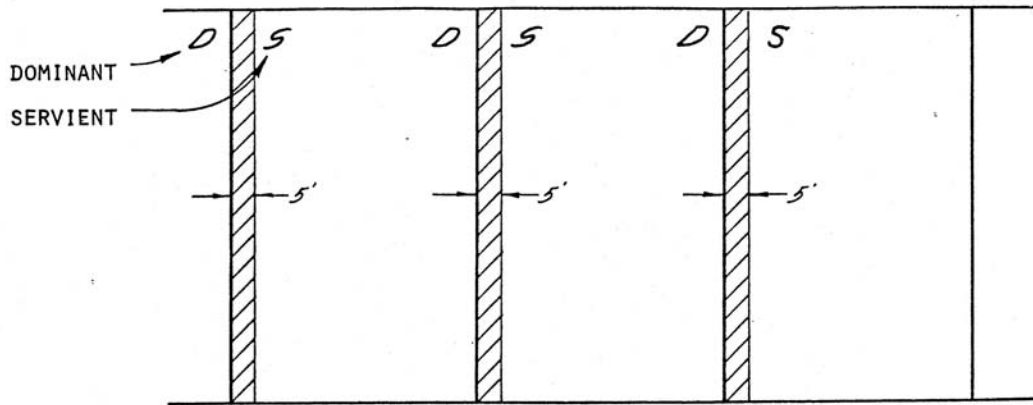
 FRONT LAWN AND SPRINKLER SYSTEM
TO BE INSTALLED ON ALL LOTS

PLAN A 10
PLAN B 11
PLAN C 14
TOTAL 35



Kermit Dorius FAIA
Architects and
Associates 

EXHIBIT # 9



<u>ADJACENT LOTS</u>	<u>DOMINANT TENEMENT LOT NO.</u>	<u>SERVIENT TENEMENT LOT NO.</u>
1 & 2	2	1
3 & 4	3	4
4 & 5	4	5
5 & 6	5	6
6 & 7	6	7
7 & 8	7	8
8 & 9	8	9
9 & 10	9	10
10 & 11	10	11
11 & 12	11	12
12 & 13	12	13
13 & 14	13	14
14 & 15	14	15
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30 & 31	30	31
31 & 32	31	32
32 & 33	32	33
33 & 34	33	34
34 & 35	34	35

SIDEYARD EASEMENTS

EXHIBIT A

SECTION 6 - MUNICIPAL SERVICES PLAN

Section 6.0 - Introduction

The Parkview Estates Specific Plan provides for municipal and public utility services to 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 feasible such municipal services shall be provided within the public street right-of-way. Where otherwise required, easements for these services shall be coordinated with and accommodated within the development areas.

Section 6.1 - Water Facilities

Water facilities including master plan improvements and a water system design report for the specific plan area will be provided by the developer.

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

Section 6.2 - Sewer Facilities

Sewage collection facilities, including master plan improvements and a sewer collection system design report for the specific plan area, will be provided by the developer. When determined at the time of tentative map submittals, facilities required to provide the necessary sanitary service will be provided by the developer, as condition of approval.

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.

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

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) 736-2232 |
| 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 |

SECTION 7 - SUBDIVISION

Section 7.0 - Application

The provisions of this section shall be the standards for subdivisions in the Parkview Estates 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 - Local Street Widths Local streets shall have a sixty foot (60') right-of-way width with thirty-six feet (36') between curbs.

7.1.2 - Knuckles The design shall conform to the City Standard. The minimum curb frontage, measured along the curb, shall be forty-five feet (45'), with the exception of a total of eight (8) lots fronting on the knuckles.

Section 7.2 - Specific Plan and Subdivision Map Consistency

The provisions of this Specific Plan shall control the development of this plan. The applicant shall prepare and file the appropriate Tentative Tract Map(s) and Final Tract Map(s) for the expressed purpose of the implementation of the Specific Plan elements.